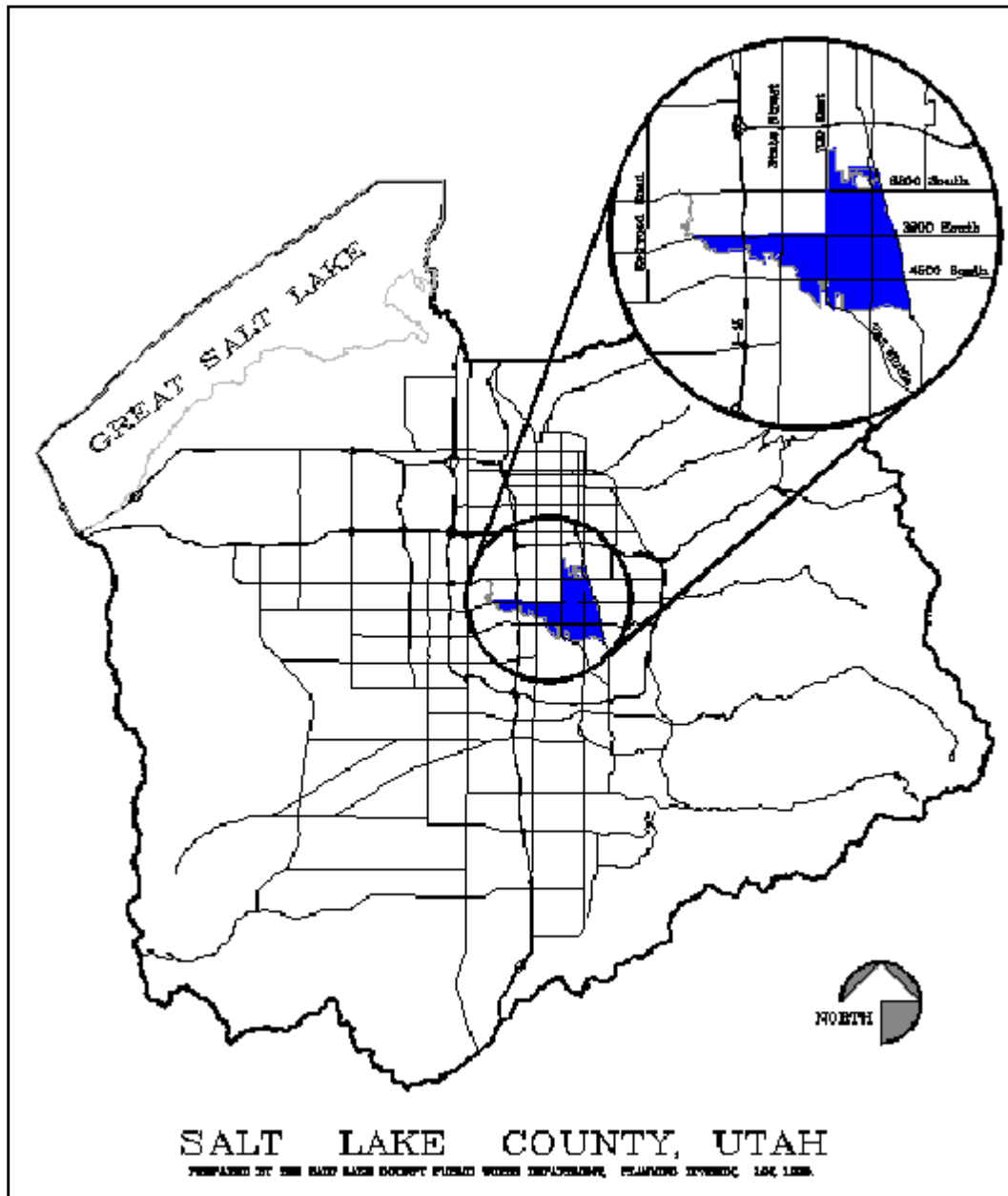


Community Location

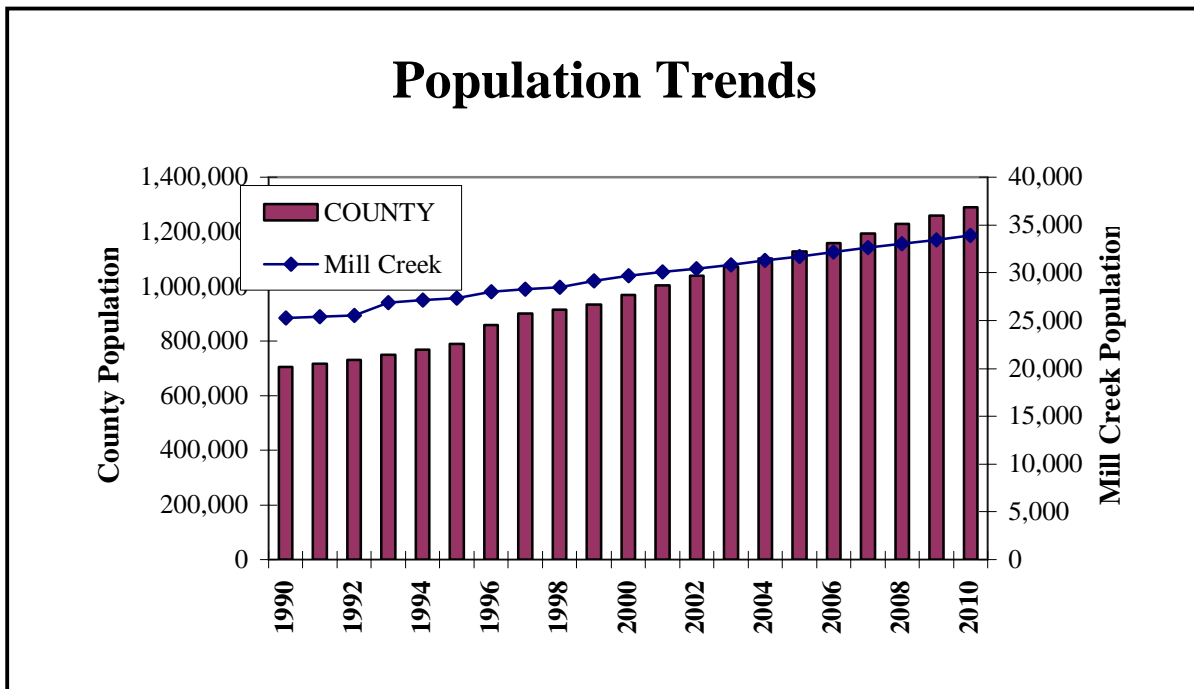
The Mill Creek community is centrally located in the heart of the Salt Lake Valley. It is approximately six miles from downtown Salt Lake City. Neighboring cities include Salt Lake City and South Salt Lake City to the north, Murray City and the South Cottonwood Community to the south, Taylorsville-Bennion and West Valley City to the west, and the East Mill Creek Community to the east.



Population

In 1988, the Mill Creek community showed an estimated population of 35,000. The area has grown since then, but an annexation by South Salt Lake in 1998 took a significant number of residents. The 1999 population is estimated to be 28,495. Mill Creek's population accounts for approximately 3.13% of the total for Salt Lake County.

The populations of both Salt Lake County and the Mill Creek community have grown since 1990. However, the community has grown at a rate that is slower than the County at large. This trend is expected to continue over time primarily because the Mill Creek community has very little vacant land relative to the amount found in other parts of the County.



The table shows population of the areas within current boundaries even though the South Salt Lake annexation took place in 1998.

