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Emigration Canyon Township General Plan
Salt Lake County, Utah

Adopted - September 2012

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Acknowledgments

Salt Lake County Office of the Mayor
Peter Corroon, Mayor
Nichole Dunn, Deputy Mayor

Mayors Operations
Patrick Leary, Public Works Director

Salt Lake County Council
David Wilde, Chair, District 3
Randy Horiuchi, At Large A
Richard Snelgrove, At Large B
Jim Bradley, At Large C
Arlyn Bradshaw, District 1
Michael Jensen, District 2
Jani Iwamoto, District 4
Steve DeBry, District 5
Max Burdick, District 6

Emigration Township Planning Commission
Fred Smolka, Chair
Andrew Gallegos, Vice Chair
David Brems
Andy McNeil
John Morris
Brent Tippets
David Bennion
Jack Christensen (Alternate)
Jim Karkut (Past member/chair)

Emigration Canyon Community Council
Members of the Community Council

Supporting Salt Lake County Agencies
Community Resources and Development
Economic Development
Redevelopment Agency of Salt Lake County
District Attorney’s Office
Parks and Recreation
Public Works Engineering
County Sanitation

Emigration General Plan Development
David J. Gellner, AICP, Planner and Project Manager for the Emigration Canyon General Plan

Emigration General Plan Steering Committee
Kimberly Barnett, SLCo Mayor’s Office
Colin Smith, SLCo Mayor’s Office
Angelo Calacino, SLCo Parks
Andrew McNeil, PC member and resident
David Brems, PC member and resident
Kris Hohenshelt, CC member and resident
Steve Borst, canyon resident
Sarah Bennett, canyon resident
Pat Struhs, CC member and resident
Marilyn M. Smolka (editorial help)

Additional Salt Lake County Planning and Development Services Division Staff
Rolen Yoshinaga, Division Director
Max Johnson, AICP, Principal Planner
Curtis Woodward, Zoning Administrator
Todd Draper, Planner
Travis Van Ekelenburg, Planner
Spencer Sanders, Planner
Paul Bringhurst, AICP, Planner
Jeremy Goldsmith, GIS and Mapping
Thomas C. Zumbado, GIS and Mapping
Deborah Jones, Planning Coordinator
Nancy Moorman, Planning Specialist
Richard Brockmyer, Planning Technician
Glenn Hammer, Computer Tech/Web Support
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Emigration Township Map
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How to Use the Plan

The design of this General Plan is intended to make the use of this document as user friendly as possible. A number of elements have been included in order to make navigation through the digital version of the plan simple and understandable.

Table of Contents

In the margin of each page is a small table of contents, as shown to the left, showing the user which section of the plan they are currently reading. By clicking on this table, users will be taken directly to the main Table of Contents page at the beginning of the document, from which users can navigate to any other section of the General Plan.

Best Practices Hyperlinks

Within the document are numerous internal hyperlinks that, when clicked, take you immediately to another page. Throughout the document are small icons for each of the “Best Practices” topics, such as those shown to the left. These icons indicate to the user that there is more information located in the Best Practices section that is pertinent to the topic being discussed.

Additional Hyperlinks

Throughout the document are additional hyperlinks, highlighted in blue text, such as this: hyperlink. This change in color tells the user that there is additional information within the document, or a website located outside the General Plan, that will provide further information. Clicking on this blue text will take the user directly to that part of the plan or to the external website.

Bookmarks

The portable digital file (PDF) format of this General Plan allows for additional bookmarks that improve navigational ability. These bookmarks, located on the left side of the main document browser, can quickly move users from one section to another.
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Introduction

Background

The Emigration Canyon Township General Plan is a part of an on-going Salt Lake County effort that began over forty years ago. In 1965, Salt Lake County adopted a General Master Plan for the entire Salt Lake Valley. This plan divided the county into seven large planning districts, one being the Emigration Canyon District. In 1985, Salt Lake County adopted the first Emigration Canyon Master Plan as an update to the 1965 planning efforts. A new Emigration Canyon General Plan was developed by Salt Lake County and adopted in November 1999.

All research and public input that was gathered during the previous General Plan update process has been utilized in the creation of the current document. All existing material was evaluated and updated where necessary to include all feedback and public workshops in which the community participated. General plans for all areas of unincorporated Salt Lake County are available for review on the Planning and Development Services web site: http://www.pwpds.slco.org/zoning/html/generalPlan.html

Emigration Canyon Township encompasses a large portion of northeastern Salt Lake County within the Wasatch Mountain Range of northern Utah. The Emigration Township General Plan study area is bordered by Salt Lake City on the west, follows City Creek Canyon and Red Butte Nature Reserve Area boundaries on the north and northeast, and is bordered by Summit County on the east and a small segment of Morgan County. The southern border is the ridgeline separating Emigration Canyon from Parley’s Canyon, which runs in a southwesterly direction toward the boundary of Salt Lake City.

Emigration Canyon provides easy access to Salt Lake City, Park City and the Salt Lake Valley via the connection to I-80 in neighboring Parley's Canyon. Emigration also provides easy access to the University of Utah and downtown Salt Lake City via Emigration Canyon Road, which becomes Sunnyside Avenue or 800 South, a busy Salt Lake City street.
corridor and connector route. Emigration Canyon has become a popular place to live for many people who work in Salt Lake City or Park City due to the easy access it provides to the Salt Lake Valley and points beyond while also providing a living environment with notable natural beauty and serenity.

What is a General Plan?

A general plan is the long-range plan for the physical development of a community. The overall intent of this general plan is to make the planning process simple, fair, efficient, and predictable. For each area of the county it spells out what kind of development is considered desirable and appropriate.

The general plan is an advisory, non-binding document. This plan is to be used by the Salt Lake County Council, Emigration Canyon Township Planning Commission, Emigration Canyon Community Councils, developers, property owners, and the staff of various county departments, as a policy guide for making decisions. This general plan contains the community’s official best practices regarding land use, community design, transportation, housing, the natural environment, business and economics, and community services. Its policies apply to both public and private properties. The general plan is consulted when considering zoning changes, site plan review for specific developments, and other land use matters.

Planning Authority

The general plan is required by Utah State law to meet certain minimal standards. The general plan is a legally adopted policy document, and has been prepared to comply with Utah State law. Utah Code 17-27a-401 establishes a minimum list of topics to address. Local governments are given some flexibility in the organization of these elements and may address other topics of local interest or importance.

The general plan is intended to be comprehensive, long range, and internally consistent. Its policies apply to all property within the township. General plans in Utah are authorized and required by the Land Use Development and Management Act (LUDMA) located in Utah State Code, Titles 10 and 17.

Under the State of Utah enabling legislation for planning and zoning, Section 17-27a-401 provides a description of a long-range, comprehensive
plan: “In order to accomplish the purposes set forth in this chapter, each county should prepare and adopt a comprehensive, long-range general plan.” The general plan should address the “present and future needs of the county” as well as provide for “growth and development of the land within the county or any part of the county.” When adopted, this general plan should function as the compass of the community; fundamentally, it is a long-range, broad policy document used to guide future decision-making related to land use and community development. The general plan should also be considered to be flexible to account for future changes unforeseen at the time of its creation.

General plans have a long-term horizon and generally look out twenty or more years. However, these plans should be reviewed and updated on a regular basis.

Over time, changes will occur for many reasons, including unforeseen conditions, new development trends, and advancements in technology and information. These variables are subject to review and it may be necessary to amend the plan from time to time to ensure that it remains relevant. Requests for amendment may be submitted by individuals or initiated by the county itself. Most amendments propose a change in the land use designation for a particular property. Policy and text amendments also may occur. The Projects section of the document is intended to be reviewed and updated annually, allowing for evaluation of progress within the community, as well as the addition of new projects. Any proposed amendment will be reviewed to ensure that the change is in the public interest and would not be detrimental to public health, safety, and welfare. All amendment proposals require public hearings by the Emigration Canyon Township Planning Commission and Salt Lake County Council and must comply with Utah State statutes. Section 17-27a of the Utah State Code defines the process for adopting and amending the Plan. In addition to the Utah State Code, the Salt Lake County Zoning Ordinance sets forth the procedure for a request to amend the General Plan in Chapter 19.90.070.

Core Concepts

1. A general plan is the long-range plan for the physical development of a community.

2. The general plan is an advisory, non-binding document.
3. The general plan is required by Utah State law to meet certain minimal standards.

4. The Context section covers the existing conditions of Emigration Township as of 2012.

5. The Best Practices section is an expandable encyclopedia of policies to guide community planning decisions.

6. The Projects section is a community-driven listing of improvements or programs to be considered for implementation within Emigration Township.

General Plan Organization

The Emigration, Kearns, Magna, Millcreek and other General Plans will all follow a consistent template and organization. The general philosophy behind this standardized format is to ensure plans can be easily updated and regularly used by County staff, elected and appointed officials, and the general public.

All township general plan updates will include reorganizing the general plans into a new structure, as described below:

1. **Context**
   a. Goals and Objectives
   b. Emigration Canyon History & Current Conditions

The Context section covers the existing conditions of Emigration Township as of 2012. This section describes the current conditions of the planning area in terms of land use, mobility, housing, economic base, facilities, parks, and open space. It also describes, through goals and objectives, the community values and overall vision for its future. This section of the plan does not answer any questions or provide recommendations on how to implement this community vision; it simply describes the baseline and the future goals of the community.

The goals and objectives of the plan are fairly broad in scope and are intended to provide an overall guide for County Planners and decision-makers in their administration of Salt Lake County. Each ordinance developed or planning decision made by the County should tie back to at
least one of the General Plan goals or objectives.

2. **Best Practices**
   a. Purpose Statement
   b. A-Z Topics (in alphabetical order)

The Best Practices section is an expandable encyclopedia of policies to guide community planning decisions. These best practices are to be used as a guide for planning commissioners, County staff, and other County officials when making decisions. These best practices are not intended to be used as a hard and fast rule, but will give decision-makers a benchmark against which to measure planning proposals and decisions.

Salt Lake County has developed a list of nearly 200 Best Practice topics that could be included in the general plans over time. This list will continue to expand. Initially, the plans will include best practices on thirteen general topics that are required by law or were identified as essential to current planning issues in the County. Subtopics within these initial Best Practices will be expanded into their own Best Practice topics over time.

The first two pages of each Best Practice topic can be included in staff reports to assist county elected and appointed officials when reviewing a proposal. These two pages include an executive summary of the “Core Concepts” of the Best Practice, and the “Key Questions” that a planning commissioner or staff member should ask when reviewing a proposal.

3. **Projects**
   a. Purpose Statement
   b. A-Z Projects, Programs, & Regulations
   c. Project Locator Map

The Projects section is a community-driven listing of improvements or programs seen as important throughout the Township. Similar to the Best Practices section, the Projects section is an infinitely expandable inventory of projects, programs, or regulations specific to each township planning area. This list of projects will be reviewed annually in concurrence with County budget cycles, and when appropriate, the County will explore steps toward implementation. These may include capital facility expenditures, programs to be developed, ordinances to be updated/developed, or plans to be updated/developed. Specific project summaries will describe the following:
Where is the project physically located within the county?

