

Recommendations And Responsibilities

The 1999 Update’s recommendations listed below have been developed with community assistance and are applicable to the General Plan. They are intended to be tools for managing change and providing land use protection for the stable well kept residential neighborhoods in the area, and to help this community move into the future and become even more functional and attractive. The primary intent is to create a ‘sense of place’ in Mill Creek and restore it as one of Salt Lake County’s premier neighborhood locations. Therefore, the 1999 Mill Creek General Plan Update recommends the reinstatement of policies found in the 1988 Mill Creek General Plan, but that those policies are secondary to any possible contradictions found in the Update.

RESIDENTIAL RECOMMENDATIONS:

POLICY	RESPONSIBILITY
All new development proposals, rezoning, and plan amendments should be reviewed, at least in part, in the context of “desired density patterns”.	S.L. County Planning Division S.L. County Dev. Services Div
Salt Lake County should investigate the feasibility of utilizing federal CDBG and redevelopment funds towards individual home remodeling (as outlined in the <u>1998 Plan for Moderate Income Housing</u>).	S.L. County Planning Division S.L. County Community & Support Services Division
New residential development should seek to be in harmony with existing neighborhood scale and character.	Private S.L. County Planning Division
The Mill Creek Community Council should remain very involved in development application reviews, and should educate area residents of Salt Lake County’s “Local Improvement Districts” program.	Mill Creek Community Council Private
Single-family residential home conversions (i.e. remodel to create accessory apartments) should follow the provisions outlined in the <u>1998 Plan for Moderate Income Housing</u> (i.e. off-street parking, owner occupancy, etc).	Private S.L. County Planning Division
The Mill Creek Community Council, in conjunction with Salt Lake County Development Services Division, should educate area residents of County code enforcement / inspection responsibilities.	Mill Creek Community Council S.L. County Dev. Services Div
Medium-density development should be of a scale and character that is compatible with surrounding areas.	S.L. County Planning Division Private
New medium-density housing opportunities should be encouraged as infill development and should be designed to promote a single-family character.	S.L. County Planning Division Private
New medium- and medium-high density construction and conversions should be permitted along major transportation corridors and <i>selectively</i> permitted in traditionally low-density areas.	S.L. County Dev. Services Div S.L. County Planning Division
All new construction proposals for medium- and medium-high density units should adhere to open space standards.	Private S.L. County Dev. Services Div

New medium-high density housing opportunities should be encouraged in areas where deteriorating commercial, warehousing, or industrial uses currently exist, and which are in close proximity to other residential areas.	S.L. County Planning Division
New high-density residential development proposals should be reviewed closely to ensure high-quality materials and design is applied.	S.L. County Dev. Services Div
While variation in density and heights are desirable, new medium and high-density development should be at a scale and character that is complementary to existing neighborhood patterns.	S.L. County Planning Division Private
Large-scale high-density residential development should be located along major transportation corridors, and should include open space amenities and facilities.	Private S.L. County Planning Division
Encourage significant new high-density residential projects to be “planned unit developments” (PUD) in order to ensure greater control over design and development while allowing architectural flexibility and innovation.	S.L. County Planning Division Private

COMMERCIAL RECOMMENDATIONS:

POLICY	RESPONSIBILITY
Increase code enforcement of existing neighborhood commercial developments. Overall vehicular access, parking, and landscaping improvements should be encouraged.	S.L. County Dev. Services Div
Further “strip” commercial development should be discouraged. Where possible, new neighborhood multi-unit commercial developments should be clustered in small groupings with shared off-street parking, common access drives, and design favorable with surrounding areas.	S.L. County Planning Division Private
New commercial uses should not be allowed where street capacities will be exceeded by the additional traffic generated, or where significant problems with access or compatibility with adjacent uses are anticipated.	S.L. County Dev. Services Div
All new commercial construction should be of a size and scale compatible with the established character of Mill Creek.	S.L. County Planning Division
Increase code enforcement of existing commercial developments. Overall access, parking, and environmental improvements should be encouraged.	S.L. County Dev. Services Div Private
Encourage redevelopment and renovation of existing commercial developments before permitting new construction in other areas.	S.L. County Planning Division
Commercial and industrial establishments should provide adequate buffering between properties as well as screening of appurtenances.	S.L. County Dev. Services Div S.L. County Planning Division

INDUSTRIAL and MIXED-USE RECOMMENDATIONS:

POLICY	RESPONSIBILITY
Strongly enforce standards relative to odor, noise, sound, etc in industrial areas (between State Street and 700 West).	S.L. County Dev. Services Div
Investigate a large-scale rezoning of areas containing positive, existing mixed-use patterns near light-rail stations to encourage mixed use.	S.L. County Planning Division
Encourage pedestrian friendly improvements to industrial developments in “mixed” land-use areas (around light-rail transit stations).	S.L. County Planning Division
Provide adequately screened off-street parking and buffering between industrial and non-compatible uses.	Private S.L. County Dev. Services Div
All mixed-use developments should follow the intent outlined in the 1999 Mill Creek General Plan Update.	S.L. County Planning Division Planning
All residential elements of a mixed-use area should provide the same residential amenities that would be found in other areas (i.e. open space amenities, buffering, pedestrian facilities, etc).	Private S.L. County Planning Division
Salt Lake County Planning Division should encourage redevelopment of large tracts (10-25 acres), and should investigate specific standards for mixed-use development.	S.L. County Planning Division

OFFICE RECOMMENDATIONS:

POLICY	RESPONSIBILITY
Office uses should be encouraged for underutilized parcels along major transportation corridors.	S.L. County Planning Division
New office developments should be of scale comparable to surrounding areas, and should include adequate buffering between incompatible uses.	S.L. County Planning Division
Large office developments should include aesthetic/pedestrian amenities such as adequate landscaping, gateways, etc.	Private S.L. County Planning Division
Office uses should include adequate off-street parking, landscaping, and buffering between neighboring uses.	S.L. County Dev. Services Div S.L. County Planning Division
Encourage residential-to-office use conversion along significant transportation corridors.	S.L. County Planning Division

PARKS and RECREATION RECOMMENDATIONS:

POLICY	RESPONSIBILITY
Encourage the development of special areas in community parks that will enhance recreational and leisure opportunities in the Community, such as the Senior Centers at the Big Cottonwood Regional Park.	S.L. County Planning Division
Promote private (homeowner association) ownership and maintenance of neighborhood parks.	S.L. County Planning Division Private
Require adequate set back of building placement from water bodies such as creeks, canals.	S.L. County Dev. Services Div
Circulation improvements such as bicycle, hiking and equestrian trails should be encouraged along open space corridors (i.e. stream buffer zones, etc).	S.L. County Parks and Rec S.L. County Planning Division
Allow developers of low and moderate income housing to dedicate less parkland and amenities subject to review by the Planning Commission.	S.L. County Planning Division S.L. County Dev. Services Div
Encourage and include safe and visible pedestrian access points from properties that surround the Community's parks and recreation facilities where appropriate.	S.L. County Parks and Rec Private
Locate community parks adjacent to primary or secondary arterials for easy access. Siting of community parks adjacent to freeways or major arterials may be permitted but is discouraged	S.L. County Parks and Rec S.L. County Planning Division

TRANSPORTATION RECOMMENDATIONS:

POLICY	RESPONSIBILITY
Proposed developments should be reviewed for traffic impact. Improvements, or comparable fees, should be required if the proposed use is found to create a significant impact to existing or planned roadways (i.e. change in L.O.S. (level of service), etc).	S.L. County Dev. Services Div S.L. County Highway Eng Div.
Continue to coordinate with UTA to provide bus service to new and existing land uses to provide a feasible alternative to the automobile.	S.L. County Highway Eng Div.
Support the Salt Lake County Transportation Improvement Plan.	S.L. County Planning Division
Coordinate state, county, local governments, landowners, and community members to develop and maintain compatible land use and circulation plans.	S.L. County Highway Eng Div. S.L. Public Works Admin.
Coordinate utility providers to prevent impacts to completed and planned roadways.	S.L. County Highway Eng Div.
Continue to coordinate with UTA to provide bus service to new and existing land uses to provide a feasible alternative to the automobile.	S.L. County Highway Eng Div.
Insure that the local street system surrounding the light rail station located near 3900 South and West Temple is adequate to support the station	S.L. County Planning Division S.L. County Highway Eng Div.

Needs And Solutions

In addition to the preceding design and policy recommendations, the 1999 Mill Creek Community General Plan also recognizes some problems that are of particular interest to the residents of the community, and thus suggests the following:

- **CURB, GUTTER, SIDEWALKS**

The residents of the Mill Creek Community have identified the lack of curb, gutter, and sidewalks on many of their streets as one of the community's greatest needs. Salt Lake County Public Works Department and the Utah Department of Transportation (UDOT) have recognized this need as well, and have made the installation of improvements to the area a priority. However, both organizations have limited funds and other projects to accomplish before starting such a project.



A street in Mill Creek without curb, gutter, and sidewalk.



A street in Mill Creek with improvements.

To address this problem, the Salt Lake County Public Works Department has created a program that is designed to deal with this problem.