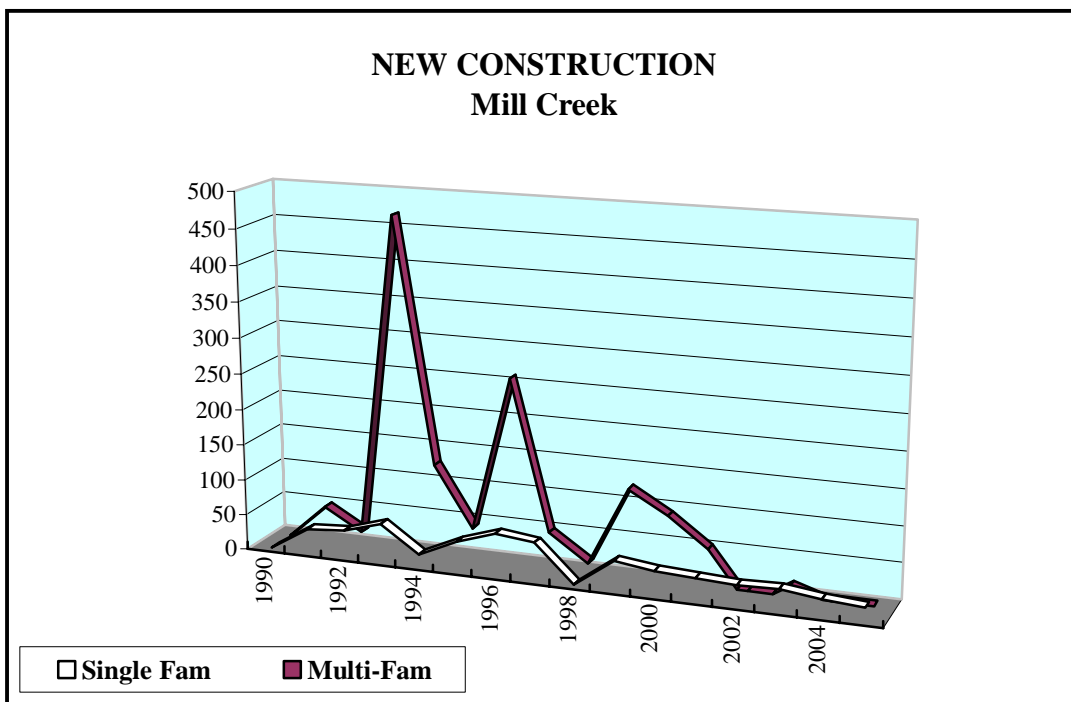
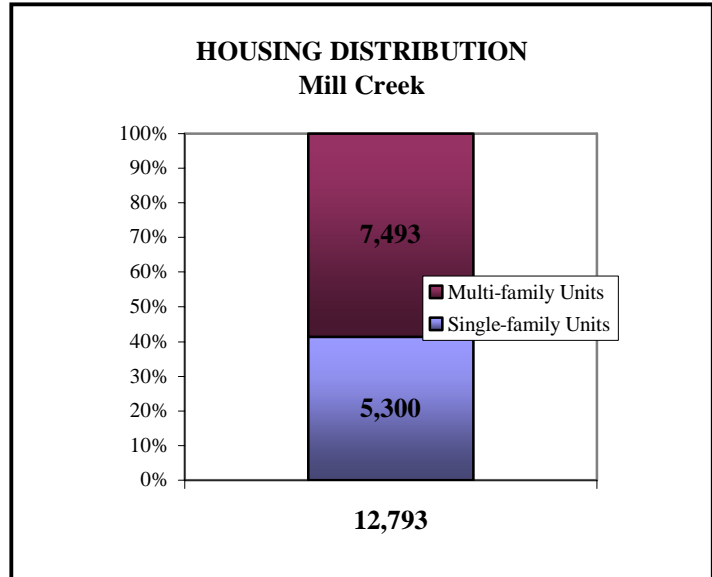
Mill Creek's new growth will likely stem from new medium-density infill construction on the residential area's vacant parcels, redevelopment of degenerated commercial or industrial areas to high-density residential, and an appreciation in the natural increase rate as young families move into low-density neighborhoods.

The Mill Creek median age is categorically higher than Salt Lake County. The County median age increased from 25 to 28 between 1980 and 1990, while the median age of the Mill Creek Community has increased from 28 to nearly 32 during the same time.

Housing

The average number of persons per household in Salt Lake County is about 2.98. In Mill Creek, the figure is closer to 2.29. One explanation for this discrepancy is that nearly 60% of the housing units in the Mill Creek community are multi-family. (Mill Creek has 4.0% of the total housing units in the County, and has 7.3% of the County's multi-family units).

