

# Preface

## Organization of the General Plan

The Emigration Canyon Township Community General Plan is organized into three sections.

### Section A - INTRODUCTION

*Preface* - includes an explanation of the contents of the Plan as well as its organization, the issues involved, a description of the 1985 Emigration Canyon Master Plan, and a description of the planning process.

*Community Description* - contains a brief history of the area, population figures, a general description of the community's land use, zoning, and a description of the community's services and utilities, such as sheriff, fire, schools, etc.

### Section B - GOALS AND POLICIES

*Emigration Canyon Township Community Vision* - contains a description of the community's vision of its future based on input from residents, property owners, Emigration Advisory Committee members, and other interested groups.

*Environmental Quality and Preservation* - discusses issues including water resources, visual resources, wildlife, vegetation and others. This section includes policies aimed at continuing identification of critical environmental issues in the Canyon and towards the preservation of its natural resources.

*Transportation* - gives current traffic figures and road conditions, as well as identifies issues for future transportation needs of the Canyon. It also includes goals and policy recommendations to meet those needs.

*Open Space and Recreation* - describes issues surrounding the identification and preservation of open space in the Canyon. This section also deals with the recreational uses of the Canyon and includes a trail access element and map identifying the Canyon's many trails.

*Natural Hazards* - outlines the existing natural hazards that need to be considered for development to occur. The hazards outlines include a general geologic setting, topography and slope stability, soil-related hazards, hydrology and flooding, wetlands and seismic hazards. Policies and recommendations for safety and hazards mitigation, as well as compliance with State and County development ordinances and regulations with regard to natural hazards are also included.

*Land Use Policies* - contains the policies for guiding growth and development, specifically for residential and commercial development in the Canyon. The residential element contains a residential holding capacity section, as well as open space subdivision design policies and a ridgeline protection policy.

### Section C - IMPLEMENTATION MEASURES

*Implementation* - contain the recommendations and strategies for implementing the policies in this Plan.

### Section D - APPENDICES

*Appendix* - includes supplemental information to the General Plan relating to Amending the General Plan, Trails Information, and Soil Table Data

## *Role and Purpose of the General Plan*

The intent of the Emigration Canyon Township General Plan is to achieve a proper balance between the natural and man-made environments by ensuring that development is sensitive to natural resources and constraints.

While not mandatory, this Plan will serve as a guide for the County legislative body, planning commissioners, community council, residents, property owners and others with an interest in the Canyon. It contains policies that are a reflection of the community's vision. The community is experiencing increasing pressure for new development, and also the preservation of Canyon amenities. Pressure for development is evident in the large tracts of land that are in single ownership, or owned by single development companies. These tracts often contain many acres of developable land that may be subdivided and sold for residential construction. There is also pressure from groups within the Canyon to ensure that the Canyon's unique open spaces and natural amenities are identified and preserved. The right to develop and concern for protection of the Canyon are both valid. In response to this and many changes occurring in the Canyon, the Planning Commission of Salt Lake County directed the Planning Division Staff to prepare a Community General Plan as an update to the 1985 Emigration Canyon Master Plan, and to analyze trends, examine current circumstances and provide continuing guidance for the future of the Canyon.

This Plan will serve as a policy guide for future land use decisions in Emigration Canyon. The Plan is intended to identify and explain existing policies involving the specific elements contained herein. It is also intended to guide decisions regarding the creation of new policies and procedures that affect the Canyon, its residents, property owners and Canyon users. This Plan is an update to the 1985 Emigration Canyon Master Plan done by the Salt Lake County Planning Division. Certain elements and information contained in the 1985 plan have been monitored and their progress since adoption of that plan is reported in this document. There is a great deal of new information contained in the Plan as well. This information represents developments in land use trends, geologic

information, ordinance regulations, and an accumulation of the most specific mapping information available. This Plan is also written in accordance with Section 17-27-301 of the Utah State Code, which mandates that each county shall prepare and adopt a comprehensive general plan for:

- a) the present and future needs of the county; and,
- b) the growth and development of the land for urbanization, trade, industry, residential, agricultural, wildlife habitat, and other purposes.