Why is the project needed?

What are the objectives of the project?

What needs to be done?

Who are the potential stakeholders?

What are the initial recommendations?

What is the time frame for the project?

The Projects section allows the County to track and demonstrate progress and successes in implementing the overall planning area vision and in making Salt Lake County a better place in which to live, work, and recreate.

General Plan Map

The General Plan Map is the map referred to by the County staff and officials, and the general public when considering a change to the land uses within the County. This map provides the County and public a physical guide to implementing the overall planning area vision and the goals and objectives identified in the general plan by identifying the relative level of change or anticipated growth for an area.
Chapter 1 Context

Core Concepts

The Context section is intended to start a conversation about the future of the township by outlining the context for all future decision-making. This section is specific to each township general plan and is intended to provide a snapshot of the township at a given point in time, and an overview of existing conditions on a variety of topics.

- The Context section does not provide any recommendations or future plans.
- The Context section should be updated with each major general plan update, typically scheduled in five-year intervals.
- The goals and objectives of the Context section should guide all township decision-making, and should be reviewed as part of any decision-making process.
Emigration Canyon Township Goals & Objectives

Goal 1: FRAMEWORK

Establish a framework for development that follows sustainable best practices and is consistent with the vision and core values of the community.

Objective 1.1: Best practices will be developed that are consistent with the community’s vision following the development and adoption process used by Salt Lake County for inclusion in general plans.

Objective 1.2: Collaborate with townships, cities and other jurisdictions for coordinated and sustainable development of the region with regard to the use of County resources and services.

Goal 2: COMMUNITY

Develop a community with quality design features that encourage and support social and community relationships, as well as healthy, active lifestyles.

Objective 2.1: The concepts of good community design will be preserved and fostered at all levels.

Objective 2.2: Spaces and opportunities that invite community involvement, create a sense of place, and that honor the history of the canyon is encouraged.

Objective 2.3: Develop a network of physical connections including trails that maximize the number of potential routes between neighborhoods to encourage a sense of community.

Objective 2.4: Maintain a sense of entry into the community.
Goal 3: MOBILITY AND TRANSPORTATION

Roads will be improved to accommodate the needs and ensure the safety of Emigration Canyon residents and other users while minimizing associated impacts on the environment and adjacent development.

Objective 3.1: All public and private roads must be built and maintained to County standards.

Objective 3.2: Road improvements should be designed from a comprehensive perspective to accommodate all users, including bicycles and pedestrians, wherever possible and appropriate.

Objective 3.3: Work to develop trailhead parking in appropriate areas where trails exist or are planned.

Objective 3.4: The feasibility of public transit options and connections to and from Emigration Canyon Township should be examined.

Goal 4: OPEN SPACE, RECREATION AND TRAILS

The quality of life and rural open character of Emigration Township will be protected as development occurs, through the preservation of open lands, a network of public and private open space, trail corridors and facilities for active and passive recreation.

Objective 4.1: Continue to pursue a land acquisition program for future open space preservation and access. Educate property owners regarding options for the preservation of open space.

Objective 4.2: Canyon residents’ understanding and support for future trails and other recreational opportunities throughout the community will be solicited.

Objective 4.3: The public, trail-user groups, and neighborhood groups should be involved when implementing the adopted Emigration Canyon Trails Master Plan.

Objective 4.4: The creation of a funding partnership to acquire, plan and manage trailheads and trails will be pursued.
Objective 4.5: Develop partnerships for trail use and parking enforcement, maintenance and education. Work to educate the public regarding the responsibility of trail users.

Objective 4.6: Pursue County funding for the maintenance of the Township's recreational amenities.

Goal 5: LAND USE

Maintain zoning which provides for single-family lots and housing styles in locations consistent with canyon resources and constraints. Accommodate well-planned and well-executed single-family housing opportunities which are compatible with the canyon environment and which are enhanced by abundant open space.

Objective 5.1: Existing zones that protect the unique canyon setting of the area including the retention of existing large-lot zoning appropriate for the mountain setting will be maintained.

Objective 5.2: New development which incorporates open-space design, such as clustered housing subdivisions will be encouraged where feasible and appropriate.

Objective 5.3: Subdivision design that promotes physical connectivity between developments will be encouraged.

Objective 5.4: Commercial development will be limited to existing commercially zoned areas.

Objective 5.5: The Ridgeline Protection Areas identified and delineated in the previously adopted Emigration Canyon General Plan (1999) shall be adopted as part of the 2012 Emigration Canyon Township General Plan.

Objective 5.6: The rural dark-sky character and aesthetic of the canyon should be encouraged and enhanced through the development of night-time lighting guidelines and ordinances.
Goal 6: PUBLIC SERVICES AND UTILITIES

Provide public facilities and services that meet the needs of the community.

**Objective 6.1:** Public services and utilities that are appropriate in scale and designed for the Canyon’s environment will be provided.

**Objective 6.2:** Community response committees, neighborhood watches, and surveillance for crime prevention and public safety will be promoted.

**Objective 6.3:** Coordinate with Salt Lake County Public Works to develop and support a capital improvement plan that will provide appropriate township infrastructure and public services compatible with the township land use plan.

**Objective 6.4:** Collaborative regional infrastructure planning “public-private partnership” projects will be encouraged.

**Objective 6.5:** All residential and commercial areas of Emigration Township will be accessible by the Unified Fire Authority of Salt Lake County.

**Objective 6.6:** The risk of wildfire damage will continue to be minimized through education programs on fire dangers in wild land urban interface areas and through the adoption of standards such as those contained in the Wildland Urban Interface Code (WUI).

**Objective 6.7:** Encourage coordination between Salt Lake County, the Salt Lake Valley Health Department, water districts, private water systems, and other agencies to ensure that septic systems are maintained and monitored so as not to negatively impact the public water supply.

**Objective 6.8:** The feasibility of developing a sewer system, either canyon-wide, or small systems on a more limited basis in parts of the canyon will be explored.
Goal 7: NATURAL RESOURCES

The environmental quality of Emigration Canyon Township will be protected, maintained and improved for future generations. Existing studies and data will be used to reduce the risk to life and property from the impacts of natural and development-related hazards.

Objective 7.1: Coordinate with applicable agencies to enforce regulations that minimize the impacts of development and prevent damage to natural systems and sensitive lands.

Objective 7.2: Protect valuable environmental resources which contribute to the quality of life in Emigration Township.

Objective 7.3: Guidelines for the use of renewable sources of energy should be developed and adopted.

Objective 7.4: Continue pursuing initiatives for recycling and alternative waste disposal options.

Objective 7.5: The community’s groundwater supply must be protected from significant depletion or hazardous contamination.

Objective 7.6: Effective and efficient landscaping and grading will be used to prevent soil erosion and slippage. Native landscaping suited to the canyon environment will be encouraged to make efficient use of water resources.

Objective 7.7: Development will be adapted to the existing terrain in order to protect public health and safety and to minimize risks from known geologic and other hazards.

Objective 7.8: Land use and development patterns that incorporate nature into the built environment and increase public awareness and responsibility toward the natural environment will be pursued.

Objective 7.9: Significant vistas and landscapes that have special visual and aesthetic qualities will be preserved and maintained. Important view corridors and open areas in the canyon will be maintained through sensitive site and building design.

Objective 7.10: Critical and historic wildlife movement corridors will be protected, and, where possible enhanced by access to water features and riparian habitats. Human interference into critical wildlife habitat areas will be minimized, including discouraging the feeding of wildlife.
Emigration Canyon History and Current Conditions

The first account of Emigration Canyon by an Anglo explorer is believed to have been made by John C. Fremont in 1845. Knowledge of his and other explorers’ accounts helped inspire others to journey west using this route.

In 1846 the Donner-Reed Party (usually referred to as the Donner Party) traveled through Emigration Canyon and what is now Salt Lake City on their westward journey. The dense brush and boulders toward the canyon mouth made travel impossible and forced the party to cut and chop their way over Donner Hill on August 22, 1846. A marker exists today at that site to commemorate the event. The three-week delay experienced by the party passing through Emigration Canyon on their way to California was significant and contributed to the historically-noted demise of the party in the Sierra Nevada Mountains where they were snowed in for the winter.

Emigration Canyon is significant in Utah history as the original route used by Mormon pioneers entering the Salt Lake Valley. It was near the mouth of the Canyon in 1847 where Brigham Young famously declared, “This is the right place, drive on.” Throughout Emigration Canyon, there are several historic markers designating where the Mormon pioneers passed through while traveling to the Salt Lake Valley. An example is the Last Camp Site marker commemorating one of the historic camps used by the Mormon pioneers before they entered the Salt Lake Valley. Emigration Canyon was declared a National Historic Landmark in 1961. This rich history is also celebrated at This Is the Place Heritage Park at the mouth of Emigration Canyon.

After the Mormon Pioneer Trail was established, Emigration Canyon functioned as the gateway to the town forming in the Salt Lake Valley. Between 1849 and 1851, many people migrated through Emigration Canyon on their journey west for the California Gold Rush. Later, the canyon was part of the Pony Express Trail during the short and fabled time period that it existed from 1859 to 1861.

Emigration Canyon was also important in the early days for the natural resources that it supplied to the growing population in the Salt Lake Valley. Timber was cut and brought to a sawmill at Little Mountain where it was processed for use in the city. In addition to timber, there was also an abundance of lime in the canyon, which was quarried and burned in lime kilns. Evidence of early quarrying may still be found today in some exposed rock areas.

The rich pioneer era history of Emigration Canyon is celebrated at “This is the Place Heritage Park” at the entrance to the canyon. (Photo: Kris Hohenshelt)
Year-round homes were built in Emigration Canyon as early as 1852 when lumber grants were given to John Killyon and D.H. Wells (who later became Governor of Utah) to use canyon resources. Year-round residences were established to supervise those timber-harvesting efforts. Homesteading began in the Canyon in the 1870’s, and continued through the early 1900s. In addition to homesteading, grants of private land were given as partial payment for the new Union Pacific Railroad, which was completed in 1869. From early in its history, it was clear that Emigration Canyon held great value as a place to retreat from the pressures of city life, while still being in close proximity to civilization. Today its beauty is still enjoyed for many of those same reasons.

A variety of commercial developments and ventures were tried in Emigration Canyon over the first century of settlement. In 1864 German-born Henry Wagener established Wagener’s Brewery in the lower portion of the canyon. This brewery was one of the largest in the West and was popular for summer social gatherings, and with the soldiers stationed at nearby Camp Douglas. The brewery was destroyed by fire in 1914. In 1907 the Emigration Canyon Railroad was built by LeGrand Young. The railroad originally brought stone from several quarries in the Pinecrest area to the area where the University of Utah stadium parking lots now exist. People began riding the empty railcars up into Pinecrest for personal recreational pursuits. The railroad company subsequently purchased open-air cars for passenger transportation up the canyon. During this same time period, two local hardware merchants named Strevell and Patterson built the Pinecrest Bed and Breakfast Inn. This resort was easily reached by train and allowed people a place to dine and dance within the canyon. Though these developments, the “Pinecrest community” was born. Many small lots were created in the canyon and sold for “tent houses” or small cabins. The railroad accommodated the recreational users by selling dayfare tickets which were known as “Campers Tickets.” The availability of newer, inexpensive building products, such as concrete, created a lack of demand for quarried stone. As a result, the need for the train diminished, and in 1917 the train service was discontinued.

