

# Oquirrh View



## Regional Planning Progress Report

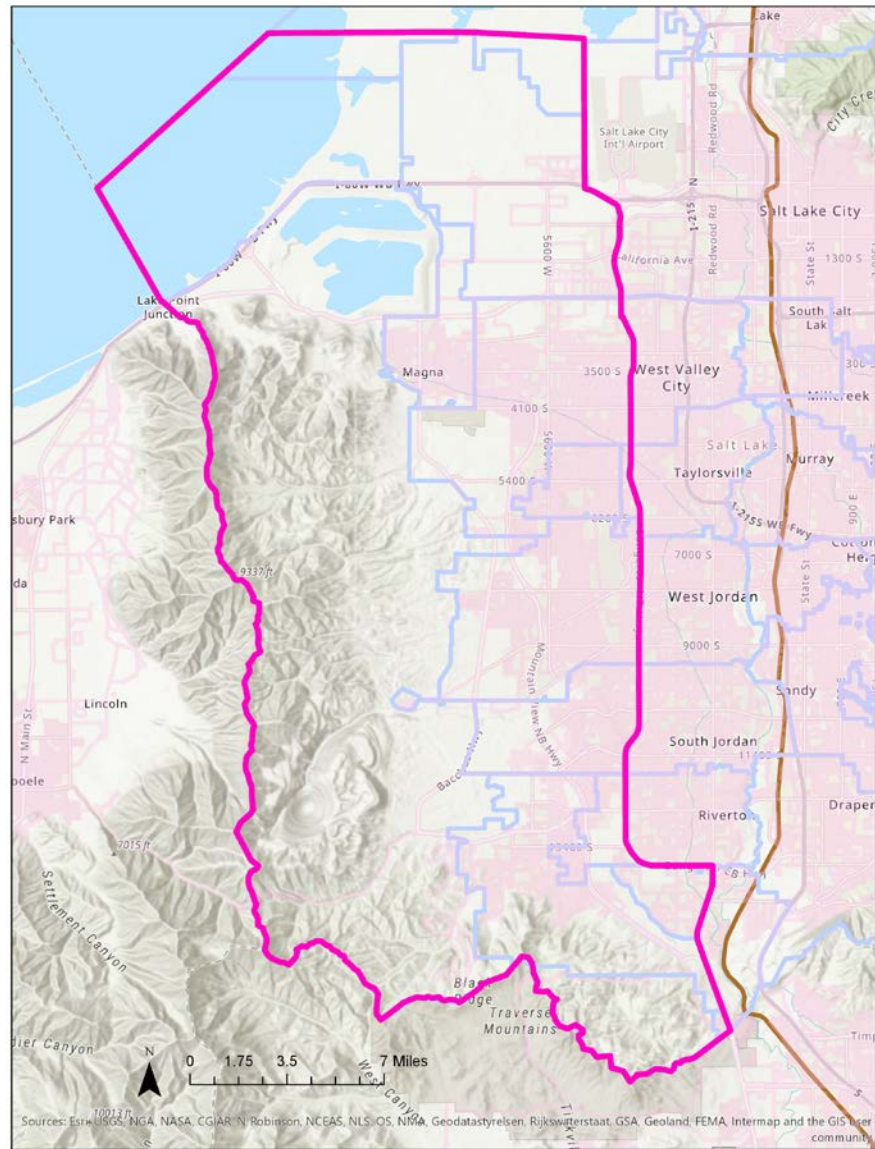
Salt Lake County Council, October 16<sup>th</sup>, 2018

Carlton Christensen, Department Director  
Wilf Sommerkorn, Division Director  
Jake Young, Planning Program Manager

# Oquirrh View

Existing Conditions  
Study Area

West of Bangerter to top of Oquirrh Mts and Great Salt Lake south to Utah County line





# Oquirrh View

Relevant ongoing  
planning projects:





# Oquirrh View

Project collaboration and involvement with these communities and organizations:



# Oquirrh View

PHASE 1 – EXISTING CONDITIONS STUDY (LARGER AREA)

