



CAMP^W & WILLIAMS
JOINT LAND USE STUDY
IMPLEMENTATION

General Plan Recommendations



Southwest Community Plan

Salt Lake County

Home & Community – An increase in the number of suburban households can cause conflict between families new to the area and the existing residents who have horses or other animals. As the landscape changes from rural agricultural to suburban residential, the circulation pattern for vehicles, pedestrians, bicyclists, and horse riders becomes more complex, and must be planned in greater detail. Other land uses important to quality neighborhoods, such as churches and neighborhood commercial shops also must be planned.

Recreation – The need for parks and recreational facilities projected by Salt Lake County Parks and Recreation is based on standards which look to population data to determine the number, distribution, and type of facilities. Thus, as the population increases due to new developments, the number and type of recreational facilities needed to serve an area changes.

Services – Public services must be carefully planned to meet not only present but future needs as well. Issues such as fire hydrants with adequate flow, emergency response times, and adequate sewer service are critical. Other facilities, such as libraries and schools, must be planned and built as a community grows. According to Jordan School District, the schools in the Herriman/Southwest community reach capacity quickly, due to a higher student-per-household ratio than in other areas of the Salt Lake Valley.

Environment – As residential density increases, the impact on the environment increases as well. Of particular concern is the need for a master storm drain system to convey water during major storm events. Regulating development in such a way as to protect the natural beauty of the area (one of the reasons so many people are attracted to this community) is also important.

~~Public Safety~~

Public Safety- A considerable part of the Southwest planning area is adjacent to Camp WG Willams, an important and very active training facility for the Utah Army National Guard and many other military branches. Operations at Camp Williams are in certain respects incompatible with land uses such as moderate and high density residential homes, and facilities that serve “at risk” populations, such as the elderly, the infirm and very young children. In addition, structures like telecommunication towers, wind turbine towers and utility transmission lines can interfere with flight paths used by military helicopters. As the area grows, new uses must be carefully sited and designed to minimize potential conflicts, reduce public safety risks and to allow Camp Williams to remain a viable economic asset for the County.

Community Vision

As is often the case, there are various strategies that could be used to address the concerns listed above. Ultimately, it is the collective vision of a community that determines which of those solutions best fit the community. The property owners and residents of the community have pointed out several key factors for Salt Lake County to consider in determining appropriate density patterns and development restrictions for the area, such as:

1. Requiring large lot sizes often leads to a lack of “affordable” or “moderate income” housing choices.
2. Appropriate measures (including buffers, where necessary) should be taken to protect current property owners who wish to maintain animals on their property from new residents who may not be accustomed to living near farm animals.
3. Residents of nearby large lot subdivisions, such as Hi-Country I & II should be protected via appropriate buffers along the perimeter.
4. While provision of land for churches, schools, and civic buildings is important,

Strategies

The goals and policies of the current Southwest Community Plan have been most effectively implemented when large developments that incorporate a variety of elements have been proposed. The future development of the Rose Flats area (the area south of Herriman Highway) will largely consist of the re-subdivision of land which was previously divided into 1, 5, or 10 acre lots. Because past planning efforts have been based on a limited residential holding capacity, the transition from large lot agricultural properties to single family subdivision lots should only occur if appropriate measures are in place to mitigate the impacts of growth. However, the strategies used to foster developments which contribute to the needs of the community must be designed and implemented in a way that is fair to both the large and small developer and which will encourage cooperative efforts among various property owners to produce a cohesive community, with an overall density of approximately 3 units per acre. The Butterfield Creek area (north of Herriman Highway) should be developed as one or more planned communities with an overall density between 3 and 5 units per acre. [Finally, with regard to the southerly portions of the planning area \(adjacent or in close proximity to Camp Williams\) the County should maintain and refine the current general policy of promoting low density, large lot residential combined with public recreation and natural open space, by implementing the recommendations of the Camp WG Williams Joint Land Use Study.](#)

Goals and policies

- Goal 1: Create a cohesive community, including provisions for neighborhood centers, civic buildings, open spaces, and appropriate transitions between new single family dwelling lots and existing large lots with animal and agricultural land uses in respect of the rights and privacy of existing residents.
- Policy 1 – Density increases within the Low Density Residential area from 2.5 to (up to) 4.0 units per acre should be allowed for proposals which incorporate the goals and policies of this plan into the design; including road connectivity, community spaces, a variety of lots sizes, and large lots or open space corridors as buffers between new lots and existing agricultural and horse properties to protect the privacy and other rights of the residents.
- Policy 2 – Density increases within the Neighborhood/Planned Community Residential area from 3 to (up to) 5 units per acre should be allowed if large master planned communities are proposed which include provisions for neighborhood and community centers, schools, parks, trails (including a regional trail along Butterfield Creek), civic buildings, and transportation systems.
- Policy 3 – The assembly of smaller parcels into larger subdivision development proposals should be encouraged through incentives such as density bonuses.
- [Policy 4 – Prohibit density bonuses in very low density areas, but allow cluster subdivision design where feasible and appropriate, as a means of reducing long term road maintenance, providing buffers between incompatible uses, reducing site/building costs, and increasing natural open space preservation.](#)
- [Policy 5 – Require new homes within one mile of Camp Williams to be built using sound attenuating construction methods and materials in order to reduce interior noise levels.](#)
- Goal 2: Create a transportation network of connected streets, pedestrian trails, bike paths, and equestrian trails.

Policy 3 – In general, connective street patterns which limit the use of cul-de-sacs and dead-end streets should be used.

Policy 4 – All roads should be paved and should include full improvements for safe complete streets, such as curb and gutter, street lighting, sidewalks, etc.