The plan may provide for:

- a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
- b) the reduction of waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
- c) the efficient and economical use, conservation, and production of the supply of:
  - i. food and water; and
  - ii. drainage, sanitary, and other facilities and resources;
- d) the use of energy conservation and solar and renewable energy resources;
- e) the protection of urban development; and
- f) the protection and promotion of air quality.

The plan may define the county's local customs, local culture, and the components necessary for the county's economic stability.

The county may determine the comprehensiveness, extent, and format of the general plan.

Salt Lake County fulfilled the state mandate by creating the Salt Lake County Master Plan in 1965. The 1985 Emigration Canyon Master Plan was adopted as part of the County Master Plan. This document is an update to the 1985 Emigration Canyon Master Plan

## *Update of the 1985 Emigration Canyon Master Plan*

The Emigration Canyon Master Plan was adopted in 1985 based on the community's need for a localized planning effort. The Plan studied such aspects as traffic and road conditions, slope, hillside slippage and erosion, natural hazards, existing zoning and future zoning needs, critical wildlife habitats, and hydrology and development suitability.

Some of the most important questions answered by the Plan pertained to how much new development could occur. The Plan identified areas that were more suitable for development given such constraints as steep slopes, soil conditions, areas of known slippage, road capacity, zoning, and others. It served as an effective tool for guiding land use decisions in the Canyon and provided a long-range comprehensive framework for growth, based on the implementation strategies it provided.

The 1985 Emigration Master Plan contains elements, which needed to be monitored, updated and reviewed since its adoption. Those elements, which needed monitoring and review, are included in this Plan, and have been updated with the most recent and accurate information available. Following is a summary of the main elements from the 1985 Master Plan, which have been updated and included in this Plan. This list does not represent all of the elements contained in the 1985 Master Plan.

**History** - contains a brief history of the Canyon and its evolution to a residential canyon.

**Present Development** - indicates that there were nearly 300 dwellings in the Canyon, used mostly year-round. It also indicated that there were approximately 1,200 undeveloped lots of record, and in those lots of record are approximately 200 building sites.

**Traffic** - counts from 1983 indicated 3,600 average daily vehicle trips (ADT), 2,300 of which were estimated to be from Canyon residents. The Traffic Section was very influential in determining the residential capacity of the Canyon. It concluded that if road conditions were to remain the same (without road modifications such as

widening or adding lanes), the ADT level in the Canyon should not exceed 6,000 to 8,000. Using 6,000 ADT and subtracting the ADT count at that time of 3,600, allowed for 2,400 more ADT, which would accommodate 300 new residential units. Using the 8,000 ADT figure, the number of new units could reach 555.

**Existing Zoning** - listed the current zones, the uses they allowed and their densities. It also briefly explained the Hillside Protection Zone, which had been adopted in 1980.

**Land Suitability Analysis** - describes the means for combining certain environmental factors to analyze the potential for development. The suitability analysis included the following factors:

- *Deer Winter Range* - identifies Normal and Severe Winter Ranges.
- *Erosion and Hillside Slippage* - explains erosion and hillside slippage factors, their causes, and mitigation techniques.
- *Hydrology* - explains hydrological characteristics, their effects on development, and mitigation techniques.
- *Slope* - Analyzes the Canyon and indicated slopes of 0-10%, 10-20%, 20-30% and 30% and above, and indicated that development problems occur above 30%

**Standards** - Lists applicable standards to which development must comply (i.e. Zoning Ordinance, Subdivision Ordinance, etc.).

**Recommended Development Philosophy and Policies** - contains land use recommendations and policies.

In updating the 1985 Master Plan, the Salt Lake County Planning Division created a series of maps depicting the elements from the 1985 Plan, as well as incorporating new information. The maps also include a series of enlargements of the populated areas of the Canyon, separated into eight sections. The information in these enlargements allows a more accurate review

of conditions and constraints. The information and research used to create these maps includes the Salt Lake County Planning, and Development Services Divisions, Recorder's, Surveyor's, and Assessor's Offices, Salt Lake City, the U.S. Forest Service, and Canyon property owners.