PHASE 2 – GENERAL PLAN - UNINCORPORATED AREA





# Oquirrh View topics (Existing Conditions Study)



Demographics



Land Use



Transportation



Utilities



Housing



Economy



Parks & Trails

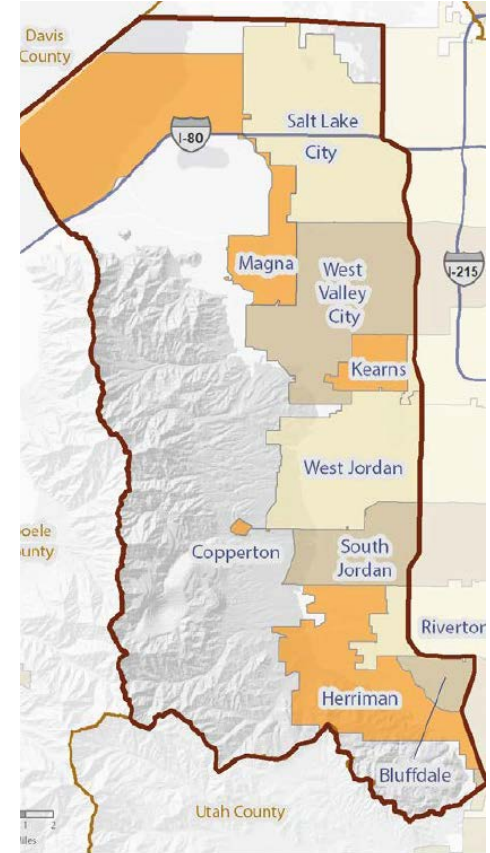
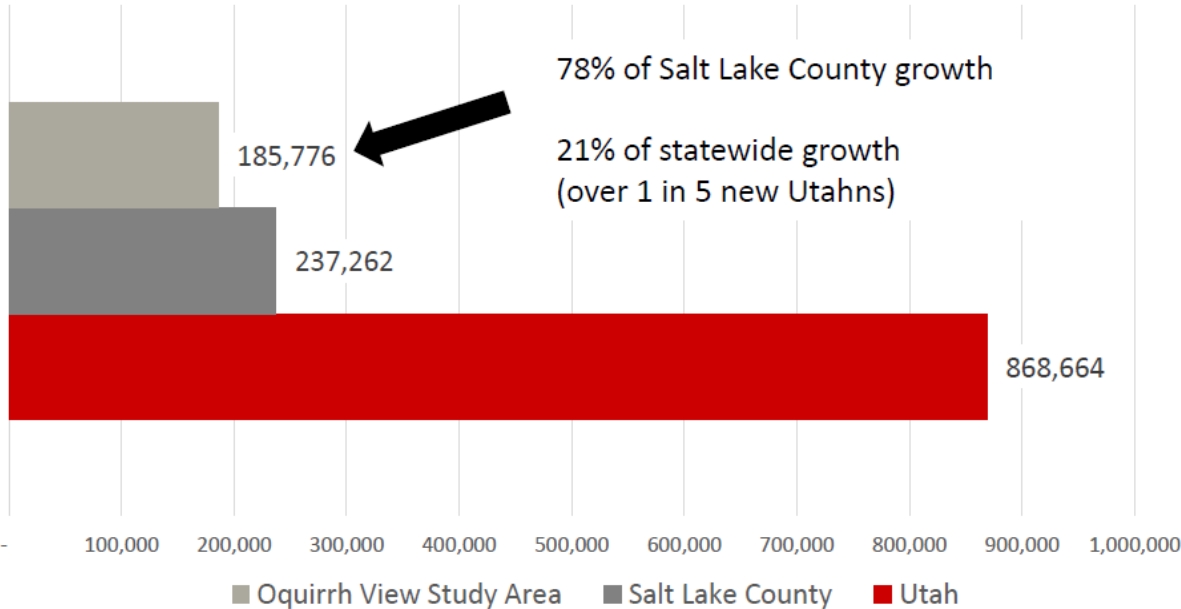