LOCAL IMPROVEMENT DISTRICTS

Salt Lake County residents have the opportunity to improve their neighborhoods with the assistance of the County through the establishment of local improvement districts. These improvements may include streets, storm drainage, curb, gutter and sidewalks, and street lighting. The improvement districts are formed and funded by the property owners who would directly benefit. Under some circumstances, the County may also participate by sharing in part of the

cost. The project begins with a recommendation by the Director of Public Works or a petition to the County Commission from the property owners who seek the improvement. Neighborhoods wishing to have the improvement district formed should contact the Salt Lake County Public Works Engineering Division at 2001 South State #N3300, Salt Lake City, UT 84190, (Phone 468-2711).

INVOLVEMENT

The drive and ambition for the creation of an Improvement District comes from private individuals within neighborhoods. It is their responsibility to take charge, educate the other residents, and implement the process by which a district is formed. Salt Lake County is merely a base for technical and organizational assistance the residents can use in improving their own community.

PETITION

Engineering staff will assist in determining the scope, size and estimated cost of the improvement district, which must be included on petitions. Staff will also provide the petition forms for obtaining the needed signatures. The petition must represent a majority of the frontage being assessed, before being considered by the Board of County Commissioners for approval.

For example, in the case of a sidewalk improvement, if there are 10 property owners with a total frontage of 500 feet, it would take signatures from property owners comprising at least 250 feet of frontage before the petition may be forwarded for County Commission consideration.

In the case of a storm drainage improvement, the total area is considered. If the total area is equally divided into lots of 100' x 100' and there are 200 lots, the total property area is 2,000,000 square feet. The petition must have at least 50% of the property area, so in this case, 50% of 2,000,000 = 1,000,000 square feet or 100 or more property owners must sign the petition.

COUNTY ACTION

Upon receiving the petition, the Board of County Commissioners may adopt an improvement resolution, which authorizes the Director of Public Works to prepare notification of the following:

- Preliminary plans and specifications
- Estimated cost, including:
 1. right-of-way
 2. planning and construction
 3. engineering
 4. administrative and bonding

The last known owner of each property within the proposed district will be notified by mail of the details of the improvement district, the dates of the public hearings and the estimated assessment rate.

PUBLIC HEARING

A public hearing will be held to consider whether an improvement district should be formed. All property owners and other interested persons may present their views both in writing and in person to the County Commission. If the owners of more than 50% of the proposed district object, the district will not be formed.

THE CONTRACT

After the ordinance has passed creating the district, Public Works will advertise for bids and contract with the lowest, reliable and responsible bidder. If the lowest bid is more than 5% higher than the Director of Public Works estimate, the contract will not be signed unless the County Commission determines the improvement may proceed.

AFTER CONSTRUCTION

Once construction and final inspection is completed and the County has accepted the work, the Public Works Department prepares a report to the County Commission showing the total costs, a description of each property to be assessed and the names of the owners of each property. Each owner is notified by mail of his or her share of the cost.

PUBLIC HEARING

A second series of public hearings is held by the Board of Equalization to hear all complaints and objections before the assessing ordinance is passed to make the assessments official and final.

INSTALLMENT PAYMENTS

All assessments are due and payable within 15 days after passage of the ordinance unless the owner elects to pay in installments with interest. Generally installment periods are not less than 5 years and not longer than 10. Interest rates will be determined by the County Commission.

- **HOUSING**
REHABILITATION

Many homes in the Mill Creek Community have been maintained well over the years. However, as these structures age, it often becomes necessary to make significant renovations and repairs.

In order to assist homeowners, Salt Lake County has established a number of home improvement programs:



Many homes in Mill Creek have both the lot capacity and need for significant renovation.

HOME IMPROVEMENT PROGRAMS
AVAILABLE IN SALT LAKE COUNTY

EMERGENCY HOME REPAIR PROGRAM (ASSIST) - Gives up to a total of \$1500 yr to individuals who are in need of doing minor repairs to their homes e.g. furnace repair, broken pipes etc. This program assists approximately 220 people per year. For more information, call 355-7085.

COMMUNITY ACTION PROGRAM - This is a need based program which assists people who need minor repairs on their residential properties e.g furnace repairs, insulation, window/door repairs. Approximately 40 people are assisted every year. Interested parties can contact the Community Action Program by calling 359-2444.

COMMUNITY DEVELOPMENT CORPORATION - This program is designed to assist in home ownership. The main focus of this program is purchasing and fixing of foreclosed homes. They also assist with the down payment to individuals who qualify based on income guidelines per household, and are involved in High School vocational programs designed to construct new affordable single-family housing. About 100 people every year benefit from this program. For more information, call 994-7222.

