



SALT LAKE  
COUNTY

# WEST BENCH GENERAL PLAN





# WEST BENCH GENERAL PLAN

Salt Lake County  
Planning and Development Services Division  
Salt Lake County Government Center  
2001 South State Street  
Salt Lake City, UT 84190  
[www.pwpds.slco.org/zoning/html/GeneralPlans/wbplan.htm](http://www.pwpds.slco.org/zoning/html/GeneralPlans/wbplan.htm)

**JUNE 2006**



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## ABBREVIATIONS AND ACRONYMS

AARC	Average Annual Rate of Change
Ac.	Acre
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AMI	Annual Mean Income
ATV	All-Terrain Vehicle
BLM	Bureau of Land Management
Blvd.	Boulevard
BMPs	Best Management Practices
CIP	Capital Improvements Program
CLG	Certified Local Government
COG	Council of Governments
Cont.	Continued
CSP	Community Structure Plan
CV	Community Values
du	Dwelling Unit
EPA	Environmental Protection Agency
ER	Educational Resources
ES	Economic Sustainability
ESD	Environmentally Sustainable Design
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
GIS	Geographic Information System
GOPB	Governor's Office for Planning and Budget
GP	General Plan
HA	Housing Affordability and Diversity
HR	Heritage Resources
HUD	Housing and Urban Development
I-	Interstate
JVWCD	Jordan Valley Water Conservancy District
KL	Kennecott Land Company
KUCC	Kennecott Utah Copper Corporation
LEED	Leadership in Energy and Environmental Design
LOS	Level of Service
LRT	Light Rail Transit
LRTP	Long Range Transportation Plan
LT	Land Use and Multi-Modal Transportation
Max.	Maximum
N.A.	Not Applicable
NEPA	National Environmental Policy Act
OHV	Off-Highway Vehicle
O&M	Operations and Maintenance
OS	Open Space, Open Lands, and Natural Resources
P-C Zone	Large-Scale Planned Community Development Zone
P-C ZP	Large-Scale Planned Community Zone Plan
PR	Parks, Recreation, and Trails
R&D	Research and Development
RF	Regional Framework

## ABBREVIATIONS AND ACRONYMS (CONTINUED)

ROW	Right-of-Way
RTP	Regional Transportation Plan
SF	Square Foot (Feet)
SID	Special Improvement District
SR-	State Route
SSD	Special Service District
STIP	State Transportation Improvement Plan
TDM	Transportation Demand Management
TIF	Tax Increment Financing
TIP	Transportation Improvement Plan
TPI	Total Personal Income
TRAX	Utah Transit Authority's Light Rail System
U.C.A.	Utah Code Annotated
UDOT	Utah Department of Transportation
UP&L	Utah Power & Light
US	Utilities and Services
USFS	U.S. Forest Service
UTA	Utah Transit Authority
VOC	Volatile Organic Compound
WBGP	West Bench General Plan
WFRC	Wasatch Front Regional Council
ZAP	Zoo, Arts, and Parks

# CHAPTER 1

## INTRODUCTION AND PLANNING CONTEXT



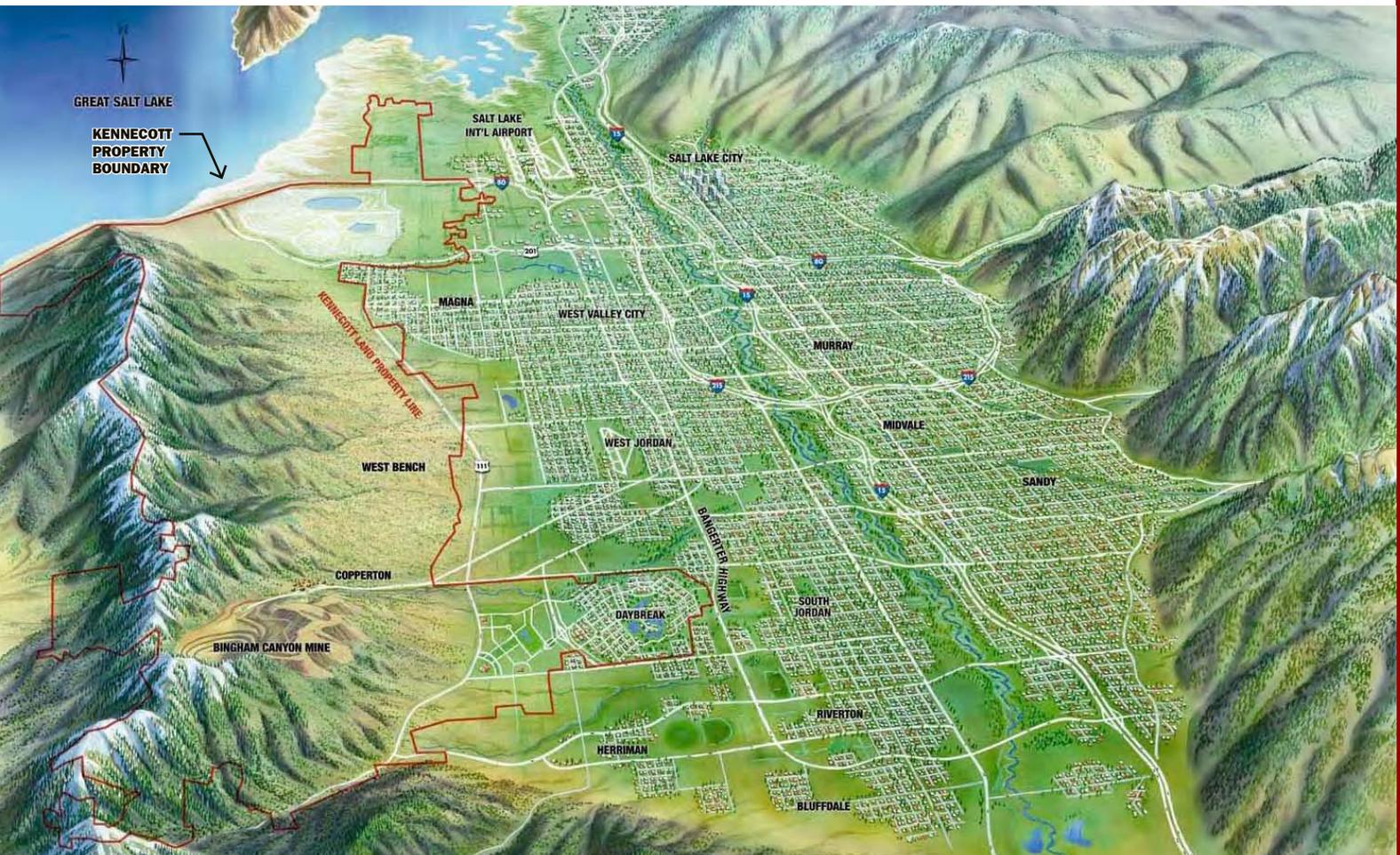


# CHAPTER 1- INTRODUCTION AND PLANNING CONTEXT

## 1.1 PLAN OVERVIEW

Those of us who live in the Salt Lake Valley share a concern for our families and their future, appreciate our vibrant economy, and value the breathtaking beauty of our mountainous setting. Since Salt Lake City starred on the world's stage with the 2002 Olympic Winter Games, the high level of natural population growth in the valley has further increased due to additional in-migration. In fact, nearly 80% of our "newcomers" will be our own children and grandchildren. The Salt Lake Valley is on the world's stage again with Kennecott Land's development of the West Bench. Many Utahns realize that developing as we have done since the 1950s will not result in the type of communities we really desire. The West Bench of the Oquirrh Mountain Range holds a promise for the region in the future. When mining operations phase out, the West Bench can provide sustainable development areas to serve a growing population.

**KENNECOTT OWNS APPROXIMATELY 93,000 ACRES IN SALT LAKE, TOOELE, AND UTAH COUNTIES. THE 75,000 ACRES LOCATED WITHIN THE BOUNDARIES OF SALT LAKE COUNTY ARE ADDRESSED IN THE WEST BENCH GENERAL PLAN.**



**WHAT IS THE PURPOSE OF THE WEST BENCH GENERAL PLAN?**

- IT ESTABLISHES A PLANNING PROCESS FOR THE WEST BENCH.
- IT GIVES **GENERAL, ADVISORY GUIDANCE.**
- IT IS **LONG-RANGE** (50 TO 75 YEARS)

Adoption of the West Bench General Plan (WBGp) is intended to ensure that the development of the West Bench will create:

- A place to build sustainable and enduring communities;
- A place to raise and educate families in a safe, healthy environment;
- A place that improves transportation access and mobility for working, shopping, and playing;
- A place that creates jobs and economic opportunities; and
- A place that provides parks and recreation, while protecting sensitive lands, open space, and aesthetic beauty.

On the West Bench, balanced communities served by regional transit can be built, not just piecemeal projects and auto-focused subdivisions. On the West Bench, the Quality Growth Strategy and common values outlined by Envision Utah can be realized. On the West Bench, land can be respected to create beautiful and enduring places for our families and future generations to live and work. In essence, the West Bench General Plan can set the standard for a new era in development, conservation, and mobility for the Salt Lake Valley. Due to its size and location close to the core of activity in the Salt Lake Valley, development of lands within the West Bench General Plan can serve to enhance the quality of life in the entire Wasatch Front. A balanced plan that closely coordinates land use, transportation, and the continuation of mining can efficiently accommodate a large proportion of expected regional population and employment growth over the next decades. It can truly be a better way to grow.

The purpose of the West Bench General Plan is to apply our community's values and goals, and to establish planning policies as a guide to Salt Lake County decision-making. The County's West Bench General Plan addresses how to successfully plan and implement a long-term vision for West Bench properties in a manner that benefits the Salt Lake Valley and demonstrates environmental stewardship.

The Plan is organized by color in five chapters:

- **CHAPTER 1: INTRODUCTION AND PLANNING CONTEXT** describes the County’s role in the West Bench, the West Bench General Plan’s relationship to other planning efforts, how the Plan will be used, and how the public was involved in its preparation.
- **CHAPTER 2: REGIONAL NEEDS** outlines the regional characteristics, opportunities, and challenges of the West Bench planning area and describes how the Plan was developed.
- **CHAPTER 3: VALUES, VISION, AND GOALS** describes the West Bench General Plan, establishes the relationship to core community values, and presents an ambitious vision and broad planning goals. The chapter provides a clear picture of what the community wants the West Bench to become.
- **CHAPTER 4: GOALS, OBJECTIVES AND POLICIES** elaborates on the goals and establishes the enduring policy framework for County land use decisions by defining more detailed objectives and policies for each goal to ensure this vision is realized.
- **CHAPTER 5: IMPLEMENTATION** translates the vision into a reality by discussing the steps and responsibilities necessary for successful implementation of the West Bench General Plan.

IN ESSENCE, THE WEST BENCH GENERAL PLAN SETS THE STANDARD FOR A NEW ERA IN DEVELOPMENT, CONSERVATION, AND MOBILITY FOR THE SALT LAKE VALLEY.



**ENVISION UTAH QUALITY GROWTH STRATEGY**

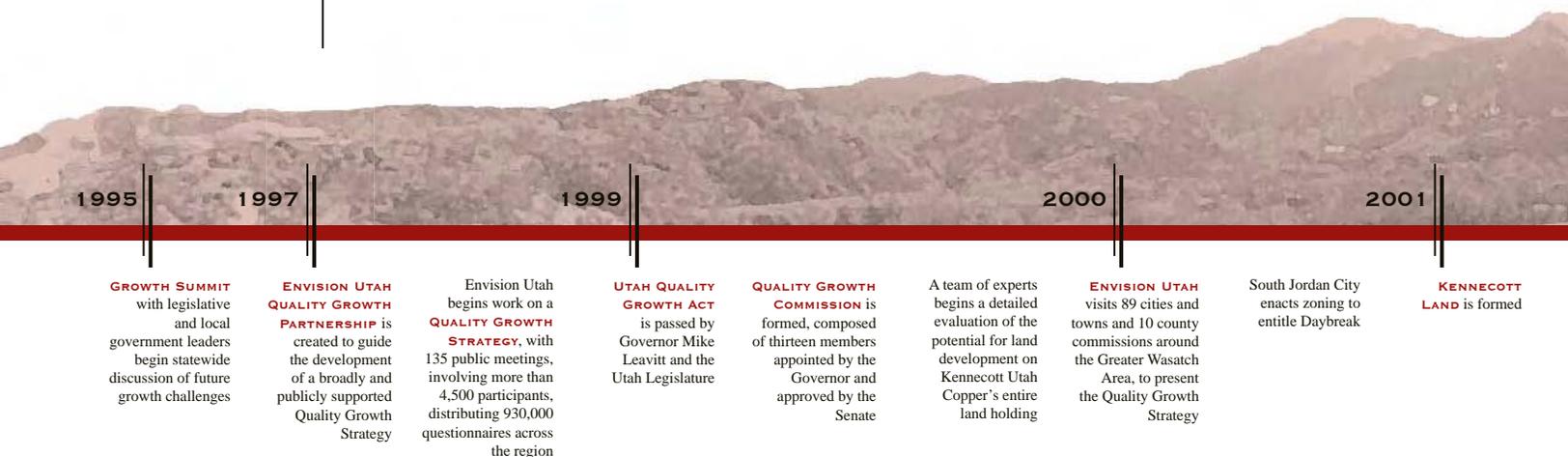
- ENHANCE AIR QUALITY
- INCREASE MOBILITY AND TRANSPORTATION CHOICES
- PRESERVE CRITICAL LANDS, INCLUDING AGRICULTURAL, SENSITIVE RESOURCE LANDS, AND STRATEGIC OPEN LANDS AND ADDRESS THE INTERACTION BETWEEN THESE LANDS AND DEVELOPED AREAS
- CONSERVE AND MAINTAIN AVAILABILITY OF WATER RESOURCES
- PROVIDE HOUSING OPPORTUNITIES FOR A RANGE OF FAMILY AND INCOME TYPES
- MAXIMIZE EFFICIENCY IN PUBLIC AND INFRASTRUCTURE INVESTMENTS

**1.2 PLANNING PROCESS**

The planning process refers to the method by which the West Bench General Plan was created, from inception to a framework for implementation. The creation of this Plan was 10 years in the making- from initial inception of growth strategies, to a Plan encapsulating the guiding planning principles of the region.

**PLAN INCEPTION**

Plan inception can be traced to a series of early efforts, each of which resulted in planning principles that form the foundation of both the West Bench Master Plan and the West Bench General Plan. These efforts include the 1995 Growth Summit, a conference sponsored by the Governor and the State’s legislative leadership. The conference focused attention on the issues and generated numerous proposals and other suggestions for addressing the challenges associated with growth. These initiatives gave rise to the Envision Utah Quality Growth Partnership, created in 1997 under the sponsorship of a non-profit group called the Coalition for Utah’s Future. The group’s goal was to develop a consensus-based, publicly supported quality growth strategy for the Greater Wasatch Area. After 3 years of intensive study and public involvement, Envision Utah published a report in 2000 entitled “Producing a Vision for the Future of the Greater Wasatch Area.” This important publication, and the public forums and outreach efforts that preceded it, marked a new way of looking at growth in Utah, an approach that illuminated the types of choices available to communities and the consequences of these choices. To explore these choices, the Envision Utah process developed



a series of growth scenarios that illustrated alternative futures for the Wasatch Front region. The alternatives ranged from an auto-oriented, historic growth scenario to one with significant increases in densities and extensive transit systems. Through this type of analysis and public input, the Envision Utah Quality Growth Strategy is now used to guide future growth.

These principles were tested in Daybreak, Kennecott Land’s first master planned community in the City of South Jordan. Daybreak is being developed on a 4,126-acre site at the foot of the rolling Oquirrh Mountain Range foothills. It will include more than 13,600 residential homes and 9.1 million square feet of commercial space. Although this community is just outside of the General Plan area, it represents an example of the community form and many of the planning principles embodied in the West Bench General Plan.

Building on these efforts, in 2005 a collaboration among the Wasatch Front Regional Council (WFRC), Mountainland Association of Governments, and Envision Utah was formed to examine the implications of transportation and land use alternatives on the region’s future and to formulate consensus on an updated shared vision of regional growth. The result was Wasatch Choices 2040, which was designed to focus on growth principles that address the interaction of transportation and land use planning. The study area for Wasatch Choices 2040 extends over a four-county region (encompassing Weber, Davis, Salt Lake, and Utah counties). Envision Utah facilitated more than 30 public forums, evaluated four scenarios, and selected a preferred growth scenario.



**VALUES OF DAYBREAK IN SOUTH JORDAN**

**COMMUNITY**

- WALKABLE, TRANSIT-ORIENTED
- DISTINCT CHARACTER
- VILLAGE AND NEIGHBORHOOD MIXED USE CENTERS

**EDUCATION**

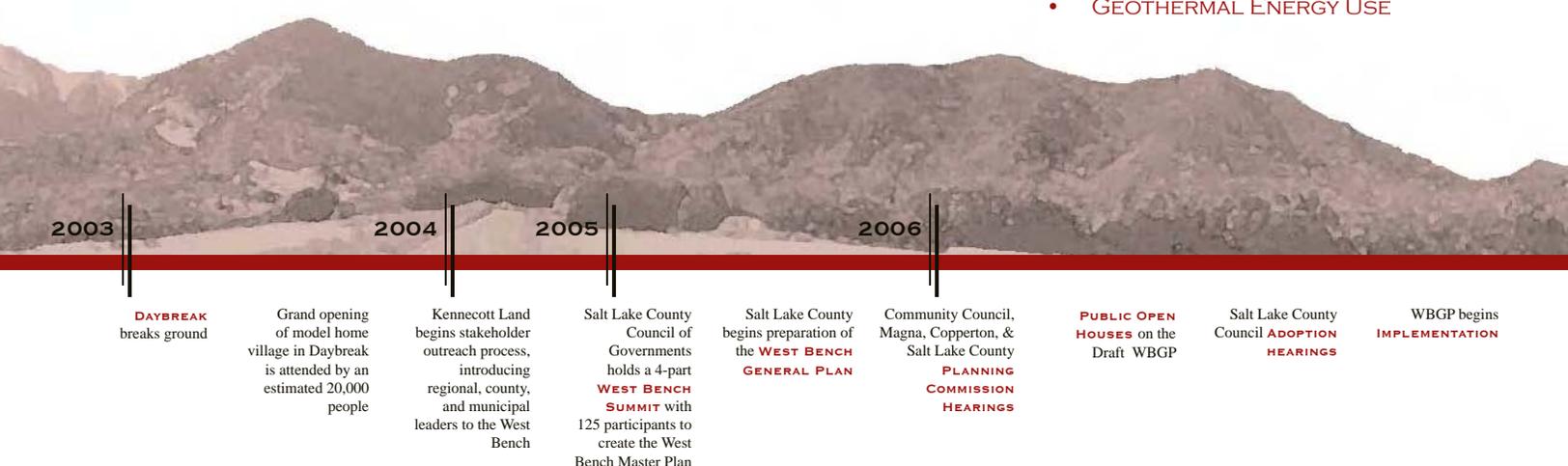
- INNOVATIVE SCHOOLS
- LIFELONG LEARNING

**PARKS & OPEN SPACE**

- SYSTEM OF PARKS, TRAILS, MEADOWS, SPORTS FIELDS, COMMUNITY GARDENS, AND OPEN SPACE

**SUSTAINABILITY**

- ENERGY STAR-RATED DESIGN
- DESIGNED TO CAPTURE 100% OF STORMWATER RUNOFF
- RECYCLING PROGRAMS
- GEOTHERMAL ENERGY USE





COG SUMMIT # 1: REGIONAL  
CONTEXT & SITE INTRODUCTION



COG SUMMIT #2: IN-DEPTH  
REVIEW OF THE DRAFT MASTER  
PLAN

WHAT IS THE DIFFERENCE  
BETWEEN THE WEST BENCH  
MASTER PLAN AND THE WEST  
BENCH GENERAL PLAN?