Environment



# Oquirrh View Demographics - Population

## Population Growth, 2000 Census to 2017 Estimates

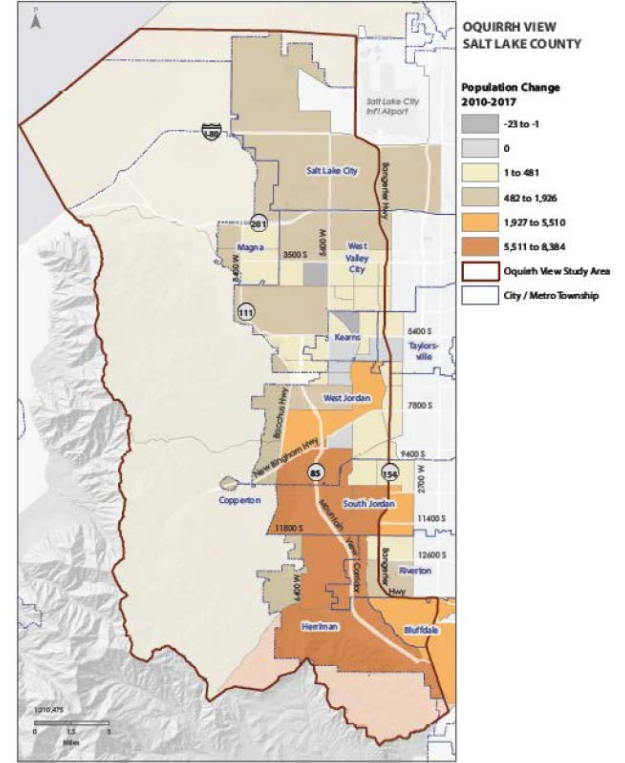
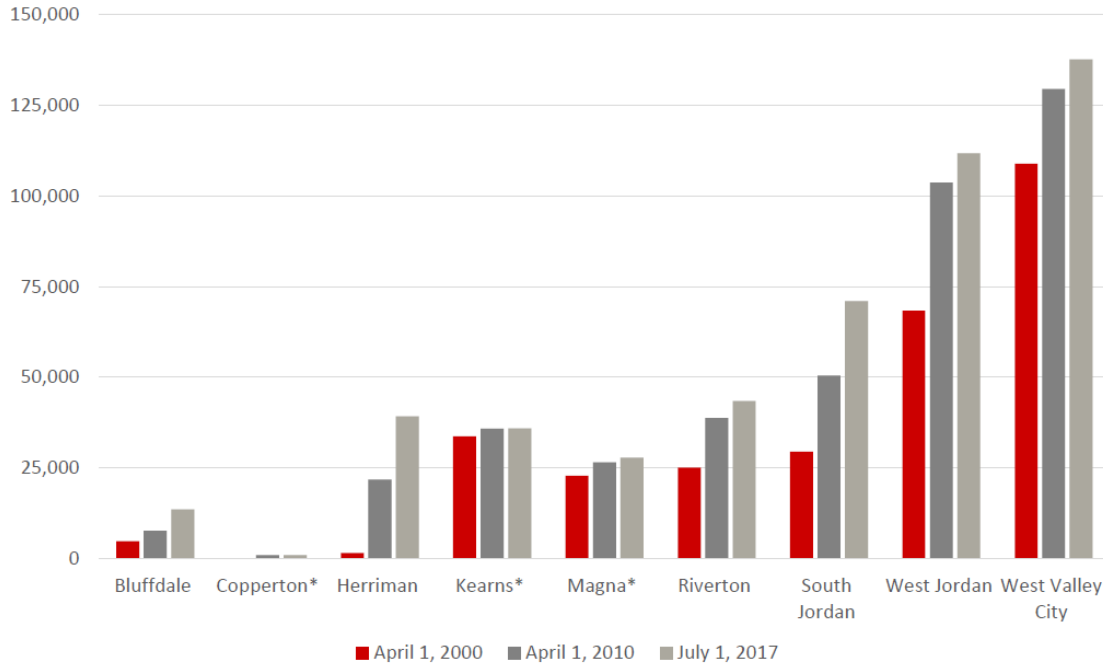