Emigration Canyon became more accommodating to year-round living as automobiles became commonplace. The once-popular tent houses and small cabins were renovated to become larger cabins, and some eventually became year-round homes. The presence of more year-round residents also fueled the development of additional commercial institutions and ventures. In 1949 Ruth Evans purchased a Salt Lake Trolley car and had it moved up the canyon to open Ruth’s Diner on the site where it still
exists today. In 1977 another restaurant was built next to Ruth’s Diner. That structure, which today is commonly known today as the “old Santa Fe Restaurant” existed as a variety of different restaurants over the years and is currently vacant. Salt Lake County has however been working with a new property owner to open a commercial venture in this location. Other establishments which existed in the canyon over time were the Skycrest Inn, two different inns both called the Emigration Inn, a YWCA girls camp, a small store at Kelvin Grove and the Sun and Moon Café which currently exists in the Canyon. Camp Kostopulos, a residential all-year camp for persons with disabilities was established in the Canyon near Ruth’s Diner starting in 1967, and currently occupies a 25-acre site.

With its rich history, Emigration Canyon has served in many different capacities over the last 160 years. It was part of the Federal Sheep Driveway, where sheep were driven through the Canyon to the Rio Grande Railroad station in Salt Lake City. It was also used as a summer pasture for grazing sheep. Given its cold climate and altitude, the Canyon was also the site of a small ski slope at Little Mountain which featured a towrope. Elsewhere in the canyon, there existed a skating pond and riding stables. Unlike other Wasatch Front canyons, Emigration Canyon maintains a sizable year-round residential population, as well as its striking natural beauty, a balance that is valued today by the current residents.

*Credits: Historical information and photos extracted from the Emigration Canyon General Plan (1999) Salt Lake County Public Works; Ruth’s Diner website; Utah State Historical Society; Deseret News; and, Emigration Canyon Township Facebook Page.*

### Emigration Canyon Today

#### 1.1 Census

According to the U.S. Census Bureau 2010 Demographic Profile, the total population of Emigration Township is 1,567 persons with a median age of 44.9 years. Approximately 43.2% of the population is employed in the educational and health services sector of the economy. In addition, the occupation most frequently reported is in the management and professional category. The reported median and mean household income levels put Emigration Township among the more affluent areas of Salt Lake County.

There were a total of 589 households identified in the Township in 2010 with an average household size of 2.66 people and an average family size of 2.98 people. A total of 677 housing units were identified with 589 of
those occupied and 88 are identified as vacant. The U.S. Census defines “vacant housing units” as those that are for rent, rented but not occupied, for sale only or sold but not yet occupied, for seasonal or recreational use or other vacancies, including abandoned units. Approximately 88% of all housing units within the township are owner occupied.

1.2 Land Use & Zoning

Land Use

The Emigration Canyon Township study area includes approximately 12,000 acres. The majority of this acreage is currently undeveloped. Approximately 4,800 acres, or 40% of the total land is privately owned. The rest of the land in Emigration Canyon is publicly owned or managed—either by the U.S. Forest Service, which manages around 4,100 acres (34%), or Salt Lake City, which owns approximately 3,100 acres (26%). Salt Lake County owns or holds 306 acres as open space within the canyon. Lots in Emigration Canyon are dominated by single-family residential uses. There are 1,136 identified lots of record in the canyon.

The Salt Lake County Zoning Ordinance and its associated maps define and identify zone classifications. Zone classifications define allowable land uses and the maps indicate zone boundaries. Zoning was first introduced in the canyon in 1951. Emigration Canyon underwent a major rezoning to reflect the appropriate land uses and lot sizes compatible with the canyon environment in July of 1987. This zoning remains relatively unchanged. Today the predominant zoning classifications in the Canyon are FR-0.5, FR-1, FR-5, FR-20 and C-2/zc zones. Emigration Canyon contains many small lots of record (non-conforming to the existing base zones), which have existed since the early 1900’s. Many of these lots were originally intended to serve as camping lots, and are only twenty-five feet wide. Provisions in the Zoning Ordinance dictate the consolidation of these “substandard lots” under a defined set of criteria. The goal is to consolidate these historic parcels into lots that more closely comply with the modern requirements of the underlying zone.

During 1997 an overlay zone was applied to unincorporated areas of Salt Lake County in the Wasatch Canyons, including Emigration Canyon. The overlay zone and associated zoning regulations are known as the Foothills and Canyons Overlay Zone or FCOZ. The general purpose of FCOZ is to preserve the natural character of the Wasatch Canyons by establishing standards for foothill and canyon development. FCOZ standards allow
development to be evaluated on a site-by-site basis, while ensuring that development will be compatible with the natural landscape. FCOZ prohibited the development of structures on slopes greater than 30-percent grade, but did allow for exceptions on lots of record. FCOZ also set forth standards for required setbacks from stream channels and wetland areas and other sensitive lands. The FCOZ regulations are perceived by many to be more restrictive of development than previous land use regulations and have by all accounts had an impact on development in Emigration Canyon since their adoption.

Residential Land Use

Privately-owned land has been developed into a variety of residential lot sizes. Although most of the privately-owned acreage remains undeveloped, the portion of land that has been developed mostly surrounds the main thoroughfare or has easy access to it in established subdivisions. The housing units in the canyon are predominately single-family dwellings. Emigration Canyon is predominately comprised of residential neighborhoods that are single-family housing types. Negligible amounts of medium-density residential uses are present, and it is a community that is dependent upon and oriented to the automobile.

Commercial Land Use

Emigration Canyon has limited commercial development. Currently existing commercial establishments include Ruth’s Diner and the Sun and Moon Cafe. It is unlikely that commercial development will expand greatly beyond these sites, due to conditions placed on the existing commercial zones, the lack of commercial zoning available elsewhere in the canyon, the land constraints of the environment, and the limited desire for additional commercial zoning in the township.

Utility and Infrastructure Uses

Parallel to the way in which Emigration Canyon has historically acted as a gateway and route for settlers passing through on their journey westward, the canyon today functions as a gateway for many utility services entering the Salt Lake Valley. Present in Emigration Canyon are numerous designated utility rights-of-way. These existing rights-of-way (ROWs) include pipelines that carry crude oil and natural gas, and there are also fiber-optic communication cables and electrical transmission lines. These ROWs are an important feature in the canyon as they often serve as the de-facto trails and function as wildlife habitat.
Emigration Canyon also houses wireless telecommunications infrastructure. This infrastructure is mainly located at a site on Little Mountain. This property, owned by Salt Lake City, houses equipment for numerous service providers. Despite this concentration, Emigration Township does have numerous areas where wireless phone and other providers encounter service issues and problems. The upgrading and expansion of service is often dependent upon finding a site suitable for this purpose. Such a site would not impact aesthetics, would not intrude on designated ridgelines and would be ideally situated in a place to overcome “dead spots” which are caused by the physical topography of the canyon itself. This has proved challenging. Several companies have looked at enhancing services in the canyon in recent years and will undoubtedly continue to pursue solutions in the future. A new wireless telecommunication facility was approved by the Emigration Township Planning Commission in January 2012 for installation in the canyon. This new facility will be located across from Standel Cove. It is intended to improve emergency communication and response in Emigration Canyon. Space in the facility has also been set aside for privately-owned wireless radio equipment to facilitate emergency communication functions.

Related to public infrastructure, the centrally located Emigration Canyon Fire Station acts as a de-facto “community center” within Emigration Town. This Unified Fire Authority (UFA) facility was completed in 2008, and includes a meeting room that is used for Emigration Community Council meetings, and other public events. The Fire Station also serves as a directional landmark within the canyon since it sits adjacent to the entrance to the Emigration Oaks Subdivision.

**1.3 Canyon Water System and Supply**

The Emigration Improvement District (EID) is the main water purveyor in Emigration Canyon. The EID is classified as a Special Improvement District under Utah State Law. There is also a small water provider in the Pinecrest area that services approximately twelve homes. Emigration Canyon is considered a secondary watershed by the Salt Lake City Department of Public Utilities, so the canyon is not included within Salt Lake City’s Extraterritorial Jurisdiction to regulate water resources.

The EID provides water to approximately 270 homes in Emigration Canyon. The system has 450 total meter-boxes available. There are approximately 180 meter-box connections that are vacant at the present time.
time. These connections are available to be used on vacant lots within the canyon, and for existing residences that have private wells and did not sign up for EID water services.

The EID completed a major system-wide water line upgrade and expansion in 2007. This upgrade ensured that a fire hydrant was located within 250 feet of every home on the system and that fire flow from the hydrants would produce a minimum of 1,500 gallons per minute of water.

The EID water system is gravity fed and includes two reservoirs and three wells. The two reservoirs provide approximately 300,000 and one million gallons of capacity respectively. Typical system-wide indoor water use is in the range of 50,000-60,000 gallons of water per day outside the summer months. The total system water use now reaches about 250,000 gallons per day during the hottest and driest summer months when irrigation use is at peak demand. The Emigration Improvement District promotes water conservation by canyon residents. Water restrictions were enacted during the summer of 2000. That year water usage peaked at approximately 225,000 gallons per day. Voluntary restrictions lowered this usage to approximately 150,000 gallons per day.

1.4 Water Quality and Septic Systems

In 2000 Emigration Creek was listed as an impaired waterbody for recreational use by the Utah Division of Water Quality (DWQ) based on data collected showing high bacterial levels (fecal coliform). “Impaired waters” are those waterbodies that currently fail to meet water quality standards established by the state. Subsequent to listing, the state is required to develop a Total Maximum Daily Load (TMDL) water quality study to establish pollutant level reductions in impaired waters and achieve water quality standards. A TMDL is a calculation of the maximum amount of a pollutant that a waterbody can receive on a daily basis and still meet water quality standards. The TMDL process results in load allocations to each pollutant contributor. These allocations often result in regulatory controls and mandates.

At the time of data collection, the state water quality standards for pathogens were for “Total” and “Fecal Coliform”. Since that time, the state has adopted E. coli as the pathogen standard; therefore this study addresses E. coli concentrations.

Coordinated monitoring efforts by the State Division of Water Quality, Salt Lake County, Salt Lake Valley Health Department (SLVHD), Salt Lake City, University of Utah and U.S. Geological Survey (USGS) suggest potential
origins of E. coli contamination in Emigration Creek include improper solid waste disposal, stormwater runoff, domestic animals including pets, wildlife, seepage from old sewage holding vaults, and poorly sited or failing septic tank leach fields. Continuing studies and monitoring are ongoing in order to identify the main source(s) of contamination if it is possible to narrow down the source(s).

The Emigration Creek TMDL submitted to EPA will include pollutant load reduction goals to meet the water quality standard for E. coli. This will be accomplished with a collaborative and coordinated effort of agencies, organizations and the Emigration Township community.