Following is a list of the maps created for the Plan as well as a brief description:

- *100-Year Flood Plain* - Flood plain delineation.
- *Bedrock Characteristics* - Outlines bedrock types.
- *Existing land use* - Shows current land uses.
- *Existing Zoning* - Shows zone boundaries.
- *Hydrology* - Shows streams, springs, ponds, wetland areas and the stream buffer zone.
- *Property Ownership* - Shows Forest Service and Salt Lake City property as well as large landowners.
- *Ridge Line Protection Areas* - Maps prominent ridgelines and the 100-foot protection areas surrounding them.
- *Road Categories* - Shows road classifications according to type and size.
- *Slope* - Indicated steep slope areas (above 30%), based on most accurate information available.
- *Soil Constraints* - Shows soil type boundaries.
- *Trails Access Plan* - Shows trail locations and trail types.
- *Transportation Improvements* - Shows planned improvements and works in progress.
- *Wildlife Habitat* - Shows critical wildlife habitat areas.

The series of eight sub-area enlargements are as follows:

- *Enlargement Key* - Depicting the location of the enlargements in the Canyon.
- *Housing* - Shows approximate location of existing structures and their estimated size and shape.

- *Ownership* - Delineates the amount of property owned, the approximate acreage, and the owner's name at the time the map was completed.
- *Slope* - Indicated steep slope areas (above 30%), based on most accurate information available.
- *Zoning* - Shows existing zoning.
- *Ridge Line Protection Areas* - Indicates location of ridgelines and ridgeline protection areas as defined in the Foothills and Canyons Overlay Zone.
- *Stream Buffer Zones* - Shows the 100-foot stream buffer zone for development.

All maps were created using the most recent and accurate information available at the time the maps were completed. The maps are for planning purposes only and are not intended to substitute for site-specific data. They are available for review at the Salt Lake County Planning Division Office, 2001 South State St, Suite N-3700, Salt Lake City, Utah 84190-4200. Maps may also be purchased upon request. Requests must be made at least three (3) days prior to pickup. Price quotes available through the Planning Division at (801)468-2061.

The Salt Lake County Surveyor's Office is currently updating the aerial surveys of Salt Lake County. These surveys contain updated contour intervals that range from 2' to 5'. It is likely that in the future Emigration Canyon will be surveyed and aerial photographs with contours as small as 5 feet will be available. The Salt Lake County Surveyor's Office has limited funding, and a survey of the Canyon will be completed only when funding becomes available.

## *Identified Issues*

In February of 1997, the Salt Lake County Planning Division held a public meeting with the residents, property owners, and interested parties of Emigration Canyon. The purpose of this meeting was to inform the public as to the efforts of Planning staff in the update of the Canyon General Plan. This meeting also gave people the chance to brainstorm ideas and issues they felt important and would like to see addressed in the Plan.

During and after the identification of issues, the planning staff explained that not all issues may be addressed in the Plan. There are certain limitations of a general plan, which do not allow it to deal with all issues the residents and property owners would like. Likewise, not all issues raised in the public meeting were planning issues. Staff determined which of the identified issues could be included in the Plan. Issues, which are addressed in the Plan, are given reference to a section or sections of the Plan. Those issues, which were identified but could not be addressed are explained below and grouped according to the organization of the Plan. The following is a list of those issues, which have been grouped into categories that follow the format of the Plan:

### **A. Introduction**

#### Preface

#### *General Plan Issues*

- Following the General Plan - Limit Variances, Put Teeth on Enforcement - (See Implementation Section)
- Down zoning - (See Zoning under the Implementation Section)
- Can the Plan Stay if Annexed? - Should the Canyon be annexed into Salt Lake City, the decision to retain this Plan as the city's plan rests with the legislative body of Salt Lake City. In cases regarding annexation of areas with existing plans, municipalities often retain the existing plan until such time as a new plan can be created and adopted.

#### Community Description

#### *Community Services and Utilities*

- Can We Plan For Fire Protection? - (See Foothills and Canyons Overlay Zone, Foothills and Canyons Site Development and Design Standards, and Community Description Sections)
- Police Protection - (See Community Description Section)
- Neighborhood Watch - Although crime figures in the Canyon are very low, Canyon residents interested in organizing a neighborhood watch should contact the Salt Lake County Sheriff's Office listed in the Community Services and Utilities Section.
- Fire Engine Access - Fire engine access is addressed as part of the Foothills and Canyons Overlay Zone development review process, which includes Fire Department requirements. Development or access points will not be approved unless adequate emergency vehicle access is secured.