Oquirrh View Study Area  
 County Boundary



# Oquirrh View Demographics - Population

## Population Growth, 2000-2017

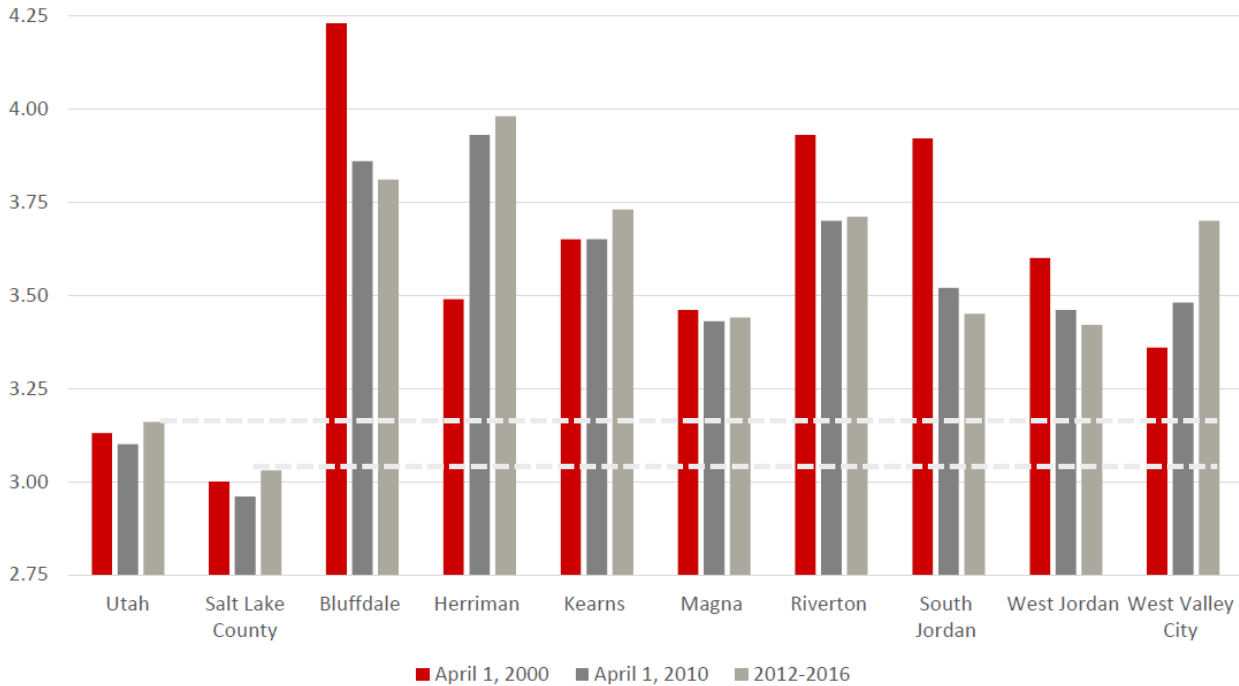






# Oquirrh View Demographics - Household

## Average Household Size



USA avg. is 2.58 2010 census



# Oquirrh View Demographics - Household

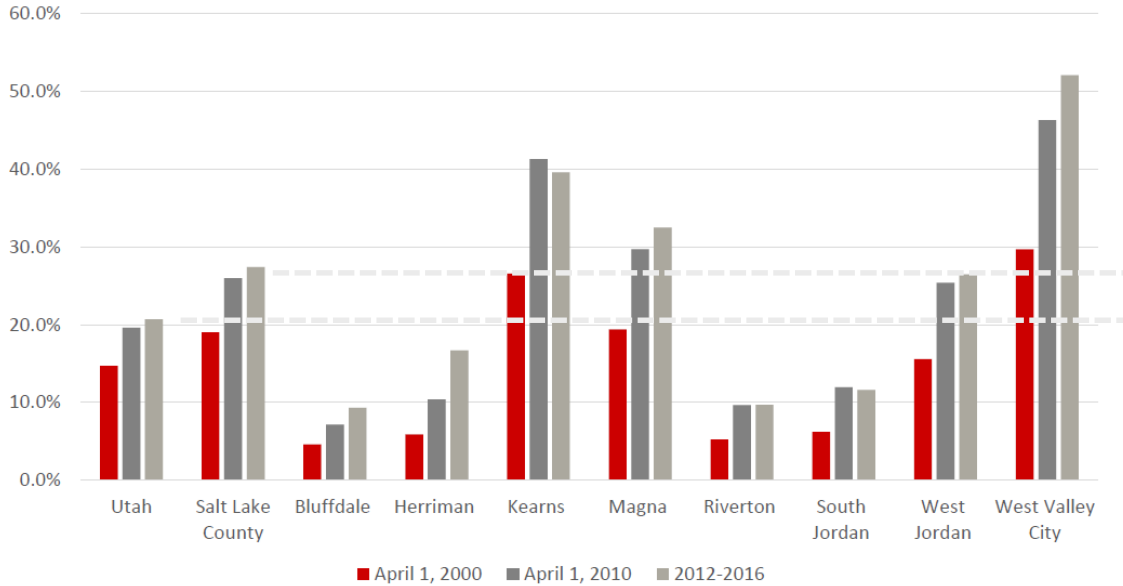
## School Age (5-17) Population, Share of Total Population