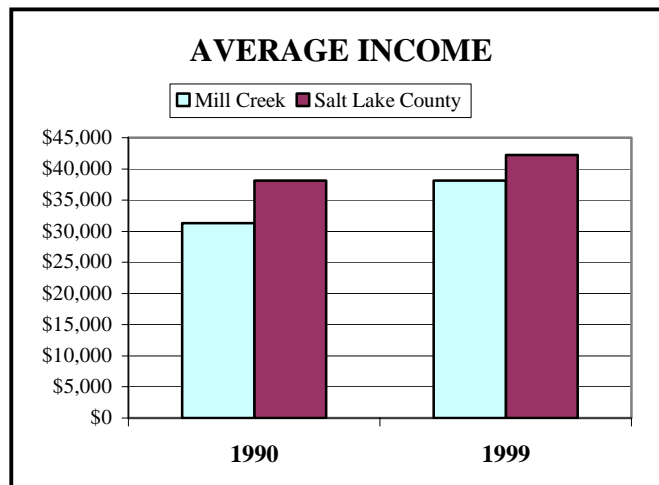
The majority of new residential construction has been multi-family. The mathematical projection shows this trend declining over time. However, it is assumed that notwithstanding a slowing of construction generally, the area will continue to grow, and as it does, underutilized and neglected parcels are likely to be redeveloped as higher density residential. Therefore, population is expected to increase.



Household Income

The Mill Creek neighborhoods have a lower median household income than does the County as a whole. While incomes in the County have been increasing over the past two decades, most incomes in Mill Creek have increased at a much slower pace. Overall, the distribution of household income reflects more households concentrated in middle income categories than the County.

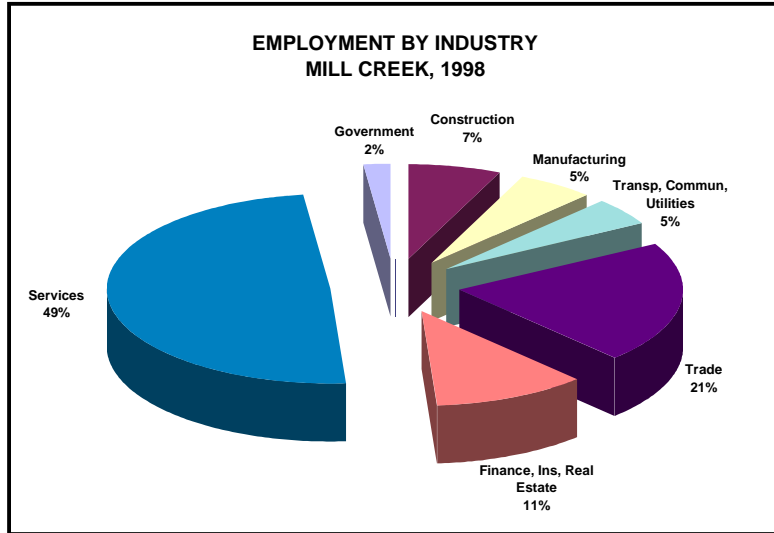
The Mill Creek area had a median income of approximately \$31,304 in 1990. The County median income was closer to \$38,099. By 1999, those same figures rose to \$36,484 and \$42,169 respectively. This sizeable gap between income levels has occurred over the past two decades. Mill Creek area households experienced a greater annual increase of income than the County during the 1990's, but are still well below the County average. When inflation is considered, the Mill Creek median household income reflects only a marginal increase in tangible incomes over this time frame.



Employment

In 1990, the number of employment opportunities found within the Mill Creek community was 13,813. In 1999, the number had risen to an estimated 18,099. The Mill Creek area, with its central valley location and proximity to transportation systems, is an aging employment center for the County. As employment becomes more dispersed throughout the County in coming years (as a result of suburbanization), Mill Creek area employment, while projected to increase, will not keep pace with the County's growth and will comprise a smaller share of total County employment aggregate.

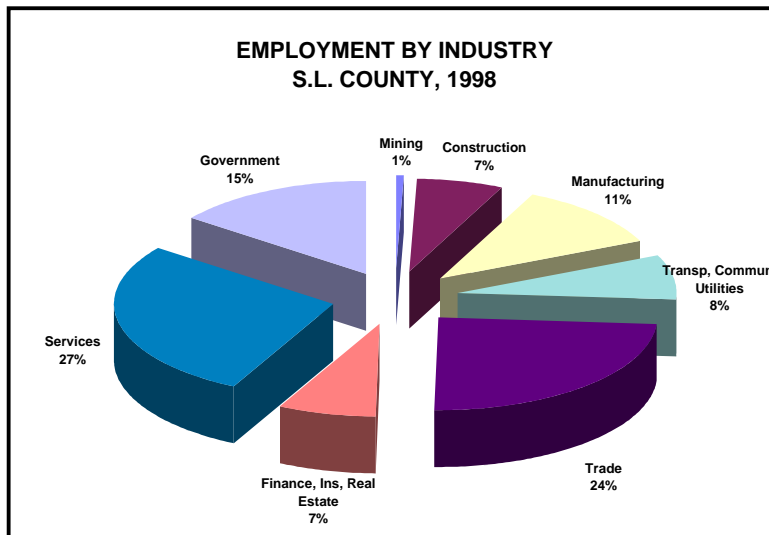
The 1990 census showed that the majority of Mill Creek residents worked in the Salt Lake Valley, and spends approximately eighteen minutes to travel to work. This being the case, it seems unlikely that a great number of Mill Creek residents work in the community. Nevertheless, it is still in the residents' best interest to encourage quality economic development because commercial developments directly affect the character of an area.