All existing and new development is required by State Law to provide individual septic tank drain fields and holding vaults. The Salt Lake Valley Health Department is charged with responsibility for regulating these facilities for compliance with laws governing groundwater contamination and source water protection. Due to the terrain and physical limitations of Emigration Canyon, a canyon-wide sewer system is not feasible or practical and is unlikely to be developed. Smaller treatment systems on a more limited basis could be feasible is some areas of the canyon as an alternative to an all-inclusive sewer system.

The State Division of Water Quality presently does not consider urban stormwater runoff as “wastewater” but does require that best management practices (mainly erosion and runoff controls) be implemented during both construction and post-construction phases.

1.5 Transportation and Roads

Traffic safety conflicts on Emigration Canyon Road have become a notable issue for canyon residents and have been pushed to the forefront of concerns that County Public Works is often asked to address. In addition to a gradual increase in traffic over time from the growth of the residential population in the canyon, it is believed that more traffic travelling from Salt Lake City to Park City may be using Emigration Canyon as an alternate route to avoid heavy traffic on Foothill Drive where it intersects Interstate 80. An even more significant impact is the popularity of Emigration Canyon for recreational road bicycling activities. Residents describe the popularity of this activity as having “exploded” in recent years, and this increased usage has led to conflicts with residents and has created “share the road” issues. Given the physical parameters of the canyon and the canyon road, natural hazards (loose rocks, drainage issues, visibility), the lack of consistent recreational bicycle lanes in some areas where the canyon is too narrow to make them
feasible, the conflicts and potential worry about conflicts between bicycles and motor vehicles has been of increasing concern to residents, recreational users, and Salt Lake County.

1.6 Sanitation and Waste Disposal

Waste disposal issues have become a growing concern in parts of Emigration Canyon. During the winter months, weather conditions make it difficult to move individual residential cans up or down steep driveways and cans left by Emigration Canyon Road cause conflicts with snow removal efforts and block traffic flow when they are tipped over in the roadway. In warmer weather, cans create an additional traffic hazard for cyclists by blocking bicycle lanes and impacting safe travel along the narrow main canyon road.

Salt Lake County Public Works has been working to find alternatives to curbside waste collection in parts of Emigration Canyon. Subsequent to the County Council amending the Public Right-of-Way ordinance to prohibit cans on the roadways before and after collection days, the need to provide alternatives for waste disposal and recycling became apparent.

The Sanitation Division has now installed two Community Container sites in Emigration Canyon, one near the fire station and the other adjacent to Sunnydale Lane, in order to address the right-of-way ordinance changes. The Sanitation Division is seeking a location for a Community Container site for the Pinecrest and Killyon’s Canyon areas, which is challenging because the site must be large enough to be functional and accessible for both service truck and residents and must be located far enough away from Emigration Creek to satisfy all regulatory requirements.

1.7 Public and Recreational Land Use

Publicly owned lands constitute the majority of land area in Emigration Canyon. These lands are owned by the U.S. Forest Service and the Salt Lake City Corporation and are maintained for watershed and open space purposes. All of the land owned or managed by these groups have been designated Anti-Degradation Areas by the Salt Lake County 208 Watershed Plan and the Utah State Code. This designation may ensure that much of the publicly owned or managed land remains in its natural state. These lands contain many of the trails that exist in the canyon. These trails are identified in the Salt Lake County Trail Access Plan. Future trails are identified in the adopted Emigration Canyon Trails Master Plan. Canyon trails are generally multi-use designated, accommodating a mix of hiking and biking activities. Policies regarding future use of trails and improvement of potential trails are outlined in the...
Over the years, the amount of open space in Emigration Canyon has increased through purchases using the Salt Lake County Open Space fund. This includes property adjacent to the Emigration Place entrance known as Perkins Flat, a 37-acre Open Space acquisition. The most recent addition was a 269-acre parcel in Killyon’s Canyon acquired by Salt Lake County in 2010. This property is known as the Killyon’s Canyon Open Space Preserve. The Preserve was dedicated on June 8, 2011. This property is pristine and contains rolling meadows, thick forests and great vistas. It has proved popular since its dedication, which has caused some issues and concerns with parking and traffic for residents who live near the trailhead. Salt Lake County Public Works is exploring solutions to the parking and traffic issues in this area to alleviate impacts on the residents that live adjacent to the preserve entrance.

1.8 Natural Resources

Emigration Canyon Township is characterized as Intermountain Semi Desert by the US Department of Agriculture. Within the township areas of Salt Lake County there are a variety of environments such as the foothills of the Oquirrh Mountains, the canyons of Emigration Township, and the lowlands and wetlands of the Wasatch Valley floor.

Emigration Canyon has a variety of natural conditions and ecological systems that should be given careful consideration as development occurs. These conditions include topography, climate, soil and vegetation, wetlands, wildlife, geology, water resources, and air quality.

Topography and Slope Stability

Elevations in Emigration Township range from about 5,100 feet near the mouth of canyon to just over 8,900 feet at the summit of Lookout Peak along the northern township boundary. Due to the natural topography, slope stability issues are the most prominent geologic hazard encountered in the canyon. Historically, landslides have occurred in Emigration Canyon. Much of the canyon is dominated by lands where slopes exceed 30 percent. Current County zoning regulations, the Foothills and Canyons Overlay Zone (FCOZ) is restrictive of development on slopes greater than 30 percent. Current Salt Lake Valley Health Department regulations do not allow leach fields on slopes over 25 percent. Since many residential lots in Emigration Canyon were platted in the distant past without regard to the natural topography, some existing lots have slopes too severe to
accommodate safe development.

**Climate**

Emigration Canyon’s climate, like Salt Lake County and the rest of the southwestern states, is very dry. Emigration Canyon has all four seasons with moderately hot summers and cold winters. July is typically the hottest time of the year, with an average high of 89 degrees; the average low in January is at 20 degrees. The average annual precipitation is 19.4 inches. Emigration Canyon’s average low precipitation is in July at .74 inches, and its average high is in May at 2.09 inches.

**Vegetation**

Emigration Canyon has varied topography and a variety of vegetation zones which correlate, to slope, elevation and soil types. The foothill communities located at the lower part of the Canyon are dominantly scrub oak of various varieties. Scrub oak is the most extensive plant community in the canyon environment. It begins in the lower foothills at about 5000 feet and covers most of the areas up to about 7,500 feet. Streamside communities are dominated by maple, chokecherry, birch, alder, and cottonwood. Many varieties of deciduous shrubs are also found in this community. Rising in elevation, plant communities are dominated by aspen, fir, and spruce. At higher elevations, the most abundant trees are the Douglas Fir, Englemann Spruce and Alpine Fir. Above the timberline, at high elevation, a variety of shrubs dominate the vegetation pattern.

**Geologic Setting**

Emigration Township is located along the western flank of the central Wasatch Mountain Range within the Middle Rocky Mountain physiographic province. Bedrock units found across the township have a range of physical properties and some can pose severe development constraints because of instability, shrink/swell potential, or soil characteristics.

Soil characteristics are an important factors in determining development potential and the limitations for a site. This is especially important in all areas of Emigration Township since septic systems are exclusively used for wastewater disposal. Important soil characteristics include the slope, percolation rates, drainage patterns, depth-to-water table, texture, presence of clays, erosion potential, and bearing capacity. Emigration Canyon has several soil types and a substantial amount of the township is identified with “moderate” constraints for development based on the soil characteristics.
1.9 Natural Hazards

Emigration Township covers a unique combination of geologic conditions and topography which result in areas of natural hazards. The areas with the highest risk from natural hazards typically include steep hillsides, adverse geology, problem soils, or close stream proximity. Additional hazards result from the exacerbation of natural conditions by human activities and modification of the natural environment. This might include disturbances of soil and rock creating slope stability problems and erosion resulting from changes in natural drainage patterns due to development activities.

Seismic Hazards

Emigration Canyon Township is located near the center of the Intermountain Seismic Belt (ISB). The ISB is a zone of earthquake activity that runs north-south through the Intermountain West from northwestern Montana in the north, through Wyoming, Idaho, and Utah, and southern Nevada/northern Arizona to the south. Earthquake-related hazards pose a significant risk to all the residents of Salt Lake County. The Salt Lake Segment of the Wasatch Fault is considered active since it has ruptured the ground surface during several major earthquakes within the past ten-thousand years. Earthquake experts predict about a 20 percent chance of a large earthquake occurring sometime during the next fifty years along the Wasatch Front.

No known active faults have been mapped within Emigration Canyon Township. The nearest active fault is the Salt Lake segment of the Wasatch Fault, located about two-and-a-half miles west of the mouth of Emigration Canyon. Seismic hazards in Emigration Township will come primarily from the seismic waves that are generated during large earthquakes, should such an event occur. However, given the nature of sediments found in Emigration Canyon, the soil liquefaction potential is typically considered to be low.

Hydrology and Flood Hazards

Emigration Creek and its tributaries are the principal drainages carrying runoff through Emigration Canyon. Most creeks have well defined channels that have experienced historical flooding. Some small drainages flow continuously and some intermittently throughout the year. All drainage tributaries have the potential for high flows during the spring runoff period. After a winter of heavy precipitation, many parts of Emigration Canyon dealt
with high water and flooding issues during the Spring of 2011.

Jurisdictional wetlands have been delineated by the U.S. Army Corps of Engineers along Emigration Creek. There may be some isolated wetland areas along tributary drainages.

**Air Quality**

Recently, with all the changes that are related to our environment, the federal government has set new standards for air emissions that all of Salt Lake County must follow. These regulations at this time are not being enforced, but in the next several years the government is giving each state a time when they must comply. Presently, all of Salt Lake County is designated as a PM10 non attainment area. In Utah, ambient PM2.5 data collected over the past seven years indicate that the new 24-hour standard is usually violated across most of the state’s monitoring network. However, the annual standard is not violated anywhere in the state; hence there will be no assumption of a non attainment area boundary described by a metropolitan area.

**Wildfire Hazards**

Residential development in Emigration Canyon often interfaces with areas of undeveloped canyon lands that exist in a natural state. These undeveloped lands may be privately owned, owned by the U.S. Forest Service or Salt Lake City or held under a conservation easement preserving them in perpetuity as open space. This bordering of residential development on open lands or what is termed the Wildland-Urban Interface (WUI) is part of the charm of the canyon for many residents. It allows residential development to exist in a setting close to nature with open space, natural vegetation and wildlife, and, limited neighboring development. This same charm does have some inherent risks associated with it, mainly dangers from wildfire that can and do occur in the foothills and canyons from time to time. Whether these fires are started due to natural causes such as lightning, or by human activities, they can quickly spread across the thicker natural vegetation of undeveloped areas and threaten adjacent residential development.