THE **MASTER PLAN** IS  
MAINTAINED BY KENNECOTT LAND  
AND WAS REFINED THROUGH THE  
COG WEST BENCH PLANNING  
SUMMITS.

THE **GENERAL PLAN** IS THE  
OFFICIAL POLICY DOCUMENT  
ADOPTED BY SALT LAKE COUNTY.

## WEST BENCH PLANNING EFFORTS

In the fall and winter of 2005, the Salt Lake County Council of Governments (COG), along with Kennecott Land (KL) and Salt Lake County, completed a series of participatory summits to engage regional stakeholders in the development of a long-range plan for Kennecott's West Bench holdings. Planning for the West Bench builds on the lessons learned through the Envision Utah process and other regional planning efforts. This interactive outreach process solicited input from more than 125 summit participants, including Council of Governments members, mayors, council people, environmental leaders, and other regional decision-makers, about the KL holdings and long-term development of the West Bench. The summit participants represented a diversity of stakeholder organizations including civic and municipal leaders as well as transportation, open space, utility, and business groups. Summit participants gave input on a draft Kennecott West Bench Master Plan, general policies, implementation, and detailed design concerns.

Summit participants provided valuable input to the Kennecott West Bench Master Plan, helping to ensure the plan is consistent with both local and regional community values. Participant comments focused on a variety of topics, including land use and transportation coordination, environment and open space, jobs and the economy, and the provision of services. Kennecott Land responded to this feedback by making refinements to the Kennecott West Bench Master Plan.

Using information learned at the planning summit and the resulting Kennecott West Bench Master Plan, the County, with KL's assistance, began preparation of the West Bench General Plan (WBGP). The draft WBGP that emerged is intended to create a flexible and predictable framework that will guide development in the future. Steps outlined in the Utah State Law for adoption of general plans provided the blueprint for the adoption process, including Planning Commission work sessions, Planning Commission review, public meetings and hearings, and adoption by ordinance by the County legislative body.

The real measure of success for the West Bench General Plan will be how well it is put into action. Implementing the WBGP will include

new land use regulations, community structure plan preparation, and plat submittals. Implementing the entire WBGP is viewed as a 50- to 75-year process, and many aspects of the Plan and the surrounding areas will change over that time. The WBGP will be continuously re-evaluated to determine its effectiveness and modified as necessary. Other implementation mechanisms will also be updated to ensure that the future envisioned by the Plan is truly achieved.

### 1.3 RELATIONSHIP TO THE SALT LAKE COUNTY GENERAL PLAN

The Salt Lake County General Plan is a combination of documents that sets forth general guidelines for future development in the unincorporated land within the county. The Salt Lake County General Plan is established by an overriding Vision, and goals and policy statements to guide development and general plan decisions by the County Mayor and Salt Lake County Council, and Salt Lake County Planning Commissions.

Eight broad goal statements were defined for the County General Plan, as shown below.

1. Ensure the health and well-being of residents and the physical safety of property through compliance with air and water pollution control standards and by identifying and avoiding areas of physical or geologic hazard.
2. Provide for a wide range of housing types, density, location, and affordability that is well maintained and blends with adjoining cities.
3. Promote development design that is in harmony with the surrounding built environments, preserves neighborhood character, and encourages community interaction.
4. Protect the natural beauty and resources of the Wasatch and Oquirrh Mountains by regulating development in hazardous or environmentally sensitive areas and encouraging public and private transfer of those areas to public ownership.
5. Promote a full range of transportation system alternatives that implements the land use plan.



WBGP PUBLIC OPEN HOUSES,  
2006



WBGP PUBLIC OPEN HOUSES,  
2006

6. Provide a coordinated and comprehensive system of parks, open spaces, recreational facilities, and programs that will meet the recreational needs of all citizens.
7. Foster communication and coordination between the County and the municipalities on projects and issues of mutual concern and promote inter-jurisdictional cooperation in planning and land use decisions.
8. Involve area citizen organizations and the community in implementing the General Plan.

The West Bench General Plan is a part of the Salt Lake County General Plan, representing a long-range vision for the West Bench properties. The West Bench General Plan addresses approximately 75,000 acres within the boundaries of Salt Lake County, 97 percent of which are in unincorporated areas and the unincorporated Townships of Magna and Copperton. The remaining 3 percent have previously been incorporated into Herriman City, Salt Lake City, South Jordan City, and West Valley City as shown in Figure 1-1. Elements of the West Bench General Plan that address incorporated areas are advisory only unless adopted by the governing body of the municipality (U.C.A. 17 27a 403).

**SALT LAKE COUNTY  
GENERAL PLAN VISION STATEMENT**

“We aspire to create safe, beautiful communities for children, our future generations, and ourselves. We envision neighborhoods that are dynamic and sustainable, which offer diverse housing opportunities for all citizens, and where the natural environment is cared for. We strive to provide excellent planning and development-related services. We envision an economic climate that promotes strong, diversified opportunities for local businesses and quality employment choices. We extend to the public an open, accessible, responsive, and fiscally responsible government whose structure creates the functional framework to accomplish each goal.”

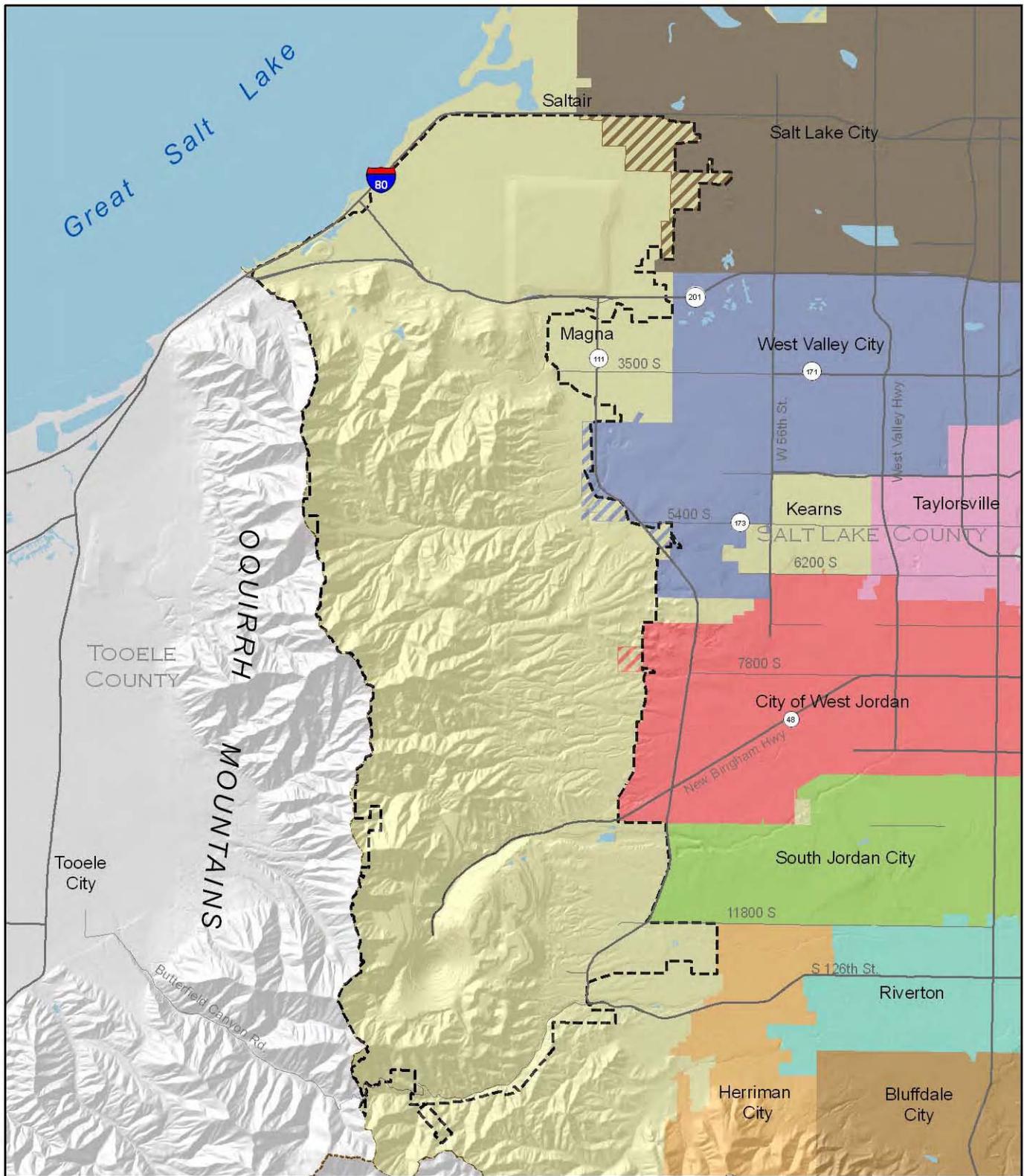


FIGURE 1-1. MUNICIPAL JURISDICTION BOUNDARIES.

- West Bench Planning Area
- Highways
- Key Local Roads
- Incorporated areas within WBGPA

**Municipal Jurisdiction**

- Salt Lake City
- City of West Jordan
- South Jordan City

- West Valley City
- Bluffdale City
- Herriman City
- Riverton

- Taylorsville
- Unincorporated
- Tooele
- Open Water

EDAW



The West Bench General Plan addresses elements required by Utah law (U.C.A. 17 27a 403), such as Land Use, Transportation, and Housing, as well as optional elements, such as Regional Framework; Land Use and Multi-Modal Transportation, Community Values; Utilities and Services; Environmentally Sustainable Design; Natural Resources; Parks, Recreation, and Trails; Economic Sustainability; Housing Affordability and Diversity; Educational Resources; and Heritage Resources.

The West Bench General Plan should be viewed as an advisory guide for land use decisions, promoting community development in ways that foster prosperity of existing and future residents. Clarity for the future of this area emanates from the West Bench General Plan's distinctive vision. Taking the next step, this Plan outlines goals, objectives, and policies that capture the components essential to ensuring that the vision for the area is realized.

The West Bench General Plan works in conjunction with several other documents, as described in Table 1-1. A key document is the Kennecott West Bench Master Plan, a non-regulatory document that further describes Kennecott Land's planned physical layout of future land uses. An equally important document is the Large-Scale Planned Community Development (P-C) Zone District. The P-C Zone Plan governs development within the P-C Zone. Future documents that will assist in implementing the West Bench General Plan are Community Structure Plans, Master Subdivision Plats, and Subdivision Plats.

OF THE 75,000 ACRES  
ADDRESSED IN THE WEST BENCH  
GENERAL PLAN, ALMOST HALF  
ARE NOT PLANNED FOR URBAN  
DEVELOPMENT. KENNECOTT LAND  
INTENDS TO ACT AS THE MASTER  
DEVELOPER OF THE REMAINING  
41,000 ACRES.



TABLE 1-1. PLANNING AND DECISION MAKING DOCUMENTS.

DOCUMENT	SCALE (AREA COVERED)	WHAT IS DESCRIBED AND APPROVED	APPROVAL LEVEL
<b>KENNECOTT WEST BENCH MASTER PLAN</b>	Kennecott's holdings in the West Bench planning area.	Physical land use plan and illustrative urban design concepts for Kennecott's West Bench holdings.	Not a regulatory document
<b>WEST BENCH GENERAL PLAN</b>	Approximately 75,000 acres of Kennecott's holdings within Salt Lake County boundaries.	Vision and policy plan to guide County decision making for the West Bench.	County Council and Planning Commission
<b>REZONING TO LARGE-SCALE PLANNED COMMUNITY DEVELOPMENT (P-C) ZONE</b>	Approximately 41,000 acres of land within Salt Lake County boundaries.	Rezoning of developable land from Industrial and Agriculture to a new zoning district called the Large-Scale Planned Community Development (P-C) Zone District. The P-C Zone provides the operational guidelines to help facilitate planned community development within Salt Lake County.	County Council and Planning Commission
<b>LARGE-SCALE PLANNED COMMUNITY DEVELOPMENT (P-C) ZONE PLAN</b>	Approximately 41,000 acres of land within Salt Lake County boundaries.	Implementation plan prepared in tandem with P-C rezoning. It describes the land area to be rezoned with land use table outlining number of residential units and square feet of nonresidential development.	County Council and Planning Commission
<b>COMMUNITY STRUCTURE PLAN</b>	Any portion of P-C zoned land.	Major systems for the community such as major roadways, open space networks, general location of mixed-use centers, residential areas, and employment areas, a minimum of 2,500 acres.	County Council and Planning Commission
<b>MASTER SUBDIVISION PLAT</b>	Multiple phases of development. May, but is not required to, include entire Community or P-C Zone.	Similar to requirements of preliminary plat, but with less detail. Shows major development parcel locations, open space system, and major infrastructure associated with roadways.	Planning Commission and County Mayor
<b>PROJECT PLAN/ PRELIMINARY SUBDIVISION PLAT</b>	One or more phases of development.	All requirements of preliminary plat and many requirements of Site Plan review and condominium plat review processes, if applicable.	Planning Commission and County Mayor
<b>FINAL SUBDIVISION PLAT</b>	Phase or parts thereof.	Final plat, Site Plan, and condominium plat requirements, once all requirements have been met.	Staff and County Mayor

## 1.4 FUTURE COUNTY ROLE IN THE WEST BENCH GENERAL PLAN

Traditionally, most county governments utilize a strictly regulatory approach to growth. Regulatory documents inform property owners and developers what they can and cannot do, and County staff and policy-makers ensure compliance with adopted design standards, building codes, and construction practices.

Compliance alone will not ensure the realization of the vision set forth in the West Bench General Plan. As the legislative policy-makers, Salt Lake County, in conjunction with surrounding jurisdictions and other agencies, will be a driving force in the creation of new West Bench communities. The County will have the central role in the inception, review, and implementation of new development. Decisions for the physical development of the area will be made by County Council and Planning Commissions. Guidance regarding general land use mix, transportation options, natural and cultural resources, utilities, visual quality, design, and recreation opportunities will be based on the goals, objectives, and policies articulated in the West Bench General Plan. Zoning entitlements and requirements, followed by site-scale design reviews, will be necessary to provide the detail for successful implementation.

The WBGp is designed to be used by residents, business owners, government officials, and all those interested in the future of the West Bench. Decision-makers will refer to guidance in the West Bench General Plan when evaluating future development proposals to determine how the proposal achieves the Core Concepts contained in the WBGp and the desires of the community. The West Bench General Plan is an advisory guide for decision-making, establishing a flexible framework of community-based goals, objectives, policies, and implementation strategies (U.C.A. 17-27a-405). Although advisory, the Plan is founded in the desires of our citizens and elected decision-makers. Thoughtful coordination between future development, regional planning efforts, and the Plan's goals, objectives, and policies is necessary for realizing the vision of the West Bench. Chapter 5 of this document explains the implementation process for the WBGp.

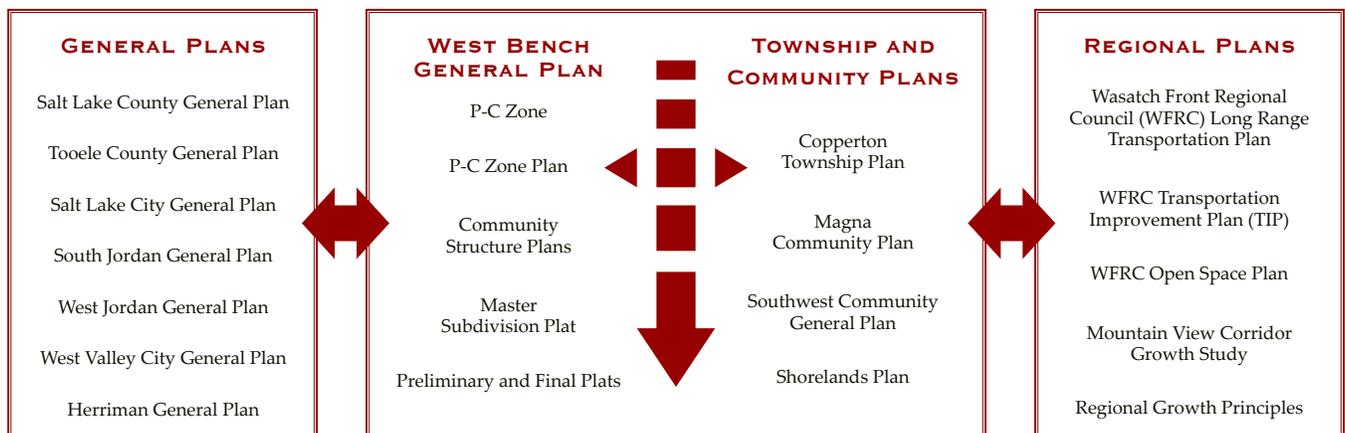
## 1.5 WEST BENCH GENERAL PLAN RELATIONSHIP TO OTHER PLANS

As shown in Figure 1-2, the West Bench General Plan is connected to regional and local planning efforts. Coordination with other regional planning efforts is imperative and will continue as it relates to the West Bench. This will include the development and refinement of regional transportation, housing, economic, open space, and natural resource planning initiatives.

The plans of adjacent municipalities such as South Jordan City, West Valley City, City of West Jordan, Salt Lake City and Herriman City will be integral to any planning decisions on the West Bench. Only through collaboration will the desired future for this area and the region be achieved.

The West Bench General Plan considers previous and future regional and local planning efforts as a way to shape the future of the area. Of key importance will be the plans for townships and communities located entirely or partially in the planning area, such as the General Plans of Magna, Copperton, and Southwest Community. Where discrepancies occur between the West Bench General Plan and adjacent cities and townships, collaborative effort will be made to resolve differences.

FIGURE 1-2. COORDINATION OF COUNTY, MUNICIPAL, AND REGIONAL PLANS.





COPPERTON

### COPPERTON TOWNSHIP GENERAL PLAN

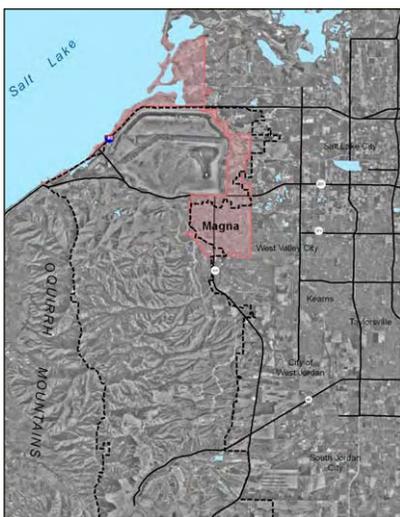
Copperton is an unincorporated township located in the southwestern part of the county, bounded on the north at 7000 South, on the east at roughly 7800 West, on the south at 11800 South, and on the west by the ridge of the Oquirrh Mountain Range. The combination of Copperton’s rural nature, availability of affordable housing, and close proximity to major employment and retail centers makes it a valued and convenient place to live. The quaint 1920s style bungalows, front porches, small lots, quiet streets, mature trees, and large neighborhood park all come together to create a desirable place, and encourage community unity and pride.

