

## Developer releases revised plan for huge residential area

Date: Thursday, December 08 @ 00:00:55

Topic Our Towns

SALT LAKE CITY -- Details of a revised master plan for a Salt Lake Valley development that will be more than twice the size of San Francisco in land area were unveiled Wednesday, showing 75,000 acres that will be home to more than 500,000 people.

Kennecott Land presented its plans for the West Bench area of the Oquirrh Mountains to about 100 members of the Salt Lake County Council of Governments, which spent months advocating more parks, public transportation and connected open space in the project, less than 20 miles southwest of downtown Salt Lake City.

Those suggestions were incorporated into the plan and will be forwarded to county officials for public review. Kennecott wants to begin developing the land in five years to provide housing, employment centers and schools for a state population that's expected to more than double to 5.4 million residents in the next 45 years, according to Census figures.

The company plans to develop the property in phases over about 50 years.

Most of the state's growth is expected to occur in the Salt Lake Valley. State demographers estimate that Salt Lake and Utah counties will each add about 693,000 residents by 2050.

This is the single greatest opportunity Utah has had to plan for growth and development since Brigham Young and a band of Mormon settlers arrived in Utah in 1847, said Jeff Daugherty, Salt Lake County Planning Division director.

"This is a plan that will be a model in the Salt Lake Valley, the state, nation and the world," Daugherty said. "This is a hallmark project."

It's unclear whether the development, which will consist of neighborhoods, town centers and public trails, will be annexed by a neighboring city or cities, remain unincorporated or incorporate into one or more towns.

If the development were incorporated into a single city, it would likely be Utah's largest in terms of land area and population. Salt Lake City is the state's largest city with about 180,000 residents on 109 square miles. The West Bench development would be on about 117 square miles. San Francisco covers 47 square miles.

Census estimates released this year show Utah is expected to be one of the five fastest-growing states over the next 35 years, buoyed in part by the nation's highest birth rate.

"(The valley) will absorb the growth. It's just a matter of time. It's coming. The question is, do we wait for it to come or do we plan for it properly?" Salt Lake County Mayor Peter Corroon said.

When the development is finalized, it will likely be home to 100,000 jobs. Good planning will ensure that the impact on surrounding communities will be limited, Corroon said. The master plan shows that 158,000 of the development's 162,000 housing units will be within a half mile of a transit station or corridor, and many homes would be within walking distance to office buildings.

The Council of Governments told Kennecott in a survey its top priority is to have adequate public transportation in the development.

Local officials acknowledge that the Salt Lake Valley hasn't planned for growth in an ideal way in the past decade, as the state's population ballooned by about 30 percent and sprawl and traffic engulfed the valley.

"For 75 years, we've been planning out of habit, doing what we did in the past," said Salt Lake Planning Commission Chairman

Spencer Greer. "Here we have an opportunity to instigate new ideas. ... It has town centers and that will change our lifestyle."

A glimpse of what the huge project will look like can be seen in Kennecott's Daybreak development, which is at the base of the Oquirrh Mountains near South Jordan. It's already being developed and will eventually include about 14,000 homes, 9 million square feet of commercial space, light rail and a manmade lake in a community with walkable village centers.

The new development will likely be a mix of homes, like Daybreak, where prices will range from \$150,000 to \$450,000, said Jim Schulte, Kennecott's vice president of long-range planning. But that could change depending on how the housing market develops.

This story appeared in The Daily Herald on page B8.

This article comes from The Daily Herald  
<http://www.heraldextra.com/>

The URL for this story is:  
<http://www.heraldextra.com/modules.php?op=modload&name=News&file=article&sid=70603>