



SALT LAKE
COUNTY

WEST BENCH GENERAL PLAN

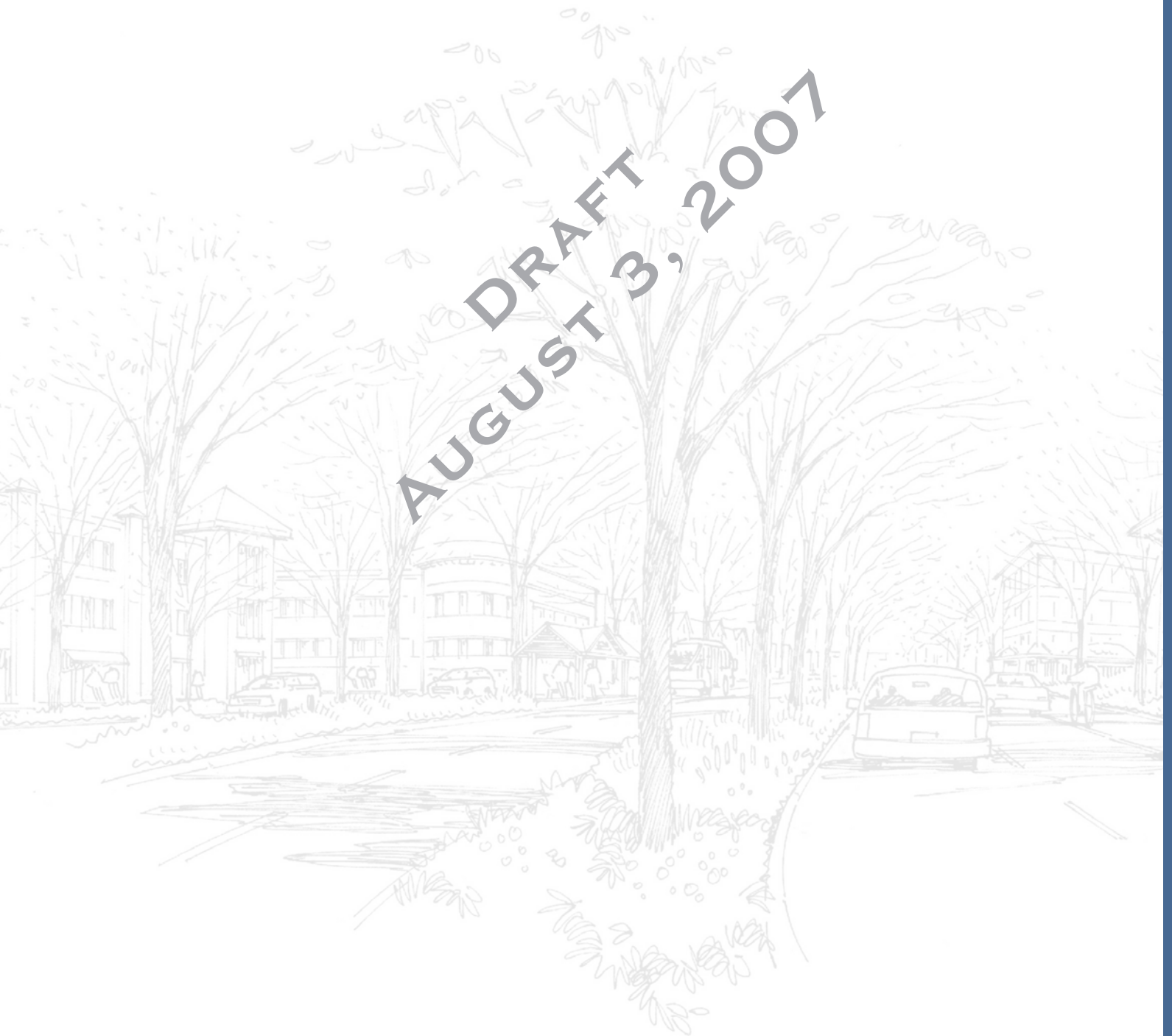
DRAFT 3, 2007



CHAPTER 3

VALUES, VISION, AND GOALS

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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 to 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;
- Chamber of Commerce and community 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;
- Appointed and elected commissions, councils, and officials; and
- Local bond and proposition measures.