Homeowners need to take precautions to be “Firewise”, a term that comes from the National Fire Protection Association (NFPA) and their programs related to reducing the risk of development from wildfires. Firewise programs are intended to teach people how to adapt to living with the potential of wildfire to prevent losses. There are many aspects...
to being Firewise. Elements can include creating “defensible space” around residences, attention to plant and landscaping materials to choose appropriate species, and building construction methods and materials to make structures more fire resistant. Creating defensible space may involve the selective thinning and pruning of vegetation for fire protection purposes, and not necessarily clear-cutting vegetation. Homeowner education and information is also an important component of Firewise programs. The Emigration Canyon Community Council has been at the forefront in developing a Firewise program and information for Emigration Canyon. In 2011, Emigration Canyon was recognized for the distinction of being one of nine pilot Firewise Communities that had been in existence for over ten years. Ongoing efforts have included securing grants to raise awareness and fund vegetation management activities.
Core Concepts

1. The Projects section is intended to serve as a catalyst, moving the township between its existing Context and the ideal Best Practice.

2. The Projects section is specific to each township general plan.

3. The Projects section is a community-driven wish listing of proposed improvements or programs to be implemented within the Township.

4. The Projects section is the appropriate location for specific plans, ideas, or concepts for a particular township or neighborhood, rather than a Best Practice.

5. The Projects section is organized alphabetically, and projects are not fiscally or politically restrained.

6. The Projects section should be updated annually in coordination with the Salt Lake County budgeting cycle and a public input process.

7. When allocating funds, priority should be given to projects based on community impact and safety issues.

8. Funded projects will move to a list of Implemented Projects within the General Plan.

9. Non-funded projects will remain in the Projects section of the General Plan until funded or until the project is determined to no longer be feasible.

The following icons appear on each project sheet, in reference to the area of change shown on the Official Map:

- Project located in an area of no change, no growth.
- Project located in an area of minor change, low intensity growth.
- Project located in an area of moderate change, more intense growth.
- Project located in an area of significant change, most intense growth.
- Project located in a corridor area of change.
Purpose Statement

The projects outlined in this document are those specific actions on which the township wishes to focus their time, attention, and resources. They have been identified by a wide range of groups, including planning commissioners, community council members, as well as through direct public input. While a majority of the projects will be attached to a physical location, some are more program-related (i.e. development of neighborhood watch programs or the creation of a compatible residential infill ordinance).

It is intended that these projects be evaluated on an annual basis in coordination with the Salt Lake County budgeting schedule. At that time additional projects could be added to the document, and community leaders will prioritize expenditure of the township's financial resources for the following year. This annual evaluation period should also be used to analyze how the previous year's projects were implemented, and where improvements can be made.

Community council members, planning commissioners, and members of the public should all be made aware of the project evaluation process. When new projects arise throughout the year, stakeholders should keep them in mind for the annual evaluation and seek to add potential new projects to this document.

Prioritization of these projects should be determined based on the amount of impact to the community, or the amount of support expressed by the community. Particular priority should be given to projects that deal with issues of health and safety (e.g. quality of sidewalks around schools or in key areas, improvement of dangerous intersections, etc.).
Projects
Specific Projects, Programs, Codes & Ordinances

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11. Wildlife Management Best Practice ....................................................... 14
1. Abandoned Property Inventory

Project Category
Land Use

Location
Canyon-wide project

Objective
To identify existing properties and structures in the canyon that are not maintained, are in disrepair, and are essentially abandoned.

Potential Stakeholders
Salt Lake County, Emigration Township Planning Commission, Emigration Community Council and Emigration Canyon property owners

Recommendations
Salt Lake County will analyze and explore alternatives to enforce the upkeep of properties. The County would pursue alternatives to deal with neglected properties in Emigration Canyon and come up with required standards for maintenance and property upkeep. This would include developing regulations to deal with property infrastructure such as septic tanks, and if those items would be required to be removed or properly abandoned to prevent pollution and to avert health and safety issues.

Timeline
Project added March 2012.
2. Bicycle Best Practice for Canyon Areas

Project Category
Policy

Location
Applicable to canyon areas of Salt Lake County

Objective
Cycling has exploded in popularity in the Wasatch Canyons in recent years. The extreme popularity of this activity in Emigration Canyon has led to conflicts with traffic and residents who share the road, and increasing concern about safety issues. Emigration Canyon, as well as other canyons in the county present some unique challenges to the mix of cycling and traffic due to the physical parameters, natural hazards, and road conditions. The unique elements of canyon cycling issues should be considered and represented in the Bicycle Best Management Practice.

Potential Stakeholders
Salt Lake County, Emigration Township Planning Commission, Emigration Community Council, Emigration Canyon property owners, recreation users and equipment suppliers

Recommendations
Integrate a voice from canyon residents into the Bicycle Best Management Practice under development by Salt Lake County and the Salt Lake County Bicycle Advisory Committee.

Timeline
Project added March 2012.
3. Dark Sky Lighting Provisions and Best Practice

Project Category
Policy

Location
Canyon-wide project

Objective
Address nighttime lighting that is appropriate in Emigration Canyon.

Potential Stakeholders
Salt Lake County, Emigration Township Planning Commission, Emigration Community Council and Emigration Canyon property owners and residents

Recommendations
Establish an ordinance for appropriate nighttime lighting. The setting of Emigration is rural in nature and the dark night sky is an amenity in and of itself within the canyon environment. Intrusive lighting negatively impacts this setting. The establishment and adoption of guidelines for night lighting would serve to preserve an aesthetic characteristic of the canyon environment that many citizens enjoy and value.

Timeline
Project added March 2012.
4. Emergency Preparedness Planning & Communication

Project Category
Policy

Location
Canyon-wide project

Objective
To create a canyon-wide plan for residents and first responders in the event of an emergency event that will create an action plan for an orderly response. Enhance communication and information sharing among Emigration Canyon residents.

Potential Stakeholders
Salt Lake County, Emigration Township Planning Commission, Emigration Community Council and Emigration Canyon property owners and residents

Recommendations
The Wasatch Canyons lie in an area where geologic hazard events occurring such as an earthquake are a possibility. In addition, Emigration Canyon, like many canyon areas of the County faces occasional danger from flooding, wildfires, and, extreme snow and ice storm events. The development of an emergency plan would help responders and citizens to better deal with such an event for the protection of lives and property. Given the spread-out and more rural nature of Emigration Canyon, the development of a communication method or tool among canyon residents would facilitate more efficient information sharing than that which currently exists. This information sharing is critical during emergency events.

Timeline
Project added March 2012.
5. Public Restroom Facility Project

Project Category
Infrastructure

Location
To be determined

Objective
Examine the feasibility and possibility of establishing a public restroom(s) facility in the canyon for recreational users and canyon visitors, and, identify suitable locations for the establishment of such facilities.

Potential Stakeholders
Salt Lake County, Township Planning Commission, Emigration Community Council and Emigration Canyon property owners and recreational users.

Recommendations
Emigration Canyon has become a popular destination for cyclists and recreational users, many of whom reside outside of the township. These users may spend considerable time in the canyon on a given day, and there are no convenient public restroom facilities located within the canyon for use by visitors. Currently the only available restroom facilities are those at Little Mountain at the top of the canyon and those at Rotary Glen Park, a Salt Lake City park, at the canyon’s entrance. It is widely believed that some visitors may simply go discreetly off-trail “in the woods” so to speak which is not only unsanitary, but also poses a public health risk through pollution. This project will explore the possibility of establishing a public restroom(s) in the canyon in a suitable and convenient location.

Timeline
Project added March 2012.
6. Public Transit Feasibility

Project Category

Infrastructure

Location

Canyon-wide project

Objective

Examine the feasibility and possibility of public mass transit options and connections to and for Emigration Canyon Township.

Potential Stakeholders

Salt Lake County, Emigration Planning Commission, Emigration Canyon property owners, canyon recreational users, the University of Utah

Recommendations

Examine the possibility and feasibility of mass transit options to, within and from Emigration canyon. For example, a bus could connect the canyon to the TRAX Line by the University of Utah and the canyon population might use this as an alternative transportation method. This may also be utilized by recreational users of the canyon which could alleviate some traffic and parking issues.

Timeline

Project added March 2012.
7. Road Safety & Drainage Improvements

Project Category

Infrastructure

Location

Localized canyon areas where problems exist - to be determined upon additional field research and coordination with SLCo Public Works.

Objective

Loose road debris creates a hazard for all vehicles and pedestrians using Emigration Canyon Road. Many hillside areas are unstable and contribute to loose debris that ends up on the canyon road, creating a traffic hazard. The canyon road was re-surfaced in recent years using a Slurry-Seal process and product that many residents feel was not very durable. This road surface also chips off and contributes to the traffic hazards. Poor drainage in some areas of the canyon creates road icing in the winter and creates a traffic safety issue.

Potential Stakeholders

Salt Lake County, Emigration Township Planning Commission, Emigration Community Council and Emigration Canyon property owners and recreational users.

Recommendations

Identify problem areas and engineering solutions that would improve drainage issues in select areas to enhance traffic safety. Explore solutions to address hillside stabilization issues in problem areas. Identify solutions to improve the road surface of Emigration Canyon Road to make it safer for vehicles, bicycles and pedestrians.

Timeline

Project added March 2012.
8. Trail and Trailhead Development

Project Category

Parks

Location

Various canyon locations.

Objective

Work with Salt Lake County Parks and Recreation to implement the adopted Emigration Canyon Trails Master Plan and explore the development of additional formal trailheads.

Potential Stakeholders

Salt Lake County, Emigration Planning Commission, Emigration Canyon property owners, canyon recreational users.

Recommendations

Explore the development of additional formal trailheads and associated parking areas to help alleviate current parking issues and problems in some popular areas that see concentrated use.

Timeline

Project added March 2012.
9. Wastewater Disposal Best Practice

Project Category
Policy

Location
Canyon-wide project.

Objective
Ensure that septic systems are monitored and maintained at safe operating conditions to protect the public water quality and Emigration Creek. Explore the feasibility of developing small sewer systems in parts of the canyon, including smaller localized systems that service a limited number of houses.

Potential Stakeholders
Salt Lake County, Emigration Planning Commission, Emigration Canyon property owners, Salt Lake Valley Health Department, Emigration Improvement District.

Recommendations
Establish guidelines and a monitoring programs and standards for septic systems in the canyon. This may be most critical in stream-side areas. Identify areas where small localized sewer systems may be feasible in Emigration Canyon.

Timeline
Project added March 2012.
10. Wildland-Urban Interface Standards & Education

Project Category
Policy

Location
Settled areas of Emigration Canyon Township that abut undeveloped land areas.

Objective
Many developed parts of Emigration Canyon share a boundary with natural and undeveloped areas or wild lands. It has been recommended that Salt Lake County adopt a set of planning standards for these “wildland-urban interface” areas to plan for wildfire protection of developed areas from adjacent undeveloped lands. In addition, homeowner education about effective vegetation management and other methods that would help to protect their property in the event of a wildfire are critical elements to protect the built environment.

Potential Stakeholders
Salt Lake County, the U.S. Forest Service, the Bureau of Land Management, State of Utah Institutional Trust Lands, University of Utah, and private landowners and developers.

Recommendations
Development of a set of wildland-urban interface standards (WUI) that regulate development near these areas, and establish standards for the management of County-owned and managed natural areas is the goal of this project. Foothills and Canyons Overlay Zone (FCOZ) regulations should be coordinated with WUI regulations to eliminate any regulatory conflicts and inconsistencies in terms of vegetation management for the purposes of facilitating fire protection. A homeowner education program for fire prevention should be supported to maximize the effectiveness of this project.

