

EAST MILL CREEK AREA PLAN (DRAFT)

A SUPPLEMENT TO THE
MILL CREEK TOWNSHIP GENERAL PLAN



October 24, 2009 - Draft

INTRODUCTION

The East Mill Creek Area Plan is provided to cover approximately four (4) square miles in the east-central portion of the Salt Lake Valley. The area is bounded generally on the north by 3300 South Street, Highland Drive on the west, Interstate 215 (I-215) on the east, and the municipal boundary of Holladay City on the south.

East Mill Creek is primarily a residential area, known for its high quality single family neighborhoods. “The neighborhoods are clean, quiet, safe, and provide a sense of community for the residents” (East Mill Creek General Plan, August 1994). “Maintenance of single family neighborhoods is a high priority. The resident’s of East Mill Creek take pride in their neighborhoods, proven by the excellent condition of residential properties” (East Mill Creek General Plan, August 1994).

PURPOSE

The East Mill Creek Planning Area has achieved optimal balances in various types of land use, density and intensity. Land uses in the area have proven to be sustainable and safe. The residents of the Planning Area desire to maintain the existing land use pattern, long-term. This Plan, including the accompanying Area Plan Map shall guide decision making for all land use applications, presented to Salt Lake County, as well as all transportation and mobility plans, and capital improvement plans affecting the East Mill Creek Planning Area.

One of the purposes of the East Mill Creek Area Plan is to articulate further the planning values, goals and objectives for the East Mill Creek Planning Area. This Plan provides additional detail, specificity, and clarity to guide all decision-making affecting the Area. The East Mill Creek Planning Area “has limited potential for the absorption of growth, and is likely to experience only minor changes in overall character over time. Changes will be limited to a small number of dispersed sites, leaving the majority of the area unchanged” (Mill Creek Township General Plan, 2009, page 4). It is a purpose of this Plan to thoroughly consider and carefully manage any changes that may occur so that the existing qualities and integrity of the East Mill Creek Planning Area are preserved and maintained. “Residential areas in the community are in extremely well-maintained neighborhoods with structurally sound housing. The main goal is to preserve the single family housing pattern and the positive characteristics of these neighborhoods. East Mill Creek is a quiet, attractive residential community” (East Mill Creek General Plan, August 1994).

A critical element and finding required to achieve the purposes of this Plan, and included as Core Concept 5, is the requirement that all decision-making must be found to be consistent with the goals and objectives of this Plan. This fundamental requirement will continue the legacy of earlier East Mill Creek planning and decision-making. "Implementation of this plan will maintain and improve upon these qualities [existing in the East Mill Creek community] by anticipating future needs and planning new development to be compatible with the existing community" (East Mill Creek General Plan, August 1994).



EAST MILL CREEK AREA PLAN CORE CONCEPTS

- 1) The East Mill Creek Area Plan is a critical and valuable document guiding all decision-making occurring in the East Mill Creek Community Council area (“East Mill Creek Planning Area”).
- 2) The East Mill Creek Area Plan shall apply to all properties located within the East Mill Creek Planning Area.
- 3) The East Mill Creek Area Plan, including the accompanying Area Plan Map, incorporated herein, and the Mill Creek Township General Plan, are the definitive community planning documents for all public decision-making affecting the East Mill Creek Planning Area and including its residents, and businesses. The East Mill Creek Area Plan Map is available at: <http://maps.google.com/maps/ms?ie=UTF8&t=h&hl=en&msa=0&msid=115087176432507515355.000464946f2b770883f31&z=14> (copy and paste address into your browser).
- 4) The East Mill Creek Area Plan and the Mill Creek Township General Plan are provided to identify the decision-making goals for the East Mill Creek Planning Area by identifying the criteria by which all public decision-making will be considered.
- 5) All decision-making affecting the East Mill Creek Planning Area shall be found to be consistent with the Goals and Objectives of the East Mill Creek Area Plan, the Land Use Plan, and the Mill creek Township General Plan, as applicable.
- 6) If any provisions of this Plan, including any Core Concepts, Goals and Objectives, Maps, Land Use Plan, text, illustrative materials, or other materials, are found to be inconsistent with the provisions of the Mill Creek Township General Plan, or any other planning documents, the provisions of the East Mill Creek Area Plan (this Plan) shall prevail and shall be controlling.
- 7) The East Mill Creek Area Plan shall be the subject of regular monitoring and update.
- 8) The East Mill Creek Community Council, in coordination with the Salt Lake County Department of Public Works – Planning and Development Division, shall be responsible to initiate the process to update the East Mill Creek Area Plan.