### **B. Goals and Policies**

#### Environmental Quality and Preservation

#### *Water Supply and Usage*

- Culinary Usage - (See Environmental Quality and Preservation Section)
- Water Supply Source Protection-Limiting upper area development - (See Environmental Quality and Preservation Section)
- Fire Protection - (See Community Description)
- Year-round Stream Flows - Salt Lake County Flood Control maintains a record of ongoing flows at the mouth of the Canyon. This record is updated monthly from a stream flow monitoring station at the mouth of the Canyon. Data collected is available upon request at the Salt Lake County Flood Control office. The County has no authority regarding stream flows or flow data. Inquiries regarding flow data can be directed to the Salt Lake County Engineering/Flood Control Division.

- Irrigation Water and Water Availability - Water usage relating to landscaping or other outdoor use is controlled by water rights issued by the Utah State Engineer - Division of Water Rights. Once a right to use water is established, the State may issue a permit to drill a well or allow water to be diverted from other source, such as a spring or a stream. The Emigration Improvement District (EID) and other private organizations that own water rights may lease a water right to a water user or may simply allow use of their water. Since availability of water for these users is controlled by private individuals or the EID, it is not addressed in this Plan.
- How Much Water is Available? - The amount and availability of water in the Canyon are two important issues. Both factors must be considered in regard to water use. The most common source of water in the Canyon is from wells, although some springs still provide water for culinary or irrigation purposes. A few grand fathered water rights allow pumping from Emigration Canyon Creek. Pumping from the creek is strictly prohibited without a specific right issued by the State Engineer's office.

Hydrologists have studied <sup>1</sup> volumes of surface water and <sup>2</sup> estimates of underground water sources in the Canyon and have come to the conclusion that if a moderate amount of water is allowed to flow in Emigration Canyon Creek in the dry seasons of the year, there is sufficient water flow within the Canyon to provide for approximately 725 dwelling units.

The Utah State Engineer's Office has had jurisdiction over the appropriation and allocation of surface water since 1903 and ground water since 1935.

In 1968, the State Engineer became aware that far more water rights were granted on paper than there was actual water in the Canyon. This resulted in the State Engineer placing a moratorium on the issuance of further water rights. This moratorium has played a major role in water development. Those wishing to develop in Emigration Canyon became aware that they had two water problems to solve: <sup>1</sup> how to obtain the water right, and <sup>2</sup> how to obtain a source of water of sufficient quality and quantity to serve their needs.

Fortunately, a large portion of the right that have been issued are owned by the EID and the Utah State Parks Department. These entities have managed the

rights they own effectively, by ensuring that the use of water in the Canyon is not overextended. Persons who wish to make inquiries regarding water rights within the Canyon should contact the Utah State Engineer - Division of Water Rights. The EID is another valuable source of information and a possible lessor of water rights.

#### *Water Quality and Conservation*

- Stream Pollution (Anti-Degradation Law) - (See Environmental Quality and Preservation Section)
- Compliance with Drinking Water Source Protection Regulations - (See Environmental Quality and Preservation Section)
- Stream Buffer vs. Septic Systems - (See Environmental Quality and Preservation Section)
- Conservation - (See Environmental Quality and Preservation Section)
- Canyon-Wide Water System / Water Sewer Provisions - The EID has made two major attempts to create a canyon-wide water system. The latest was in November of 1995, with a bond election, which was defeated. Salt Lake County is not involved in any proceedings, which would initiate a proposal for a canyon-wide system, and it is therefore not part of the Plan. Any inquiries regarding a water system should be directed to the Emigration Improvement District. The County will also not be involved in any sewage system implementation proceedings. Although the Plan has a policy for septic tank installation in the Canyon's sensitive environment, it does not address a sewer system. While the intent of the Plan is to be amenable to future conditions, it must respond to current Canyon conditions. In the long-term, it may be in the best interest of the Canyon environment to provide a canyon-wide water and sewer system. However, this should be done with the support of the Canyon residents and property owners.