Timeline
Project added March 2012.
11. Wildlife Management Best Practice

Project Category
Policy.

Location
Canyon-wide project.

Objective
Human interference into critical wildlife habitat areas and the feeding of wildlife can create a host of unwanted and unintended problems and consequences. The object of this project would be to discourage the feeding of wildlife through an education campaign or other general information. This will encourage more healthy natural wildlife populations, and reduce unintended consequences from human interference into natural systems.

Potential Stakeholders
Salt Lake County, Emigration Township Planning Commission, Emigration Community Council and Emigration Canyon property owners

Recommendations
The establishment and adoption of guidelines and information for wildlife management and discouraging wildlife feeding is the focus of this project.

Timeline
Project added March 2012.
Chapter 4 General Plan Map

Core Concepts

1. The General Plan Map is intended to serve as a guide to areas of anticipated and desired stability or growth absorption.

2. The General Plan Map should be used in conjunction with the Best Practices and the Context sections of the General Plan when making planning decisions.

3. The colors shown on the General Plan Map indicate a range in the level of stability and intensity of activity within the Township.

4. The colors shown on the General Plan Map do not relate to any particular land use or zoning designation.

5. The Zoning Map, rather than the General Plan Map, should be used to make changes to specific land uses.

6. This General Plan Map format does not allow Planning and Development Services staff to suggest whether or not a proposed zone change will be approved.

7. When making planning decisions:
   a. Locate the proposed change on the General Plan Map.
   b. Determine the anticipated level of stability and intensity of the area in which the proposed change occurs (Green, Blue, Yellow, Red, Corridor)
   c. Determine if the proposed change would result in a level of change that is consistent with the General Plan Map.
   d. Determine if the proposed change is consistent with
Salt Lake County understands that population growth is inevitable along the Wasatch Front. Statistics reveal that in the coming years, this metropolitan area will increase annually by the equivalent population of Murray City, at approximately 34,000 people. Growth absorption is the only way to accommodate the population. This General Plan Map illustrates a new approach that will help plan effectively to focus growth absorption in key areas while still maintaining open space and other valuable assets within the community.

Utah State Code Titles 10 & 17 require all cities and counties to have a General Plan that includes a variety of topics, as well as an Official Map. This Official Map is often referenced, as it serves as one of the local government’s most useful tools in guiding future decision-making. The State Code does not specify what the Official Map should contain, or how it should be used, but simply states that each General Plan should contain such a map. The General Plan Map is the “Official Map” per State Code in the context of this General Plan and future Salt Lake County General Plans.

Many communities have interpreted this requirement to mean that the General Plan must contain a map that identifies preferred future land uses for various parts of the city or county. These maps closely resemble a zoning map, and have historically given landowners and government officials a sense for how land uses should transition over time, or remain as built.

While this form of an Official Map is widely used and familiar, it has some inherent challenges:

First, by identifying a specific land use on a map, making a change to an area becomes difficult. These maps are often confused with zoning maps, and many people feel that a future land use map entitles them to a particular land use. Property owners often purchase land speculatively because of an assumption that it will either be rezoned, or will remain as currently zoned.

A second challenge is that planning commissions and planning staff often rely too heavily on future land use maps, and use the map as a shortcut to
more thoroughly examining and evaluating a proposed land use change or planning recommendation.

Finally, planners and communities are beginning to experience challenges caused by the traditional (Euclidian) zoning practices that have dominated community planning for the last century. Separating our communities into individual compartments of homogenous land uses has resulted in increased traffic congestion and accidents, poor air quality, an unsustainable dependence on fossil fuels, increasing obesity and health problems, the erosion of a “sense of community,” loss of local businesses in favor of big box stores with highway access, and loss of open space and habitat.

The General Plan Map included with this plan essentially focuses on what degree of change residents can expect in the community. This map simplifies the anticipated changes in the community, and requires that decision makers pursue more information about proposed changes.

The General Plan Map uses just a few basic colors to categorize different areas of the community. Map colors indicate specific areas’ ability to absorb growth as described by their “level of stability.”

Level of Stability: The level of stability anticipated within specific areas of the County, as represented on this General Plan Map, is measured in terms of the following:

- Transitions in the intensity, diversity, and distribution of land uses,
- Changes in the level of private or public investment,
- Changes to the function or design of mobility networks.

Definitions

Green – A Green area is one that has very limited or no potential for the future absorption of growth. Green areas will experience virtually no changes to land use or overall character over time. The level of stability of Green areas is defined as follows:

1) Very limited or no changes in land use may occur. Overall, land uses in the area/corridor will exhibit little diversity and very low intensity, with the majority of the area being undeveloped. Changes will be limited to existing nonconforming uses, leaving the majority of the area/corridor undeveloped and unchanged.
2) Few improvements will occur, and will be limited to maintenance or improvement to pedestrian and recreational facilities (trails, parking area resurfacing, signage, etc.).

3) Mobility networks are limited to access and through roads, trails, and parking areas. These areas are primarily visited by foot (including skis and snowshoes), bicycle, or horse, or traveled past by vehicle. Public transit may exist on existing established routes.

Blue – A Blue area is one that has limited potential for the absorption of growth, and is likely to experience only minor changes in overall character over time. The level of stability of Blue areas is defined as follows:

1) Subtle changes in land use may occur. Overall, land uses in the area/corridor will exhibit less diversity and less intensity. Changes will be limited to a small number of dispersed sites, leaving the majority of the area/corridor unchanged.

2) Improvements may occur which subtly alter the appearance, economics, or sustainability of the area/corridor. Most improvements will consist of individual projects, and may not require coordination with parcels beyond their immediate vicinity.

3) Mobility networks are less formalized and will remain largely as built, but minor changes may occur. Public transit typically will have no dedicated right-of-way.

Yellow – A Yellow area is one that has modest potential for the absorption of growth, and is likely to experience moderate change in overall character over time. The level of stability of Yellow areas is defined as follows:

1) Moderate changes in land uses will occur, and may represent reasonable changes to the typical land uses for the area/corridor. Changes may occur in clusters, while the land uses of the overall area/corridor will remain largely consistent. Growth in these areas will begin to trend upward, allowing for a transition to more intensive land uses.

2) Improvements are likely to occur which will moderately alter the appearance, economics, or sustainability of the area/corridor.
Improvement will be coordinated, and will begin to create identifiable places.

3) Mobility networks will become more formalized and connectivity will become more critical to the success of the area/corridor. Public transit may have a dedicated right-of-way. Consideration to connectivity and walkability will become increasingly important in these areas/corridors.

Red – A Red area is one that has obvious potential for the future absorption of growth, and is likely to experience significant change in overall area character over time. The level of stability of Red areas is defined as follows:

1) Major changes in land use will occur, and represent a significant diversion from the typical land uses in the area/corridor. Growth in these areas will increase, significantly raising the intensity of land uses. Changes in land uses may affect the majority of the area/corridor, and are not limited to a specific cluster.

2) Improvements are likely to occur which will significantly alter the appearance, economics, or sustainability of the area/corridor. Improvements will have a theme, and will create a destination or attraction. Development of this area will likely require consolidation of land and coordinated planning.

3) Mobility networks will be redesigned and will include highly connected, formalized, and multi-modal facilities. Public transit will have dedicated or fixed rights-of-way. Walkability and connectivity are critical to the success of the area/corridor.

Corridor – A Corridor is a linear transportation route, including all parcels directly adjacent to the roadway. Corridors may have diverse land uses and functions along their length. Corridors typically experience change over time, responding to changing market conditions and new approaches to land use and transportation planning. Because of their limited access and impact on adjacent land uses, corridors considered here do not include highways, rail corridors, or other high-speed limited access roads.

1) Changes occur with some frequency along important corridors.
Land uses at important nodes, usually where two major corridors intersect, will intensify and absorb significant growth in the community. Focusing growth in centers along corridors can create walkable neighborhood or town centers, thereby also reducing traffic demand along the corridor itself.

2) Corridor capacity may change over time, thereby affecting adjacent land uses. Roadway redesign may be recommended to increase capacity, either for transit improvement, automobile use, or other transportation modes. Reducing capacity may be recommended on some corridors in order to reduce speeds where appropriate.

3) Mobility is a key function of corridors. Corridors will change over time to include more modes of transportation, improved transit service, capacity for safe use by cyclists, and improved pedestrian infrastructure. Each corridor has the goal of becoming a “complete street,” accommodating all modes of travel.
EMIGRATION CANYON TOWNSHIP GENERAL PLAN MAP

Projects: Alphabetized

Specific Projects, Programs, Codes and Ordinances (Canyon-wide)

1. Abandoned Property Inventory
2. Bicycle Best Practice for Emigration Canyon
3. Dark Sky Lighting Provisions and Best Practice
4. Emergency Preparedness Planning and Communication
5. Public Transit Feasibility
6. Road Safety and Drainage Improvements
7. Trail and Trailhead Development
8. Wastewater Disposal Best Practice
9. Wildland-Urban Interface Standards and Education
10. Wildlife Management Best Practice

Legend

Roads
Moderate Change
Stable Areas
Township Boundary

EMIGRATION CANYON TOWNSHIP GENERAL PLAN MAP

1. The General Plan Map is intended to serve as a guide to areas of anticipated and desired stability or growth absorption.
2. The General Plan Map should be used in conjunction with the Best Practices and the Context sections of the General Plan when making planning decisions.
3. The colors shown on the General Plan Map indicate a range in the level of stability and intensity of activity within the Township.
4. The colors shown on the General Plan Map do not relate to any particular land use or zoning designation.
5. The Zoning Map, rather than the General Plan Map, should be used to make changes to specific land uses.
6. This General Plan Map format does not allow staff at the Planning and Development Services desk to suggest whether or not a proposed zone change will be approved.
7. Review Steps:
   a. Locate the proposed change on the General Plan Map.
   b. Determine the anticipated level of stability and intensity of the area in which the proposed change occurs.
   c. Determine if the proposed change would result in a level of change that is consistent with the General Plan Map.
   d. Determine if the proposed change is consistent with the relevant Best Practice(s) Core Concepts and Key Questions.
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EMIGRATION CANYON TOWNSHIP RIDGELINE PROTECTION AREAS

The ridgeline protection areas identified on this map were originally adopted as part of 1999 Emigration Canyon General Plan produced by Salt Lake County Public Works. At that time, designated ridgelines were identified by the Emigration Canyon Advisory Committee, Ridgeline Identification Sub-Committee. These identified Ridgeline Protection Areas have officially been included for adoption the 2012 Emigration Canyon Township General Plan as identified in the Goals section of this document.

Ridgelines and protection areas are explained in further detail in the Salt Lake County Zoning Ordinance, Chapter 19.72 Foothills & Canyons Overlay Zone and 19.73 Foothills & Canyons Site Development and Design Standards.