- 9) All development and land use applications, including, but not limited to all rezone, subdivision, and conditional use permit applications, and determined to require an East Mill Creek Area Plan amendment, or Mill Creek Township General Plan amendment, for a finding of Plan consistency, shall be considered together, and no more than one (1) time per year, so that the cumulative affects of all proposed Plan amendments on the East Mill Creek Planning Area can be identified and considered by all property owners, residents, businesses and decision-makers.
- a. All proposed amendments to this Plan shall meet all established minimum procedural standards, as required by law,
 - b. To promote open and informed discussion, and provide adequate notice, all public meetings or public hearings to consider an East Mill Creek Area Plan amendment, a minimum thirty (30) day notice period shall be provided.
 - c. All East Mill Creek Area Plan amendment applications shall be considered against the following review criteria, among others:
 - i. The effect of the proposed amendment on the well-being of the Planning Area.
 - ii. The effect of the proposed amendment on the public health, welfare, and safety, including pedestrian and bicycling safety.
 - iii. The effect of the proposed amendment on all safe routes to schools.
 - iv. The effect of the proposed amendment on environmental resources, including but not limited to the natural environment, open spaces, water quality, air quality and private and public safety.
 - v. The effect of the proposed amendment on required infrastructure, facilities and service capacities.
 - vi. The ability of Salt Lake County, and other service providers as applicable, to provide all infrastructure, facilities, and services required by the proposed uses and activities.
 - vii. The immediate and long-term costs to provide necessary public infrastructure, facilities, and services.
 - viii. The compatibility of the proposed uses with nearby and adjoining properties.
 - ix. The suitability of the properties for the proposed uses and activities.
 - x. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the County's Land Use Ordinances, and any other Ordinances required to implement the amendment.
- 10) A development application or land use application may be considered earlier than required by Core Concept #9 above, if the County Council, or the East Mill Creek Community Council, finds a compelling need, and it is in the best public interest of the community, to act sooner.

- I 1) The East Mill Creek Planning Area includes and provides an appropriate balance and a variety of housing choices and affordability, with the majority of the Planning Area being occupied by stable, single-family residential areas. The zoning (existing in 2009) shall be maintained to preserve and protect the housing choices available and maintain the integrity and stability of the East Mill Creek Planning Area as a very desirable and safe residential area.
 - a. To maintain the Planning Area's safety and sustainability all land use applications with the potential to increase the existing density or intensity of uses, and traffic, shall be carefully considered by the public, East Mill Creek Community Council, Mill Creek Township Planning Commission, and Salt Lake County Council, as applicable.

- I 2) Maintain and preserve the location and size of all existing commercial, professional office, and other nonresidential uses located in the East Mill Creek Planning Area (existing in 2009). No increase in the size of any nonresidential zoning shall occur so as to minimize any use incompatibilities.

- I 3) Fully understand all land use and transportation facilities relationships and interconnections. The stability of existing land use will be afforded priority and transportation facilities and improvements will only be provided to the extent necessary to preserve, support and sustain the existing land uses.

- I 4) Include pedestrian and bicycling facilities and safety features in all road and street designs and improvements, as determined necessary and appropriate, to promote a balanced and safe transportation network that values and recognizes all travel modes.

- I 5) Identify and provide safe routes to schools for all schools located in the East Mill Creek Planning Area.
 - a. 3900 South and 2300 East Streets bisect several school catchment areas. All proposed development, and all proposed street improvements shall be carefully considered so that they add to, rather than compromise pedestrian safety and the use of these street as safe routes to schools.

EAST MILL CREEK AREA PLAN GOALS AND OBJECTIVES

GOAL 1: Maintain and strengthen the livability of East Mill Creek’s neighborhoods as areas for safe, convenient, and desirable residential uses and activities.

OBJECTIVES:

- a) Preserve and protect the quality and character of existing neighborhoods, including avoiding all possible incompatibilities of any proposed new developments, including all proposed infill development. (Existing Objective 5.7[modified] – Mill Creek Township General Plan [Draft])
- b) Provide necessary infrastructure and services to the extent necessary to support all existing residential areas.
- c) Coordinate and collaborate with adjoining cities, community councils, federal and state agencies, and all service providers to insure all new developments, infrastructure, facilities, improvements, and services meet the needs of all residents without compromising the integrity, attractiveness, safety and amenities of existing neighborhoods.
- d) To preserve the character and qualities of the community, and to provide safe and quiet streets, no increase in any existing right-of-way width or any existing pavement width shall be permitted (existing in 2009).
- e) Require that all nonresidential uses, either existing or proposed (including all retail commercial, professional office, and light industrial uses) compliment and add to the attractiveness and desirability of the planning area.

