

CHAPTER 7.

IMPLEMENTATION OF PLAN AREA POLICIES

Implementation of the plan is the responsibility of the government agencies having jurisdiction in the canyons. They are primarily Salt Lake County, the U.S. Forest Service, Salt Lake City, the City-County Board of Health, and the State of Utah. Implementation will occur in increments over many years, i.e. a new trail, a renovated picnic area, increased bus service, a new lodge, an extended ski lift, etc., as those responsible for various services develop their programs. It will be necessary for each operating entity to continually refer to and follow the plan policies and recommendations if the goals of the plan are to be achieved.

The Town of Alta and Salt Lake City exercise municipal jurisdiction within their boundaries.

Salt Lake County has broad administrative and legislative jurisdiction over most of the plan area and will be the lead agency in the following:

INTERGOVERNMENTAL COORDINATION

Salt Lake County will initiate the formation of the Wasatch Canyons Coordinating Committee through a memorandum of understanding (MOU) signed by Salt Lake County, the U.S. Forest Service, Salt Lake City, City-County Board of Health, Town of Alta, and the State of Utah.

Other governmental entities and private groups and individuals may be involved in an advisory capacity at the discretion of the organization on an ad hoc basis as issues warrant.

The Canyons Coordinating Committee should involve and complement existing organizational structures which coordinate watershed, water quality, and water planning activities including the Memorandum of Understanding (MOU) among Salt Lake County, the U.S. Forest Service, and Salt Lake City; the Area-wide Water Quality Council; and the Salt Lake City Public Utilities Advisory Committee.

The MOU would broadly define the parameters of the organization, determine sharing of organization expenses, establish opportunities and processes for public participation, state the committee's purposes and goals, and incorporate organizational flexibility to facilitate adaptation to changing issues, relationships, or other circumstances.

Salt Lake County will chair and staff the committee. Member entities will reimburse the County for their prorated share of organization costs borne by the County.

The committee should meet at least quarterly at established times, post an agenda and meeting announcement, and meetings should be open to the public. Beyond its formal meetings, the organization should serve as an on-going clearinghouse for intergovernmental coordination.

Member entities would retain their respective responsibilities and authorities.

MOUNTAIN TRANSPORTATION SYSTEM

Consideration of a mountain transportation system will involve cooperation with other affected entities including Wasatch and Summit Counties, the U.S. Forest Service, local governments, and the affected ski resorts. Cooperation among these entities will increase opportunities for the individual governments to arrive at the independent, but compatible decisions necessary to approve and realize future operation of a transportation system. Salt Lake County should vigorously pursue this cooperative analysis and based on its findings, proceed toward consideration of a system.

The criteria provided in this Plan will guide County consideration of plans, systems, and modes of transportation. However, the criteria and the Mountain Transportation System policy in this Plan can do little more than set the stage for a more comprehensive, technical, and multi-jurisdictional analysis. Subsequent, eventual Salt Lake County decisions on an appropriate amendment to this Plan and consideration of a specific proposal or proposals should be compatible with the overall policies of this Plan.

DEVELOPMENT REGULATION

Future development in the Plan Area should conform to the Canyon Plan land-use suitability standards and must comply with the requirements of the zoning and subdivision ordinances, the uniform building codes, and all applicable health and water quality codes. All zoning and conditional use approvals for development in the plan area should include conditions and requirements necessary to implement the Canyon Plan policies.

The County will continue to enforce zoning, building codes, and other regulations applicable to development in the Canyons.

This Master Plan anticipates changes and allows for development in the Canyons. It should be recognized that the master plan process cannot incorporate exhaustive analyses of specific development proposals or potential actions.

Existing ordinances and the established review procedures, which include public hearings, provide the framework for the evaluation of development proposals to check for consistency with the Master Plan, for focus on critical issues, to incorporate new information where necessary and appropriate, and to provide for appropriate review by regulatory agencies and the public.

Since most of the canyon areas are zoned Forestry Multifamily (FM) or Forestry Recreation (FR), the regulations of these Zones are included in Appendix (9 and 10) together with the regulations of the Hillside Protection Zone (HP) which covers land in Emigration Canyon Appendix (8). The Ordinance for Conditional Uses is found in Appendix 11.