Policy 5 – While exact alignments and road widths will be determined as master plans for development are reviewed and approved in the Neighborhood/Planned Community Residential area, at least two north/south collector roads extending from U-111 towards the West Bench planning area should be part of the overall development plan.

[Policy 6 – Recreational trails proposed in close proximity to Camp Williams should be planned, designed and located with the active collaboration of Camp Williams.](#)

Goal 3: Create a system of community spaces to provide buffers and to accommodate the needs of the residents of the area.

Policy 1 – Following the guidelines of the County Parks and Recreation Master Plan, land for parks should be planned for as part of the development review process for new subdivisions.

Policy 2 – The school district should be consulted and the need for school site planning and development shall be considered as part of the development review process.

Policy 3 – Other community gather places, such as government facilities, community centers, churches, etc. should be accommodated through cooperative discussion with developers, government agencies, non-profit and religious groups.

[Policy 4 – When/if land must be developed adjacent to Camp Williams, use open space as a means of buffering incompatible land uses and to separate such use as far as possible from the Camp boundary.](#)

[Policy 5 – Work with cohorts to enhance regional open space and recreational assets in the area, such as the Yellow Fork Canyon regional park.](#)

Goal 4: Allow development in pace with the provision of critical services.

Policy 1 – Develop a plan for a master storm drain system, and ensure that all new development contributes towards the cost of that system.

Policy 2 – As a requirement for subdivision or planned unit development plat approval, obtain approvals from water and sewer service providers to ensure that development occurs in pace with capacity of those systems.

Policy 3 – Involve in the review process the Unified Fire Authority, Sheriff's Department, school district, and other critical service providers.

[Policy 4 – Evaluate the feasibility of targeted land conservation as a means of reducing future storm drainage/flooding risks \(i.e. secure strategically located parcels to provide flood storage, mitigate downstream impacts from significant storm events, offset hydrological changes due to area development, etc.\).](#)

Goal 5: Protect the natural environment and inherent beauty of the area.

Policy 1 – Avoid excessive grading on the hillsides.

Policy 2 – Coordinate and plan the design of roads, trails, and open space to be sensitive to wildlife.

Policy 3 – Locate local serving utility lines underground [and carefully evaluate the siting of telecommunication or other towers in this area in full collaboration with Camp Williams personnel.](#)

[Policy 4 – Adopt and implement “dark sky” lighting standards and practices to](#)

preserve the area's rural character, to reduce energy costs and waste, to protect animals who require natural darkness and to reduce point source light trespass, glare and urban "sky glow."

Goal 6: Provide appropriate neighborhood retail areas to serve the needs of the community.

Policy 1 – Neighborhood centers, including neighborhood serving commercial uses, should be considered as a viable land use in close proximity to key intersections of collector and arterial roads or as key components around which to base a planned community.

Policy 2 – Commercial development should incorporate design elements (building mass, design, colors and materials, etc.) to keep each project to a neighborhood scale.

Goal 7: Secure the long term viability of Camp Williams, its ability to conduct military training operations, and its significant economic contributions to the County and region, by implementing the recommendations of the Camp Williams Joint Land Use Study, including the adoption of a Military Influence Area Overlay District (MIOD) and related subzones addressing noise and vibration, aviation safety, land use and lighting, as well as procedures to enhance collaboration in regards to policy, planning, regulation and operations.

Policy 1 – The Camp Williams JLUS implementation strategies should be fully integrated into the Southwest Area Plan, as a complimentary and supportive means of accomplishing mutually beneficial objectives in this area of the County.

Policy 2 – Use prudent planning as a means of reducing long term County service, personnel, capital expenditures and facility maintenance costs through the proper siting and design of future land uses.

Policy 3 - Increase the likelihood of long term property maintenance, reinvestment and property value increases, by limiting or eliminating land use conflicts between incompatible uses.

Base density: 2.5 units per acre

Density bonus #1: a bonus of .3 units per acre shall be allowed for developments of 15 acres or larger which designate 25% of the total development for parks, open space, church sites or a school site, and which are sold to another entity or are preserved as common area within the subdivision to be maintained by a home owners association. The density bonus is doubled (.6 units per acre) for developments over 30 acres. If recreational facilities are built as part of the development, the 25% may be reduced as low as 15% if it is shown that the facilities fill a critical parks and recreation need of the community.

Density bonus #2: an additional .3 units per acre shall be allowed for developments of 15 acres or larger which qualify for the above density bonus, but which dedicate, by deed or permanent public easement, rather than sell the land for parks, open space, church sites or school site.

Density bonus #3: a bonus of .2 units per acre shall be allowed for dedication and installation of each 300 lineal feet of half-width of the collector road as called for in the Transportation Plan map of the amendment to the Southwest Community Plan (to a maximum of .6 units per acre total).

Density bonus #4: a bonus of .4 units per acre shall be allowed for developments which create a buffer of larger lots (½ acre minimum) or open space with trails adjacent to neighboring large lots with animal/agricultural land uses, such as ranches and/or farm land used for the raising of crops or the keeping, grazing, and/or raising of farm animals. Open space used for density bonus 1 or 2 above may not be used toward this bonus.

Notwithstanding the above, in no case shall the total density (with bonuses included) exceed 4.0 units per acre

f. F. Notwithstanding the above, density bonuses should not result in densities which exceed the standards associated with respective MIOD overlay subzones.

3. Creative Approach

Salt Lake County should take advantage of the flexibility allowed through its planned unit development ordinance to foster creative design of subdivisions in the planning area. Density shifts, variations in lots size, the creation of open space, and the institution of appropriate buffers are tools made available through the planned unit development review process. Appropriate easements and restrictive covenants can also be used to provide a cohesive community with well-planned transitions between new residential lots and existing animal/agricultural land uses.

