

OQUIRRH VIEW

OVERVIEW

August 2019
Jake Young



THE VISION:

Oquirrh View Planning Process is a thoughtful and deliberate approach to preparing Salt Lake Valley's unincorporated west bench for the demands of future growth.

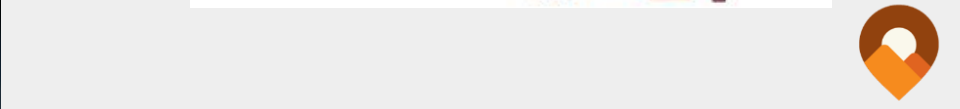
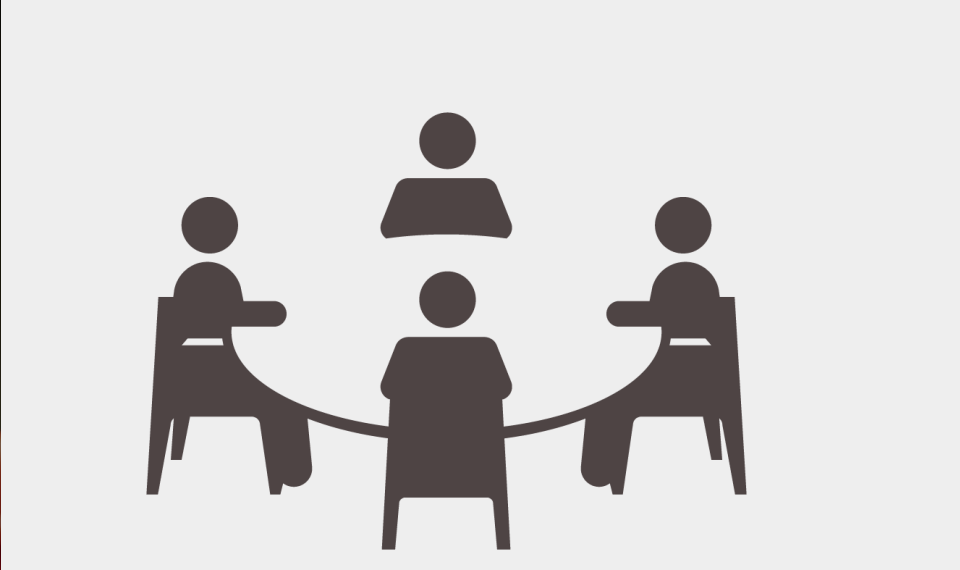
SLC SALT LAKE COUNTY
REGIONAL DEVELOPMENT



THE VISION:

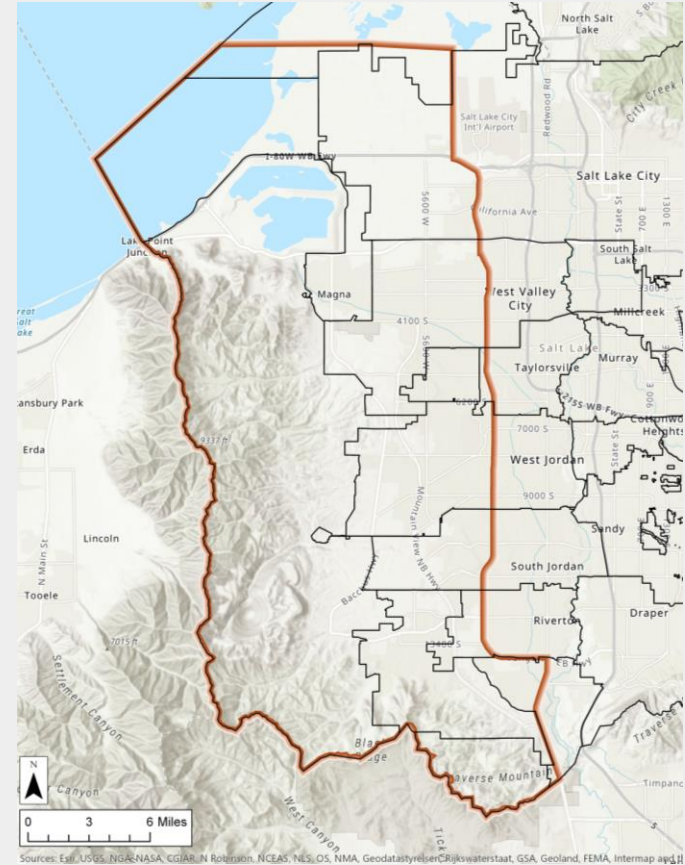
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PHASE 1. EXISTING CONDITIONS