The Mill Creek community can affect its local economy in many ways. One of the most important is to stabilize and clarify the relationship between commercial areas and adjacent residential neighborhoods. Other methods should include small-scale new development (in order to improve the mix of uses), reuse and redevelopment of existing structures, and the improvement of traffic access, parking, and circulation patterns along commercial corridors (i.e.

Highland Drive, 3300 South, 3900 South, etc). Perhaps most importantly, the plan needs to find ways to deal with the overall character and image of the commercial areas.

Statistics for employment opportunities in Mill Creek show abundant service and trade industries with relatively little in other areas. In contrast to Mill Creek, the Salt Lake County employment statistics show a more balanced distribution of industry.

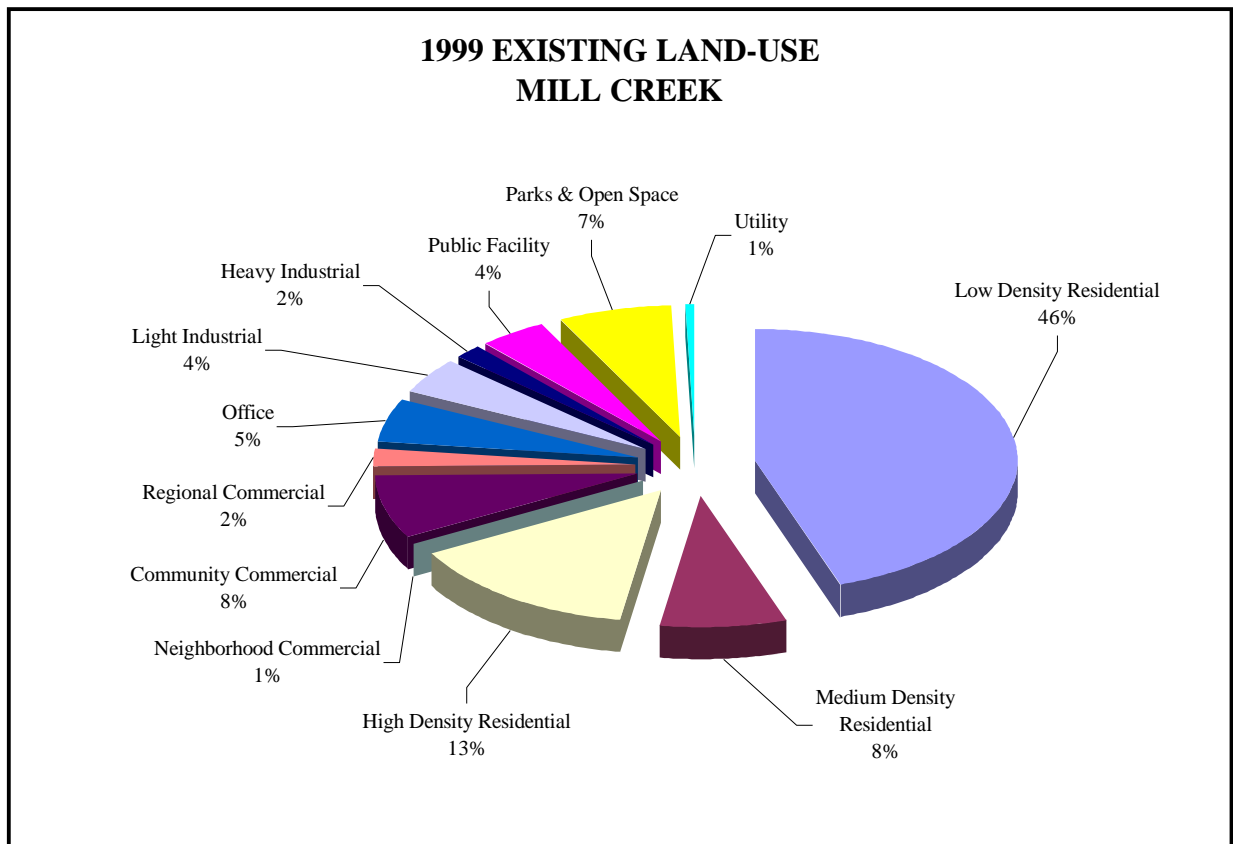


Existing Land Use

The Mill Creek Community encompasses an area of approximately 3,186 acres (5.0 square miles). A survey of existing land-uses shows that the dominant use is residential at 68%. Area commercial, office, and industrial developments occupy 21% of developed area. 11% of the area is