Cartographer: Thomas C. Zumbado
Salt Lake County Planning & Development Services
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EMIGRATION CANYON TOWNSHIP RIDGELINE PROTECTION AREAS

Ridgelines and protection areas are explained in detail in the Salt Lake County Zoning Ordinance, Chapter 19.72 Foothills & Canyons Overlay Zone and 19.73 Foothills & Canyons Site Development and Design Standards.

Data Sources:
Emigration Canyon Advisory Committee, Ridgeline Identification Sub-Committee and the 1999 Emigration Canyon General Plan (Salt Lake County Public Works).
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Best Practices Topic List

The following is a draft list of Best Practice topics to be explored for inclusion in future Salt Lake County plans. As with the Best Practice document itself, this list will continue to change and grow over time, as new issues arise within the County.

RELATIONSHIPS

County Citizens Community
Councils
Planning Commissions
Board of Adjustment
Redevelopment Authority
Governor’s Office of Planning and Budget
County Council
Stakeholders
Property Owners
Developers
Mayor’s Office (or local jurisdiction services)
    Public Works
    Community Development Department
    Other County Departments and Elected Offices
Planning and Development Services
    Utah Department of Transportation
    Utah Transit Authority
    Wasatch Front Regional Council
Envision Utah
Cities
Service Providers

PRINCIPLES AND BEST PRACTICES

A

ACCESSORY STRUCTURES
ADA INCLUSIVE ENVIRONMENT
AGRICULTURE
AIR QUALITY
AIRPORTS
ANIMALS
ANNEXATION
APPLICATIONS
ARMY CORPS OF ENGINEERS
ARTS

B

BICYCLE TRANSPORTATION
BILLBOARDS
BOARD OF ADJUSTMENT
BROWNFIELD DEVELOPMENT
BUILDING CODE – INTERNATIONAL
BUS TRANSIT
BUS RAPID TRANSIT
BUSINESS-RETAIL-COMMERCIAL DEVELOPMENT
BUSINESS LICENSE

C

CANALS
CAPITAL FACILITIES
CENSUS- DEMOGRAPHICS (history and projections)
CHAMBER OF COMMERCE
CLEAN-UP (program)
COMMERCIAL ZONES (new names based on function not zoning)
COMMUNITY ACTION TEAM (program)
COMMUNITY DEVELOPMENT
COMMUTER RAIL
COMPLETE STREETS
CONDITIONAL USES
CONNECTIVITY
CONVENTION CENTERS
COOPERATIVE COUNTY PLAN
CULTURAL RESOURCES

D
DAY CARE
DEFINITIONS
DENSITY
DESIGN GUIDELINES AND REVIEW
DEVELOPMENT AGREEMENTS
DISASTER MANAGEMENT
DRIVEWAYS
DUMPSTER

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ENFORCEMENT
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FESTIVALS
FIRE
FLOOD CONTROL
FLOOD PLAIN
FOOD PRODUCTION
FOREST SERVICE
FRONT COUNTER

G
GARDENS
GEOLOGY
GEOGRAPHIC INFORMATION
GREAT SALT LAKE
GRADING
GREEN FIELD DEVELOPMENT

H
HEALTH
HISTORIC PRESERVATION AND CONSERVATION
HOME OCCUPATIONS
HOME OWNERSHIP
HOME OWNER ASSOCIATIONS
HORSE TRAILS
HOSPITALS
HOTELS
HOURS OF OPERATIONS
HOUSING (Affordable, Job-Housing Ratio)
HYDROLOGY

IMPACT FEES
IMPLEMENTATION
INFILL SUBDIVISIONS

JORDAN RIVER PARKWAY
KEARNS RIVER GAS TRANSMISSION LINE
LAND USE REGULATIONS
LANDFILL
LANDSCAPE ARCHITECTURE
LANDSCAPE REGULATIONS
LEED CERTIFICATION
LIGHT RAIL
LIBRARIES
LIGHTING OUTDOORS
LIVE THEATER

MIXED USE DISTRICT
MANUFACTURING (not based on zoning)
MARKETING
MARKETS (open air, kids)
MEDICAL SERVICES
MOBILITY: LAND USE-TRANSPORTION MANAGEMENT
N
NATURAL GAS PROVIDERS (Questar)
NATURAL HAZARDS
NEIGHBORHOODS
NEIGHBORHOOD CENTERS
NOISE
NON-COMPLYING STRUCTURES
NON-COMFORMING USES
NUCLEAR WASTE

O P
OFFICIAL MAP
OPEN SPACE
OUTDOOR STORAGE
PARKING
PARKS
PEDESTRIAN TRANSPORTATION
PERMITTED USES
PLANNING AND DEVELOPMENT SERVICES
PLANNING COMMISSIONS
PUBLIC LANDS
PUBLIC NOTICE
PUBLIC PARTICIPATION
PUBLIC-PRIVATE PARTNERSHIP

Q R
QUALITY GROWTH COMMISSION
RAIL TRANSPORTATION
RECYCLING
RECREATION
REDEVELOPMENT

RESIDENTIAL ZONES (new names based on function not zoning)

REUSE

RIGHT OF WAY PRESERVATION

ROCKY MOUNTAIN POWER

S

SANITATION

SCHOOLS

SCHOOL SITES-PRESERVATION

SENIOR CENTERS

SENSITIVE LANDS

SEPTIC TANKS

SEWER SERVICE PROVIDERS

SHERIFF

SHOPPING DISTRICT

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SIGNS

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SPECIAL EXCEPTIONS

STORM WATER

STREAM CORRIDORS

STREETS-STREETSCAPES

SUSTAINABILITY

SUBDIVISIONS

T

TELECOMMUNICATIONS

TEMPORARY USES

TOWN CENTER
TRAFFIC MANAGEMENT-CALMING
TRAILS
TRANSPORTATION ANALYSIS ZONE (TAZ)
TRANSIT ORIENTED DEVELOPMENT
TREES (Urban Forest/National Forest)
TRUST FOR PUBLIC LANDS

U V W

UNIVERSAL DESIGN
URBAN CENTER
URBAN HEAT ISLAND
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VARIANCES
VILLAGE CENTER
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WILDLIFE HABITAT
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Contents
Glossary

A – B

AASHTO: American Association of State Highway and Transportation Officials. Sets construction and design standards for ground, air, rail, water, and public transportation systems.

Accessible housing: Housing designed to be accessible and livable for all people, regardless of physical ability.

Accessory dwelling unit: A second dwelling unit on a lot zoned single-family residential. Usually found attached or above a garage or secondary structure.

ACCT: Association of Community Councils Together. Local organization created to communicate and support joint concerns of community councils to the Salt Lake County Council.

ACS: American Community Survey. A project of the United States Census Bureau, replacing the long form of the decennial census. It is an ongoing statistical survey, thus providing more current information than the US Census.

Activity center: A community node where important services are available, such as employment, retail, housing, education, recreation, worship, and transportation. Activity nodes may have any variety of uses, and can develop a distinct character that may focus on one or two uses (such as employment and housing).

ADA: Americans with Disabilities Act of 1990. Civil rights law
that prohibits discrimination based on disability in certain circumstances.

AMC: Air Monitoring Center. In the Utah Division of Air Quality, the AMC is responsible for operating and maintaining an ambient air monitoring network that protects the health and welfare of the citizens of Utah. The AMC provides air pollution information for the daily Air Quality, health advisories, winter season woodburn conditions, and summer season “Ozone Action Day” (Choose Clean Air Day) alerts. The AMC data is used to determine the relationship of existing pollutant concentrations to the National Ambient Air Quality Standards, to assist in the development of strategies to reduce pollution levels where necessary, and track the effectiveness of those strategies.

AMI: Area median income. The income level that divides the population into two equal groups (i.e. 50% exceed AMI, 50% fall short).

BRT: Bus rapid transit. A transportation system that incorporates the benefits of light-rail systems, such as designated right-of-way and limited stops, while using less expensive bus vehicles.

CDA: Community development area. An RDA area that focuses on general municipal development. Tax increment is limited to the use of municipal sales and property tax, unless the other taxing entities choose to opt-in through interlocal agreement.

CDC: Community Development Corporation of Utah. A non-profit organization created by the Salt Lake City Council to develop affordable housing for low income residents.

CDP: Census designated place. A geographical area identified by the US Census Bureau for statistical purposes. CDPs are communities that lack separate municipal governments, but which otherwise physically resemble incorporated cities.

Cluster Development: Clustered development is a land
use tool to preserve open space within individual developments. The basic principle of cluster development is to group new homes onto part of the development parcel, so that the remainder can be preserved as unbuilt open space. Typically requires new construction to be located on only a portion, typically half, of the parcel. The remaining open space is permanently protected under a conservation easement co-signed by a local conservation commission or land trust, and recorded in the registry of deeds.

CNI: Capital needs inventory. An analysis to determine future community needs for infrastructure improvements.

Conservation Easement: Conservation easements are a useful legal tool to preserve farmland by limiting land uses. They are used to prevent development or to preserve scenic, natural, or other values the land may hold. Once in place, an easement runs with the deed, and, therefore, future landowners need to abide by the terms of the agreement. Landowners either donate or sell a conservation easement to a recipient that holds the easement and is responsible for monitoring the terms of the easement for compliance.

COP: Community oriented policing. Police deputies working directly with citizens, businesses owners, and schools to reduce crime.

CPTED: Crime Prevention Through Environmental Design. A multidisciplinary approach to deterring criminal behavior through environmental design. CPTED implements design strategies to promote natural surveillance of the public realm, aiming to deter criminal behavior from the earliest design phase of development.

D – G

DEQ: Department of Environmental Quality. Governmental organization dedicated to preserving nature, including air, land, and water.

DU/AC: Development units per acre.

EDA: Economic development area. RDA focusing on value-
added job creation. Retail development is excluded from tax increment.

EDCU: Economic Development Corporation of Utah. A public/private partnership to attract and grow competitive, high-value companies and spur development of Utah businesses.

EPA: United States Environmental Protection Agency. Federal agency established in 1970 to protect human health by safeguarding the natural environment, specifically air, land, and water.

ETF: Energy task force. A local task force created to create and implement community energy policy.

FAR: Floor area ratio. The ratio of the total floor area to the size of parcel.

FCOZ: Foothills and Canyons Overlay Zone.

FEMA: Federal Emergency Management Agency. US federal agency created in 1979 to respond to disasters that overwhelm the resources of local and state authorities.

FHWA: Federal Highway Administration. Division of the US Department of Transportation that specializes in highway transportation.

GHG: Greenhouse gases. Gases in the atmosphere that absorb and emit heat. These include water vapor, carbon dioxide, methane, nitrous oxide, ozone, and chlorofluorocarbons.

GO bonds: General obligation bonds. A municipal bond that is secured by a state or local government to use tax revenues to repay bond holders.

GOPB: Governors Office of Planning and Budget. Office of the Governor of Utah that provides leadership for the Governor’s initiatives. Services provided by the GOPB facilitate the responsible use of the taxpayer’s money, provide efficient public services, and empower Utah communities to protect private property rights.
Historic District Overlay Zone: An Historic District Overlay Zone is a land use tool established by a local government. The purpose of an historic district overlay zone is to give local governments additional tools to ensure the protection of its local historical resources. An overlay zone, described below, typically applies additional regulations and restrictions to properties falling within its boundaries than those originally required by the base zoning. The actual restrictions and requirements of an historic district overlay zone are determined by the local government and adopted into the zoning code.