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

HOW DO I USE CHAPTER 3?

READ THIS CHAPTER TO UNDERSTAND THE WEST BENCH VISION, CORE CONCEPTS, AND GOALS, WHICH ARE BASED ENTIRELY UPON THE COMMUNITY'S VALUES. GOAL STATEMENTS IN CHAPTER 3 PROVIDE THE FRAMEWORK FOR SUBSEQUENT OBJECTIVES AND POLICIES IN CHAPTER 4.

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 to 75 years. The Vision Statement confidently proclaims that the West Bench will consist of communities that are built on shared 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 communities, 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.

NATURAL RESOURCE CONSERVATION

The Planning Area will provide a balance between land development and land conservation, with a portion of this area being set aside for parks, open space, and civic uses. 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 is experienced by future generations. The importance of mining and mineral and metal processing is also recognized. Stormwater and utility infrastructure and new urban development will be designed to consider innovative means of natural resource conservation in conjunction with efficient and cost-effective buildings and utility systems.

HIERARCHY OF CENTERS

For the West Bench General Plan, the Future Land Use Map 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 & development, and educational campuses are designated to provide settings for employment essential for the region.



QUALITY NEIGHBORHOODS

Many of Utah's shared values center on home, family, education, community, outdoor recreation and safety. Each of these is reflected in the structure and variety of neighborhoods found within the West Bench. Neighborhoods ranging from traditional hillside single family to urban mixed use districts that are centered on around cultural, entertainment and restaurant districts, local community centers, elementary schools, open space or neighborhood parks. This variety of neighborhoods provides residents the opportunity to live, work, grow and explore their world in a safe, secure and enriching environment. Neighborhoods will be designed with consideration for healthy living, convenience in travel, safety and beauty, and reflect the community values of the Salt Lake Valley.



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

MULTI-MODAL TRANSPORTATION CORRIDORS

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. In addition to this central corridor, is the importance of building east – west corridors that connect to roadways in adjacent cities and provide cross valley travel.



PARKS AND OPEN SPACE NETWORK

The West Bench General Plan promotes 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. Development adjacent to open space should be designed as to not preclude potential recreational access in the future.



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.

