
Attachment A

Countywide Goals And Policies

*The following goals and policies are to be used as a guide to development and general plan decisions by the Planning Commission and County Commission.
No goal or policy is overriding but must be weighed against other goals that also relate to a particular application or decision.*

General Policies

1. The health and well-being of residents and the physical safety of property should be protected by compliance with air and water pollution control standards and by identifying and avoiding areas of physical or geologic hazard or mitigating the hazards or development in relation to the hazard if possible based on "State of the Art" design.
2. The County should continue to allow a diverse range of housing in each community (price, type, size and location of dwellings) and also encourage a continuing high level of home ownership.
3. Salt Lake County Governments should encourage rational and orderly economic development to provide a stable tax base and stimulate employment opportunities consistent with maintaining community desired lifestyle and environment.
4. Cooperation should be encouraged between the public and private sectors to obtain mutually beneficial objectives, i.e. co development, density incentives, mixed use projects, etc.
5. Employment centers should be concentrated in locations, which maximize use of the existing transportation, and utility systems, encourage the development of an efficient transit system, and encourage energy conservation.
6. The open space system should be expanded to provide varied recreational areas, natural open spaces and definition of neighborhoods.
7. Productive agricultural areas should be conserved and protected.
8. A reasonable balance between public costs of providing services and revenues to support these services should be promoted by protecting against untimely or poorly located developments.

9. The natural beauty and resources of the Wasatch and Oquirrh Mountains should be protected and preserved by 1) prohibiting development in hazardous or environmentally sensitive areas; 2) encouraging transfer of those areas to public ownership and 3) mitigating adverse effects of development.

Residential Policies

1. The traditional single-family neighborhood should remain as the predominant housing style. Neighborhood is defined as a residential area that shares common characteristics such as housing style, dwelling density, common lifestyle, natural or man-made boundary, and distinguishes it in the minds of the residents from other areas of the community.
2. Low-density residential neighborhoods should be protected from incompatible uses. Amenities such as mini parks, street lighting, shade tree planting, etc. should be added as funds permit.
 - a. Vacant land in the interior of low-density areas should be developed with housing of similar design, mass and density.
 - b. More intense uses or traffic from more intense uses should not intrude into low-density neighborhoods.
 - c. Residential areas should be provided with complete pedestrian and vehicular circulation facilities, i.e. curb, gutter and sidewalks, as well as landscaping, underground utilities, streetlights and drainage facilities.
 - d. Adequate off street parking should be provided for all uses. Storage of recreation vehicles (including mobile homes, ORV's, travel trailers, etc.) should be discouraged in front and side yards.
 - e. Schools and parks should be developed as community recreational and social centers.
 - f. Small, conveniently located open areas should be provided in residential neighborhoods where feasible especially in high-density areas and areas of lots less than 8,000 sq. ft.
 - g. Individual property owners should be encouraged to maintain and/or improve their properties through revitalization, rehabilitation and redevelopment programs, building and health code enforcement, zoning enforcement and neighborhood self help programs as appropriate.
 - h. Neighborhood revitalization efforts should include capital improvement projects such as curb, gutter and sidewalks, storm water drainage systems, street resurfacing, stormwater pollution control facilities, etc.
 - i. Assessment policies should be changed to encourage rather than discourage home improvements.
 - j. Housing should be provided for persons with special needs in residential areas subject to development and location guidelines designed to permit the residents to be successfully integrated into the neighborhood.

3. In order to provide a wide variety of housing types and styles, medium and high density residential uses should be allowed in appropriate areas and dispersed throughout the county in a logical pattern.
 - a. Higher density residential uses should be located along major thoroughfares and transit corridors near retail and personal service establishments that supply the needs of the residents.
 - b. Higher density residential uses must be made compatible with adjacent uses through detailed review of building mass, height and orientation, landscaping, setbacks, walls, building materials, location of parking and circulation areas, open space, recreation and other amenities which should be governed by development standards and site plan review.
 - c. Traffic from higher density residential areas should have direct access to major traffic arterials which have adequate capacity to accommodate traffic volumes as well as appropriate ingress and egress as determined by detailed traffic analysis.

Commercial Policies

1. Commercial development should generally be clustered in neighborhood, community and regional shopping or activity centers (including where appropriate a combination of retail, service commercial and professional offices) primarily at the intersection of major streets.
2. New commercial areas should generally not be permitted to occur in scattered or "strip" form of development but should be aggregated in attractively designed developments.
3. Community and regional shopping centers should incorporate or become the center of a broad range of goods and services and community activities to reduce the necessity for driving to separate destinations and to provide a social focus for communities.
4. In those cases where auto oriented commercial areas front on major arterials, they should present a high quality of design including sensitive signage and be adequately screened from adjacent uses. Access to these areas should be controlled and consolidated to assure safety and minimize traffic conflicts.
5. Any new or expanded commercial area should be planned in a manner which protects nearby low density neighborhoods through buffering with landscaped areas, transition uses, separation by streets or other barriers, limitation of operating hours.
6. All commercial areas should be designed subject to approved development standards and site plan review of parking setbacks, access, sign control, landscaping, screening walls, building scale, height, orientation and mass, directional lighting, etc. to insure compatibility with nearby land uses.

7. Owners of existing marginal or deteriorating commercial properties should be encouraged to improve their developments through code enforcement, redevelopment and revitalization projects, and beautification programs.