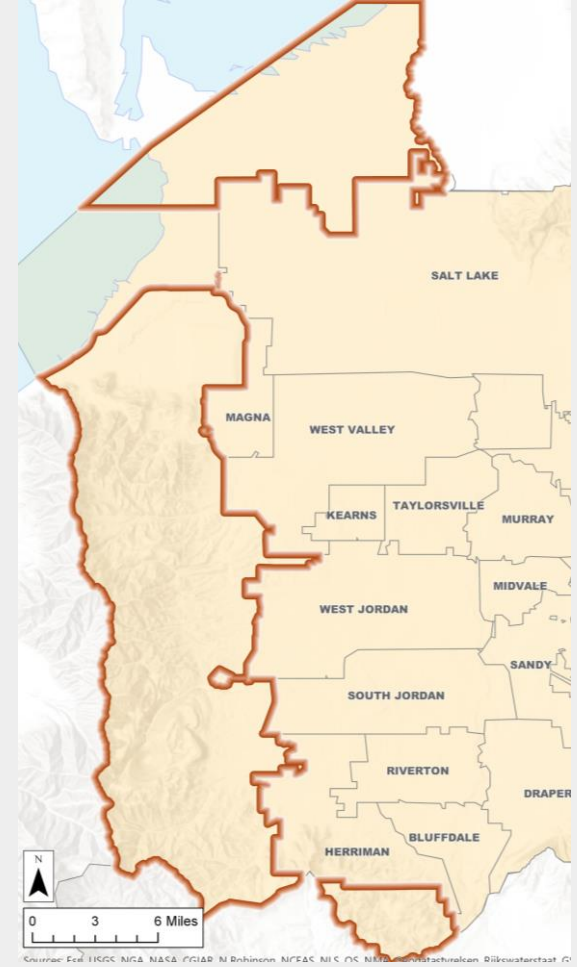
We began in 2018 with detailed research to study the most critical elements required for communities to thrive.