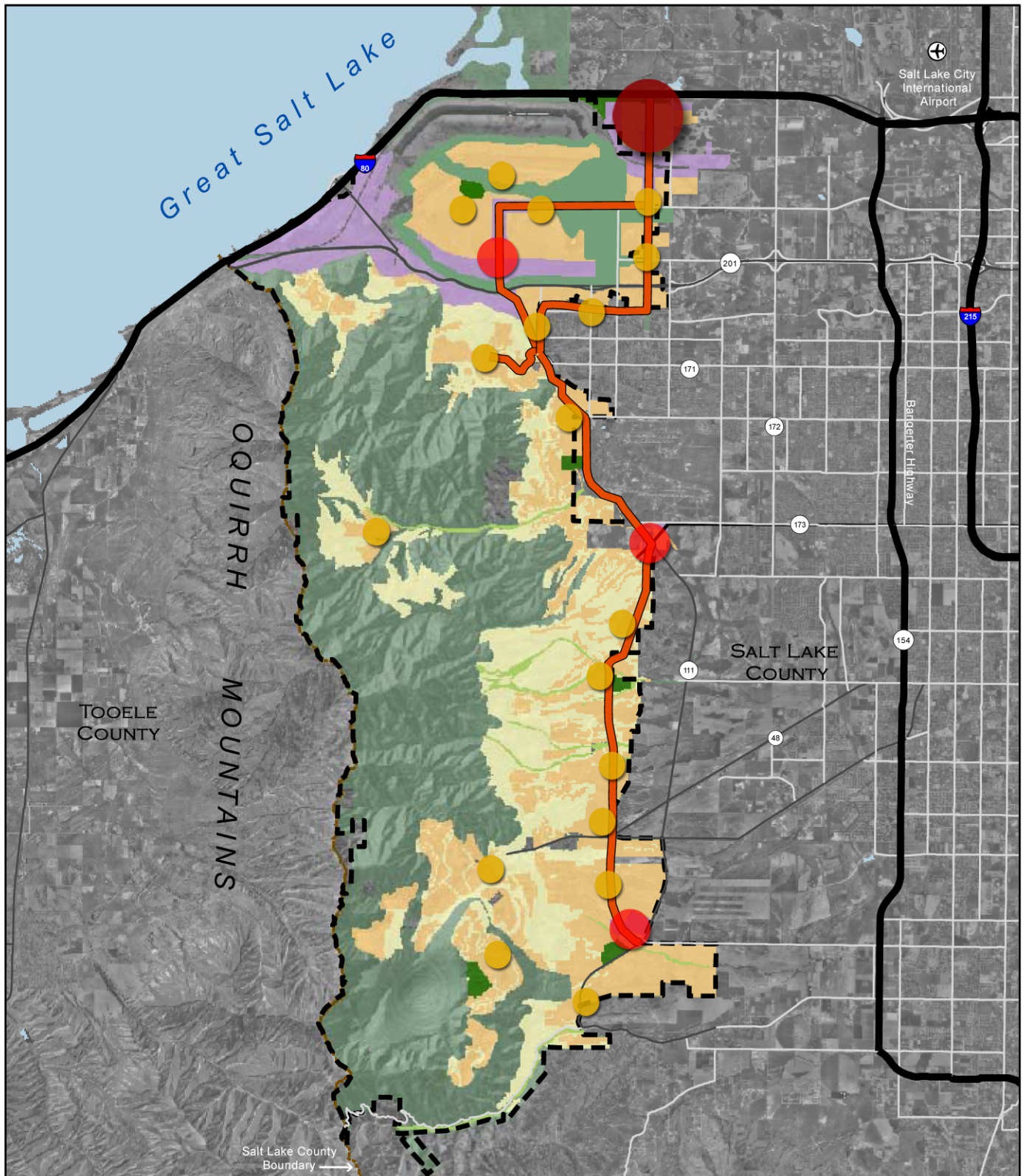


FIGURE 3-2. CORE CONCEPTS MAP

This map portrays the general concept for the distribution and location of West Bench land uses and major transportation facilities; however, specific locations and sizes of centers are likely to vary as specific development is proposed.

Mixed-Use Centers

- Urban Center
- Town Center
- Village Center

- Open Space
- Regional Parks
- Greenways

- 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 start the process of developing 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 of Blended Housing Types (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.