The master plan process included a comprehensive review and analysis of environmental and suitability factors for a wide range of Canyons uses. The best available, current resource and use data was mapped on individual maps (layers) and combined into maps showing areas suitable for various uses and activities. Before finalizing, these suitability maps, and the information and factors that went into preparing these maps, were carefully reviewed and critiqued by the Citizens and Technical Advisory Committees. Caution, however, should be exercised when using these maps. The maps are general in nature, giving Salt Lake County and interested persons a sense of the locations and amount of suitable terrain in the canyons for various uses. The suitability maps are not intended to give a detailed picture of suitability for each parcel of land, having used 1:24,000 (40-foot contours) as the base for most information. Suitability maps should be used as a general guide. Environmental conditions for specific development proposals should be evaluated using site-specific analysis. The full range of considerations, including those used in this Plan's suitability analysis, availability of water, utilities, land-use relationships, access, etc., must be evaluated.

Protection of the Canyons environment has been foremost in preparation of this Plan. The following issues are considered to be requisite components of the review process to determine the short and long-term effect of a development:

1. Water Quality, with primary attention to municipal watershed management;
2. Transportation, with assessments of predominant modes, qualification of impacts, and traffic mitigation strategies;
3. Vegetation, including mountain wetlands;

4. Wildlife;
5. Other users of Canyon resources, including public recreation;
6. Visual Impacts including signs;
7. Public health and safety;
8. Public infrastructure;
9. Cultural and historical impacts;
10. Other factors deemed important.

Ordinances will be implemented by the Salt Lake County Commission to require easements or access to trailheads and public lands as a condition to approval of new subdivisions or land-use approvals as warranted on a site-specific basis.

The County will communicate with private landowners and developers to encourage their cooperation toward realization of larger lots and use of PUD's.

The County will continue to refine suitability standards and suitability analysis of potentially developable private lands to guide development decisions toward the most suitable Canyon sites.

COMMERCIAL ENTERPRISES - RETAIL, LODGES, CONDOMINIUMS

New commercial development will be required to comply with this Plan. Any development proposals not in close proximity to existing ski resort areas in the Cottonwood Canyons or within commercially zoned areas in other canyons would require amendment to this Plan. All significant proposals will require site specific suitability, traffic, water quality and other studies deemed necessary by the Planning Commission.

HIGHWAY TRANSPORTATION

Salt Lake County will place the following implementation measures on the agenda of the Wasatch Canyons Coordinating Committee:

- . Options for governmental action by the County or in cooperation with other jurisdictions
- . Participation in the Mountain Transportation System study
- . Enforcement of parking regulations during peak periods
- . Traffic mitigation plans by ski resorts for approval of increased skiers

- . Programs to increase public acceptance of measures to reduce car traffic during peak periods and cooperate with the UTA to promote mass transit use in the Canyons and with UTA, the U.S. Forest Service, and the Utah Department of Transportation in the location and implementation of multiple bus stops in the Cottonwood Canyons
- . Developing a transportation safety evaluation program
- . Measures for reducing traffic congestion on and associated with the County road in Mill Creek Canyon during summer peak use periods.
- . Provision for sanitation and trash facilities (page 48).

PRIVATE LAND ACQUISITION

Salt Lake County will place development of criteria for land acquisitions in the Canyons including priorities for categories of lands for acquisition and funding options for purchases on the agenda of the Wasatch Canyons Coordinating Committee.

The County will establish a program for land acquisitions including guidelines for acquisitions and determine a source of funding.

AESTHETIC STANDARDS

The County Planning Division will prepare and implement architectural standards to guide building design, mass, and placement of future Canyon structures.

Development of the guide may include consultation with architects and builders and a review of existing structures in the Wasatch Canyons and in other mountain settings to appreciate the options and kinds of structures which may be viewed as compatible to the Canyon environment. Consultation with Canyon resident groups, the U.S. Forest Service, and other appropriate jurisdictions will afford review by the most directly affected entities.

Adoption as an ordinance and implementation through the normal planning and permitting processes will provide opportunities for public involvement as well as better assure consistency in the application of guidelines. The guidelines may be applicable to existing structures but modifications would not be required.