devoted to public/quasi-public and park spaces. The remainder of the community consists primarily of public infrastructure and utilities (i.e. substations, arterial transportation corridors, etc). Undeveloped land is found in scattered vacant parcels, and the Hill View detention basin (planned to become a park).

The general quality of existing uses varies greatly in Mill Creek. There are neighborhoods where homes that have been maintained well over time are next to ones that seem to have been neglected. Likewise, there are productive and attractive businesses that neighbor seemingly dilapidated businesses.

The Mill Creek Community's historic development patterns were originally organic or market-based. There are areas where there is virtually no transition between conflicting uses.



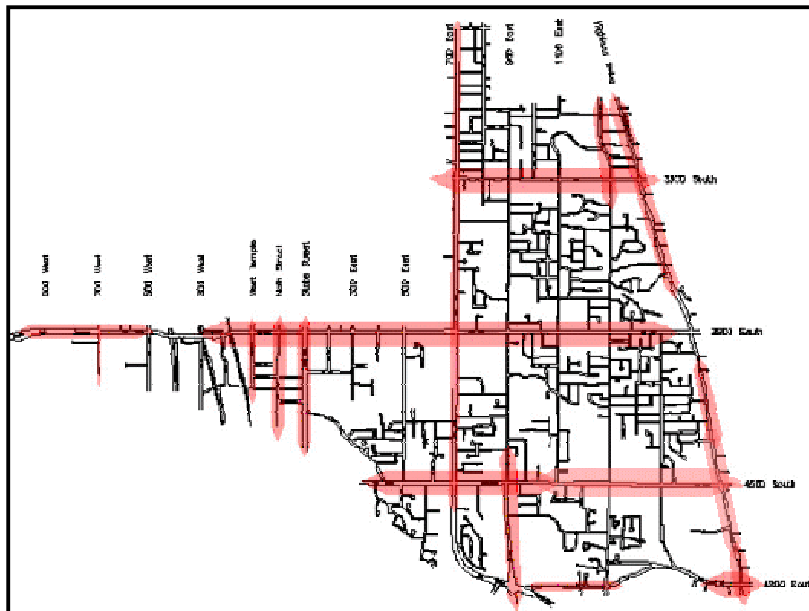
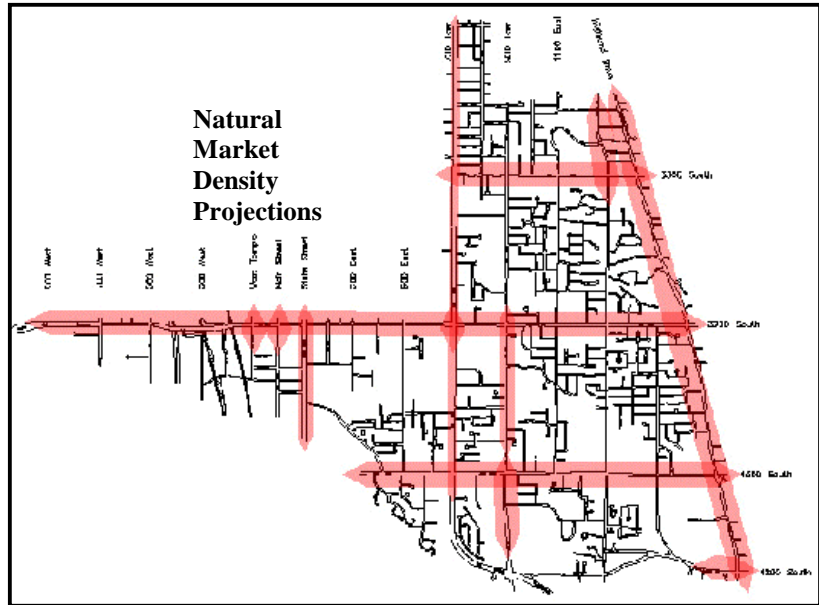
See Existing Land Use Map

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Density Patterns

Mill Creek's geographical location has historically made it very attractive to higher density development. Much of the existing Mill Creek development patterns began before Salt Lake County initiated its first planning and zoning efforts.