# Oquirrh View Demographics - Minorities

## Minority Population, Share of Total Population



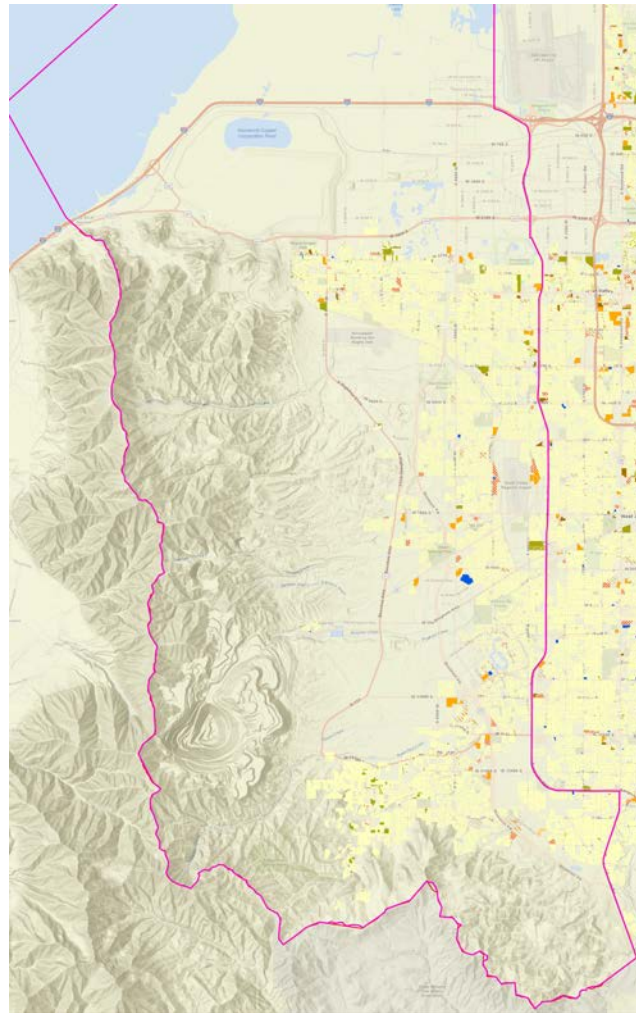


# Oquirrh View Land Use

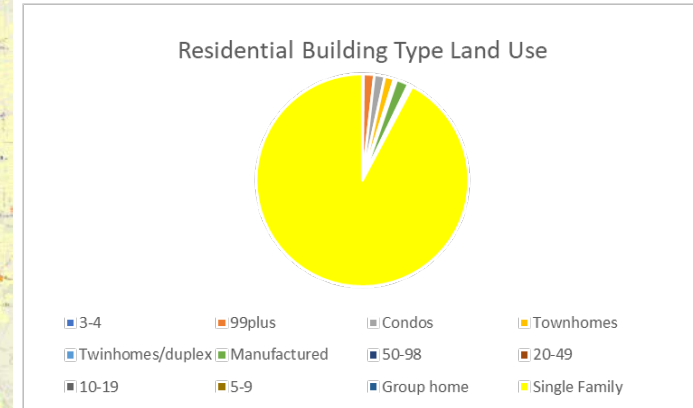
## Residential land by building type

- 3-4 Units
- 5-9 Units
- 10-19 Units
- 20-49 Units
- 50-98 Units
- 99+ Units
- Manufactured
- Twinhomes
- Condo Units
- Townhomes
- Group Home
- Single Family Home
- SLCO Boundary
- Project Boundary

Single family is 88% of residential land in all of Salt Lake County and 92% in Oquirrh View area



Building Type	Percentage	ACRES
3-4 Units Building	0.17%	33
99 Plus Units Building	1.65%	328
Condos	1.59%	316
Townhomes	1.43%	285
Twinhomes/duplex	0.43%	85
Manufactured	1.85%	368
50-98 Units Building	0.18%	36
20-49 Units Building	0.04%	9
10-19 Units Building	0.12%	24
5-9 Units Building	0.02%	4
Group home	0.31%	61
Single Family	92.20%	18317
		19866





# Oquirrh View Land Use - Developable Land (draft)

**Developable:** land that is less than 30% slope, not built, within reasonable distance to infrastructure, and not public land.

**Short to mid-term:** land that is more accessible to infrastructure and transportation and contains no significant hindrances.

**Mid to long-term:** land that is currently used for manufacturing, testing, mining or has significant constraints.

**Short to mid-term: 34,706 acres / 54.23 sq miles**

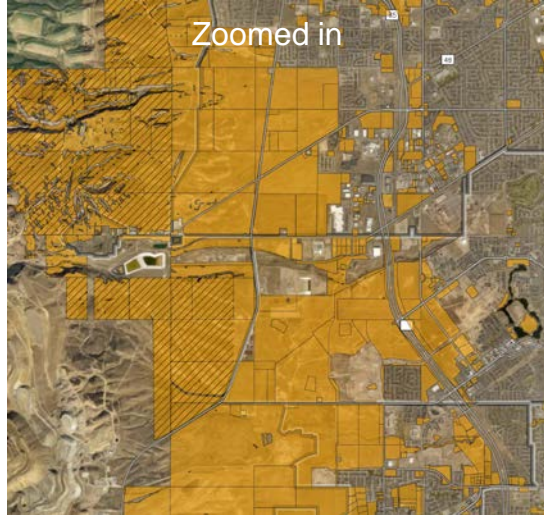
**Mid to long-term: 15,174 acres / 23.71 sq miles**

How much land is that?

- 2.45 x South Jordan or Sandy
- 5 x Taylorsville or Bluffdale
- 1.8 x Draper or West Jordan
- 1.5 x West Valley

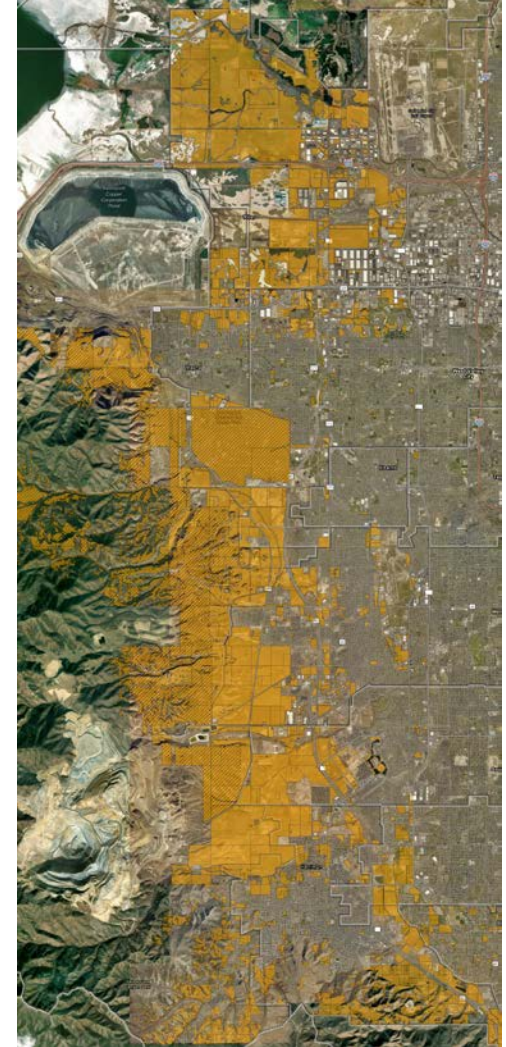


5 Taylorsville's of land



Updates to Oquirrh View Developable Land  
 ■ Developable Short to Mid Term  
 ▨ Mid-Long Term  
 ■ Project Boundary  
 ■ Municipalities