In 2004, Salt Lake County adopted the Copperton Township General Plan to assist in guiding land use decisions. The plan recognizes the characteristics that set the existing Copperton neighborhood apart, and is driven by issues that citizens have identified as critical and by long-range goals based on a collective vision for the future. The plan’s main objectives are centered on preservation of the character of Copperton, while creating patterns for new development that will enhance rather than detract from the close-knit, walkable community that Copperton is today. The WBGP recognizes the historic existing Copperton community and preserves this neighborhood center as being unique and separate from future development within the Township.

The Copperton Township General Plan assists in guiding land use decisions in the West Bench planning area, and also serves as a comprehensive reference and blueprint for community programs and public- and private-sector initiatives.

### MAGNA COMMUNITY PLAN

Magna is an unincorporated township located in the northwest part of the county, bounded on the north by the Great Salt Lake and Salt Lake City boundary, on the south at roughly 4100 South, on the east by 7200 West, and on the west by the base of the Oquirrh Mountain Range. Magna was first developed as a community for copper processing employees in the early 1900s and was geographically isolated from



MAGNA

the rest of Salt Lake County. Beginning in the 1960s, Magna began to experience change as people began commuting from other areas of the valley to work at the copper processing plant, and more citizens of Magna began commuting to Salt Lake City to work. As a result, much of Magna's original "downtown" has become ripe for redevelopment. Although today, due to suburban growth in neighboring communities, it blends into the broad sweep of suburban development in the western valley, residents of Magna still view themselves as living in a distinct and unique community.

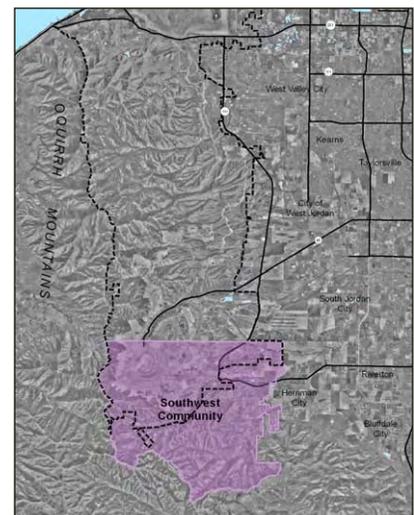
In 1989, Salt Lake County adopted the Magna Community Plan in an effort to improve the quality of life of Magna residents as the population increases and the physical environment changes during the next decade. It involves anticipating and guiding development to ensure that harmonious land use relationships are created, and continuing a consistent redevelopment and rehabilitation program to gradually eliminate pockets of blight and deterioration. It also contains goals aimed at maintaining and improving the social, economic, and physical resources of Magna as the community continues to grow and develop.

Although the Magna Community Plan is scheduled to be amended through a process of broad public involvement in the near future, its core principles are based on the values of its citizens, and will assist in guiding land use decisions in the West Bench planning area.

## SOUTHWEST COMMUNITY GENERAL PLAN

The Southwest Community encompasses a large area located in the southwest corner of the county, bounded on the north by 11800 South; on the south by the Salt Lake County line; on the east by approximately 6400 West and Herriman City limits; and on the west by the Salt Lake County line.

Development of land within the Southwest Community is limited, in part, by existing constraints on the land, such as steep slopes, access problems, and lack of infrastructure, such as water and sewer lines. Much of the approximate 30,000 acres of the Southwest Community



SOUTHWEST COMMUNITY

remains undeveloped. The majority of the residential units are single family dwellings on rural, often unpaved, roads. Outside the Herriman City boundaries, non-residential activities are limited to farms, small ranches, and recreational properties.

In 1996, Salt Lake County adopted the Southwest Community General Plan to deal with the increasing pressure for new subdivisions, homes, and public services the community was experiencing. With the incorporation of Herriman City and the development of the West Bench Plan, the Southwest Community will be involved not only in providing input to this plan as a neighboring community, but also in updating their own general plan to deal with the changes that have taken place since 1996.



## 1.6 UPDATES TO THE WEST BENCH GENERAL PLAN

As described in Chapter 3, the West Bench General Plan is built on stable and enduring community values and goals. It represents the ultimate value that future growth and conservation can bring to the broader community. As a result, values and goals in the WBGPP are general and timeless in nature and are expected to endure.

Still, planning is an ongoing process; and objectives and policies must periodically be reassessed, revised, and updated. Specific estimates and projections presented in this document are based on the best information available at printing. The West Bench General Plan will be kept current by managing new opportunities, lessons learned, and community needs through compliance with the County's established or future policies and procedures.

The West Bench General Plan will be reviewed and may be comprehensively updated every ten years. The purpose of a comprehensive update is to thoroughly re-evaluate and modify the vision, goals, objectives, and policies to make sure that the West Bench General Plan is heading in the right direction and is being effectively implemented. Comprehensive updates, as well as periodic minor modifications, will be directed by County staff, and will include opportunities for involvement by the public, boards and commissions, and other affected interests in accord with State law.



## CHAPTER 2 REGIONAL NEEDS





## CHAPTER 2 - REGIONAL NEEDS

### 2.1 INTRODUCTION

Kennecott’s holdings comprise 93,000 acres, or 144 square miles, in the Salt Lake and Tooele valleys, representing the largest metropolitan landholding by a single owner in the United States. Since the creation of the Utah Copper Company in 1903, and its acquisition and expansion by Kennecott Copper Corporation in the 1930s, Kennecott Utah Copper Corporation (KUCC) has purchased large tracts of land for potential mining uses or as buffers to the growing communities in the Salt Lake Valley. Although these lands contain the world’s largest open-pit copper mine, less than one-fourth of the West Bench has been utilized for mining activities. The rest of the West Bench’s rolling foothills, aspen-lined streams, and mountain meadows have seen relatively little human activity for over 100 years.

Such a large property - straddling three counties, five municipalities, and two townships - requires nothing less than a regional approach to land use planning. Likewise, the most pressing challenges facing the Wasatch Front are regional in nature and do not begin or end at jurisdictional boundaries. These challenges include the pace of population growth, land consumptive patterns of development, re-use of brownfields, supply and distribution of affordable housing, protection of critical lands, encouragement of infill development and urban reinvestment, safeguarding of air and water quality, and financing of transportation choices.

The majority of the area addressed by the West Bench General Plan is within the unincorporated area of Salt Lake County (73,334 acres). Currently, there are only two primary developed areas within the WBGp area: the townships of Copperton and Magna, each with less than 25,000 residents. Remaining unincorporated areas outside of these townships are characterized by very low-density development, open spaces, and ongoing mining activities. Approximately 3 percent of the West Bench lands are included in incorporated cities: Salt Lake City, West Valley City, South Jordan City, City of West Jordan, and Herriman City (Table 2-1). For incorporated areas, WBGp policies are advisory only, unless adopted by the governing body of the municipality (U.C.A. 17 27a 403).



THE WEST BENCH IS MOST KNOWN FOR THE BINGHAM MINE, OPERATED BY KENNECOTT UTAH COPPER. HOWEVER, LESS THAN ONE-FOURTH OF THE WEST BENCH HAS BEEN USED FOR MINING ACTIVITIES.

TABLE 2-1. JURISDICTIONAL ACRES WITHIN THE WEST BENCH PLANNING AREA.

JURISDICTION	ACRES
Herriman City	5
Salt Lake City	1,484
South Jordan City	7
City of West Jordan	170
West Valley City	482
Salt Lake County	73,334
<b>Total</b>	<b>75,482</b>

The first section of this chapter, Regional Needs, examines the context of the Salt Lake Valley region and discusses broad trends in terms of population growth, social and economic issues, and patterns of land use and transportation development. This section includes an exploration of the challenges and opportunities facing the region and the choices that must be made for the West Bench to advance regional goals.

The second section of this chapter examines the West Bench's wealth of natural resources, rich history and heritage, and relationship to regional concerns. It focuses on the 75,000 acres of Kennecott's holdings within Salt Lake County boundaries, including small portions of Herriman City, Salt Lake City, West Valley City, City of West Jordan, South Jordan City, and the townships of Magna and Copperton. The chapter concludes by describing how the development for the West Bench was prepared in consideration of these natural, social, and economic needs.

## 2.2 REGIONAL NEEDS

The many complex challenges facing the Greater Wasatch area will continue to intensify as the extraordinary pace of change continues. The Greater Wasatch region includes 10 counties along both sides of the Wasatch Mountain Range and encompasses nearly 100 cities and 160 special service districts. The population of the region is projected to increase from 1.9 million people in 2000 to 3.1 million by 2030. This increase of 1.2 million people is roughly equivalent to the number of people currently living in the City of San Diego, California (1,223,400 people, as of 2000 Census). According to the Governor's Office of Planning and Budget (GOPB 2005), Salt Lake County alone is expected to increase by more than 400,000 people over the next 25 years - from a population of 970,748 in 2005 to 1,381,519 by 2030. This population boom is not solely from newcomers moving into the state. In fact, most is due to natural increases (the amount by which births exceed deaths), which will account for 79 percent of Utah's population growth over the next 45 years (GOPB 2005).

BY 2030, THE GREATER WASATCH REGION WILL INCREASE BY 1.2 MILLION PEOPLE — 79% OF THESE "NEWCOMERS" WILL BE OUR OWN CHILDREN AND GRANDCHILDREN.

This population growth will have profound effects on land use within the 10-county Greater Wasatch region and the 4-county Wasatch Front region (Weber, Davis, Salt Lake, and Utah counties). At present, the total

urbanized area of 63 cities and townships in the 4-county Wasatch Front region is less than 400 square miles of land. The amount of urbanized area is projected to increase to 615 square miles by the year 2020 and to 697 square miles by 2030; as a result, agricultural lands, critical lands, and other land uses will continue to be converted at an increasing pace as the demand for new housing and services grows. If current trends continue, population density in the urbanized area is actually expected to decline as people move to the suburban fringes, dropping the overall density from 4,771 people per square mile in 2000 to 4,484 in 2030 (GOPB 2005).

At a local scale, this transformation is changing the face of Salt Lake County as small-town life gives way to suburbs and highways. Townships and cities in the county have grown dramatically in the last 15 years; for example, both South Jordan City and City of West Jordan have more than doubled their populations during this period (1990 Census, 2004 Census Population Estimates), and are expected to double their population again. Without an increase in viable transportation options and a reduction in automobile dependency, it is likely that future growth and densities will continue to parallel I-15, I-215, I-80, and possibly the Mountain View Corridor.

However, the land-consumptive patterns of development seen in the last several decades are not inevitable (see Figure 2-1). Envision Utah's Quality Growth Strategy has shown that by meeting demand for multi-family housing, redeveloping underutilized areas, and reducing the average single-family lot size by less than 10 percent, the total land area needed to accommodate newcomers by 2020 could be cut in half (from 324 square miles to 154 square miles). Of the total land converted to urban use, current trends would consume 143 square miles of agricultural land compared to 27 square miles under the Quality Growth Strategy (Envision Utah 2000). Recent positive policy changes related to regional growth include expansion of the transit system, encouragement of transit-oriented development, and more aggressive conservation of critical lands. These policy changes will encourage development at higher densities, preservation of natural preserves, and integrated open space systems - in essence, more close-knit communities.



THE WEST BENCH AREA IS LOCATED ADJACENT TO SALT LAKE CITY, THE LARGEST CITY IN UTAH AND A STRATEGIC LOCATION FOR ECONOMIC DEVELOPMENT WITHIN THE UNITED STATES.

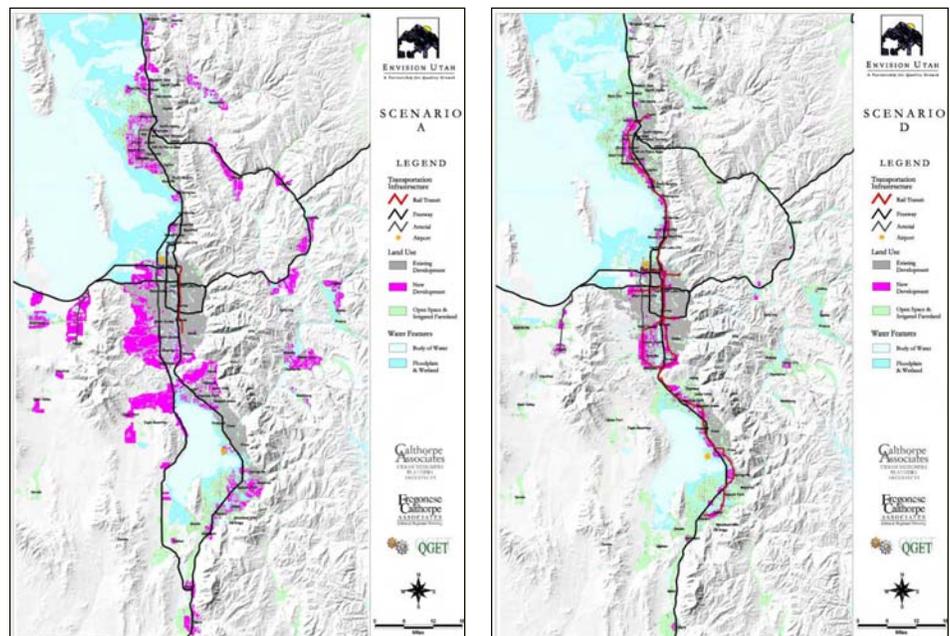
TABLE 2-2. THE TOP FIVE FASTEST GROWING COUNTIES IN UTAH (2005 - 2050) (GOPB 2005).

COUNTY	PROJECTED GROWTH (AARC)
Washington County	3.9%
Morgan County	3.8%
Summit County	3.0%
Wasatch County	2.9%
Tooele County	2.6%

If West Bench lands remain off-limits to development, substantial growth is expected to spill over into other portions of the region outside of the Salt Lake Valley. In fact, the four counties adjacent to the Salt Lake County and outside the Wasatch Front are projected to be four out of the five fastest-growing counties in the state (see Table 2-2), with unprecedented population growth in towns such as Tooele, Stansbury Park, Lehi, Spanish Fork, Payson, Western Utah County, and in the mountains of the Wasatch Back. As a result, Utah’s most rapid growth (measured as a percent, not in absolute numbers) will occur not within, but adjacent to, the 4-county Wasatch Front.

The West Bench offers 75,000 acres of land – one-third more than the land area of Salt Lake City (see Figure 2-2). The 41,000 acres of the West Bench most suited to urban development represents over 50 percent of the remaining developable land in the county, and the only large-scale, contiguous land supply left in the county. As such, it represents the Salt Lake Valley’s best – and possibly last – opportunity to holistically grow in a better way. Decisions regarding development of the West Bench should be shaped by regional needs, considered in a global context, and tempered by local appropriateness.

FIGURE 2-1. ENVISION UTAH’S GROWTH SCENARIOS DEMONSTRATED THAT LESS LAND-CONSUMPTIVE PATTERNS ARE POSSIBLE AND CAN HAVE PRONOUNCED EFFECTS: THE CONTINUATION OF CURRENT TRENDS (LEFT) WOULD CONSUME 325 SQUARE MILES MORE THAN WHAT WOULD BE REQUIRED UNDER A MORE COMPACT AND TRANSIT-ORIENTED SCENARIO (RIGHT) TO ACCOMMODATE THE SAME POPULATION (ENVISION UTAH 2000).



More specifically, what are the challenges and opportunities facing the region? How should we plan for development of the West Bench to respond to these challenges and opportunities? The following discussion examines the factors that will play the greatest role in influencing the types of communities that should be built on the West Bench, the social infrastructure that families will rely on, and the communication and transportation network that will be needed to move the region forward.

### THE WASATCH FRONT - CHALLENGES AND OPPORTUNITIES

As noted earlier, the Wasatch Front includes multiple jurisdictions. What type of agreements, both fiscal and political, can be employed on the West Bench to promote inter-jurisdictional coordination – not competition – throughout the region in land use and transportation planning, economic development, parks, and open space? How can West Bench planning projects bridge the gap between municipal and county future land use plans?

Rapid growth in the Salt Lake Valley over the past 40 years, as in most of the nation, has been auto-dependent and low density – rapidly using the remaining vacant lands and adding more cars to over-loaded regional roads. How can we ensure that each West Bench community uses land wisely and remains distinctive to prevent simply more of the same? What regional facilities (i.e., colleges, transportation hubs, new freeways or arterials, regional parks) are needed to accommodate the build-out population of the county? How can we balance the need for development with open space, natural resource conservation, and protection of the visual character of our mountainous backdrop?

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*The West Bench can advance economic, ecological, and social prosperity in the region.*

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IN ESSENCE, THE WEST BENCH CAN ASSIST THE REGION IN CREATING A FUTURE THAT IS QUITE DIFFERENT FROM WHAT WOULD EMERGE FROM PRESENT TRENDS.

Acres



### COMMUNITY VALUES – CHALLENGES AND OPPORTUNITIES

The Salt Lake County area is undergoing a transformation similar to most of the major urban centers of the inter-mountain western United States. Previously, the local economy was dominated by resource-based industries such as agriculture and mining. Today, that economy is shifting as part of the “New West” (Robb and Riebsame 1997).

The New West’s most telling reality is the new social layers: a thriving recreation and tourism industry, an amenity region attracting in-migration, and a post-industrial, high-technology economy creating new jobs in record numbers.

While successful economically, these types of changes threaten to alter the social fabric and weaken the sense of shared values. Typical suburban patterns of development erode a sense of community as residents of suburbia and “bedroom communities” spend much of their time in isolation, commuting to work, shopping, or shuttling the children to activities. And the health of families – the fundamental unit of society,

the economy, and government – are impacted by the cumulative consequences of typical suburban communities, which frequently lack a diversity of housing products, are less affordable, and require car ownership for mobility. Some older suburbs are beginning to experience the same “inner-city” problems that they were created to escape.

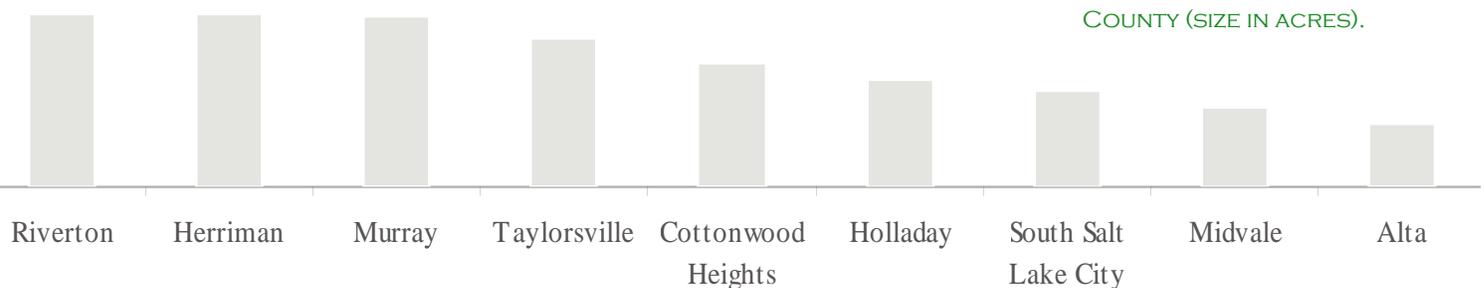
Not surprisingly, neighborhood design affects neighborliness, and civic design influences the civility of a community. Careful implementation can ensure that new development creates whole communities – not just “bedroom communities” that are isolated from employment and cultural centers. Careful planning can overcome the great divide of distance, allowing families to spend more time playing, vacationing, and simply being together. Urban form can encourage social interaction and community relationships by locating shared community activity areas for education, religion, recreation, and local governance as centers of each community. Residential communities can be designed to support intergenerational and extended family relationships. The rich legacy of civic, cultural, and performing arts found in traditional downtowns can be expanded throughout the Valley and West Bench.