HUD: United States Department of Housing and Urban Development. US federal department created in 1965 to develop and execute policy on housing and cities.

IEQ: Indoor environmental quality.

ISB: Intermountain Seismic Belt.

ITS: Intelligent transportation systems.

KID: Kearns Improvement District. A water and sewer utility serving Kearns Township.

LEED: Leadership in Energy and Environmental Design. A building rating system developed by the U.S. Green Building Council to provide standards for environmentally sustainable construction practices.

LID: Low impact development.

Lifecycle housing: A development strategy to provide housing choices in each community for people at each stage of the lifecycle. The goal is to provide a sufficiently diverse housing stock to allow those who chose to remain in their community with their established social networks, regardless of age, ability, or family situation.

Live-work units: Housing units that provide a commercial workspace (usually ground floor), with an attached living space (usually above the workspace).
LOS: Level of service. A measure of effectiveness traffic engineers use to determine the quality of service of transportation infrastructure. The system ranks infrastructure from A to F, with A being the highest level of service, and F being a failing level of service.

MBA: Municipal building authority lease revenue bonds.

Mixed-Use Development: Mixed use refers to the combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site in one of the following ways:

1) Vertical Mixed Use. A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.

2) Horizontal Mixed Use – Attached. A single structure, which provides retail/commercial or service use in the portion fronting the public or private street with attached residential, or office uses behind.

3) Horizontal Mixed Use – Detached. Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side. Mixed use is a key component of many current development trends, including Transit Oriented Development (TOD), Traditional Neighborhood Development (TND), Livable Communities, and Smart Growth principles. The benefits of Mixed Use include: activating urban areas, increasing housing options, reducing auto dependence, increasing travel options, and creating a local sense of place. Mixed use can be developed at a variety of scales, from building, to parcel, and walkable or transit area.

MLS: Multiple listing service. The electronic database that includes real estate property sales listings.

MPO: Metropolitan planning organization. The transportation policy-making organization for a metropolitan area.
made up of representatives from local government and transportation authorities, mandated by the US Congress in 1962 for any urbanized area with a population greater than 50,000. Salt Lake County is a member of the Wasatch Front Regional Council MPO.

MSA: Metropolitan statistical area. A geographical area of high population density.

NEPA: National Environmental Policy Act of 1970. Law that established federal policy promoting enhancement of the environment and evaluation of environmental impacts on proposed federal agency actions.

NRHP: National Register of Historic Places is the United States’ official list of districts, sites, buildings, structures, and objects worthy of preservation. Administered by the National Park Service, the Register was authorized under the National Historic Preservation Act of 1966. Its goals are to coordinate and help groups such as the National Trust for Historic Preservation identify and protect historic sites in the United States.

NHD: National Historic Districts are neighborhoods, or districts, that contain a certain percentage of contributing historic structures, that have been nominated and federally accepted as part of the National Register of Historic Places. Districts are typically designated when there are too many historic structures to realistically nominate them all individually for the National Register of Historic Places.

NRPA: National Recreation and Park Association. Organization that provides information and services to communities to raise awareness of the environment, focusing on construction of parks and recreational facilities.

Overlay (Floating) Zone: The overlay, or floating, zone concept allows for districts that are not delineated on the zoning map. The boundaries of these zones are somewhat flexible, and allow the City to identify additional allowable
land uses in areas to be determined as long as they meet certain criteria. The most common use of the concept of the overlay zone is the over-laying of standards that change or are added to the standards of the underlying district. This concept works well in areas in which there may be sensitive lands, natural hazards, and other characteristics of merit such as historical architecture. Areas in which the potential for such conditions to exist are graphically identified on the zoning and comprehensive plan land use maps, showing both the base zoning and the area over which the overlay regulations apply.

PCD: Planned community development.

Performance Zoning: Performance zoning differs from all other forms of zoning (Euclidian, Conditional, and Form-Based) because it is based on standards designed specifically to meet a wide range of established goals. For instance, rather than using a conventional land use map with well intended transition districts or a conditional approval process in an attempt to avoid land use conflicts through rezoning, and lengthy use restrictions, or public hearing processes, performance zoning directly addresses conflicts in use by implementing design standards that eliminate and/or mitigate such conflicts. Performance zoning is designed to evaluate the context and compatibility of uses within their environment, as opposed to whether or not a use should be permitted. The premise of performance zoning is that land use is irrelevant when it is designed to respect the built and natural environments. In fact, it is not the use itself that determines compatibility; instead, it is the design and intensity of the use, which may be effectively addressed by performance standards.

PM10: Particulate matter sized 10 micrometers or less. Tiny particles suspended in the air, generated most commonly from the burning of fossil fuels. Prolonged exposure can lead to asthma, cardiovascular disease, and permanently reduced lung capacity.

POP: Problem oriented policing.
PSC: Public service commission. In Utah, the PSC regulates privately owned utilities.

PUD: Planned unit development. A means of land regulation promoting large scale, unified land development, including the clustering of residential land uses with access to common open space.

PV: Photovoltaics. Technology converting sunlight directly into electricity.

Q-R

QCEW: Quarterly Census of Employment and Wages.

RDA: Redevelopment agency. Local governmental body using public funds to redevelopment blighted areas of the community.

Receiving Area: Part of a Transferrable Development Rights program. The receiving area is an area identified by a governmental body for potential increased development. This is the area to which development rights are transferred in order to achieve greater development densities and intensities.

S

SAA: Special assessment area. Financing mechanism that allows governmental entities to designate a specific area which will be benefited by public improvements.

Sending Area: Part of a Transferrable Development Rights program, the sending area is an area identified by a governmental body for preservation. This is the area from which development rights are transferred in order to protect the resources and desirable values of the area (e.g. open space, wetlands, forests, scenic areas, agricultural value).

SID: Special improvement district.

SNAP: Student Neighborhood Access Program.

T

TAZ: Traffic analysis zones. Unit of geography used in transportation planning models, constructed using census
block information. Size of TAZ may vary, but usually are inhabited by no more than 3,000 people.

TCI: Town center intersection.

TDM: Transportation demand management.

TEC: Taxing Entities Committee.

TIF: Tax increment financing. A public funding mechanism used for redevelopment in a community, using future gains in property tax value to finance current improvements. TIF dedicates tax revenue from added property values due to publicly funded improvements to pay for the cost of those improvements.

TOD: Transit-oriented development. A development pattern focused on transit-supportive community building, promoting walkability and transit connections, rather than automobile based development patterns.

TDR: Transferrable Development Rights is defined as, the transferring of development rights from one parcel of land to another through a program created by a government body intend to preserve certain undeveloped areas, stimulate growth and development in other areas, and compensate the owners for the transferred value of their lands.

U – Z

UDOT: Utah Department of Transportation.

Universal design: Universal design strives to be a broad-spectrum solution that produces buildings, products and environments that are usable and effective for everyone, not just people with disabilities.

URA: Urban renewal area. RDA focusing on the renewal of a blighted area through the removal of blight conditions. Use of eminent domain is permitted under certain circumstances.

UTA: Utah Transit Authority. The operator of the public transportation system along the Wasatch Front, operating buses, light rail trains, and commuter rail.
VMT: Vehicle miles travelled.

WaQSP: Water Quality Stewardship Plan. A Salt Lake County plan intended to enhance and support watershed functions of the region.

Watershed: The extent of land where water from rain or snowmelt drains downhill into a body of water, such as a river, reservoir, lake, or ocean.

WFRC: Wasatch Front Regional Council. The local metropolitan planning organization for the Wasatch Front area.

Workforce housing: Housing designed and constructed to be affordable to the local workforce, particularly those in public service, such as policemen, firemen, or school teachers.

ZAP: Zoo, Arts, and Parks. Fund created by Salt Lake County to fund local cultural organizations and projects.
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Template: Best Practices

Purpose Statement

The Purpose Statement of each Best Practice is a short paragraph of text explaining the importance of the Best Practice topic, and why it is of relevance for local planning processes and decision-making processes.

Core Concepts

The Core Concepts section is a numbered listing of the most important elements in implementing the Best Practices for the topic. They are the top five to fifteen things a decision-maker or planner needs to know about the topic. Core concepts should be concise, to the point, and quickly summarize the Discussion section.

Key Questions

The Key Questions section is a series of questions to be relied upon by Planning Commissioners, County Council members, Community Council members, developers and applicants, and the all County administrators and staff when making planning decisions. This “cheat sheet” identifies the questions to be asked when reviewing any proposal or plan to determine whether it meets the intent of the Best Practice Core Concepts. A single list of questions, which every stakeholder and decision-maker responds to, evens the communication playing field and facilitates good decision-making.

Contents:

- Core Concepts 1
- Key Questions 2
- Subheader 3
- Subheader 4
- Subheader 10
- Resources 31

Related Best Practices:

Any Best Practices with additional information on any of the subsections of this Best Practice should be included here.
Discussion

The Discussion section of each Best Practice is a brief primer on the Best Practice topic. It explains the various components of planning for the Best Practice topic, and elaborates on each of the Core Concepts.

This section exists to offer the reader or decision-maker the rationale behind each of the Core Concepts; an explanation of additional concepts, strategies, and best practices; and to direct the reader toward additional sources if they would like more information.

Key graphics, diagrams, and images are an important piece of the Best Practice discussion section. An overall goal of the General Plan is to provide a plan that is accessible, easy to understand, and simple to use. In that vein, diagrams and photographs are useful to help explain more complex concepts, as well as provide model places to emulate.

The actual text of the Core Concepts should be included in the Discussion section. In most cases, the individual Core Concepts should serve as the first sentence of a section of text explaining the ideas behind the Core Concept.

Resources

The Resources section is a numbered list of works cited and additional resources pertaining to the Best Practice topic. The Resources should be organized into two sections of endnotes (listed in order of reference), and additional resources (organized alphabetically).

1. Endnote citation

Other Resources:

Additional resource citation.
Template: Projects

**Project Category**
This section notes the type of project. Categories have been defined as Corridors, Development, Land Use, Parks Recreation and Open Space, Policy, and Infrastructure.

**Location**
This section notes the physical location of the proposed capital project. For plans, studies, and ordinances that may cover a larger area, or the Township as a whole, this section refers to the scope of the project.

**Objective**
This section defines the purpose of the proposed project, or why it is needed.

**Potential Stakeholders**
This section identifies any potential stakeholders that may be involved in project planning or implementation. Planning Commissions and the County Council are considered decision-making bodies.

**Recommendations**
This section includes any additional information needed to explain the ideas behind the proposed project. Simple suggestions or recommendations may be offered, but this section is not intended to replace further study and analysis. Each project sheet should be kept to a single page whenever possible, so lengthy discussions about the project should be developed when the project is initiated.

**Timeline**
This section denotes the anticipated timeline of the project, near term, mid term, or long term.

*Project added (adoption month and year).*