MINING

Salt Lake County will evaluate any proposals to reopen mining operations in the Canyons assuring protection of the watersheds, and consideration of implications for transportation, public safety, and the full realm of local governmental concerns.

PUBLIC SAFETY

Salt Lake County will place the public safety concerns addressed in the Plan on the agenda of the Wasatch Canyons Coordinating Committee. The County will consider adoption of policies resulting from these reviews and request other agencies to do likewise, as appropriate.

HANDICAPPED ACCESS/OPPORTUNITIES

The County will consult with community organizations representing the handicapped as to access needs and concerns of the handicapped relative to canyon facilities which can appropriately be addressed by the county in the future.

New publicly accessed facilities in the Canyons will be barrier free. Salt Lake County should urge other jurisdictions to make progress in removing barriers in existing facilities.

ROCK CLIMBING

The County will seek cooperation from private property owners and the LDS Church in providing access to rock climbing areas at the mouths of the Canyons and will work with the Forest Service and the Utah Department of Transportation toward the provision of parking, sanitation, and trash collection facilities at these sites.

WATERSHED AND WATER QUALITY PROTECTION

Salt Lake City and the City-County Board of Health have primary responsibility for maintenance of the watershed and water quality in the Plan area.

Beyond their existing formal relationships as discussed on page, 9 and 10, agencies with watershed responsibilities should cooperate through the Wasatch Canyons Coordinating Committee in an annual joint review of watershed conditions. Individual entities should determine and implement measures as warranted in response to review findings.

Salt Lake County will continue cooperating with other entities in maintaining excellent water quality of the Canyon streams.

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RECOMMENDATIONS TO U.S. FOREST SERVICE FOR IMPLEMENTATION:

Forest Service: Camping and Picnicking

Rehabilitation of existing sites, elimination of handicapped barriers, development of limited new canyon sites, and the imposition of fees for picnic site use and reservations for all group use.

The County will pursue development of additional alternative sites outside of the Canyons and a public information program to notify users of existing or such new sites outside of the Plan area.

Forest Service: Off-Highway Vehicle Use

A review of Off-Highway Vehicle uses and management practices in use areas will be an agenda item for the Canyons Coordinating Committee.

More vigilant County enforcement of Off-Highway Vehicle use restrictions and better management of such use on private lands is necessary as is more intensive management of these uses on National Forest lands.

Forest Service: Mountain Biking

The County recommends to the U.S. Forest Service that it design a limited number of trails or routes within the Canyons for off-road mountain bike use. An information program should notify users of this use on such designated trails. Trail maintenance may need to be intensified depending on user response.

RECOMMENDATION TO UTAH DEPARTMENT OF TRANSPORTATION FOR IMPLEMENTATION

The Utah Department of Transportation is responsible for maintenance and use of the highway in Parleys, Big Cottonwood and Little Cottonwood Canyons.

Utah Department of Transportation: Jogging and Bicycling

The County will recommend to the Utah Department of Transportation and will consider for County Canyon roads the addition of jogger/bicycle lanes on Canyon highways where feasible as highway improvements or maintenance permit.

AMENDMENTS TO THE PLAN

This Plan is based on existing situations and current information, knowledge, and judgement. It is expected that the planning process for Salt Lake County will allow this Plan to evolve through the amendment process as time, conditions, and perceptions change.

The Plan is for an area that is subject to change. Some changes that occur will have been anticipated in the Plan; others will not. The Plan must be able to evolve to address new issues and concerns.

The process to change or amend a Master Plan is set forth in State law and involves studies, notices, hearings and official action by the County Planning Commission and County Commission. Specifically, any plan amendment must include a minimum of a four-week notice of a hearing before the Planning Commission, a hearing on the proposed amendment, action by the Planning Commission, a four-week notice and public hearing before the County Commission, and action by the County Commission. This process should allow all interested parties ample opportunity to become informed about and participate in proposed changes to the Salt Lake County Wasatch Canyons Master Plan.

The preparation of this Plan involved a process that far exceeded the minimum requirements of the law, and included public information meetings, ongoing involvement of a citizens advisory committee, and public comment through meetings and written comment periods at three stages before the statutorily-directed plan adoption process began.