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*West Bench development can support Utahns’ strong sense of shared values that emphasize the importance of family and community.*

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FIGURE 2-2. THE WEST BENCH PLANNING AREA ENCOMPASSES A LARGER AREA THAN ANY INCORPORATED CITY IN SALT LAKE COUNTY (SIZE IN ACRES).



“WE WILL HAVE TO GET SERIOUS ABOUT PROVIDING TRANSIT OPTIONS THAT TRULY COMPETE WITH THE CONVENIENCE OF THE CAR. NO ONE IS DOING THAT.”

-ROBERT DUNPHY, URBAN LAND INSTITUTE SENIOR FELLOW

## LAND USE AND MULTI-MODAL TRANSPORTATION — CHALLENGES AND OPPORTUNITIES

As the region accommodates new growth, it is faced with a decision between continuing the automobile-oriented development pattern that has dominated since World War II, and searching for innovative ways to accommodate new households. The cooperation and vision embodied in the Envision Utah process set the stage for long-term development of the region as a whole. Recognizing that a declining supply of land, coupled with mounting traffic congestion and growing demand for housing and retail choices, demonstrates the need for more walkable, transit-oriented communities. With its proximity to the existing urban fabric and regional transportation infrastructure, the West Bench provides the region’s greatest opportunity for quality, sustainable development. By developing West Bench lands with higher density mixed-use centers focused on transit, more than 450,000 new residents can be accommodated over the next 50 to 75 years (see Figure 2-3). By focusing the vast majority of West Bench development near the eastern edge of the property, this new development can be integrated into existing development.

Still, there are complicated issues to make this integration successful. With a constrained land supply yet a persistent frontier mentality, how can urban design balance the competing needs of density and privacy? How can we adapt current zoning regulations to support and regulate new patterns of development?

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*West Bench land use patterns can achieve Envision Utah’s vision of walkable, transit-oriented communities that consume less land.*

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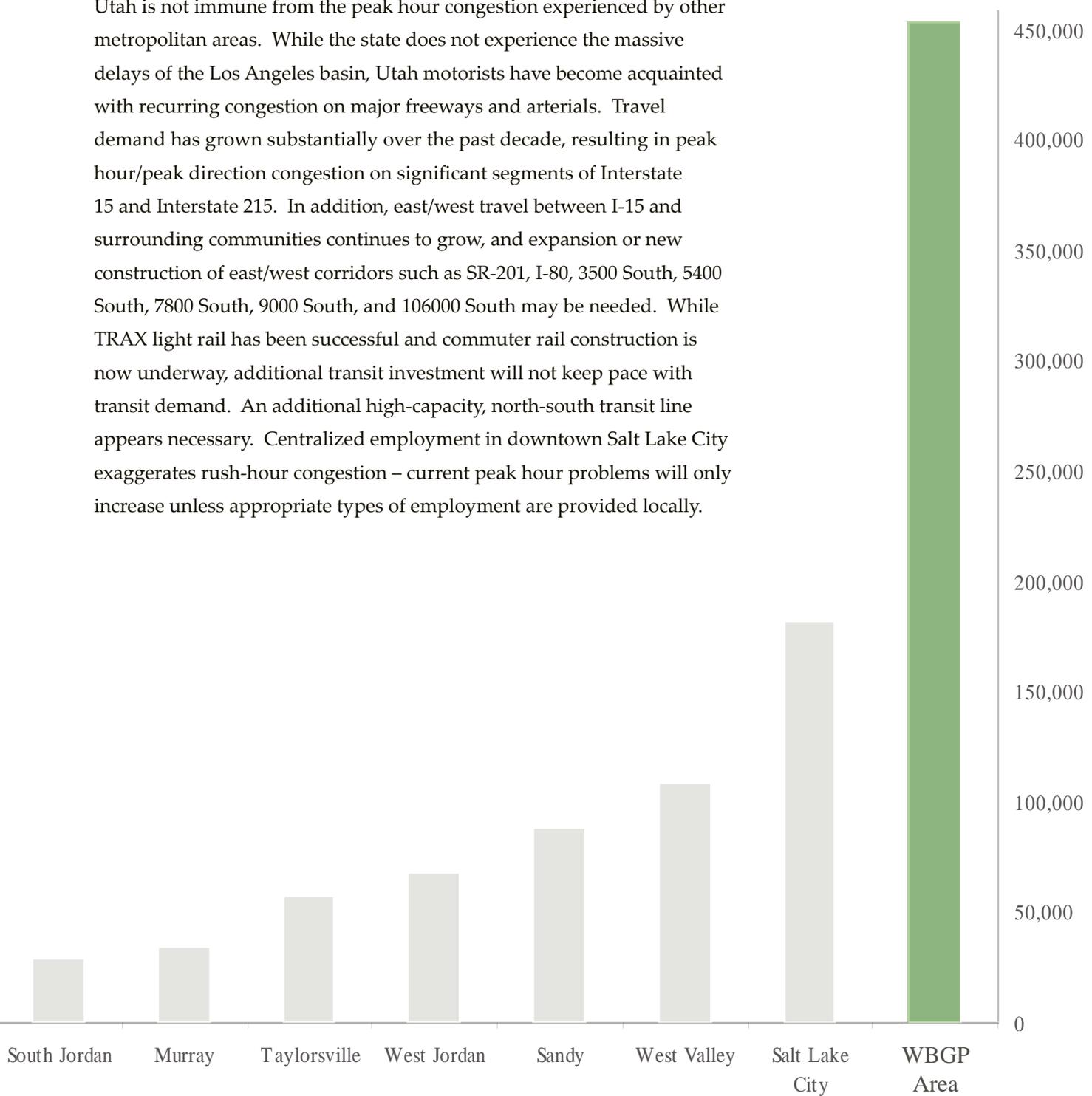
FIGURE 2-3. THE WEST BENCH PLANNING AREA’S ESTIMATED BUILD-OUT POPULATION OF NEARLY 0.5 MILLION IN 50-75 YEARS IS LARGER THAN THE CURRENT POPULATION OF SALT LAKE CITY, WEST VALLEY CITY, AND SANDY COMBINED (2000 CENSUS).



The American experience is often characterized by a mismatch between travel demand and transportation supply. Clogged freeways, road rage, and the need for traffic calming are all evidence of peak hour travel demands that exceed available transportation capacity.

Utah is not immune from the peak hour congestion experienced by other metropolitan areas. While the state does not experience the massive delays of the Los Angeles basin, Utah motorists have become acquainted with recurring congestion on major freeways and arterials. Travel demand has grown substantially over the past decade, resulting in peak hour/peak direction congestion on significant segments of Interstate 15 and Interstate 215. In addition, east/west travel between I-15 and surrounding communities continues to grow, and expansion or new construction of east/west corridors such as SR-201, I-80, 3500 South, 5400 South, 7800 South, 9000 South, and 106000 South may be needed. While TRAX light rail has been successful and commuter rail construction is now underway, additional transit investment will not keep pace with transit demand. An additional high-capacity, north-south transit line appears necessary. Centralized employment in downtown Salt Lake City exaggerates rush-hour congestion – current peak hour problems will only increase unless appropriate types of employment are provided locally.

Population



Avoiding the fate of other congested metropolitan areas while enhancing the quality of life for residents of the Salt Lake Valley presents a major challenge. Although major milestones have been accomplished, the region's overall dispersed land use pattern limits the choice to walk, bike, or use transit. Which transportation improvements will more efficiently move more people? How can new, walkable communities be built to include transit and a variety of non-motorized transportation options?

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*The West Bench can explicitly relate the urban form to travel behavior and provide a new multi-modal model – one that is founded on walkability, functional transit systems, and convenient transportation choices for all.*

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#### UTILITIES AND SERVICES – CHALLENGES AND OPPORTUNITIES

Utility services, including water, sewer, telecommunications, power, and natural gas, provide essential resources needed to sustain human life. The quality of life, and life itself, depends on having a healthy and sustainable water supply for natural systems and new development. Wastewater is also an essential resource that can be reused to help maintain upstream environmental quality by reducing the demand for new water sources, and to improve surface water quality by reducing the effluent discharging into it. Telecommunications, electricity, and natural gas provide infrastructure to maintain emergency response, health, and safety.

Because ownership patterns in the Wasatch Front region have been fragmented, aside from Daybreak, the region has not yet experimented with truly large-scale master planned communities. These larger developments offer the opportunity to deliver state-of-the-art technologies, innovative water-saving and reuse systems, and an overall safer and healthier quality of life.

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*The West Bench can explore new technologies and innovative solutions for water protection and wastewater use to protect the environment and provide low-cost efficient infrastructure to the region.*

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#### ENVIRONMENTALLY SUSTAINABLE DESIGN — CHALLENGES AND OPPORTUNITIES

The quality of life enjoyed by county residents can be attributed in part to the amazing natural setting of the West Bench. Increasingly, Salt Lake County has pursued policies to achieve cleaner air, better water quality, conserve energy, recycle solid materials, and encourage resource-efficient (“green building”) design and construction. Salt Lake County is committed to several options for utilizing alternative fuel sources throughout County facilities.

Environmental responsibility in the design, construction, and operation of communities in the West Bench will be paramount in building enduring communities. For private development, careful and innovative design, construction methods, and use of materials will help protect the natural setting and ecosystems. Daybreak in South Jordan is Utah’s first Energy Star community (i.e., Energy Star homes use at least 30 percent less energy than homes built to the National Model Energy Code). The scale of the West Bench provides the opportunity to try innovative and broad-scale approaches not feasible for smaller developments. Implementation of alternative energy systems, protection of critical lands, and large-scale recycling programs are all opportunities for the West Bench development.

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*The West Bench can accelerate local interest and market transformation in sustainable design and green building practices.*

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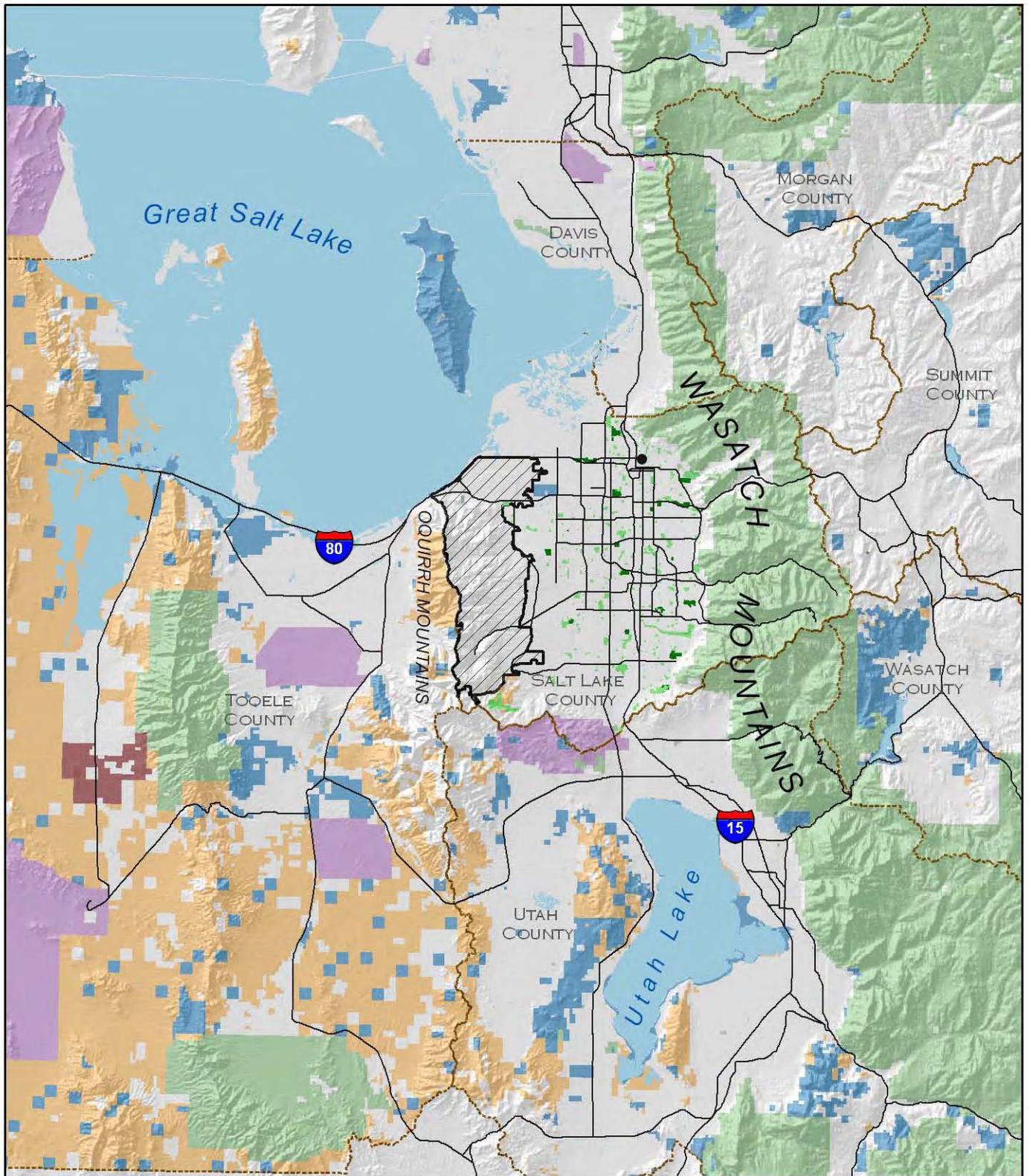
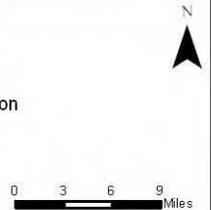


FIGURE 2-4. PUBLIC LANDS

- |                          |                       |                              |                             |
|--------------------------|-----------------------|------------------------------|-----------------------------|
| West Bench Planning Area | County and City Parks | <b>Public Land Ownership</b> | Military Reservations       |
| Counties                 | Golf Courses          | BLM                          | Native American Reservation |
| Highways                 | Open Water            | Forest Service               | State of Utah               |
| Major Streets            |                       |                              |                             |



## NATURAL RESOURCES — CHALLENGES AND OPPORTUNITIES

With approximately 75 percent of Utah's population living along the Wasatch Front, environmental concerns such as water and air quality and the preservation of open space and habitats are priorities for any new development in the region. Thousands of acres of West Bench are steep slopes within the Oquirrh Mountain Range (Figure 2-4), providing an opportunity to donate large blocks of contiguous habitat for conservation purposes. What can be done for conserved lands to provide for wildlife migration, watershed health, and scenic protection? Which habitats need to be protected to maintain the ecological integrity of Great Basin ecosystems? How can these lands be accessible in an urban environment and still maintain the wildlife values they were created to protect?

Reclamation is the process of restoring mined land or other altered and degraded landscapes to useful properties that meet a variety of goals, such as creating productive ecosystems or usable industrial or municipal land. Portions of the 75,000-acre West Bench are in active mining use, some of which will require specific reclamation actions to restore the land for other uses.

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*The West Bench can accommodate regional growth while conserving valuable natural resources, regional scenic assets, and the ecological health of the region.*

---

## PARKS, RECREATION, AND TRAILS — CHALLENGES AND OPPORTUNITIES

Parks, recreational facilities, and trails are important aspects of a livable and healthy community. They provide opportunities for rest, relaxation, stress relief, socializing, exercise, and skills improvement. They are also an element of the community's open space system, providing landscape diversity and relief from urban development.

Currently, the 898,397 residents (2000 Census) of Salt Lake County enjoy approximately 11,386 acres of developed regional and local parks and golf courses, over 30 miles of trails, and an additional 85,000 acres of protected and undeveloped open lands (Salt Lake County Parks and Recreation Master Plan). This translates to 12 acres of parks per 1,000 residents, and an additional 100 acres of open land per 1,000 residents. As described in the Salt Lake County Parks and Recreation Master Plan, the projected growth of approximately 300,000 new residents in Salt Lake County through 2020 will require an additional 3,600 acres of developed parks, 25 miles of trails, and 30,000 acres of undeveloped open land simply to achieve the same level of service that residents now enjoy. To achieve the optimum level of parkland called for in the Parks and Recreation Master Plan, 12,500 acres of parks should be developed throughout the County by 2020.

The West Bench can play an important role in meeting these needs. When mining operations conclude, portions of the land could become available for recreational use. Additional regional and local parks, trails, natural resource protected areas, and open space within development areas will add to this acreage.

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*The West Bench can provide extensive systems of parks, trails, and open space to enhance the quality of life for current and future Salt Lake Valley residents.*

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#### ECONOMIC SUSTAINABILITY — CHALLENGES AND OPPORTUNITIES

The Wasatch Front has been growing rapidly, with an average of 28,600 new jobs per year since 1990 for an annual growth rate of 3.2 percent (GOPB 2005). This strong rate of growth is four times the national average of 0.8 percent. However, growth in some primary or basic employment sectors that import dollars into the region has been relatively flat. The largest employment sectors (Government, Retail Trade, and Professional Services), which account for 27 percent of total employment,

are non-basic sectors serving the local market, but not generating new wealth for the region.

The Governor's Office for Planning and Budget forecasts a 1.6 percent annual growth in employment through 2050 for the Wasatch Front, with more than half of the regional activity occurring in Salt Lake County (GOPB 2005). The West Bench can provide needed resources to expand employment growth, attract new primary employment to the region, enable existing business and industry to expand, and foster economic development opportunities that encourage private investment throughout the Salt Lake Valley. Over the long term, the region will be able to provide attractive career opportunities to Utah's high school and college graduates, enabling them to deepen their roots in the region.

Development of the West Bench expanse of land and the unique amenities it provides can function as an economic catalyst at a scale unfathomable to most economic planners. Within this context, the West Bench will enable the region to increase the rate of job growth from historical levels and achieve a better balance between basic and non-basic employment. The economy will become more diverse and enable residents to select from a range of employment opportunities. What new employment opportunities are needed in the region? How can the Wasatch Front region continue to develop primary jobs that provide economic sustainability to support the expansive growth that is expected? How will the West Bench develop environmental and economic capabilities to lead in a global workplace?

Redevelopment is the process of updating existing communities to meet modern economic and social needs. As new communities develop, it is important that they be coordinated with existing communities into a continuous fabric. Magna and Copperton are older communities directly influenced by the development of the West Bench property.

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*The West Bench can expand the economic base of the region with substantial job creation in a fiscally sound and sustainable manner.*

---

"WHERE PROSPERITY EXISTS, IT IS REGION-BASED."

- BUSINESS LEADER  
KENICHI OHMAE

## HOUSING AFFORDABILITY AND VARIETY – CHALLENGES AND OPPORTUNITIES

The authenticity of a newly developed community is directly related to how well it reflects the social, cultural, and economic diversity of the larger region. Housing affordability is a key element that contributes directly to diversity and, over time, enhances the sense of place. A community can be considered successful if its housing inventory offers a spectrum of options and costs that is proportional to the makeup of its residents and employees and their ability to pay for housing. A successful housing spectrum will include ample options on the lower end as well as the upper end. The beneficiaries are not only community residents, but also employers that are able to draw from a broader spectrum of potential employees.

Housing is considered affordable when a household spends less than 30 percent of gross household income on shelter, according to the Department of Housing and Urban Development (HUD). As of 2005, the average price for existing homes in Salt Lake County was \$221,000, with newly constructed homes costing an average of 30 percent more.

Housing price appreciation has been strong in the recent past. For the seven-year period from 1997 to 2003, annual average rates of appreciation ranged from 1.7 to 3.5 percent. However, the rate has surged recently, with appreciation ranging between 7.1 and 8.2 percent. Keeping housing costs low is a challenge that is becoming more acute with appreciation rates at these levels. Master planned communities afford the opportunity to provide a complete range of housing options, and distribute affordable housing throughout the development, rather than in concentrated areas.