Developable area (yellow no hatch)

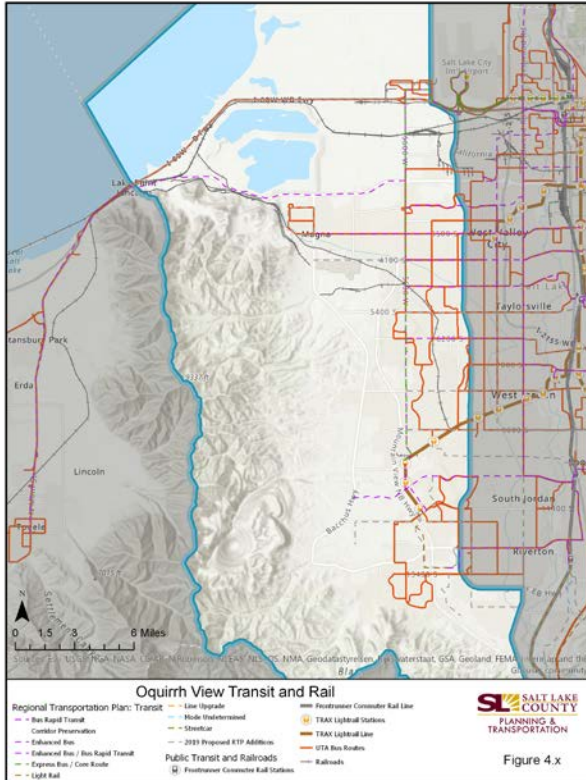




# Oquirrh View Transportation



**WASATCH CHOICE**  
2050



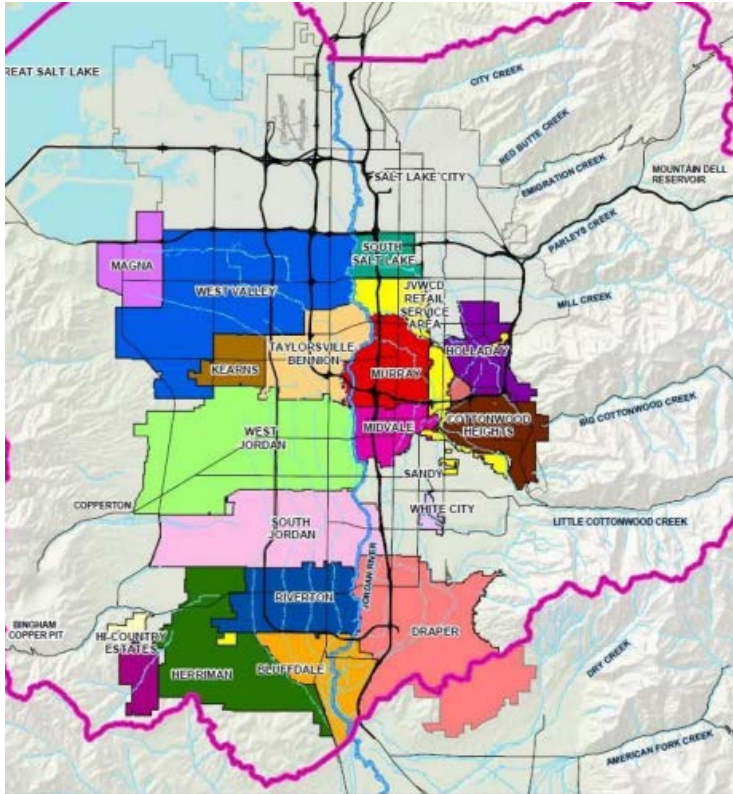
## Summary of Existing/Proposed:

- Regional Transportation Plan (WFRC)
- Statewide Transportation Improvement Plan (UDOT STIP)
- Local transportation plans (cities)
- Recent studies (like Highway 111)
- County Active Transportation Plan
- Transit Plans (UTA)



## Oquirrh View Utilities

### Jordan Valley Water Members



### Summary of Existing/Proposed:

- Water, Sewer, Gas, Power, Communications
- Improvement Districts
- Water Districts
- City Utilities



