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Public Process for Cultivating Kennecott's West Bench

by Heather Stewart

Kennecott Land's master plan for development of its West Bench land has all the touchstones of a modern Utopia: walkable mixed-use centers with housing, schools, retail and offices all close to transit corridors; diverse housing options accommodating all income levels and densities; and protected open space, parks and trails throughout.

By early spring, the public will be able to look over the plans and decide if Kennecott's vision fits the valley's reality. As owner of more than half of all the developable land left in Salt Lake County, Kennecott's plans will direct future growth in the valley, which is expected to reach a population of more than 3 million by 2030.

"It's development in the right place for the growth of this region and it will help beyond its own boundaries," said Peter Calthorpe of Calthorpe Associates, consultants to Kennecott Land.

Salt Lake County and Kennecott Land together held a series of summits with more than 125 participants to fine tune Kennecott's master plan for its 75,000 acres along the West Bench. "Now we are in transition from the summit process to a public process," said Jeff Daugherty, director of development and planning for Salt Lake County.

In the next months, the plan will be transformed from a guiding vision into detailed policies. In addition, Daugherty said his office is working on creating a "planned community zone" to overlay the entire 26-mile-long property. The zone will facilitate development of the various mixed-use urban, village and residential centers.

In March 2006, the county will hold an open house for the public to examine maps, policies and other documents, said Daugherty. These items will also be available on the county Web site by that time.

Kennecott Land must obtain a positive recommendation for its plan from the Magna, Copperton and Salt Lake County planning commissions, said Tom Roach, senior planner for the county. Each planning commission will hold a public hearing before making a recommendation to the county council.

According to Roach, the public hearing process usually takes three

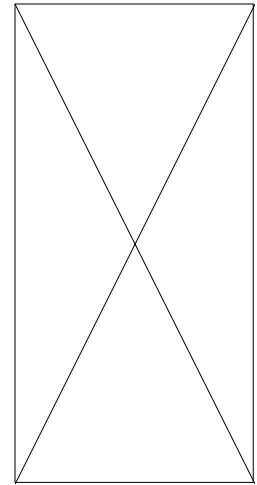




months. He expects the planning commissions to make recommendations and refer the matter to the county council by June. The council will then review the recommendations and could vote on the master plan as early as July.

Although Kennecott Land would like to see its master plan approved by fall, construction will not begin on the West Bench for at least five years and complete build-out will take up to six decades.

Kennecott Land's master plan calls for a series of planned communities anchored along a north-south transportation spine running from the western side of Daybreak north to an urban center near the Great Salt Lake. "The major centers are all going to hang on that transportation spine," said Calthorpe. The area around Daybreak will become a major urban center with housing, retail, office buildings and a research and development park affiliated with a university, he said.



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