The challenges are many. How will residential neighborhoods be designed as more accessible and inclusive human habitats? How can we foster connections across age, income, tenure, and class, and provide opportunities to keep families together? How will gentrification be avoided when such development becomes highly successful? The challenges relate to increasing density, diversifying the product mix, and providing the full range of price point and options for renters and owners. The West Bench offers the opportunity to provide a

range of housing types, including single-family homes, townhomes, condominiums, accessory dwelling units, and apartments, which will allow for a range of housing affordability.

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*The West Bench can provide viable housing, employment, and community service options for a full range of incomes and household types.*

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## EDUCATIONAL RESOURCES — CHALLENGES AND OPPORTUNITIES

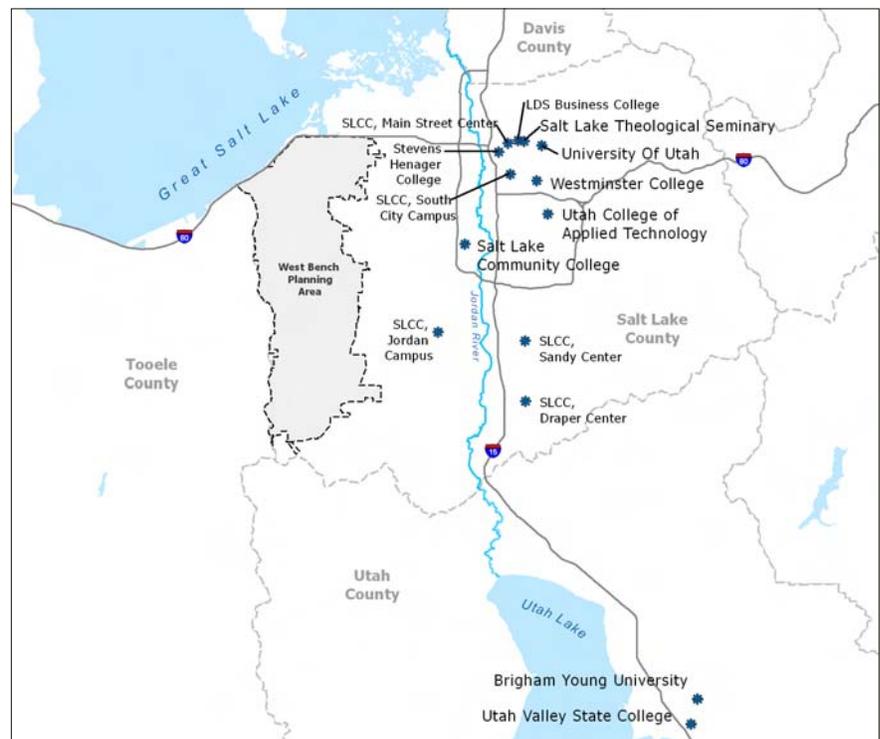
Residents of Salt Lake County have enjoyed the region's focus on academic excellence for over a hundred years. Educated residents, both children and adults, create a solid foundation for community growth in safe and prosperous cities. Increasingly, job creation is shifting to the high technology and service industries that demand more highly skilled workers. Lifelong learning opportunities are important to maintaining productivity and competitiveness of individuals and communities in the global marketplace.

With the second highest percentage of school age population in the nation, Utah trails the nation in per-pupil spending and tops the nation in student-teacher ratios. In Salt Lake County, public high school graduation rates typically average in the 90th percentile, demonstrating a high degree of preparation for higher education. With 90 percent of adults completing a high school education, Utah ranks second only to Wyoming with regard to the percentage of the adult (25 and over) population who are high school graduates (Wikstrom 2005). However, Utah ranks only 32nd among the 50 states in higher education participation (Wikstrom 2005). Despite a good variety of higher education facilities in Salt Lake County (see Figure 2-5), 10 to 22 percent of those prepared for advanced degrees do not pursue them.

As the region grows, what local school district facilities and expansions will be necessary to maintain – even surpass – current performance? What resources will be needed to expand the skills of Salt Lake Valley residents in order for them participate in the global economy? What new college campuses or other major educational facilities are needed on the West Bench to make higher education more attainable to Valley residents?

*The West Bench can nourish the physical, institutional, organizational, social, and cultural life that leads to lifelong learning and educational excellence.*

FIGURE 2-5. EIGHT UNIVERSITIES AND COLLEGES SERVE THE REGION, INCLUDING WEBER STATE UNIVERSITY LOCATED 30 MILES NORTH OF SALT LAKE CITY. FIVE OF THESE ARE IN SALT LAKE COUNTY.



## HERITAGE RESOURCES — CHALLENGES AND OPPORTUNITIES

Historic resources are reminders of the area's past. Native Americans, pioneer settlements, ranching, and mining are an integral part of the region's history and continue to influence the area to this day. Within the West Bench property, heritage resources reflect much of the region's history, including artifacts of the Native American heritage, early ranching and timber harvest settlements, and the history of mining in Utah.

Cultural landscapes, structures, and sites define a sense of place, remind us of where we came from, and provide an attraction for both locals and visitors of the area. Heritage resources enrich and reinforce the culture of the region and contribute to the economic and social base of the region as interpretive sites. Each year, about 150,000 tourists visit the Bingham Mine, providing a steady economic benefit to neighboring communities. How can the heritage resources on the West Bench be conserved, while still offering access to open space and natural areas and allow development? What are the best interpretation opportunities to educate the public and support local tourism?

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*The West Bench can help us understand our region's history and culture through preservation, interpretation, and public education.*

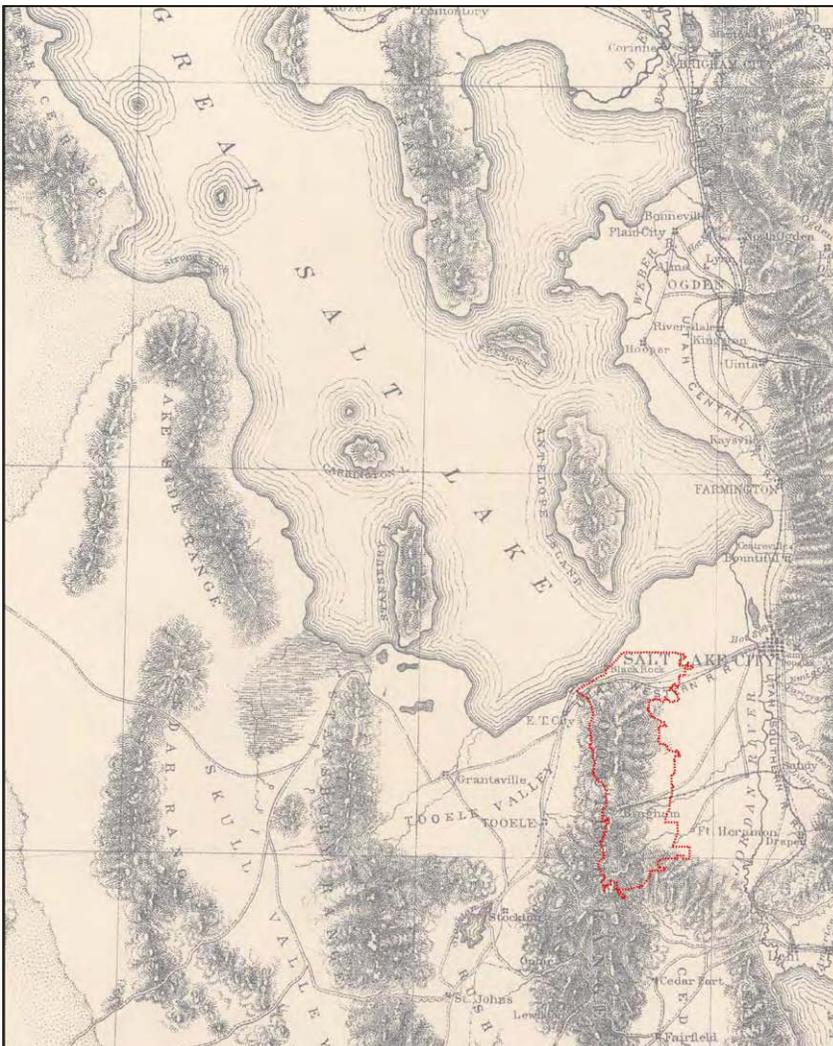
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## 2.3 THE WEST BENCH

### NATURAL RESOURCES

The West Bench planning area is located along the eastern edge of the Great Basin, a vast, arid region between the Sierra Nevada and Rocky Mountains that covers nearly all of Nevada, a portion of southern Idaho, and western Utah. The Great Basin is characterized by broad, arid valleys or basins, interspersed with mountain ranges oriented to the north-south. The Oquirrh Mountain Range is one of many mountain ranges oriented in a north-south direction that act as biological islands within the Great Basin, supporting plant species and communities that are very different from those in the surrounding valleys (see Figure 2-6 and 2-7).

FIGURE 2-6. THE OQUIRRH MOUNTAIN RANGE IS ONE OF MANY MOUNTAIN RANGES ORIENTED IN A NORTH-SOUTH DIRECTION THAT ACT AS BIOLOGICAL ISLANDS WITHIN THE GREAT BASIN, AS SEEN IN THIS 1879 HANDDRAWN MAP OF UTAH (DAVID RUMSEY 1879).



The West Bench planning area encompasses the east-facing half of the Oquirrh Mountain Range from the ridgeline (which serves as the Salt Lake-Tooele County boundary) down to the Salt Lake Valley floor, bounded by the Great Salt Lake to the north, and Butterfield Canyon (generally along Middle Canyon Road) to the south. While a significant portion of the West Bench area is relatively flat or gently sloping, the Oquirrh Mountain Range is a steep, rugged, and highly dissected range with numerous canyons. The foothills topography mainly consists of low, rolling hills with shallow relief and dry creek beds that taper toward the Jordan River. The Jordan River watershed is a closed basin, draining into the Great Salt Lake.

Elevation ranges from 4,200 feet at the edge of the Great Salt Lake, to

almost 10,000 feet at the crest of the mountain range; thus, the study area contains an astounding diversity of low elevation valley (4,200-5,250 ft.), foothill (5,250-6,500 ft.), and mid-montane (6,500-9,800 ft.) plant and animal communities. Vegetation includes sagebrush and grasses on the lower elevation foothills, oak shrub on the warmer and drier southern and western slopes, Douglas-fir and aspen on the cooler and wetter northern slopes, and Gambel's oak and bigtooth maple in the canyon bottoms. The high mountain meadows, steep canyon slopes, and streams support a variety of wildlife, including cougar, elk, mule deer, and a variety of other species.

## THE PAST

The fertile Salt Lake Valley has been occupied by humans for nearly 12,000 years, beginning with Native American bands settling in the Great Basin after the retreat of Lake Bonneville that originally covered one-third of present-day Utah. The original inhabitants of the Valley were Shoshone, Paiute, Goshute, and Ute Native American tribes that ranged through the area moving seasonally, surviving by hunting, fishing, and gathering seasonal foods in the productive canyons and forests of the Oquirrh and Wasatch Mountains. The first Europeans to enter the valley were fur trappers in the 1820s, following the streams into the Oquirrh Mountain Range (Salt Lake County Website).

Permanent settlement began in the Valley with the arrival of the first Mormon wagon train on July 24, 1847 (LDS Gospel Library Website). These members of The Church of Jesus Christ of Latter-day Saints sought to escape religious persecution and were the first people of European descent to settle permanently in the area. Within hours of establishing camp, members of the first wave of pioneers had begun plowing the ground and damming a nearby mountain stream; agriculture in the Valley has remained an important industry to this day. By winter, approximately 1,700 pioneers had reached the Valley. Three years later, in 1850, the Salt Lake Valley and surrounding areas had grown to over 11,000, and the United States Congress created the Utah Territory from the "State of Deseret" established by the Mormon pioneers (Salt Lake City Website).

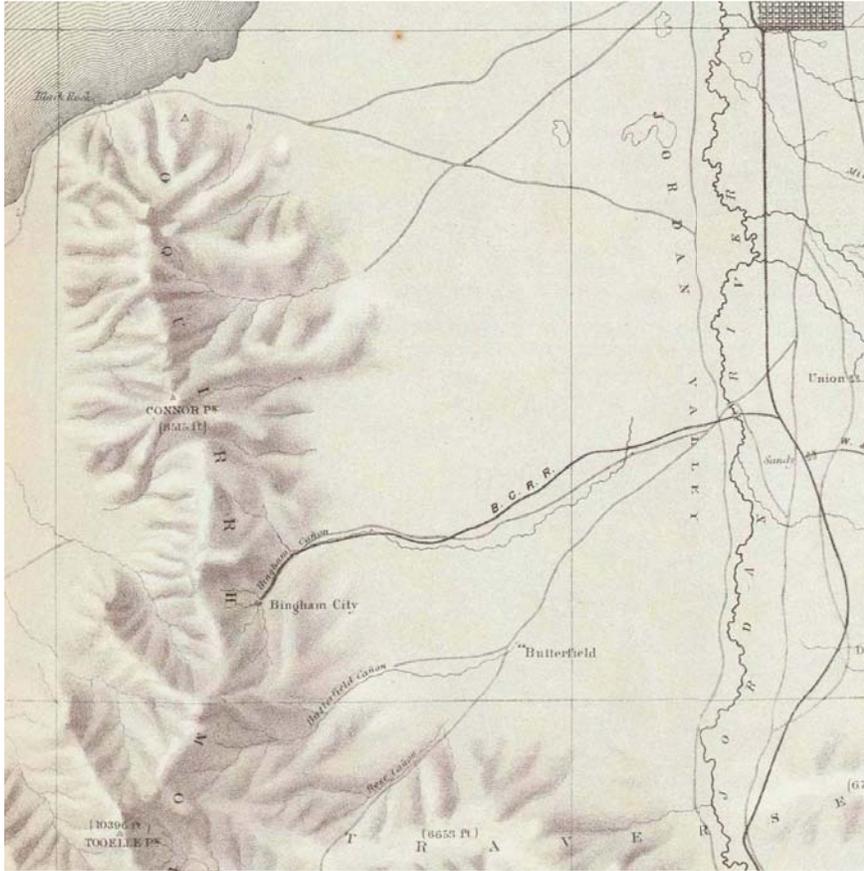


FIGURE 2-7. THIS 1876 HANDDRAWN MAP FROM "GEOLOGICAL AND TOPOGRAPHICAL ATLAS ACCOMPANYING THE REPORT OF THE GEOLOGICAL EXPLORATION OF THE FORTIETH PARALLEL" SHOWS THE EARLY LOCATIONS OF BINGHAM CITY, THE TOWN OF BUTTERFIELD, AND THE BINGHAM CANYON RAILROAD (DAVID RUMSEY 1876).

The Bingham Canyon, west of Salt Lake City, was settled in 1848 (Denver & Rio Grande Ghost Depot Website). The abundant timber in the canyon was logged for construction of the developing towns in the Valley, including the construction of the Salt Lake Tabernacle. Within five years, a number of small settlements were well established within the Canyon. Lead deposits were discovered in Bingham Canyon in 1863 (Denver & Rio Grande Ghost Depot Website). By 1874, the Canyon had a population of 1,400, as it quickly became lined with mines, stamp-mills, and small mining towns. New factories, foundries, and smelters were constructed in the Valley to support the mining enterprises.

The Utah Central Railroad was opened in the early 1870s, connecting the isolated Salt Lake Valley to the national rail system (Utah State Tourism Website). The railroad not only connected the area to the outside world, but also increased productivity at the mines by transporting ore. By the end of the twentieth century, the small mining claims in the canyons were consolidated by large corporations that changed the nature of mining in the Canyon.

In 1906, the Utah Copper Company started surface mining, making the first cuts into the mountain with large steam shovels (Kennecott Utah Copper Website). By 1912, the mines in Bingham Canyon employed over 5,000 workers and by 1914, 10,000 people lived in the Canyon. Miners came from all over the world to work at the Bingham Mine. In 1912, it was estimated that 65 percent of the population in Bingham Canyon was foreign born. Each nationality settled in a different community in the Canyon, including Carr Fork, Highland Boy, Copperfield, Lark,

and Bingham. The mines, along with the nearby mills, smelters, and refineries, were recognized as the largest industrial mining complex in the world.

During World War II, the Bingham Canyon Mine helped meet the nation's copper demand, producing one-third of the copper used by the Allies during the war. Through the expansion of the Bingham Mine over the last 100 years, it has become the largest open-pit copper mine in the world (Kennecott Utah Copper Website). Designated as a National Landmark in 1966, the Bingham Mine is one of only 12 landmarks in Utah to receive this level of recognition.

Although cities and suburbs now cover much of the land of the Salt Lake Valley that had historically been rural agricultural areas, there linger traces of the agricultural origins. Remnant irrigation canals, fencing, and corrals from ranching can still be found. As the Salt Lake Valley continues to grow and change, Kennecott Utah Copper and the mining industries of the past continue to remind us where we have come from and hint at the future. The strong character and self-sufficiency of the early Mormon pioneers and the ingenuity and entrepreneurial spirit of the miners and engineers have all left their imprints on the both the people and the landscape of Salt Lake Valley.

## THE PRESENT

Today, the West Bench lies in the path of growth for the Salt Lake Valley, and lands adjacent to the West Bench contain existing and planned land uses of every variety. Land adjacent to the northern half of the West Bench, such as in Magna, have experienced growth and development for over 100 years, and support major employers such as Kennecott Utah Copper, the industrial district of Alliant Techsystems/ATK Advanced Propulsion and Space System, and the Salt Lake Valley Solid Waste Management Facility.

The southern half of the West Bench has not experienced intense urban pressures, and many agricultural lands remain. Some light industrial uses and gravel mining exist, although areas adjacent to major transportation corridors are experiencing a rapid transition to rural residential, low-density residential uses with supporting retail and office uses.

Driven by housing and employment demands and opportunities presented by the expanding highway system, the municipalities of West Valley City, City of West Jordan, South Jordan City, Herriman City and Salt Lake City have annexed westward up to the West Bench property, leaving very little land unincorporated. Of the 16 incorporated cities in the county, five are adjacent to the West Bench. Salt Lake City lands near the West Bench are primarily used and zoned for light manufacturing activities. Lands within West Valley City, City of West Jordan, and Herriman City located along the WBGP boundary are currently planned for low-density residential uses, “planned communities,” and agricultural uses. In South Jordan, Kennecott’s multi-use Daybreak development is located directly east of the WBGP boundary.

Since Kennecott properties historically have been off-limits for development, municipal comprehensive plans, zoning districts, and infrastructure plans bordering the West Bench planning area have not planned for development of the West Bench. Most of these plans envision the continuation of existing industries and few new employment opportunities, with a steady western transition to very low-density residential development, parks, or open space.

#### THE FUTURE: KENNECOTT’S WEST BENCH MASTER PLAN

How does one begin planning for an area 75,000 acres in size, 20 miles long from north to south, 7 miles from east to west, with nearly a 6,000-foot change in elevation? How can a framework be developed to last for 50 to 75 years and adapt to changing economies, lifestyles, and regional needs?

*First, it requires a decade-long process of understanding and actively participating in regional needs assessments and visioning*, through forums and interested groups. Ongoing involvement in regional growth discussions helped define the guiding principles, or decision-making framework, for all West Bench planning efforts.