#### *Community Values & Character*

- Quiet - (See Foothills and Canyons Overlay Zone Section)
- Wildlife Protection - Diversity - (See Environmental Quality Preservation Section)

## Transportation

### *Existing Conditions / Uses*

- Road Capacity; Identify levels of service - (See Transportation Section)
- Public Transportation - UTA Route - (See Transportation Section)
- Recreational Parking - (See Open Space and Recreation Section)
- New Roads to Fit County Standards (Even if Private); Adopt New Standards - (See Transportation Section)
- Correct Sub-Standard Roads - (See Transportation Section)
- Impacts From Little Dell - Traffic, Olympics, etc. - (See Transportation Section) The advent of the Olympics are not directly addressed due to their temporary condition. The Canyon is not intended for any Olympic venue and traffic will not be directed into the Canyon. Any traffic occurring due to the Olympics will be incidental. Question should be directed to the Salt Lake Organizing Committee.
- Vehicular Access (Automobile, Police, Fire, Emergency) - Vehicular access is addressed in the Transportation Section of the Plan. There are also existing county development standards to which newly created vehicular accesses must comply.
- Institutional Controls - The controls which are available to regulate traffic and transportation issues, above and beyond those mentioned in this Plan can be found by contacting the Salt Lake County Assistant Transportation Engineer.
- Pinecrest Turnaround (would like to see it) - A turnaround in the Pinecrest area has been installed since the time this comment was made.
- Toll Road - The question of making part or all of the road in Emigration Canyon a toll road does not fall under the responsibility of the Plan. The issues regarding placement of tolls, toll amounts, dispersal of collections and the collecting agency would be dealt with by Salt Lake County which has jurisdiction over the road. The county would address specific plans for a toll as they are introduced. Since none have been made, this Plan makes no recommendation regarding a toll road.

### *Safety*

- Concern for Bikers / Bike Safety - (See Open Space and Recreation Section)
- Better Intersections; Safety - (See Transportation Section)
- Safe Entry Onto Road - (See Transportation Section)
- Consider Recreational Users and Residences - (See Transportation Section)
- Speed (motorcycles); Get adequate enforcement - (See Transportation Section)
- Residential Speed Limit on Main Road(s) - (See Transportation Section)

## Open Space and Recreation

### *Open Space*

- Creation of Public Parks - (See Open Space and Recreation Section)

### *Trails / Access*

- Pedestrian Trails (Walking, Biking, etc.) [combine uses] - (See Open Space and Recreation Section)
- Trail System Over Public Lands with Parking and Access - (See Open Space and Recreation Section)
- Existing Access - Which access points should stay, which should go? - (See Open Space and Recreation Section)
- Identify Potential R.O.W.s in Existing Residential Areas; Vacate R.O.W.s - i.e. Pinecrest - See Transportation Section)
- Off-Road Vehicle Trespass - (See Open Space and Recreation Section)
- RNA (Research Natural Area) - Although the Trails Plan discusses possible sites and locations of trail facilities, no mention is made of the nearby Red Butte Canyon, which is a protected Research Natural Area. From 1863 to 1969, Red Butte Canyon was the watershed for Fort Douglas. As a protected watershed, the lands were kept free from grazing, farming and other human-impact activities. When the Army declared these lands surplus in 1969, the U.S. Forest Service assumed responsibility for the Canyon. It has been a designated RNA ever since. One of the goals of the RNA is to protect and preserve a representative array of significant ecosystems and their inherent processes as baseline areas. Another goal is to

conduct research on ecological processes in these areas to learn more about the function of natural ecosystems versus manipulated or disturbed ecosystems. The Plan cannot dictate policy with regard to Red Butte, however it can emphasize the importance of retaining this natural area and recommend that trail and other recreational users be careful not to disturb the area and be respectful of the RNA and its boundaries in general.