GOAL 2: Require that all new development proposed for the East Mill Creek Planning Area incorporate sustainable best practices and determined to be consistent with the vision and values of the East Mill Creek Area Plan. (Existing Goal [modified] – Mill Creek Township General Plan [Draft]).

OBJECTIVES:

- a) Implement best practices for all new developments that are consistent with the East Mill Creek Area Plan core concepts, goals and objectives. (Existing Objective 1.1 [modified] – Mill Creek Township General Plan [Draft]).
- b) Coordinate and collaborate with adjacent municipalities, community councils, Salt Lake County Mayor and Administration, and the Salt Lake County Council for a coordinated and sustainable approach for all development occurring within the East Mill Creek Planning Area. (Existing Objective 1.2 [modified] – Mill Creek Township General Plan [Draft]).

GOAL 3: Require designs and site improvements for all new developments occurring in the East Mill Creek Planning Area that compliment and strengthen the identification and integrity of the area and encourage social interaction and support family and community relationships, as well as healthy, active lifestyles. (Existing Goal [modified] – Mill Creek Township General Plan [Draft]).

OBJECTIVES:

- a) Foster and require the concepts of good community design at the Township, East Mill Creek Planning Area, neighborhood, and project level.
- b) Develop spaces and programs that engender community involvement and activity such as community gardens, public plazas, community centers, and trail systems, as examples. (Existing Objective 2.2 – Mill Creek Township General Plan [Draft]).
- c) Develop a network of physical connections that maximize the number of potential routes between neighborhoods that improves access to schools, churches, public facilities, and commercial centers. (Existing Objective 2.3 – Mill Creek Township General Plan [Draft]).
- d) Establish historical markers, monuments, or other community identification features at the “gateway” locations of the East Mill Creek Planning Area.

GOAL 4: Promote land use development patterns that provide a high quality of life for all residents and offer choice in mobility. (Existing Goal – Mill Creek Township General Plan [Draft]).

OBJECTIVES:

- a) Adopt measures to create pedestrian and bicycling priorities in major centers and streets and develop places that encourage walking, bicycling, and street life. (Existing Objective 3.1 [modified] – Mill Creek Township General Plan [Draft]).
- b) Require and give priority to pedestrian and bicycling facilities and safety in all road and street designs and transportation facility improvements. Special attention shall be given to providing additional opportunities and increased safety for walking and bicycling by children.
- c) Provide safe and convenient pedestrian and bicycle routes that can be integrated into all road and street designs and the street network and also with trail systems and greenways. (Existing Objective 3.2 – Mill Creek Township General Plan [Draft]).
- d) All schools located within the East Mill Creek Planning Area shall be provided with and accessed by walking and bicycling routes that meet “safe routes to school” national standards.
- e) Provide safe and attractive road and street designs that incorporate features, including greenspaces, landscaping, public art, and distinctive designs that add to the identification, beautification and attractiveness of the East Mill creek Planning Area.
- f) Coordinate with the Utah Transit Authority (UTA) to improve connections for the East Mill Creek Planning Area to the region’s transit systems.
- g) Provide conveniently located, safe, and attractive all-weather bus shelters to improve the convenience and experience of using the bus system without requiring any additional road or street rights-of-way and pavement widths. (Existing Objective 3.3 [modified] – Mill Creek Township General Plan [Draft]).
- h) Provide a balanced transportation system that will accommodate all modes of travel, while implementing traffic calming and access management measures in high activity and residential areas to ensure the safety of all residents. (Existing Objective 3.4 [modified] – Mill Creek Township General Plan [Draft]).

GOAL 5: Maintain the existing level of viable commercial areas and other activity centers that work to serve the needs of the residents of the East Mill Creek Planning Area.

OBJECTIVES:

- a) Maintain the existing neighborhood level retail, commercial activity and professional services for convenient and easy access by residents. (Existing Objective 4.3[modified] – Mill Creek Township General Plan [Draft]).
- b) Establish an East Mill Creek Township historic preservation commission to identify historic streets, neighborhoods and other community features that can be protected and renovated, as necessary, to maintain the historic values of the East Mill Creek Planning Area. (Existing Objective 4.4[modified] – Mill Creek Township General Plan [Draft]).
- c) Improve the quality and safety of streetscape of all roads and streets in the East Mill Creek Planning Area. (Existing Objective 4.6[modified] – Mill Creek Township General Plan [Draft]).