*Second, it requires a respect for the land.* It is intended that the stewardship principles instilled on the West Bench will be a model for future land development in the region. Site constraints and opportunities

#### HOW BIG IS 75,000 ACRES?

IT IS THE SIZE OF BLUFFDALE, COTTONWOOD HEIGHTS, HERRIMAN CITY, HOLLADAY, MIDVALE, MURRAY, RIVERTON, SOUTH JORDAN CITY, SOUTH SALT LAKE CITY, AND TAYLORSVILLE COMBINED.

## BUILDING ON REGIONAL STRATEGIES & PRINCIPLES

### ENVISION UTAH QUALITY GROWTH STRATEGY

1. Preserve Critical Lands
2. Promote Air Quality
3. Create Transportation Choices
4. Encourage Water Conservation
5. Promote Housing Options
6. Support Efficient Infrastructure

### KENNECOTT WEST BENCH MASTER PLAN GUIDING PRINCIPLES

1. Respect the Landscape
2. Preserve and Enhance Open Space
3. Provide Transportation Options
4. Demonstrate Environmental Responsibility
5. Implement Watershed Management and Water Conservation
6. Create Economic Opportunities
7. Design for Social Equity and Diversity
8. Focus on Sustainability
9. Utilize and Optimize Existing Infrastructure
10. Build a Sense of Community and Place
11. Design for Public Safety and Health
12. Provide for Schools and Educational Opportunities

were analyzed by Kennecott Land when creating the West Bench Master Plan using Geographic Information System (GIS) data. Physical and environmental constraint levels were identified and mapped to determine areas of developable land within the West Bench property boundaries, while restricting development in unsuitable areas (see Table 2-3 and Figure 2-8).

*Third, it requires an appreciation for how sustainable, enduring communities really work.* Successful old and new communities were analyzed using a range of quality of life indicators to understand the design principles that gave them permanence. These

TABLE 2-3. CONSTRAINTS USED IN ANALYZING FUTURE LAND USES FOR THE KENNECOTT WEST BENCH MASTER PLAN.

**PHYSICAL CONSTRAINTS**

- Slopes over 30%
- Faults
- Landslide Areas
- Avalanche Areas
- Streams (100' buffer)
- Water Bodies (100' buffer)
- Non KUCC Powerline Easements (300' buffer)
- Non KUCC Power Substations (300' buffer)
- Great Salt Lake Shoreline (less than 4217' in elevation)

**ENVIRONMENTAL CONSTRAINTS**

- Riparian Vegetation Zones (50' buffer)
- Bonneville Shoreline (200' buffer along 5090' elevation contour)

**MINING CONSTRAINTS**

- "Wet" areas in the Tailings Pond
- Facility Sites
- Hazard Areas

prototype communities include Rockridge District in Oakland, California; Issaquah Highlands near Seattle, Washington; Sugarhouse in Salt Lake City, Utah; Stapleton in Denver, Colorado; and Daybreak in South Jordan. A set of "placetypes," or land use types based on the designs of real places, represented a hierarchy of employment opportunities and residential product types and densities as shown in Figure 2-9. The appropriate location for each type was determined through a number of factors, such as specific topographic characteristics, access to existing and potential transportation infrastructure, proximity to other existing and future centers, and relationship to environmental features as shown in Figure 2-10.

*Fourth, it requires that transportation and infrastructure respond to land use, not the reverse.* Alternatives to the car—transit, cycling, walking, carpooling, telecommuting—offering a range of transportation options are integral to the land use plans for the West Bench. Given its significant size, build-out of the West Bench will impact the transportation network of the Salt Lake Valley. Transportation modeling and infrastructure analysis for the West Bench used the Wasatch Front Regional Council's travel demand model to estimate conditions in 30 years and 50–80 years. It found that by emphasizing walking and transit trips as an integral part of the development structure (that is, managing transportation demand), the amount and costs of new roads and other facilities will be reduced. West Bench modeling further found that the number of vehicle hours and vehicle miles traveled decreased for the type of communities proposed at the West Bench compared to typical development patterns in the Salt Lake Valley. The infrastructure analysis also included assessing the energy, water, snowpack, and watershed needs of the West Bench.

Together, the constraints analysis, placetype studies, and infrastructure analysis revealed numerous opportunities to help the region meet economic, social, and environmental goals. The values analysis – what Salt Lake residents truly care about – was used to group opportunities into a set of common themes, or Core Concepts. A summary of our Shared Values, the West Bench Vision Statement, and Core Concepts of the West Bench General Plan are presented in the following chapter.

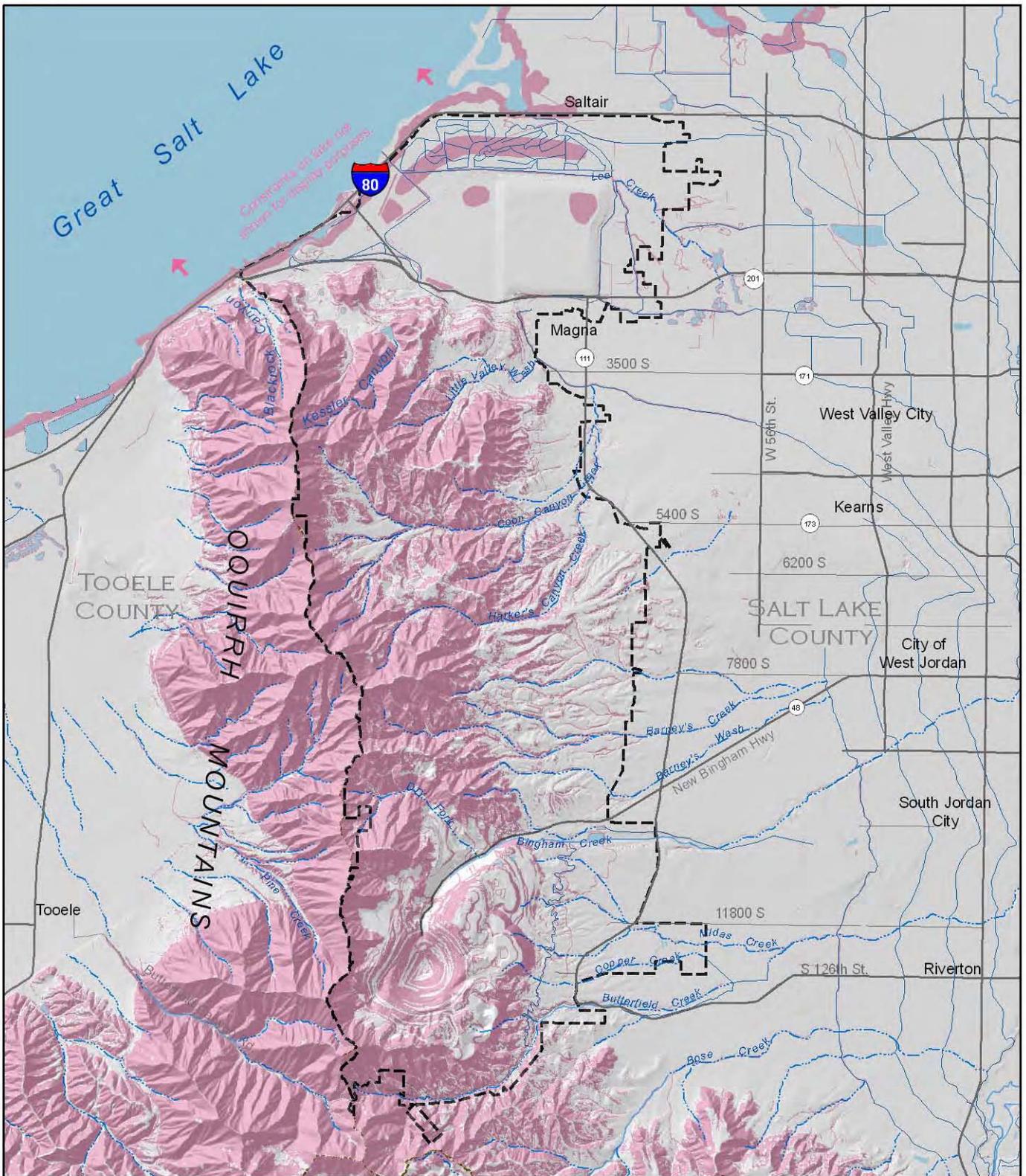


FIGURE 2-8. DEVELOPMENT CONSTRAINTS IDENTIFIED BY KENNECOTT LAND IN CREATING THE WBMP

- West Bench Planning Area
- Development Constrained Areas \*\*
- Highways
- Key Local Roads
- Stream/River - Intermittent
- Stream/River- Perennial
- Canal Ditch/Aqueduct
- Open Water



\*\* Level 1 constraints define areas that are not developable. The Level 1 Constraints make up the Initial constraints "filter" that was used to determine the overall carrying capacity of the Kennecott West Bench Master Plan by Calthorpe Associates.

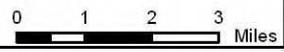


FIGURE 2-9. RELATIONSHIP OF PLACETYPES, DENSITY, AND SLOPE IN THE WEST BENCH MASTER PLAN: SLOPE WAS A SIGNIFICANT FACTOR IN LOCATING DIFFERENT PLACETYPES. AS THE SLOPE INCREASES, THE DENSITY OF MIXED-USE CENTERS AND RESIDENTIAL NEIGHBORHOODS DECREASED. THIS ALLOWS FOR DEVELOPMENT TO PRODUCE MINIMUM IMPACTS ON NATURAL SYSTEMS, AND IS MORE FISCALLY EFFICIENT FOR NEW INFRASTRUCTURE. LAND AREAS WITH SLOPES ABOVE 30% WERE DEEMED “OFF LIMITS” FOR DEVELOPMENT.

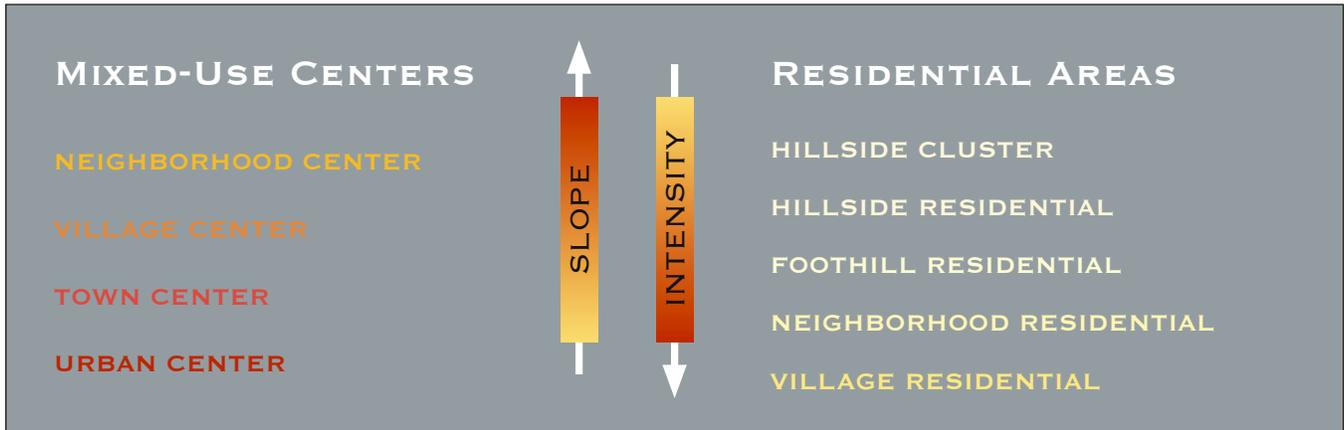
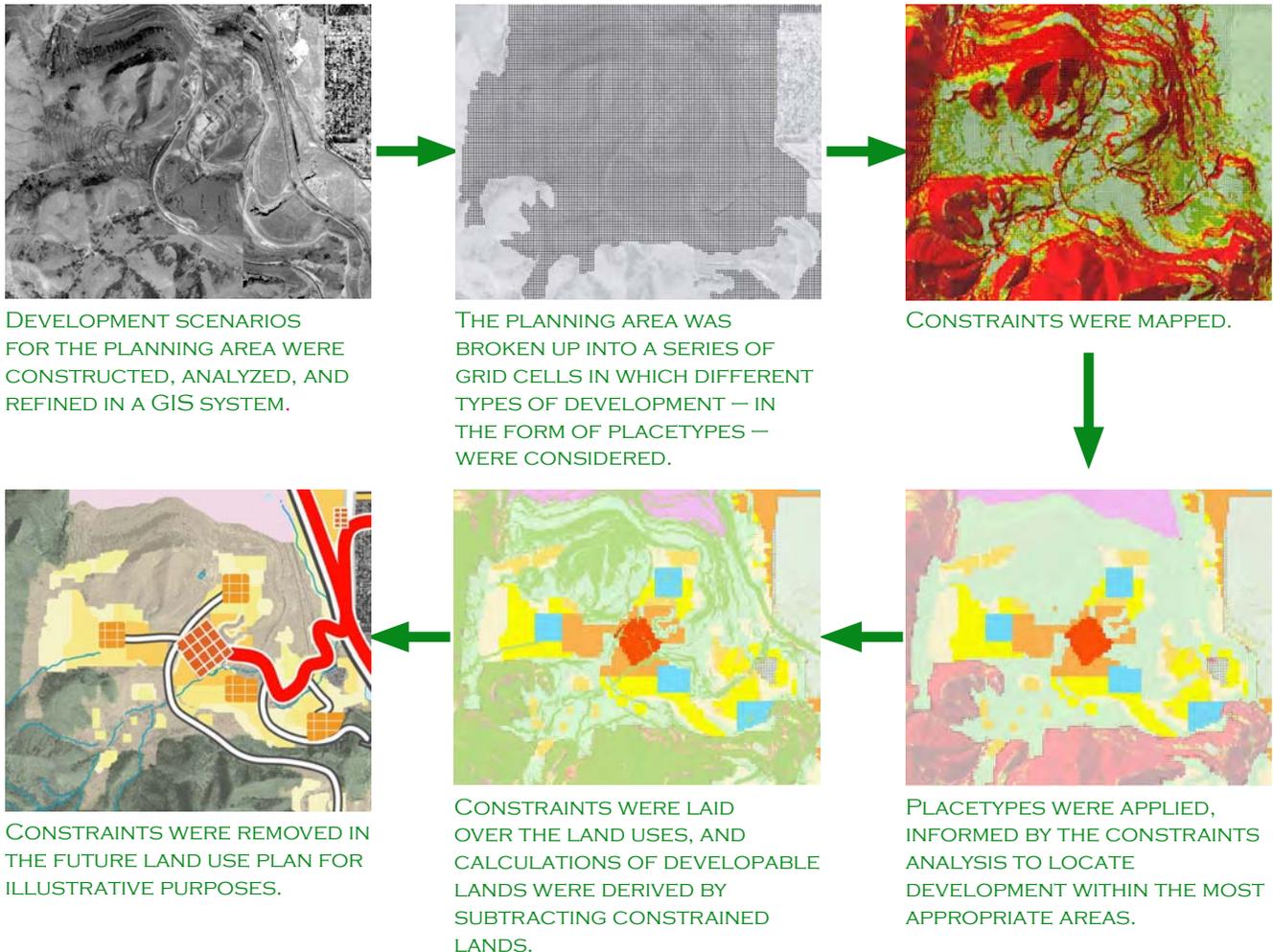


FIGURE 2-10. GROUND-UP PLAN BUILDING METHODOLOGY.



# CHAPTER 3

## VALUES, VISION, AND GOALS





## CHAPTER 3 VALUES, VISION, AND GOALS

### 3.1 VALUES

Building an enduring community requires that the driving vision and goals be founded on shared values – especially when the task is to manage the steps in building a community for the next 50-75 years.

Values are stable and enduring, are widely shared, and provide a basis for consensus among diverse groups. The values of a community are manifested in a variety of ways, such as through:

- Religious and civic organizations;
- Adopted plans and policy documents;
- Regional forums, such as the Council of Governments (COG) Summit Process;
- Local media;
- Public dialogue resulting from public processes, such as Wasatch Choices 2040; and
- Appointed and elected commissions, councils, and officials.

Although these values may be held by each one of us individually, only when clearly stated and shared can they be realized by a community and Salt Lake County.

Values are both a basis for the vision and a way to understand the vision, goals, objectives, and policies of the West Bench General Plan. From a regional perspective, several consistent themes have emerged from recent planning efforts, all of which are inseparable from Utah’s distinctive social and cultural characteristics and sought-after quality of life.

Together, these values provide a firm foundation upon which to build a better future for ourselves and the generations to follow. Not surprisingly, all of these values relate to growth. In fact, nearly all Utahns feel that growth is the number one cause of the state’s challenges and problems, yet very few feel that limiting growth is a good idea.

#### SHARED VALUES

**FAMILIES, SENIORS,  
AND FUTURE  
GENERATIONS**

ACCESS TO  
**EDUCATION** FOR  
LIFELONG LEARNING

**CLEAN** AIR AND  
WATER QUALITY

**OPEN SPACE** AND  
CRITICAL LANDS

THE AESTHETIC  
**BEAUTY**  
OF THE MOUNTAINS

**SAFETY** AND CRIME  
PREVENTION

A VARIETY OF  
**TRANSPORTATION  
OPTIONS**

**ECONOMIC  
DEVELOPMENT  
AND JOB CREATION**

QUALITY **HEALTH  
CARE**

**QUALITY OF LIFE**  
THROUGH EXCELLENT  
DESIGN

## 3.2 VISION

Just as an architect produces a blueprint that represents the form of a future building, so this General Plan defines a preferred future for the West Bench. Vision requires imagination, creativity, stewardship, and hope. The Vision, Core Concepts, and a set of broad timeless goals articulated in this chapter will guide the area for the next 50-75 years. The Vision Statement confidently proclaims that the West Bench will consist of communities that are built on core values—that is, sound planning principles that lead to lifelong learning, social and economic sustainability, environmental protection, and a high quality of life.

The Vision Statement presents an image of the desired future based on a set of shared values. The Vision Statement is intended to be a broad, far-reaching statement that defines an ideal future.

### WEST BENCH VISION

The West Bench will provide enduring communities, employment centers, and significant open spaces, integrated with a multi-modal transportation system, and driven by a commitment to respect the landscape, conserve natural systems, and develop human resources. These future communities will consist of a variety of unique and well-defined districts, centers, and neighborhoods, each creating safe and beautiful places for our children and future generations to live and work. We value:

- Education for ourselves and our children;
- Economic growth and a range of employment opportunities;
- Diverse housing opportunities for all family types and incomes;
- Social diversity and equity;
- Distinctive, well-designed neighborhoods and civic spaces;
- Compact urban development that supports transit and walking;
- Transportation choices, including transit, bicycles, and walking as well as an effective road network;
- Conservation of natural and cultural resources;
- Open space, parks, and trails to protect and provide appropriate access to natural areas; and
- Places that promote a sense of community and connectedness for our families and children, ourselves, and future generations.

### 3.3 CORE CONCEPTS

In preparing the West Bench General Plan, the Salt Lake Valley community has tackled challenging choices about how our region should change – where to grow and how to grow – so that growth can enhance, not detract from, the region’s quality of life. These choices have resulted in a basic form and physical structure – a pattern of places – that give meaning and shape to the Vision Statement. While every element of the plan is important to the richness and complexity of the Vision, there are six Core Concepts related to the physical form that are absolutely critical to the Plan’s success:

#### RESOURCE CONSERVATION

The 41,000 acres of property in the P-C Zone area will provide a balance between land development and land conservation. The natural areas will be managed to maintain and enhance biodiversity and ecosystem functions, while offering public access to appropriate areas that have seen little human activity for over 100 years. Within the development areas, greenways will preserve precious riparian habitats and wildlife corridors, link systems of parks to open space, and serve as community separators to the newly developing communities of the West Bench. Historic resources will also be conserved to ensure that the history of the region, including the importance of mining, is recognized. Stormwater and utility infrastructure and new urban development will be designed to consider innovative means of resource conservation in conjunction with efficient and cost-effective buildings and utility systems.