Industrial Policies

1. Industry should be dispersed throughout Salt Lake County in planned districts to take advantage of the transportation system and promote energy conservation and convenience of the employment force.
2. Industries based on extraction of mineral resources should be protected to allow full utilization of the natural resources and should utilize a rehabilitation plan to provide a second generation use compatible with the surrounding neighborhood. Where slopes and other considerations preclude second-generation use property should be protected from erosion.
3. Heavy industries should be located where they can be economically and practically served by rail facilities, highway transportation, and utilities.
4. The development of industrial parks with a full range of site amenities should be encouraged.
5. Exclusive industrial zones and buffer areas to provide for a transition from industrial use to other less intensive residential land uses should be provided.
6. There should be an inventory of the county's industrial land. This should be updated periodically to facilitate the development of sufficient quantities of industrial land.
7. Existing zoning ordinances should be amended to include performance requirements for new heavy commercial and industrial uses which abut or can adversely impact adjacent residential or recreational uses. There should be specific criteria for approval or enforcement relating to drainage, landscaping, building bulk and heights, etc.
8. Adverse impacts of industrial development on adjacent uses should be mitigated through landscaped buffer areas, visual screening, code enforcement, etc.

Recreation Policies

1. A wide variety of recreation opportunities should be available to county citizens and visitors.

2. Recreation facilities in canyon areas should be increased at a scale compatible with conservation of natural resources and environmental quality. The county should recognize and integrate the Forest Service land use plan for canyon areas with plans of local governments.
3. Recreation areas should be provided along the Jordan River, around the Great Salt Lake, and along the foothills and in canyons.
4. The recreation and park system should be expanded primarily through provision of mini and neighborhood parks.
5. To the maximum extent possible, components of the regional and local park systems should be linked by rights-of-way, easements, dedications or other agreements to provide a network of greenways for hiking, biking and horseback riding.
6. The needs of specialized recreation activities should be recognized in planning future parks and recreation areas.

Transportation Policies

1. The location and design of proposed major and minor streets should be consistent with the existing and proposed patterns of land use.
2. Critical deficiencies in the existing street system should be corrected.
3. Every means to support efforts to expand transit service, frequency of service and transit usage should be pursued. Salt Lake County should support ongoing mass transit studies by W.F.R.C.
4. Proposed major streets, freeways and substantial improvements to existing major streets, should be designed to reduce noise levels, mitigate other hazards and improve visual quality.
5. The official Salt Lake County major and secondary highway plan should be regularly updated and utilized for Federal, state, local and private sector highway improvements.
6. Curb, gutter and sidewalks should be provided on all new and improved thoroughfares and streets, and wherever possible, exclusive bicycle lanes should also be included.
7. Access to the canyons should be improved. Passing lanes, bike lanes, mass transit expansion and provision of park and ride lots in close proximity to the canyons should be considered.
8. Proponents of developments, which may have significant traffic impact, should provide a traffic impact analysis prepared by a qualified and experienced traffic engineer.

Agricultural Policies

1. Productive land should be retained in agriculture as long as possible rather than be converted to urban uses.
2. Appropriate areas should be zoned for rural residential to help preserve agriculture.
3. Garden type farms should be encouraged to remain and be protected from incompatible uses.

Public Facilities Policies

1. Salt Lake County should encourage school officials to designate school sites in advance where possible and sites should be of the proper size to accommodate future school needs.
2. Schools should be designed and located to provide multiple purpose use of the facilities by school age children, older members of the population, and community wide groups without conflicting with the primary function of the school.
3. Schools serving elementary and jr. high age children should not be located on busy thoroughfares. Junior high schools, high schools, vocational schools, and colleges should be located so as to provide convenient access to public and private transportation.
4. School buildings and grounds should be designed to provide flexibility including alternative uses of buildings, changing enrollment size, etc.
5. Libraries should be located in areas best suited to serve the residents of the County. Consideration could be given to locating public libraries in the schools where location, access, available parking and functional building design make cooperative use feasible.

Ways and Means

1. Community Council area general plans should be completed and updated every 5 years unless rapid or changing development requires update more often in particular areas. The County Planning Commission and County Commission should adopt these plans.
2. The Zoning ordinance should be revised, modernized and simplified by standardizing and consolidating residential zone requirements, adding performance standards to commercial and industrial zones, revising parking requirements and sign control, revising environmental controls, etc.

3. There should be strict, impartial enforcement and coordination of licensing, zoning laws and ordinances, building codes, etc.
4. Community Councils, representative of the people, should continue to serve as the public sounding board for development and master plan decisions.
5. The cities in Salt Lake County should recognize Salt Lake County's right to provide municipal services to the unincorporated area.
6. Salt Lake County and the cities should reach agreements on stabilized boundaries.
7. The county should develop and adopt an urban design element of the master plan to define the character of the communities in the county and to ensure harmonious transition from new to existing development as the county continues to evolve within the Wasatch Front metropolitan area.
8. The County Planning Commission should review and comment on all redevelopment projects in the unincorporated area to insure that they are in harmony with overall development plans.
9. Salt Lake County should institute an orientation program for new Planning Commission, Board of Adjustment and community council members.
10. To the extent possible, new development should contribute to the various infrastructure funds of the county in proportion to the impact of the project on the respective funds.
11. Salt Lake County should determine to what extent some unincorporated areas (such as canyons) serve the countywide population and provide needed facilities and services for the users through countywide funds.
12. Salt Lake County should study the service and taxation issues concerning unincorporated areas rendered non contiguous by city boundaries.
13. The Salt Lake County Planning Commission should enact development standards and guidelines to effectuate goals and policies.

APPROVALS:

Planning Commission	September 9, 1986
County Commission	October 29, 1986