One of the intents of the 1999 Mill Creek General Plan Update is to guide the location and aesthetic qualities of the higher density development that Mill Creek naturally attracts. It is assumed that the unregulated market would attract density in the areas identified at right. New development considerations include existing development and infrastructure/transportation systems.



If the Mill Creek Community is to attain its former charm, it cannot allow the natural market to shape future development patterns. Therefore, if it is recommended that all new development proposals, rezoning, and plan amendments be reviewed, at least in part, in the context of desired density patterns (at right).

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See Current Zoning Map

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Infrastructure Capacity

The Mill Creek Community is serviced completely by adequate infrastructure systems. The community has a functional road network and is continually improving these roads and intersections (for more detailed information, please refer to the “transportation” section of this). The service and capacity provided by other primary infrastructure systems are outlined as follows:

Water: Mill Creek receives water from two water districts. Both the Salt Lake County Conservancy District essentially (serving the western half of the area) and the Salt Lake City Department of Public Utilities (serving the eastern half), report that there are no known problems with the existing systems, and that only a significant shift in land-use (i.e. residential neighborhood redeveloped as an industrial complex) would require a significant upgrade to their systems. However, all development proposals are still required to have their impact on the systems be formally analyzed for in order to safeguard quality culinary water, adequate pressure for fire hydrants, etc.

Stormdrain / Flood Control: The Salt Lake County Flood Control Division holds the responsibility of ensuring appropriate stormdrain facilities for the Mill Creek community. The Division recently installed \$3.3 million worth of stormdrain improvements to the existing systems in the area, and is confident that system capacity would not be threatened without a substantial modification to the land-use patterns in the area. Nevertheless, all proposed developments will be reviewed for their impact.

Sewer: Salt Lake City Suburban Sanitary District No. 1 provides the community sewer service. There are no known problems to the networks, but as with all other infrastructure systems, all proposed developments will be carefully reviewed to determine their impact.

Development Suitability

Most sites in the Mill Creek Community are developable. The area is gently sloping with few steep slopes, and soils are generally suitable for construction. Wetlands and flood plains along streams and canals are considered desirable open space lands. The most significant natural hazard is the Wasatch Fault, which is capable of generating a damaging earthquake, and special study areas have been designated to address those concerns. Factors affecting development suitability in Mill Creek are discussed in more detail below.

Topography: Land within the Mill Creek Community is generally gently sloping, with an average slope of less than one percent. Elevations range from 4,400 feet in the northeast, to 4,250 feet in the southwest. Locally steep slopes may require special design considerations.

Soils: Soils characteristics that may affect development include soil permeability, depth to the water table (groundwater), clay content, erosion potential, alkali content, and bearing capacity. Over 30 different soil types have been identified in the Mill Creek Community, and some soils constraints to development have been identified in certain Mill Creek Community areas. The County in reviewing proposed developments will consider soils suitability.

Waterways and Floodplains: Big Cottonwood Creek and Mill Creek are the principle streams carrying Wasatch Mountain runoff to the Jordan River. Manmade waterways in the community are the Big Ditch Canal, Salt Lake Jordan Canal and the Big Cottonwood Lower Canal, all of which are privately owned. When streams overflow their channels, the alternate pathways over which water flows are called “flood plains”

Land use should consider streams and flood plains. Presently, the canal companies must approve any development using or discharging runoff into the private canals. In addition, undeveloped buffer zones should be maintained along waterways and their flood plains. Such zones provide areas where water can overflow without damaging property; facilitate access to waterways for flood control work; provide open space for walking, jogging bicycle riding, nature study and wildlife preservation; and can be vegetated to stabilize banks and reduce erosion and sedimentation.