- Right of Way Identification:
  - Union Pacific (Actual location) - During the course of our research, it was not possible to determine the exact locations of the rights-of-way for this company. Many rights-of-way do not have exact locations defined. Due to running through publicly owned lands, many rights-of-way are defined generally. Exact locations are not known, unless a specific engineering survey was done.
  - AT&T - The rights-of-way for AT&T are best described on individual property plat maps, available through the Salt Lake County Recorder's Office. Although the locations of these rights-of-way are important, it is not possible to address them in the Plan. The restriction of uses on these rights-of-way may be found with the company owning the right-of-way, or the Salt Lake County Recorder's Office.
  - Chevron - During the course of our research, it was not possible to determine the exact locations of the rights-of-way for this company. Many rights-of-way do not have exact locations defined. Due to running through publicly owned lands, many rights-of-way are defined generally. Exact locations are not known, unless a specific engineering survey was done.
  - Questar - During the course of our research, it was not possible to determine the exact locations of the rights-of-way for this company. Many rights-of-way do not have exact locations defined. Due to running through publicly owned lands, many rights-of-way are defined generally. Exact locations are not known, unless a specific engineering survey was done.

#### *Recreational Uses*

- Hikers, Bikers, Runners - (See Open Space and Recreation, Transportation Sections)
- Encourage/Discourage Use of Canyon for Recreation - (See Open Space and Recreation Section)
- Little Mountain - Site for Winter Recreation? (Sanitation, Parking) - Little Mountain as the site for winter recreation was not addressed in the Plan because it falls outside of the range of the Plan's influence. If any plans or policies were to exist, they would stem from the Salt Lake County Parks and Recreation Division. Should the Parks and Recreation Division develop a policy for the area, the Plan's policies for existing recreational areas would apply.
- Joint Use of Camp Kostopulos - This private non-profit organization operates the facility, which serves mainly as a facility for the disabled. The organization has allowed the Emigration Community Council and the Emigration Improvement District to hold meetings there. When not in use the facility may be rented out to other groups who contact Camp Kostopulos. The Plan has no authority to create policy for the grounds and therefore contains no policy regarding its use.
- Can the County TAKE Sorenson Flats and Develop a Soccer Field? - Salt Lake County has no means or intention of taking the Sorenson Flats area. The only realistic expectation for the county to acquire property would be for a park. The Parks and Recreation Master Plan indicates no current need for a park within the Canyon. Future Canyon park needs indicate that a small park may be appropriate in the future. See the Recreational Trails and Open Space Section for further details.
- Posted: No Hunting or Shooting - Prohibit Discharge of High-Powered Rifles - Posting of signs prohibiting hunting or the discharge of firearms is the responsibility of the Salt Lake County Sheriff's Office. Requests for signs can be made by the residents and property owners of the Canyon. The Sheriff's Office will investigate requests, and if found to be warranted, signs may be installed along the county right-of-way.

## Natural Hazards

### *Topography and Slope Stability*

- Slope Stability and Grade - (See Natural Hazards Section)

### *Soil-Related Hazards*

- Landslides, Rockslides - (See Natural Hazards Section)

### *Hydrology and Flooding*

- Flood Hazards - (See Natural Hazards Section)
- Avalanche - (See Natural Hazards Section)

## Land Use Policies

### *Residential Development*

- Single-Family Residential Only (in the entire canyon) - (See Foothills and Canyons Overlay Zone, Land Use Policies Sections)
- Existing Lots of Record vs. New Development - (See Foothills and Canyons Overlay Zone, Community Description Sections)
- Identify Development Suitability - (See Foothills and Canyons Overlay Zone, Community Description Sections)
- Can a Limit Be Placed on Development? - (See Foothills and Canyons Overlay Zone Section)
- Setbacks-Dwelling, Vegetation - (See Foothills and Canyons Overlay Zone Section)
- Proximity to S.L.C. May Produce Significant Development - (See Foothills and Canyons Overlay Zone Section)
- Wasatch Canyons Development Standards - (See Foothills and Canyons Overlay Zone Section)
- Impacts of Utility Development - Impacts from utility development have recently been addressed in the new Foothills and Canyons Overlay Zone Ordinance, Chapter 19.72 of the Salt Lake County Zoning Ordinance.
- Should We Replace Eclectic Character of Canyon? - (See Foothills and Canyons Overlay Zone and Foothills and Canyons Site Development and Design Standards Sections)

