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## Kennecott Reveals Master Plan for West Bench

by Heather Stewart

Kennecott Land and Salt Lake County's growing population will eventually change the face of the entire West Bench in Salt Lake County. The company recently laid out its master plan for development of 144 square miles of land it owns along the Oquirrh Mountains.

"The future of our county, not just the unincorporated areas, but the whole county, is at stake," said Salt Lake County Mayor Caroon.

In a Wednesday meeting, consultants for Kennecott Land described the master plan to county and municipal officials, environmental and transportation groups and utility providers. As owner of 53 percent of all developable land in the valley, Kennecott Land's plan calls for at least six decades of development.

"There are ways of creating a plan that is very flexible, but has a lot of integrity over time," said Peter Calthorpe of Calthorpe Associates, consultant firm for Kennecott. Because development will take over half a century, Calthorpe said the master plan must be open to adaptation.

Planners began by setting aside open space, Calthorpe said. The space reserved includes slopes greater than 30 degrees, fault zones, landslide and avalanche areas, and stream and water body buffer zones. In all, 45 percent of the land has been set aside for open space and public recreation access."

"We start with open space, off-limits, but accessible for recreation," Calthorpe said.

After carving away open space, planners focused on transportation infrastructure, calling for a north-south "transportation spine" along the West Bench. Additionally, east-west corridors would be strategically constructed to ease traffic flow across the valley. Kennecott Land said it would also study other transportation options, such as light rail.

The consultants segmented the remaining developable land into large districts, which will be developed uniquely and on differing timetables. For example, the Kennecott tailings area near the





Great Salt Lake cannot be developed until reclamation work has finished decades from now. The Soldier Hollow area, which is filled with rocky terrain, will likely become a ski resort with small pockets of upscale housing.

Within the districts, Calthorpe said there would be a series of distinct "centers" ranging from low density residential neighborhoods to urban mixed-use zones. The centers would place office buildings and retail outlets in close proximity to housing.

"We want to see no more isolated places of work," Calthorpe said.

In addition, affordable multi-family housing will be mixed with more expensive housing. "The idea that we have to segregate by income is no longer the case," Calthorpe said.

According to Jim Wood, director of the Bureau of Economic and Business Research for the University of Utah, development on the West Bench will add 162,800 households to the valley by the year 2060. He estimated there would be \$22.4 billion spent in residential construction and \$5.8 billion in nonresidential construction in the area.

"This will increase the number of homes by about 50 percent of what we have now. It will double the amount of office space," Wood said.

The development will also add almost \$10 billion to local tax revenue from building permits, impact fees, property taxes and utility taxes, according to Wood.

Local leaders at the Wednesday meeting still had some unanswered questions, including who would manage the open space, how water and other utilities would be provided to the development and if Kennecott's master plan would stand the test of time over the next few decades.

At the next meeting on Oct. 26, participants will be able to share their concerns and suggestions with Kennecott Land and consultants Calthorpe and Associates. The company will then incorporate suggestions into its master plan. The final master plan will be revealed in November and then Kennecott will present it to the county and local municipal governments for approval.