#### HIERARCHY OF CENTERS

For the West Bench General Plan, the land use plan emphasizes a rich mix of land uses in a hierarchy of mixed-use centers. From Urban Centers that serve a regional area to Town, Village, and Neighborhood Centers that serve towns and smaller communities, each offers a variety of housing options, retail and commercial uses, and employment opportunities in a setting that provides a host of transit, bicycle, and walking in balance to automobile travel. Figure 3-1 illustrates one concept for a Town Center.





## ECONOMIC GROWTH

For growth to occur that is economically sustainable, the West Bench is planned to provide a balanced mix of jobs and housing. Much of the proposed office, retail, and business employment will be focused in and around mixed-use centers. A variety of specialized industrial, urban office, research and development, and educational campuses are designated to provide settings for employment essential for the region.



## QUALITY NEIGHBORHOODS

Many of Utah's core values center on home, family, education, outdoor recreation, and safety. Each of these is reflected in the structure of neighborhoods within the West Bench. Neighborhoods centered on local community centers, elementary schools, and neighborhood parks mean that families have the opportunity to grow and explore their world in a safe, secure, and enriching environment. Walking and bicycle trails and routes connecting neighborhoods to schools and parks, and a transit system integrated with regional facilities will encourage independence from the automobile and healthy living. Neighborhoods will be designed with consideration for healthy living, safety, and beauty, and reflecting the community values of the Salt Lake Valley.



## TRANSIT CORRIDOR

Salt Lake Valley residents are beginning to use and appreciate new transit systems that can ease increasing traffic congestion, minimize air pollutants, and save time and money for commuters. The West Bench General Plan is built around a central multi-modal Transit Corridor with high capacity bus transit, light rail, or other rapid, high-quality public transportation to serve long distance travel needs. The Transit Corridor will also feature parallel lanes for automobile traffic, and a supporting network of sidewalks, bicycle paths, and trails to encourage a variety of travel. Surrounding land uses are designed at a density to make transit convenient and accessible to all.

## PARKS NETWORK

The West Bench is designed to provide a hierarchy of parks serving regional, community, and neighborhood needs linked by a network of trails, paths, and road access. Land within each mixed-use center and neighborhood will be set aside for active parks, community uses, and open space. Regional parks will serve the Salt Lake Valley, and trails will link regional parks.



## CORE CONCEPTS WORK TOGETHER

These Core Concepts are not intended to be thought of as single-use “zones” in the sense of traditional land use zoning patterns, but rather as distinct and diverse places that contain mixtures of uses, activities, and movement. Each is built on tested New Urbanist principles that integrate a mixture of land use, housing types, and transportation options into sustainable, enduring places. Together, the Core Concepts serve as the essential combination to create the desired future embodied in the Shared Values, Vision Statement, and Goals. The Core Concepts Map (Figure 3-2) illustrates a future Vision made up from these six basic kinds of places.



FIGURE 3-1. ARTIST'S CONCEPT OF A TOWN CENTER.

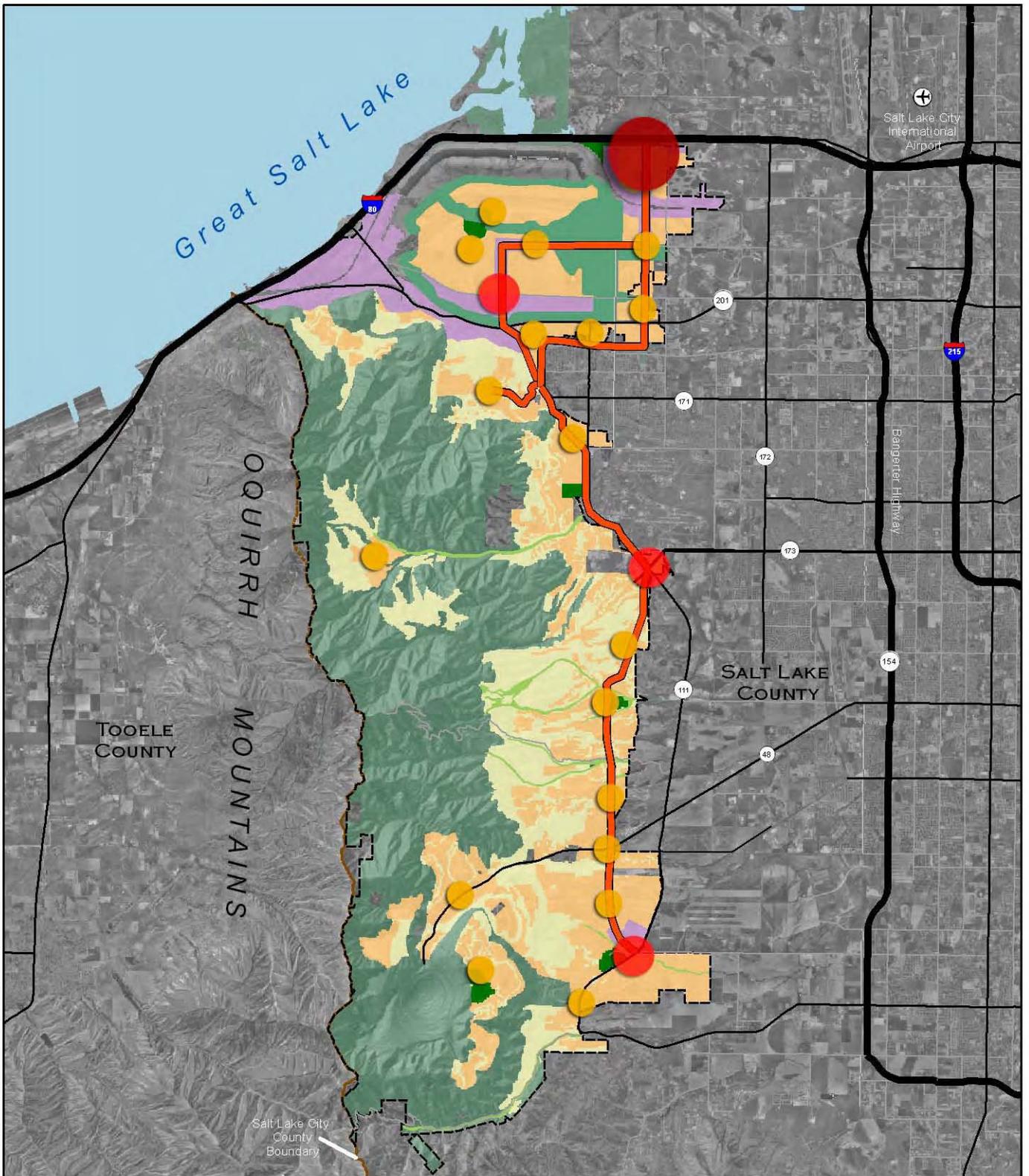


FIGURE 3-2. CORE CONCEPTS MAP

**Mixed Use Centers**

- Urban Center
- Town Center
- Village Center

- Oquirrh Range Lands
- Regional Parks
- Greenways

- Transit (Transit Corridor)
- West Bench Planning Area

**Land Use**

- Areas of Development
- Employment Districts



## 3.4 GOALS BY PLAN ELEMENT

The Vision and Core Concepts of the General Plan are brought into a clearer, more detailed focus through the goals. The goals are the beginning points for many efforts, and begin the conversation toward sketching future Community Structure Plans. Goals provide a tangible direction, focused on a single purpose – that of building enduring communities on the West Bench.

A goal identifies components of the Vision and defines what is intended to be accomplished. A planning goal is broad and is not specifically measurable. The goals are organized into the Plan's eleven elements:

1. Regional Framework (RF)
2. Community Values (CV)
3. Land Use and Multi-Modal Transportation (LT)
4. Utilities and Services (US)
5. Environmentally Sustainable Design (ESD)
6. Natural Resources (NR)
7. Parks, Recreation, and Trails (PR)
8. Economic Sustainability (ES)
9. Housing Affordability and Variety (HA)
10. Educational Resources (ER)
11. Heritage Resources (HR)

The goals provide the framework for subsequent objectives and policies. Although an individual goal focuses on a single purpose, it is recognized that goals are interrelated, each influences the others, affecting their success. Goals for each element are presented and described below.

## REGIONAL FRAMEWORK (RF)



*GOAL RF-1. Establish a pattern for development and open space within the West Bench that responds to regional needs for growth and conserves natural resources, consistent with the Vision and Core Concepts of the General Plan.*



The six Core Concepts of the Plan address Resource Conservation, Hierarchy of Centers, Economic Growth, Quality Neighborhoods, Transit Corridors, and Parks Network. These define how development should occur (mixed-use centers, employment districts, and neighborhoods), how residents are served (transit and parks), and how natural resources are protected (resource conservation). Each Core Concept is critical to the long-term success of the Plan and the economic and environmental sustainability of the Wasatch Front.



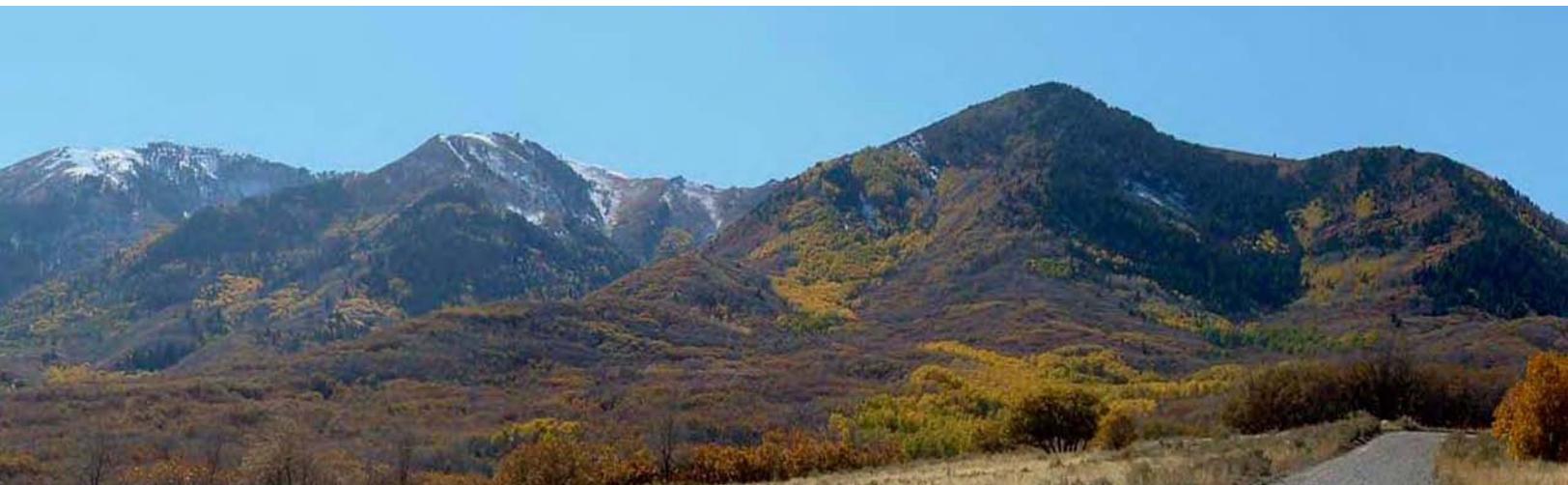
The West Bench General Plan is not only about new development, it is also about the conservation of important natural resources, providing transportation and recreation choices for the public, and maintaining the extraordinary scenic quality of the Salt Lake Valley, while continuing or managing world-class mining operations. It is through balancing all of these concepts that the true value of the West Bench to the Wasatch Front is realized.

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*GOAL RF-2. Collaborate with adjacent townships and cities, various Federal, State, and County agencies, and appropriate service providers to provide coordinated and sustainable development of the region.*

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Integrating new development seamlessly into the larger regional framework, and providing the necessary facilities to support that development, represents key concerns for the WBGP. Strong communities with sustainable, long-term success are best created by producing unique places that interact well with surrounding communities while also maintaining a sense of individual identity. The Regional Framework goals, objectives, and policies aim to create such communities by supporting community identity, ongoing dialogue with neighboring jurisdictions, and coordinated networks of open spaces, delivery of services, transportation, and utilities. Adjacent jurisdictions will be able to coordinate their own development with that contained in the WBGP, and plans and proposals resulting from the WBGP will consider the plans and policies of adjacent jurisdictions.





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*GOAL RF-3. Establish a framework of distinct districts within the West Bench that relates to the existing urban development, promotes a differentiation of places, and fosters the distribution of a variety of live-work-play opportunities.*

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Development on the West Bench is envisioned as walkable communities that focus on schools and community centers, provide opportunities for social interaction, and reinforce community values. Development that occurs at the regional scale must also be sensitively designed at a community level to ensure that the resulting towns and villages are distinctive and embody a sense of place. One of the ways to accomplish this is to divide the larger planning area into distinct districts, separated by natural features and identified by a distinct character. The WBGp takes the first step in this effort by preliminarily identifying distinct development districts on the West Bench, emphasizing the natural features that separate these districts. Future development plans will further define and differentiate each district as Community Structure Plans and Master Subdivision Plats are prepared. Depending on the delivery of services or the interests of local residents, these districts may remain as County unincorporated areas as towns, villages, or townships - or may annex to adjacent cities, or incorporate into their own cities.



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*GOAL RF-4. Coordinate the timing, pace, and location of development and services such that complete and viable communities are developed in harmony with their surroundings.*

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Development on the West Bench is intended to offer an alternative to the auto-centric pattern of suburban development that has dominated new development since the 1950s. West Bench communities are intended to be walkable, transit-oriented, full-service communities – not just suburban residential enclaves dependent on commuting to services and jobs. To accomplish this vision, it is important that mixed-use centers, employment districts, and public facilities be developed in proximity to residential uses, and that alternative forms of transportation are available. Growth must occur with a careful balancing of both jobs and housing in pace with the economy and market demand and fully served by infrastructure. The ability to provide this large-scale, integrated system of infrastructure with new communities is a significant advantage for development at the scale of the West Bench properties. Careful coordination with the County, municipal jurisdictions, and various service providers will further ensure that the infrastructure is coordinated with existing and planned regional systems, benefiting the entire Salt Lake Valley. In order for mixed-use development in the West Bench to be successful, it is important to protect the market for retail and office uses in the West Bench by, for example, carefully examining proposed changes in land use in close proximity to the West Bench.





## COMMUNITY VALUES (CV)

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*GOAL CV-1. Design communities to encourage social interaction and support family and community relationships.*

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Utah residents highly regard the values of trust, reciprocity, communication, family connections, and participation in their community. Lifelong learning will be encouraged through a hierarchy of schools, colleges, and educational institutions distributed throughout the West Bench. Communities will be designed to foster personal interaction through community centers, civic centers, parks, and public spaces. Utah residents express strong values for families, places of worship, seniors, future generations, and especially spending time with families and friends. Communities will be designed to provide homes for large and extended families and a mix of housing types serving a variety of income levels and life-cycle requirements—such as young family starter homes to retirement housing.



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*GOAL CV-2. Design communities to create life-sustaining environments, providing residents with recreational and healthy living opportunities.*

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Having a reliable sense of direction over one's life is paramount for good health and happiness. By creating empowered communities, citizens have control over their environment and a sense of ownership for their community. Neighborhoods will be designed first for the pedestrian to optimize walkability, with human-scaled amenities, public gathering spaces, and traffic-calmed streets (e.g., calming devices, narrow streets, alley-fed) to minimize conflicts and enhance neighborhood appearance. Communities will be designed to promote healthy lifestyles by providing recreational opportunities and the ability to view and experience the natural environment. Figure 3-3 presents one concept of how a Neighborhood Center might be developed.



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*GOAL CV-3. Provide a safe environment for citizens of all ages.*

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Safety risks, such as traffic incidents, safety of children in neighborhoods, and vandalism, and preparing for natural disasters will be proactively addressed during the physical design stage (Master Subdivision Plat and Project Plan/Preliminary Subdivision Plat). Communities will be designed to allow for “eyes on the street” to foster safety for residents. Designing for safety within communities not only involves the physical aspect of neighborhood planning, but also relies on the continued involvement of safety-oriented neighborhood groups. Resident concerns will be addressed, and mechanisms for fostering the long-term and active involvement of residents to improve neighborhood safety will be provided.



FIGURE 3-3. ARTIST'S CONCEPT OF A NEIGHBORHOOD CENTER.



## LAND USE AND MULTI-MODAL TRANSPORTATION (LT)

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### *GOAL LT-1. Create a hierarchy of mixed-use centers.*

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A hierarchy of mixed-use centers will serve as the economic and civic focal points of the West Bench. As defined in Chapter 4, centers will be human-scale, defined by quality design features and a rich mixture of uses that incorporate living and working opportunities with entertainment, cultural activities, and shops serving the daily life of residents and employees. Figure 3-4 shows one concept of a Village Center development. Higher intensity centers will feature regional and region-serving retail and office activity, as well as medium and higher density housing. Lower intensity centers will accommodate local-service retail, civic, and educational uses. Collectively, centers will bring a wide range of economic, retail, residential, and leisure opportunities within proximity of West Bench residents.



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### *GOAL LT-2. Create a fabric of complete residential communities.*

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A variety of housing types will be distributed across the West Bench to accommodate current and future housing needs. The location and density of residential communities will be guided in large part by the character of the land, responding to topography, hazards, and valuable natural features. The range of housing products integrated throughout the communities of the West Bench will offer flexibility in meeting the evolving needs of residents and families in the Salt Lake Valley. Communities will include a wide array of activities, enabling residents to meet many of their daily needs within a short distance of their home. Civic institutions and amenities will form the heart of neighborhoods, joining local-serving conveniences to form a community nucleus. Opportunities for both recreational and educational activities will be encouraged in all communities.



---

*GOAL LT-3. Create economic opportunities by linking the location of jobs with transportation and housing options.*

---

Employment districts will be located in proximity to a range of housing and transportation options. Educational facilities will be woven into the urban fabric of the West Bench, acting as hubs of civic activity within centers and communities. The most intensive concentrations of employment will be either integrated into centers or closely linked to surrounding districts by multi-modal transportation corridors. Less intensively clustered forms of employment will be located in economically viable locations well served by the local, regional, and international (airport) transportation network.



FIGURE 3-4. ARTIST'S CONCEPT OF A VILLAGE CENTER.



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*GOAL LT-4. Create a balanced, complete transportation network of multi-modal corridors and local circulation.*

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The West Bench will be designed for a multi-modal transportation system from the outset, ensuring that future residents and employees enjoy a true choice of travel options, including public transit, taxis, carshare, walking, and bicycling, as well as the automobile. The transportation network will reinforce the land use, ecological, and social principles shaping the development of the West Bench. Multi-modal Transit Corridors incorporating frequent, high-capacity public transit and safe bicycle and pedestrian routes will serve as a strong framework for transport and land use, linking major mixed-use centers along the West Bench to each other and the surrounding region. An artist's view of a Transit Corridor is provided in Figure 3-5. The design of streets, sidewalks, bicycle paths, and public transit amenities will maximize mobility and safety for all travelers.



The street classification system, defined in Chapter 4, will provide safe, convenient access by a variety of modes to multi-modal corridors and mixed-use centers. A dedicated network of bicycle and pedestrian trails and connections will enable circulation along recreation routes and safe non-auto travel between centers and residential communities throughout the West Bench. Streets will respond to topography, limiting the ecological impact on the land with effective transportation options.