- Start Future Financing Now - This comment was directed at finding ways to plan for funding of any improvement projects in the Canyon to avoid lengthy funding strategies which delay or sometimes defeat improvement efforts. The Plan has made recommendations on specific efforts, which would promote an advance effort for financing such things as open space acquisition and preservation.
- Long Run Acquisition of Undevelopable Areas - (See Open Space and Recreation Section)
- Exchange of Forest Service Lands - (See Open Space and Recreation Section)
- Identify Focal Points - Purchase, Protect - (See Open Space and Recreation Section)
- 501-C3 groups - (See Open Space and Recreation Section)
- Ordinances - (See Foothills and Canyons Overlay Zone and Foothills and Canyons Site Development and Design Standards Sections)
- Policies - Sensitive lands policies are contained throughout the entire Plan. Within each section of the Plan, various elements are broken down into specific goals, objectives and policies for each element in the Plan.

### *Commercial Development*

- Commercial Zoning/Development in the Canyon - (See Land Use Policies Section)
- Work With Development-Existing Commercial; Safety & Compatibility of Use - (See Land Use Policies Section)
- Short-Term Rental Policy - The Plan makes no recommendation regarding short-term rentals. Short-term rentals are governed under the Salt Lake County Zoning Ordinance, with conditions of rental defined in Section 19.76.280.
- Bed and Breakfast Policy - The Plan makes no recommendation regarding the operation of Bed and Breakfast facilities. They are governed under the Salt Lake County Zoning Ordinance.

## *The Planning Process*

The Emigration Canyon General Plan is part of an on-going planning effort that began more than 30 years ago. In 1965, the county adopted a General Plan for the entire Salt Lake Valley. The Plan divided the valley into seven large planning districts, including the Canyons District. The Planning Division is now preparing detailed plans for smaller areas or communities within the various districts. This General Plan is in effect, an addition to the Salt Lake County General Plan for the Canyon's Planning District. It is intended to be the key resource and policy guide for elected officials, developers and interested citizens.

The planning process has involved the Planning Division Staff, the Emigration Canyon Advisory Committee, area residents, concerned citizens, and property owners.

Including diverse representation and differing viewpoints will ensure the Plan's success. The Emigration Canyon Advisory Committee is a task force group composed of various professionals, property owners, residents and interested individuals. The group served in a voluntary capacity to address all issues pertaining to the creation of this Plan. The policies and recommendations found in this Plan were developed as a result of the many hours of hard work contributed by the committee.

As this Plan is carried out, the final responsibility for accomplishing the goals is placed on the elected officials who develop and implement the public policies that will guide the community's physical development. These officials must ensure that the day-to-day decisions relating to the community are made with due consideration given to long-term effects.

The existing characteristics of the community have been carefully researched by the group's involved, state agencies, and departments of the Salt Lake County Government. This information is intended to provide an accurate picture of the

community, its problems, and attributes, as well as a starting point from which the goals, planning policies, and implementation measures were formed.