# Oquirrh View Housing

## Future Demand

Area	Households			Percent Change		AARC '00-'17
	2000	2010	2017	2000 to 2010	2010 to 2017	
<b>Salt Lake County</b>	<b>295,139</b>	<b>342,622</b>	<b>375,988</b>	<b>16.1%</b>	<b>9.7%</b>	<b>1.4%</b>
<i>Oquirrh View Study Area</i>	<i>56,846</i>	<i>83,326</i>	<i>97,054</i>	<i>46.6%</i>	<i>16.5%</i>	<i>3.2%</i>
<i>Rest of Salt Lake County</i>	<i>238,293</i>	<i>259,296</i>	<i>278,934</i>	<i>8.8%</i>	<i>7.6%</i>	<i>0.9%</i>

Source: US Decennial Census, Kem C. Gardner Policy Institute

## Historic Growth

	Households			Percent Change		New Demand by 2025
	2018	2020	2025	2018 to 2020	2020 to 2025	
<b>Salt Lake County</b>	<b>401,485</b>	<b>417,721</b>	<b>453,030</b>	<b>4.0%</b>	<b>8.5%</b>	<b>51,545</b>
<i>Oquirrh View Study Area</i>	<i>92,225</i>	<i>98,411</i>	<i>113,427</i>	<i>6.7%</i>	<i>15.3%</i>	<i>21,202</i>
<i>Rest of Salt Lake County</i>	<i>309,260</i>	<i>319,310</i>	<i>339,603</i>	<i>3.2%</i>	<i>6.4%</i>	<i>30,343</i>

Source: Kem C. Gardner Policy Institute, Wasatch Front Regional Council, Draft TAZ data, 2018.

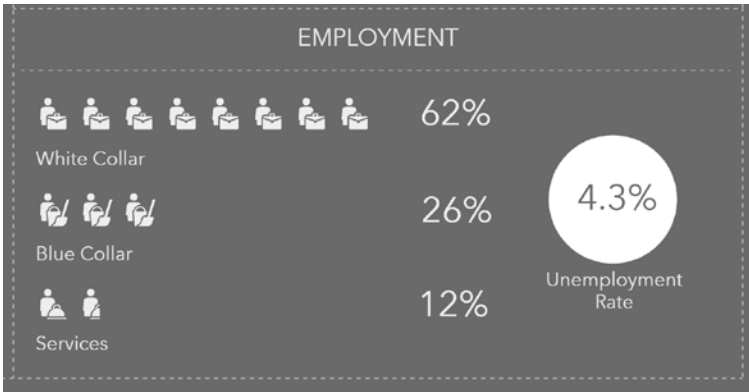
Market	Average Rent (All Units)				Percent Change			AARC '00-'17
	2000	2008	2010	2017	2000 to 2008	2008 to 2010	2010 to 2017	
<b>Salt Lake County</b>	<b>\$649</b>	<b>\$817</b>	<b>\$777</b>	<b>\$1,076</b>	<b>25.9%</b>	<b>-4.9%</b>	<b>38.5%</b>	<b>3.0%</b>
<b>Oquirrh View Study Area</b>	<b>\$646</b>	<b>\$855</b>	<b>\$805</b>	<b>\$1,147</b>	<b>32.4%</b>	<b>-5.8%</b>	<b>42.5%</b>	<b>3.4%</b>

Source: CoStar Group, Inc.





## Oquirrh View Economy



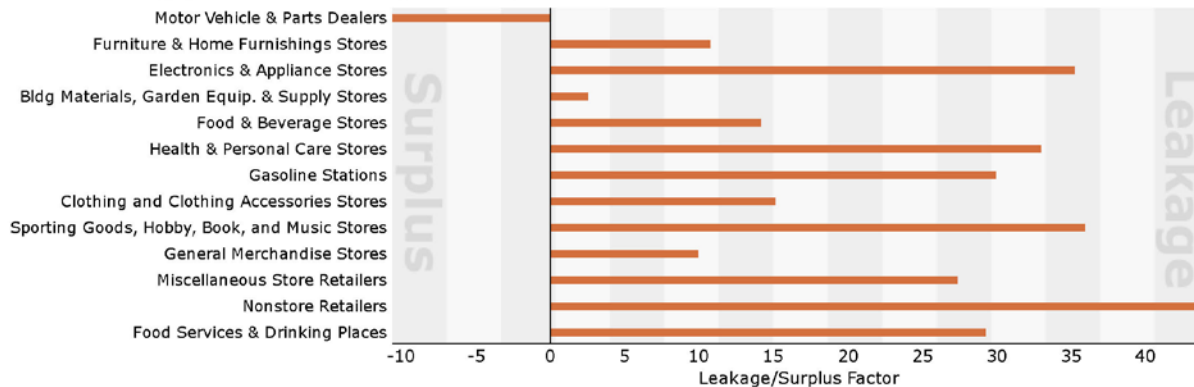
- Summary of:
- Industries
  - Employment
  - Market

## Major employment areas

(Percentage of jobs inside Oquirrh View area):