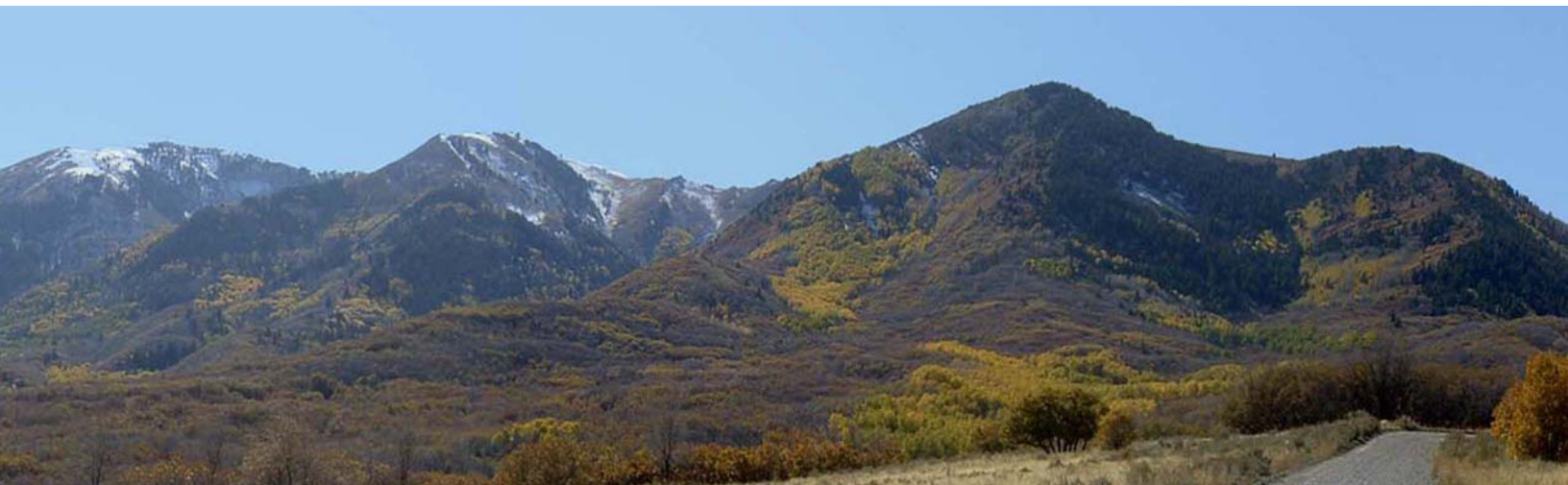
The six Core Concepts of the Plan address Natural Resource Conservation, Hierarchy of Centers, Economic Growth, Quality Neighborhoods, Transit Corridors, and Parks and Open Space Network. These define how development should occur (mixed-use centers, employment areas, and neighborhoods), how residents are served (transit, parks, and open space), and how natural resources are protected (natural 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 future transportation and recreation choices for the public, and maintaining the extraordinary scenic quality of the Salt Lake Valley. The Plan is also about recognizing the importance of mining and its related uses, such as mineral and metal processing, today and continuing its valuable contributions as a regional employer and economic asset in the future. It is through balancing all of these concepts that the true value of the West Bench to the Wasatch Front is realized.

GOAL RF-2. Collaborate with adjacent townships and cities; various County departments; and appropriate service providers to provide coordinated and sustainable development of the region.

Integrating new development seamlessly into the larger regional framework, and providing the necessary facilities to support that development, represent 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.





GOAL RF-3. Establish a framework of distinct communities 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.



Development on the West Bench is envisioned as walkable communities that are built with a focus on a place or destination. These communities may be centered on a school, community center, park, shopping, cultural or entertainment districts that provide opportunities for social interaction, and reinforce community values. Development that occurs at the regional scale and attracts employees and visitors from across the region must also be sensitively designed at a community level to ensure that resulting towns and villages are distinctive and embody a sense of place. This can be achieved through design techniques, recognizing and incorporating existing natural features, and the grouping of complimentary land uses. Another way to accomplish this is to divide the larger Planning Area into distinct communities, separated by natural features and identified by a distinct character. The WBGp takes the first step in this effort by preliminarily identifying distinct development communities on the West Bench, emphasizing the natural features that separate these communities. Future development plans will further define and differentiate each area as Community Structure Plans and Master Subdivision Plats are prepared. Consistent management of existing development will ensure successful places and opportunities. Depending on the delivery of services or the interests of local residents, these communities may remain as County unincorporated areas as towns, villages, or townships - or may annex to adjacent cities, or incorporate into their own cities.



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.

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. 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 proximity to the West Bench.





COMMUNITY VALUES (CV)

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

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.



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

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.



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

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)

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

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.



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

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 communities 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.



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

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.



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

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.

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

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:

- Variety 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.





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

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 for assessing and managing 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.



UTILITIES AND SERVICES (US)

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

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.





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.

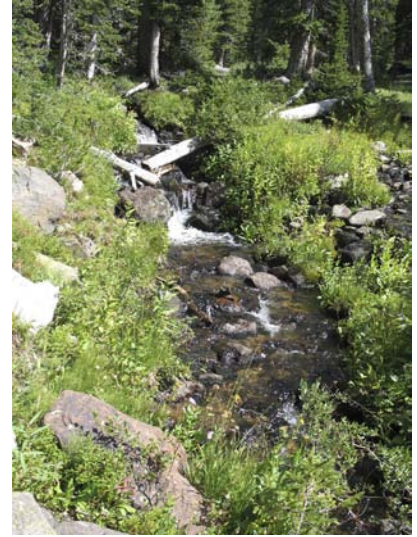
ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD)