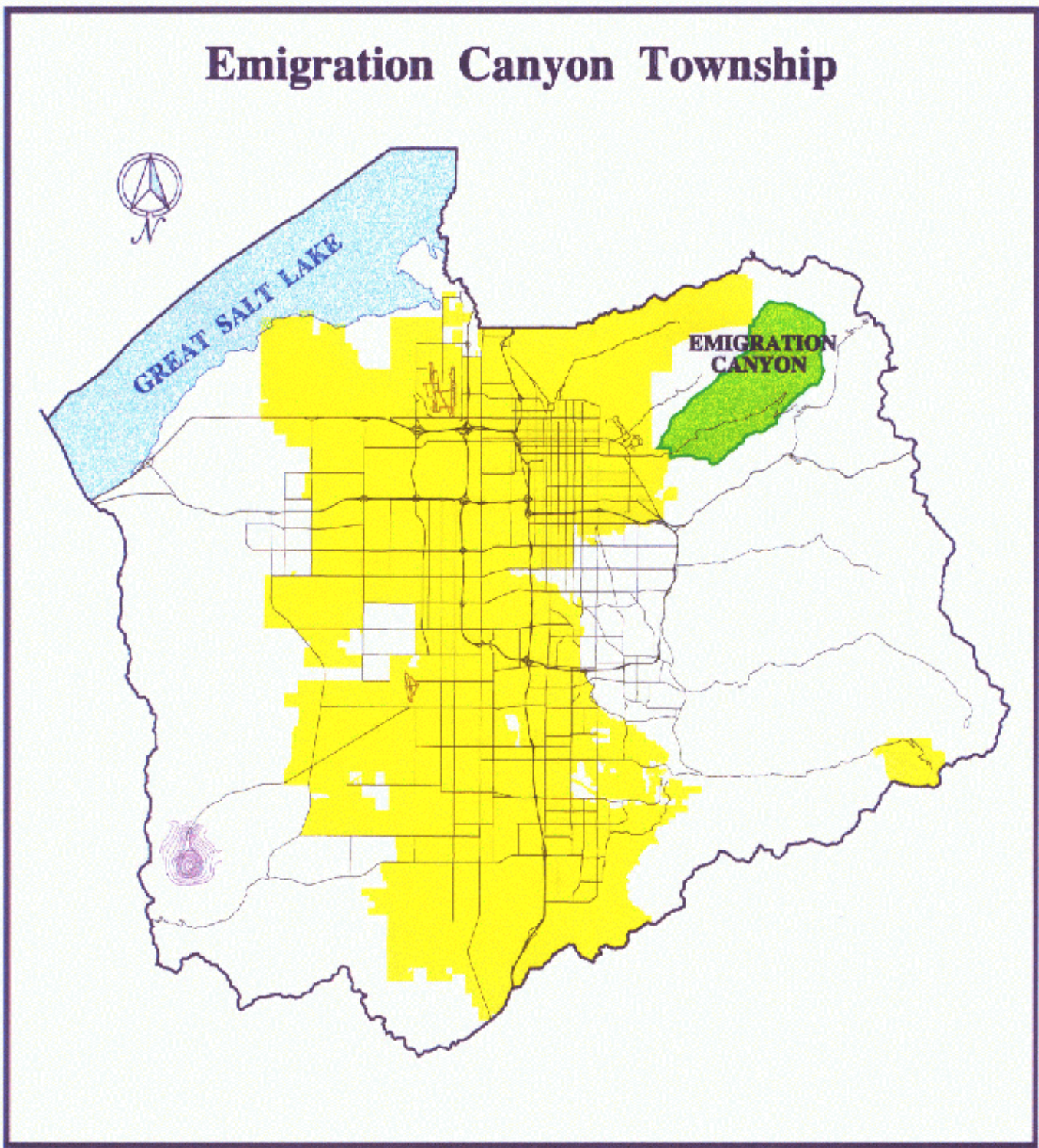
Development proposed in Emigration Canyon should conform to the maps, policies and recommendations in this Plan. To determine which of the policies apply, all sections and maps of this Plan should be reviewed. Additional maps and technical documentation used in the preparation of the Emigration Canyon Township General Plan are available at the Salt Lake County Planning Division.

The Plan does not dictate final authority on every individual land use question. However, it represents a comprehensive study and should be used to guide decisions.

Flexibility in the Plan can accommodate the changing trends within the community. The General Plan contains policies, which have been deemed appropriate at a certain point in time, but cannot provide for all future changes and demands. For this reason, the Plan should be reviewed and updated every five to ten years to assess and consider unforeseen and changing circumstances.

As private land in Emigration Canyon continues to develop, the residents should be involved in the development review process.

The unique identity and sensitive nature of the Canyon should be maintained and protected. The residents of the Canyon voted by a super-majority of the registered voters to become a township, and remain as unincorporated county. The Canyon's township status has allowed it to have greater and more direct involvement in planning and zoning issues. The most obvious example of this involvement is the creation of the Emigration Canyon Township Planning Commission. This seven-member board holds hearings and makes decisions on land use for Emigration Canyon.



**Figure 1** The Emigration Canyon Township is located in the northeast part of the Wasatch Mountains. The study area covers more than 18 square miles or approximately 12,000 acres.

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