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## *GOAL LT-5. Purposefully integrate urban form and the transportation network.*

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For most existing urban areas, it is estimated that 55 to 65 percent of trips are less than 3 miles, and up to 80 percent are less than 5 miles. Many of these trips can be combined or completed utilizing different transportation modes. The West Bench will be characterized by multi-use centers that provide local and community-wide destinations, capturing most shopping, recreation, and service trips within a quarter to a half mile of the center. To maximize transit ridership and minimize automobile usage, the system will be planned in a fashion that considers the following:

- Diversity of land uses;
- Design that enhances access to transit facilities;
- Density that results in maximum ridership; and
- Destinations that attract transit riders.

Multi-modal transportation corridors incorporating frequent, high-capacity public transit and safe bicycle and pedestrian routes will serve as a strong framework for both transport and land use, linking major mixed-use centers along the West Bench to each other and the surrounding region. The design and scale of streets, sidewalks, bicycle paths, and public transit amenities will maximize mobility and safety for all travelers. Major intersections and public transit transfer points will be located at mixed-use centers, creating convenient access by a variety of modes to a vibrant mix of residential and employment opportunities, entertainment venues, and civic services.



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*GOAL LT-6. Utilize a comprehensive transportation demand management approach.*

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Transportation demand will be assessed and managed utilizing a comprehensive approach that considers land use mix, employment and residential density, system capacity, trip dynamics, and the travel market. The Wasatch Front Regional Council is responsible to assess and manage transportation needs in the region. This approach will enable transit services and parking requirements to be customized to the unique mix of land uses, households, and densities within centers and communities. Flexible policies such as shared parking and transit incentive programs will be utilized to reduce unnecessary trips and development costs while making the most efficient use of land and streets. By carefully customizing the approach to managing transportation demand, unnecessary travel can be minimized, enhancing air quality and reducing the impact on roadways throughout the Salt Lake Valley.



FIGURE 3-5. ARTIST'S CONCEPT OF A TRANSIT BOULEVARD.

## UTILITIES AND SERVICES (US)

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*GOAL US-1. Create reliable, cost-effective, environmentally sustainable systems of utilities, public facilities, and services for West Bench communities.*

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The permanence and stability of urban areas are greatly affected by the quality and extent of utilities, public services, improvements, and conveniences. The location, maintenance, and sizing of public facilities have a significant impact on land use patterns and future growth in an area. Inadequate provision of services and facilities discourages development and may have a long-range impact on the economic stability of the West Bench. Early planning and acquisition of sites needed for public facilities can direct development, as well as help determine the future character of the communities. Providing the level of services appropriate to the planned density of settlement and projected needs will be a priority in the development of new communities.

West Bench infrastructure will be designed to minimize the impact on natural resources while providing reliable services to residents and businesses. West Bench communities will develop efficient systems to effectively convey water and, to the extent feasible, reclaim wastewater, while protecting environmental integrity and scarce resources. Innovative watershed management techniques will be employed where possible, thereby supporting vegetation and replenishing groundwater.

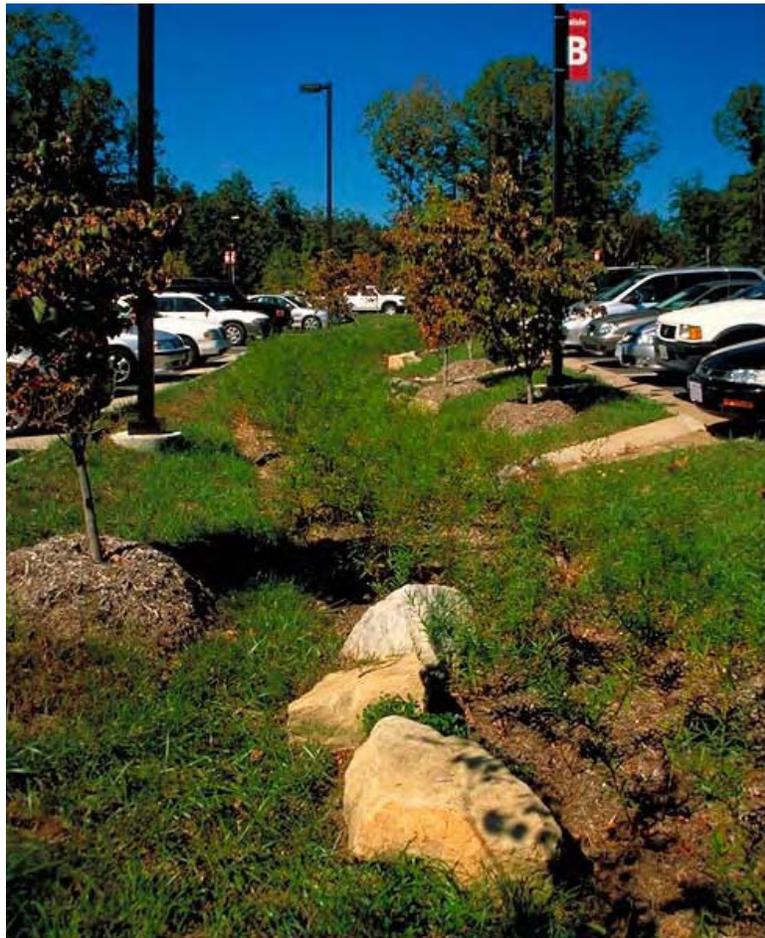


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*GOAL US-2. Develop a decision-making framework that anticipates future needs and costs, but can efficiently adapt to changing environments and technologies.*

---

As a regional influence, service planning for the West Bench will be coordinated in municipal, county, regional, state, and federal decision-making settings. As future communities develop, the utility plan will have the capability to accommodate changes such as fluctuations in demand, technological improvements, variations in political and regulatory climates, and shifting environmental sensitivities in order to evolve with changing needs while maintaining the priorities of efficiency, sustainability, and quality.



## ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD)

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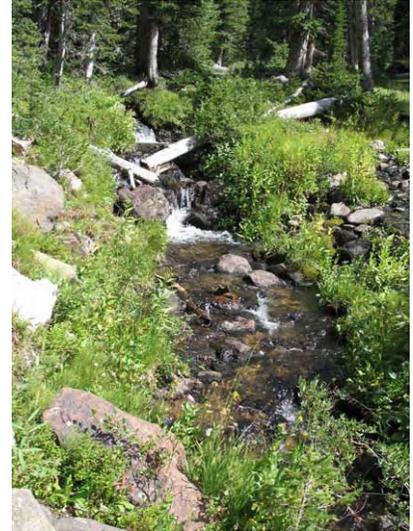
### *GOAL ESD-1. Protect our region's air, water and energy resources, providing a healthy environment for our citizens.*

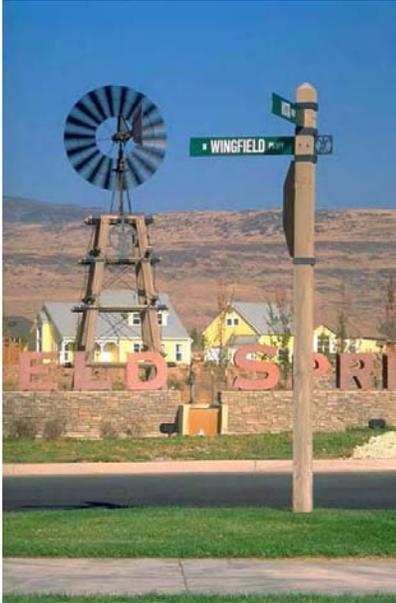
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Air quality can be improved by establishing policies and implementing strategies that reduce automobile use, energy needs, carbon dioxide emissions, air pollution associated with construction, and stationary pollutant emissions from commercial and industrial developments. The West Bench General Plan will include transit opportunities to minimize air pollutant emissions related to motor vehicle use, methods to reduce emissions during construction, and operation of commercial and industrial developments.

Energy, water conservation, and waste reduction programs facilitate the ability to protect and improve many other environmental resources. The programs also safeguard communities from the effects of pollution and hazardous materials, and reduce the need for additional infrastructure to store and deliver water; produce and transmit power; and transfer, process, and deposit waste materials. Consumer choices and renewable energy technologies, including local production and neighborhood scale systems, will be implemented to reduce dependence on non-renewable energy sources.

By effective handling of development-related water management issues, future water quality on-site and downstream throughout the Jordan River watershed can be protected. Effective handling includes but is not limited to a variety of measures designed to minimize changes in existing drainage patterns; control surface water volume, suspended solids, nitrate, phosphorous, and pH levels; and protect groundwater quality and quantity.





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*GOAL ESD-2. Demonstrate environmental responsibility in the design, construction, and operation of communities in the West Bench.*

---

Development of the West Bench is intended to create sustainable communities that minimize the environmental footprint of buildings through the use of building materials, waste elimination, landscaping, and construction methods that conserve natural resources, are energy efficient, and are free of hazardous conditions such as indoor air pollutants. “Green building” design is a tool that may be used to encourage a whole systems approach to the design, construction, and operation of a building that helps mitigate the environmental, economic, and social impacts of buildings.



The overall location and site design of projects is intended to minimize impacts and disturbance to limited land resources. Landscaping using xeriscape principles, native materials, and low-water, drought-tolerant plants will celebrate the unique environment of the Wasatch Front where appropriate.

## NATURAL RESOURCES (NR)

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*GOAL NR-1. Manage the Oquirrh Mountain Range to protect natural resources, preserve cultural areas, and allow for the continuation of existing land uses.*

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The future of Kennecott Land properties along the West Bench is not only about new development, it is also about protection of the natural habitat of the Oquirrh Mountain Range and mining operations that benefit Utah's community. Conservation of the Oquirrhs involves eventually establishing mechanisms to conserve thousands of acres of mountainous land, ensure proper stewardship of natural resources, potentially provide appropriate access for the public, and maintain the extraordinary scenic quality of the Salt Lake Valley that these mountains provide. Long-term conservation of this rich resource will require coordination with federal, state, and local agencies to establish roles, responsibilities, and funding mechanisms so that open lands are managed as a permanent feature of the Salt Lake Valley.

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*GOAL NR-2. Conserve and manage open space for the continued health of the environment and enjoyment of the region's residents.*

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A comprehensive approach to open space conservation will be employed, planning a system of passive parks, trails, and natural areas. The open space system will be structured to provide appropriate recreational access while preserving ecologically important and culturally significant resources. Connected open space will conserve critical habitats and provide networks, webs, and corridors vital for environmental health and wildlife movement and grazing habitats. Communities will be designed so that residents will have easy, walkable access to an open space network while respecting the natural resources.





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*GOAL NR-3. Protect important scenic features and the natural character of West Bench communities.*

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It is through balancing sensitively sited and well-designed development with open space and resource conservation that the true value of the West Bench to the region is realized. The visual integrity of hillsides, ridgelines, steep slopes, and scenic features will be conserved as development proceeds to retain the unique visual character of the region.



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*GOAL NR-4. Conserve and manage native plant and animal communities to maintain biodiversity and ecosystem functions.*

---

After nearly a century with minimal public access, the West Bench contains a rich diversity of wildlife. It is the goal of the Plan to conserve and buffer blocks of sensitive habitat and wildlife corridors. The habitat values of open spaces within development districts will be preserved and improved through science-based management. Most high-density development will be concentrated in the eastern portions of the West Bench, contiguous to other developed areas. Habitat areas that remain outside of the current development areas (Oquirrh Mountain Range) will be protected through a comprehensive program of restoration, ongoing management, mining, and monitoring.



Native vegetation in undeveloped areas will be managed to minimize the impacts from invasive species. Areas dominated by weeds are often subject to erosion because these species do not hold soil as well as native plants. Similarly, some plant species are extremely flammable and can increase fire risk. The loss of native vegetation along streams and in wetlands can impede the ecological functions of these areas in filtering and absorbing water and providing wildlife habitat. Careful management of native species in undeveloped areas will conserve water quality, surface runoff, and wildlife habitat and reduce hazards from wildfire, flooding, and erosion.



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*GOAL NR-5. Minimize hazards related to geology, soils, industrial activities, and hazardous materials.*

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Geological hazards are often associated with steep slopes and soil conditions. When steep slopes are excavated or disturbed, the slopes may become susceptible to debris flows and landslides. Potential hazards within the West Bench area also include waste rock sites, avalanches, overpressure zones associated with the ATK Thiokol operations, and hazardous materials. Hazards will be minimized by carefully managing the development in steep slope areas, and reclaiming hazardous materials sites per applicable regulations.





## PARKS, RECREATION, AND TRAILS (PR)

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*GOAL PR-1. Provide and maintain a diverse, high-quality, safe, and affordable system of parks and recreational facilities that provide for the recreational needs of all age groups.*

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Parks will be distributed throughout the West Bench communities to provide access to a variety of active and passive recreational opportunities. Furthermore, a well-planned system of neighborhood, community, and regional parks and recreational facilities will be developed that accommodates a range of active and passive recreational activities. Active recreation will be accommodated in a functional system of developed sites, including organized, scheduled activities such as soccer and softball. Passive recreation is also important, and facilities for informal play, picnicking, walking, and jogging will be provided. Community centers will be incorporated into selected parks, offering residents a host of recreational activities, community-oriented programs, and events.



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*GOAL PR-2. Provide a system of interconnected trails that connects to existing and planned regional trails consistent with regional trail plans and the long-term sustainability of the area's natural and cultural resources.*

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The valley and surrounding mountains offer unique opportunities for trail-oriented use and recreation. From the urban environment at the valley floor to the semi-primitive experience in the canyons and on the mountain crests, the West Bench setting offers a diversity of experiences. A coordinated and interconnected system of trails will be developed, consistent with County and regional trail plans, that will afford opportunities for a variety of non-motorized users, including pedestrians, bicyclists, and equestrians. It will also provide for an assortment of trail experiences, including those in urban, suburban, rural, and primitive settings. The trail network will link the West Bench communities together and provide connections to parks, recreational facilities, and the open space system. Additionally, the trail system will be designed to link people and neighborhoods to places of employment and commercial centers, thus encouraging non-vehicular modes of transportation as described in the Land Use and Multi-Modal Transportation section.



## ECONOMIC SUSTAINABILITY (ES)

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*GOAL ES-1. Utilize the large tracts of land and unique resources of the West Bench as an economic catalyst for attracting and creating new employment opportunities for the region.*

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The West Bench will provide opportunities for new primary (basic) employment to the region, enable existing businesses and industry to expand, and foster economic opportunities that encourage private investment in the West Bench, as well as the Wasatch Front. Within this context, the West Bench will provide an opportunity for the region to increase the rate of job growth from historical levels and achieve a healthy balance between basic and non-basic employment. The economy will become more diverse and enable residents to select from a range of employment opportunities. The region will be able to provide attractive career opportunities to Utah's high school and college graduates, enabling them to deepen their roots in the region.



FIGURE 3-6. ARTIST'S CONCEPT OF AN URBAN CENTER.

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*GOAL ES-2. Promote economic growth on the West Bench to provide a diversity of jobs and a balance of jobs and housing.*

---

Employment centers will be located in proximity to housing and transportation. Employment growth will be balanced with housing growth to achieve a sustainable ratio of jobs and housing, allowing residents to work close to home and reducing demands and travel distance on the regional transportation system. Kennecott Utah Copper Corporation operations will continue to provide a secure employment base for the region. Housing will likely develop first, followed by retail, then employment, as the market for non-residential uses builds. Appropriate sites and markets for retail and employment uses will be preserved while residential uses are developed.




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*GOAL ES-3. Develop the West Bench in an economic and fiscally sound and sustainable manner.*

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Services will be provided using efficient delivery methods, as described in Chapters 4 and 5. Development of the West Bench will be coordinated with adjacent communities to create an effective relationship and maximize resources.

Advanced digital infrastructure will facilitate innovative workplaces and educational campuses that serve the needs of all students and prospective employers. Where appropriate, education and employment centers will make common use of facilities and technology to capitalize on the full potential of these resources.



## HOUSING AFFORDABILITY AND VARIETY (HA)



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*GOAL HA-1. Supply a range of housing types covering a spectrum of interests, affordability, and lifestyles.*

---

The West Bench will expand the range of choices available and encourage a variety of housing types, densities, and styles that will be dispersed throughout the development. Housing types will include single-family, townhomes, patio homes, condominiums, accessory dwelling units, and apartments. Higher densities will provide the critical mass necessary for the provision of commercial services in proximity to most homes.

Neighborhoods will generally include a variety of housing types to support a diverse population and allow people of different ages and cultures to live in the same neighborhood. The diversity in unit type will allow for a range of housing affordability according to the County-wide Housing Plan and provide a balance of housing for a broad spectrum of ages and income levels. Housing types that are affordable and accessible will be geographically dispersed throughout the community to avoid creating over-concentration in any neighborhood.



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*GOAL HA-2. Support jobs requiring a diversity of skill sets and wage levels by providing housing diversity.*

---

Employers will be able to fill a diverse set of jobs, ranging from clerical to executive, and will include positions for manufacturing, industrial, retail, services, and others. The West Bench will provide a deep pool of potential employees. Given the diversity in the cost of housing, the range in employee profiles and wage requirements will vary accordingly.

## EDUCATIONAL RESOURCES (ER)

### *GOAL ER-1. Encourage the integrated establishment of educational resources within new communities.*

Educational resources play an important role in a community: they encourage the development of healthy and creative children, knowledgeable and involved adult residents, and community cohesiveness. Integrated educational amenities will foster academic excellence, provide reliable and accessible educational services to residents, and create a sense of community. Educational facilities in the West Bench should lead the nation in quality, race, opportunities, and accessibility, creating a strong level of demand and attractiveness for future West Bench residents. The WBGP envisions a college campus to be developed (see Figure 3-7). Lifelong learning opportunities will be accessible to residents. Strategies addressing educational resources within the community, including how schools respond to growth, will be designed to achieve excellence in every respect. Schools will be located to function as the physical and symbolic centers of neighborhoods and towns, as integral components of neighborhood social systems.



FIGURE 3-7. ARTIST'S CONCEPT OF A CAMPUS CENTER.

## HERITAGE RESOURCES (HR)

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*GOAL HR-1. Conserve historic and cultural resources that symbolize the community's identity and uniqueness.*

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Historic and archaeological resources are important assets to the community of the West Bench. The surrounding historic landscape is valuable because it gives people a sense of permanence and continuity – a sense of place. Many sites in and around the West Bench are of historic interest due to age, design, and association with historic events or people. The cultural integrity and attractiveness of the West Bench will be maintained by identifying and preserving both historical and cultural resources. Major new development will be accomplished in concert with preservation of archaeologically and historically significant sites.

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*GOAL HR-2. Support cultural resource preservation through interpretation, education, and incentives.*

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A community's image of itself is important in sustaining both its economic health and the well-being of its citizens, and can be improved through interpretation, education, and incentives. Historic resources represent vital, irreplaceable heritage of traditions, with a unique collection of structures and sites representing various stages of Salt Lake County's growth and mirroring Utah's distinctive cultural history. Active programs to educate the public about the region's history and to interpret specific buildings or sites are an important part of preservation.



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*GOAL HR-3. Consider local Native American tribal issues in heritage planning.*

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Three tribes historically occupied the project vicinity. Today, these tribes are represented by two recognized tribes of Goshute: the Skull Valley Band of Goshute and the Confederated Tribes of Goshute; and the Northwestern Band of the Shoshoni Nation in Brigham City, Utah. For most tribes, there is a high concern about Native American burial sites and, often, concerns about rock art, ceremonial and habitation sites, and traditional cultural properties. Local Native American tribes will be consulted to identify and establish procedures for protecting significant heritage resources.