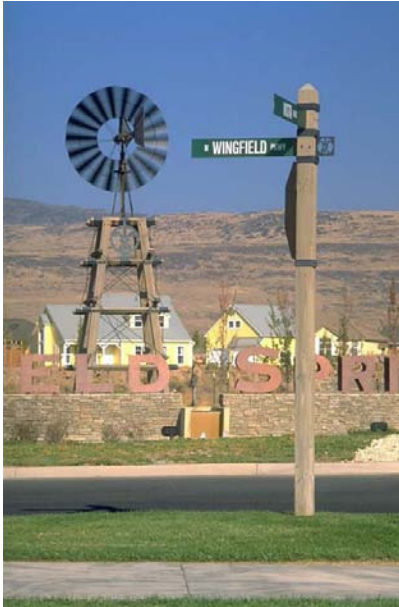
GOAL ESD-1. Protect our region's air, water, and energy resources, providing a healthy environment for our citizens.

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.





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 are 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)

GOAL NR-1. Conserve and manage designated open space for the continued health of the environment and enjoyment of the region's residents.

The future of the West Bench area is not only about new development, it is also about protection of the natural habitat of the Oquirrh Mountain Range. Management of the Oquirrhrs should establish mechanisms to sustain thousands of acres of mountainous land, ensure proper stewardship of natural resources, provide appropriate public access, and maintain the extraordinary scenic quality that these mountains provide. Long-term conservation of these rich resources will require coordination with Federal, State, and local agencies to establish roles, responsibilities, and funding mechanisms so that the Oquirrh Mountain Range is managed as a permanent feature of the Salt Lake Valley.

A comprehensive approach to open space protection will be employed, planning a system of passive parks, trails, and natural areas. This open space system will be structured to provide appropriate recreational access while preserving ecologically important and culturally significant resources. Connected open space will protect 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.





GOAL NR-2. Protect important scenic features and the natural character of West Bench communities.

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



GOAL NR-3. 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 variety 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 communities 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 within the Oquirrh Mountain Range, that are outside of the planned urban development areas, should be protected through a comprehensive program of restoration, ongoing management, mining practices and monitoring.



Native vegetation in undeveloped areas will be managed to minimize 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.



GOAL NR-4. Minimize hazards related to geology, soils, industrial activities, and hazardous materials.

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)

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.



Parks shall 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 local and regional parks and recreational facilities shall be developed that accommodates a range of active and passive recreational activities. Active recreation shall 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 shall be provided. Community centers shall be incorporated into selected parks, offering residents a host of recreational activities, community-oriented programs, and events.



GOAL PR-2. Provide a system of interconnected trails within the West Bench area that tie into existing and planned regional trails, including the Bonneville Shoreline Trail.

The Salt Lake Valley and surrounding mountains offer unique opportunities for trail-oriented use and recreation. From the urban environment at the Salt Lake Valley floor to the semi-primitive experience in the canyons and on the mountain crests, the West Bench setting offers a variety of experiences. A coordinated and interconnected system of trails shall 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 shall also provide for an assortment of trail experiences, including those in urban, suburban, rural, and primitive settings. The trail network shall link the West Bench communities together and provide connections to parks, recreational facilities, and the open space system. Additionally, the trail system shall 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)

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

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.

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

Employment centers will be located in proximity to housing and transportation (see Figure 3-6). 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, and new employers will be attracted to the West Bench. Housing will likely develop first, followed by retail and employment opportunities to fulfill the goal of jobs/housing mix. Appropriate sites and markets for retail and employment uses will be preserved while residential uses are developed.



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

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 OF BLENDED HOUSING TYPES (HA)

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 variety 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, visitable, and accessible will be geographically dispersed throughout the community to avoid creating over-concentration in any neighborhood.

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

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 variety 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, opportunities, and accessibility, creating a strong level of demand and attractiveness for future West Bench residents. The WBGV envisions a college campus may 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)

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

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.



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

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.



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

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.