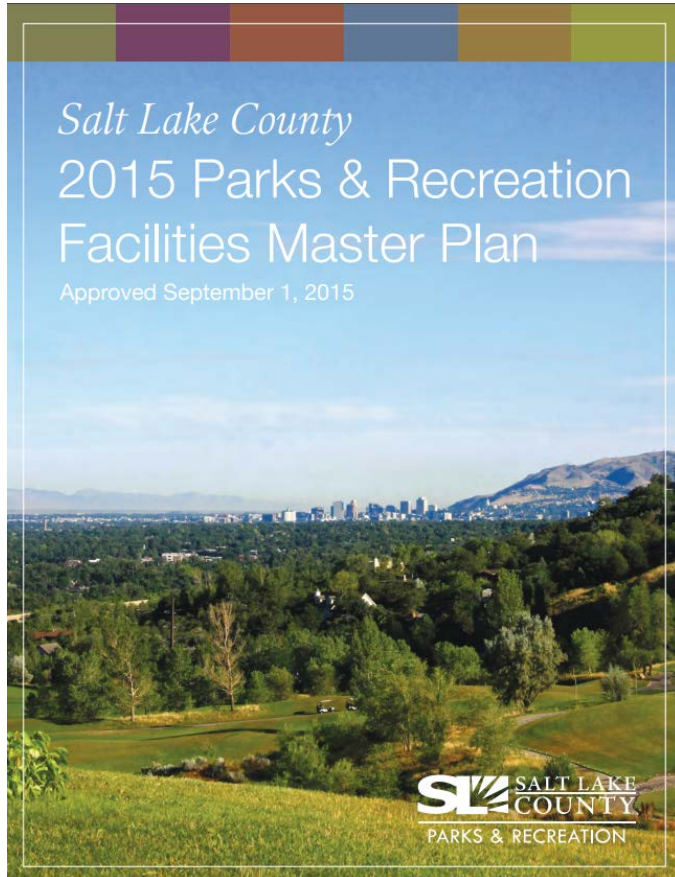
1. Retail trade 17.2%
2. Manufacturing 13.9%
3. Education 9.6%
4. Wholesale trade 8.2%
5. Accommodation & food 7.5%
6. Construction 7.3%
7. Health Care & Social Services 6.9%
8. Professional, Scientific & Tech 5.1%
9. Transportation & warehouse 4.8%
10. Admin & Support Waste Management & Remediation 3.5%
11. Other Services 3.4%

2017 Leakage/Surplus Factor by Industry Subsector





## Oquirrh View Parks & Trails

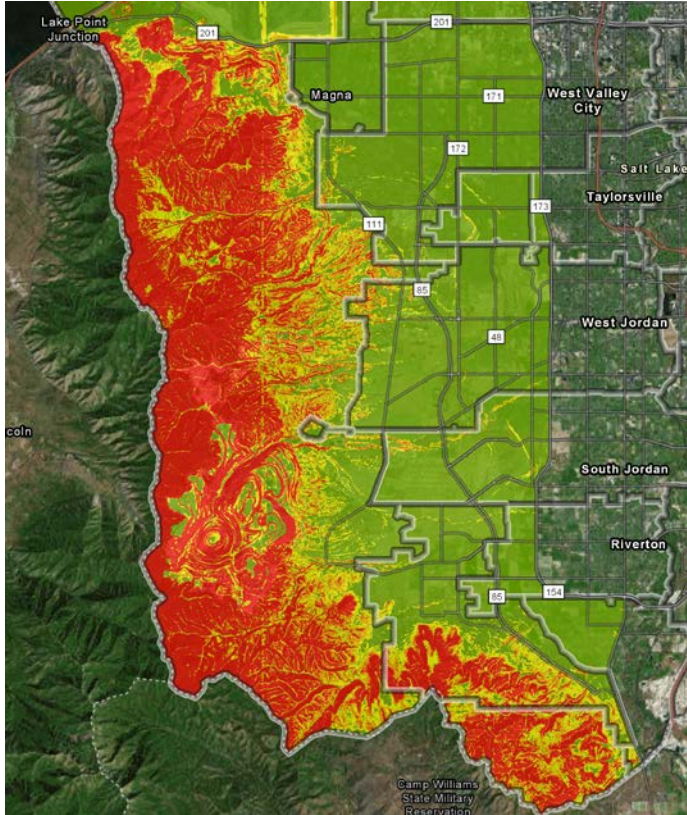


### Summary of:

- Salt Lake County Parks & Recreation
- Combined Trails Map (Cities & County)
- Cities Parks & Recreation Plans



## Oquirrh View Environment



### Summary of:

- Slopes
- Hydrology
- Soils
- Geological Hazards
- Working with Rio Tinto

Slope Map  
Red areas slope greater than 30%



## Oquirrh View Schedule

- 2018 (Nov) – consultant studies due
- 2019 (Jan/Feb) – Release Existing Conditions Study (web and PDF)
- 2019 Spring – start Unincorporated General Plan process



# Oquirrh View

Regional Planning

## Questions & Comments



Carlton Christensen, Director  
Wilf Sommerkorn, Division Director  
Jake Young, Planning Program Manager