GOAL 6: Maintain and provide housing choices. (Existing Goal [modified] – Mill Creek Township General Plan [Draft]).

OBJECTIVES:

- a) Protect the existing supply of housing stock and choices to provide housing choice and variety for both current and future residents that offer convenient, safe, and desirable residential opportunities. (Existing Objective 5.1 [modified] – Mill Creek Township General Plan [Draft]):
- b) Protect and preserve all residential neighborhoods and enhance the living environment of these areas by integrating various natural features including open spaces, trails, parks, and green systems. (Existing Objective 5.5 [modified] – Mill Creek Township General Plan [Draft]):

GOAL 7: Provide a full range of public facilities and services that reflect the needs of the community. (Existing Goal – Mill Creek Township General Plan [Draft]).

OBJECTIVES:

- a) Provide infrastructure, services and amenities sufficient to meet the needs of the East Mill Creek Planning Area’s residential areas and commercial locations.
- b) Establish standards for the provision of neighborhood sensitive community facilities and services, including recreation facilities , schools, churches, etc. (Existing Objective 5.3 [modified] – Mill Creek Township General Plan [Draft]):

- c) Require infrastructure designs, including the design of all roads and streets, to include features and improvements to increase the attractiveness and identification of the East Mill Creek Planning Area.
- d) Develop community and neighborhood centered recreational facilities and programs that are convenient and accessible for all East Mill Creek Planning Area residents. (Existing Objective 6.1 [modified] – Mill Creek Township General Plan [Draft]).
- e) Encourage development that provides infrastructure, facilities and services in a logical, coordinated, and orderly manner such that adequate streets, water, sewer, drainage facilities, schools, and active and passive recreational areas can be economically provided. (Existing Objective 6.2 [modified] – Mill Creek Township General Plan [Draft]).
- f) Organize and support community response committees, neighborhood watches, and surveillance for crime prevention and public safety. (Existing Objective 6.3 – Mill Creek Township General Plan [Draft]).
- g) Develop capital improvement plans that will help provide necessary infrastructure and public facilities in a timely way and that will be compatible with the East Mill Creek Area Plan. (Existing Objective 6.4 [modified] – Mill Creek Township General Plan [Draft]).
- h) Ensure that all public spaces are welcoming, safe and accessible to all members of the community. (Existing Objective 6.6 [modified] – Mill Creek Township General Plan [Draft]).
- i) The County will require that all public infrastructure and facilities, including roads, streets, trails, sidewalks, and community buildings are attractive public spaces and to set an example for all private property owners.

GOAL 8: Ensure that all development requirements and practices sustain a high level of environmental quality, preserve the East Mill Creek Planning Area's and Township's natural resources, maintain quality open space, and reduce the overall ecological footprint. (Existing Goal [modified] – Mill Creek Township General Plan [Draft]).

OBJECTIVES:

- a) Ensure that all new developments preserve and sustain the function of natural systems and environments such as waterways, wetlands etc. (Existing Objective 7.1 – Mill Creek Township General Plan [Draft]).
- b) Protect valuable environmental resources along the foothills, as well as throughout the township, such as natural areas, watersheds and water bodies which contribute to the quality of life in East Mill Creek and Mill Creek. (Existing Objective 7.2[modified] – Mill Creek Township General Plan [Draft]).
- c) Promote the use of renewable sources of energy, and encourage recycling and clean waste disposal methods in order to reduce the overall ecological footprint of the East Mill Creek Planning Area, and its residents. (Existing Objective 7.3[modified] – Mill Creek Township General Plan [Draft]).
- d) Use effective and efficient landscaping and grading to prevent soil erosion and slippage, and encourage responsible use of water resources. (Existing Objective 7.4 – Mill Creek Township General Plan [Draft]).
- e) Reduce the risk of public and private property damage and injury from geological hazards and seismic activity. (Existing Objective 7.5 – Mill Creek Township General Plan [Draft]).
- f) Create land use and development patterns that integrate natural areas and resources into the built environment and increase public awareness and responsibility towards the natural environment. (Existing Objective 7.6 – Mill Creek Township General Plan [Draft]).