HABITAT FOR HUMANITY - This program is designed to assist low-income individuals in home ownerships. Qualifications are based on income per household (see chart). Every year about 5-6 people benefit from this program. Contacting Habitat for Humanity can be done by calling 463-0554.

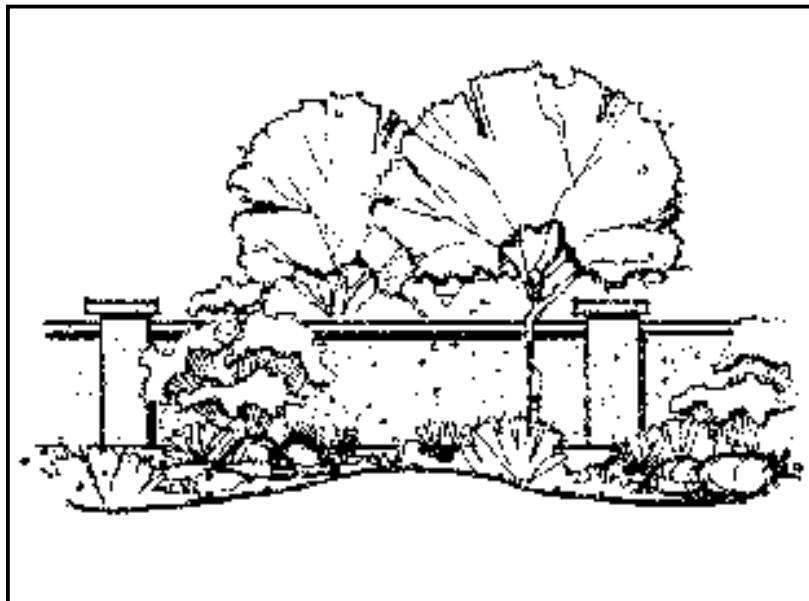
HOUSING AUTHORITY OF SALT LAKE - The Housing Authority of Salt Lake has been in existence for approximately twenty-four years, and has assisted over 1400 families with homes in need of repair. As part of their Home Repair Program, the following services are provided:

- i. evaluation of critical repairs and advice on how to complete them
- ii. technical assistance, (a work write-up and cost estimate of home repair needs
- iii. help in obtaining competitive home repair bids
- iv. processing of Home Repair Loan applications

Interested parties can contact the Housing Authority Rehabilitation Division at 284-4410.

- **BUSY ROADS**

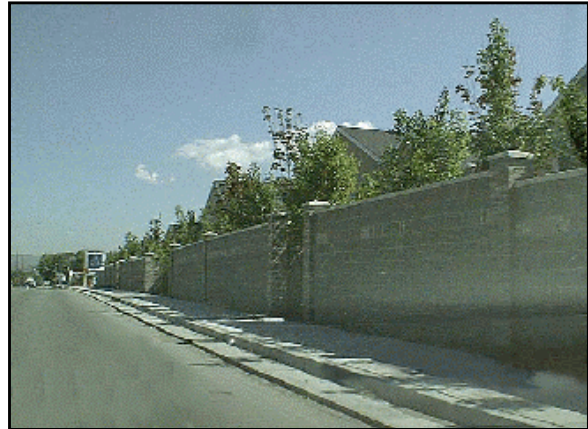
Many of the larger roads in Salt Lake County run through the Mill Creek Community. Most of these roads are owned by the State (UDOT). Homeowners that are directly affected by a busy road may petition the State for a sound wall to mitigate the road's impacts. Residents who are interested in such programs need to contact Salt Lake County Highway Engineering (468-2711) for more information.



An attractive alternative to common sound wall design.

- **CONTINUED PLANNING**

The Mill Creek Community has an ambiguous political future. The tax revenue generated by the local commercial, industrial, and office developments make it very desirable area for annexation into any of the neighboring cities. Currently, Mill Creek has an active and influential community council, but this could likely change if the community is “carved-up” and added to other cities. Cities differ from counties because they have a smaller geographical area, and are required to be at least somewhat financially self-sufficient. Therefore, city planners are typically forced to focus more on a specific area’s tax base contribution than do county planners. Conversely, when a city annexes an area of unincorporated land, it is usually because that land is commercially “mature” and productive, therefore they typically follow the County’s existing planning patterns and zoning designations. With an uncertain political future and potentially reduced influence, the Mill Creek Community is encouraged to adopt and implement the 1999 Mill Creek General Plan Update as soon as possible.



Sound wall along 900 East.



A discriminating barrier found along 700 East.