Hydrology: Under the U.S. clean water Act of 1977, wetlands are defined as areas inundated by water for enough of the year to support vegetation that grows only in saturated soils. The U.S. Army Corp of Engineers is given responsibility for wetlands management, study and protection.

There are several designated “wetlands” ranging in size from about one to five acres, scattered through the south and west sections of the Mill Creek Community. Some are produced artificially by leaky canals but most occur near natural springs. Wetlands are important in an urban area because they provide sanctuary for various forms of plant and wildlife that add variety to the human experience and to the ecological balance of an area. As development reaches the saturation level in Mill Creek, preservation of these rare aesthetic areas in their natural state becomes more important. Development on wetlands is often undesirable because of increased construction costs and the potential for flooding of basements. Subdivisions can often be designed so wetlands can remain as open spaces.

Seismic Hazards: The effects of damaging earthquakes are a major consideration in determining the development suitability of sites in the Mill Creek Community. Seismic concerns include the following:

Faults - A major trace of the Wasatch Fault, called the East Bench Fault, runs along the eastern edge of the Mill Creek Community, approximately following Highland Drive. The expected earthquake along the Wasatch Fault is a magnitude 7.5. This is a strong quake, and land use planners are developing safeguards to minimize the risk to public safety during such an event. To protect life safety in the event of a fault rupture along the Wasatch Fault, Salt Lake County's Natural Hazards Ordinance (Chapter 19.75 of the Salt Lake County Zoning Ordinance) prohibits development astride an active fault. For development purposes, a zone along both sides of the East Bench Fault has been designated as a "Surface Fault Rupture Special Study Area". As part of the application process for development on parcels within the Surface Fault Rupture Special Study Area, the Natural Hazards Ordinance requires that a qualified engineering geologist conduct a site investigation. The objective of the study is to exactly locate any faults on the property, and setback the structure a safe distance so that the life safety of the occupants is not threatened should fault rupture occur.

Liquefaction - Liquefaction is a common earthquake phenomenon that occurs when loose, granular (clean sand and silt) sediments that are saturated due to a high water table are subjected to strong ground shaking during an earthquake. The soils may temporarily transform into a quicksand-like liquid that loses the ability to support the weight of a building. The resulting settlement can be very damaging to a structure and potentially lead to loss of life. Most soil types in the Mill Creek Community have been identified as having a High and Moderate potential for liquefaction, and the Natural Hazards Ordinance requires that a liquefaction study be completed as part of most development within these areas. The objective of the study is to determine whether the soils characteristics indeed pose a liquefaction hazard, and to quantify the potential effects such as ground settlement, loss of bearing capacity, etc. Typically, the liquefaction hazard can be mitigated through ground treatment or structural engineering.

Ground Shaking - Regardless of which segment of the Wasatch Fault ruptures, most locations along the Wasatch Front will experience strong ground shaking. However, some sites may experience stronger ground shaking due to the underlying soil characteristics. For example, Mill Creek Community sites built on loose or granular soils may experience up to six times stronger ground shaking than a bedrock location. Strong ground shaking can cause building damage and potentially lead to loss of life. Therefore, all structures are required to be constructed in accordance with Uniform Building Code Seismic Zone 3, at a minimum. Consideration should be given to incorporating additional earthquake strengthening measures, when economically feasible.

**Chart 19.75.050
 Natural Hazards Maps
 Special Study Area Report Requirements**

Is a Site-Specific Natural Hazards Report Required Prior to Approval?

<u>LAND USE</u>	HIGH and MODERATE LIQUEFACTION POTENTIAL	LOW and VERY LOW LIQUEFACTION POTENTIAL	SURFACE FAULT RUPTURE SPECIAL STUDY AREA	AVALANCHE PATH SPECIAL STUDY AREA
Critical facilities (essential and hazardous facilities, and special occupancy structures, as defined in Section 19.75.020-C)	Yes	Yes	Yes	Yes
Industrial and commercial buildings (>2 stories or >5,000 square feet)	Yes	No	Yes	Yes
Multifamily residential structures (4 or more units per acre), and all other industrial and commercial	Yes	No	Yes	Yes
Residential subdivisions	Yes	No	Yes	Yes
Residential single lots and multifamily dwellings (less than 4 units/acre)	No*	No	Yes	Yes

* Although no special study is required, disclosure is required as described in Section 19.75.100

See Seismic Constraints and Liquefaction Potential Map

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