PHASE 2: PUBLIC INVOLVEMENT



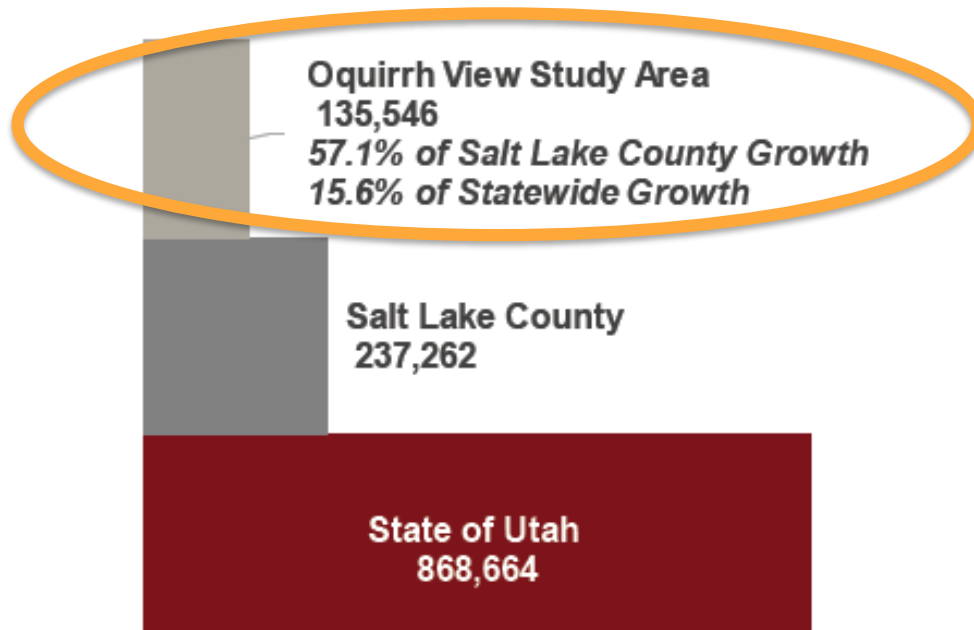
PHASE 3: PLAN DEVELOPMENT





Population Growth

Figure 3.1: Population Growth, 2000 to 2017



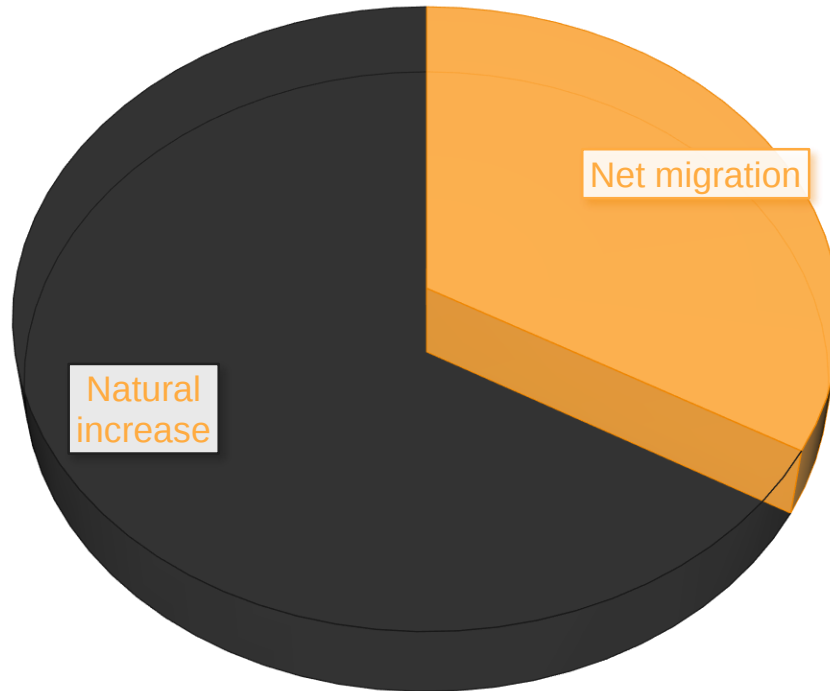
Source: U.S. Census Bureau, Population Division; Kem C. Gardner Subcounty Estimates Program.





Population Growth

INCREASE METHOD





Average Decade Built

Pre-1940	1980-2000
1940-1960	Post 2000
1960-1980	Municipalities





Developable Land

Developable Land

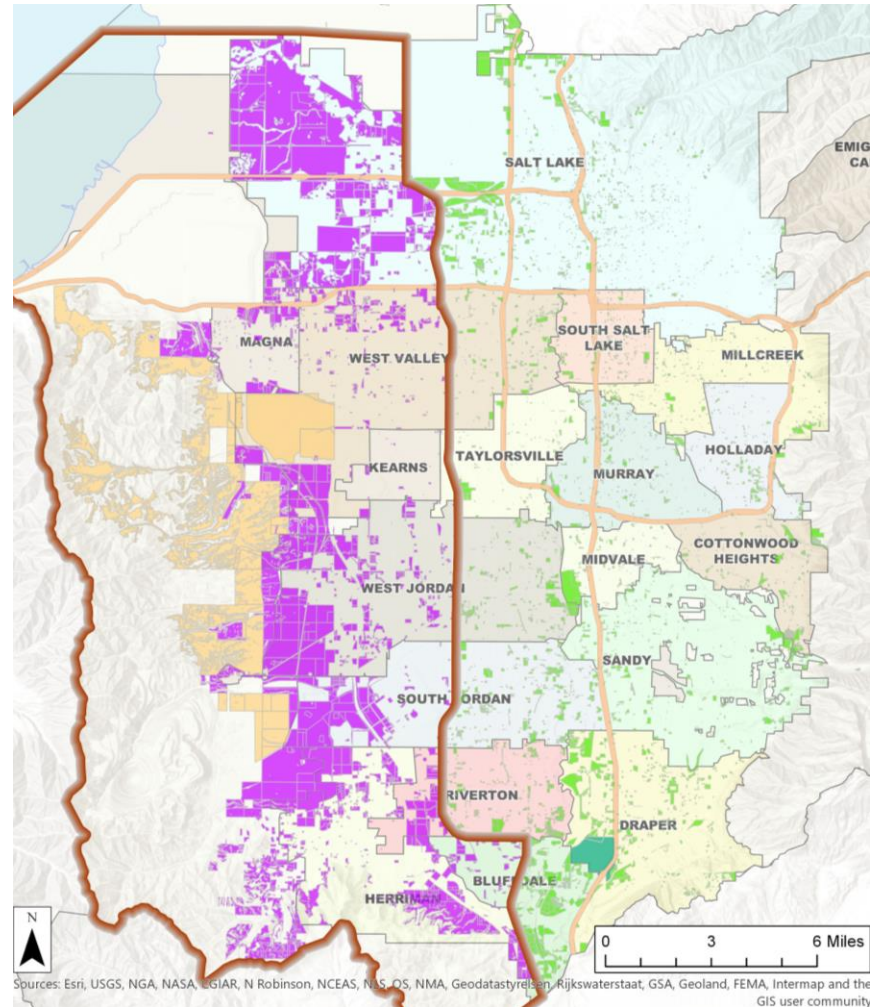
Short-Term	Redevelopable
Oquirrh View	Long-Term
Rest of County	Oquirrh View

Oquirrh View Short-Term= 32,182 Acres

Rest of County Short Term= 9,198

Redevelop = 629 Acres

Long-Term= 14,513 Acres





Jobs Per 100 Working Adults

Oquirrh View

33



SLCo

84



Sandy-Draper

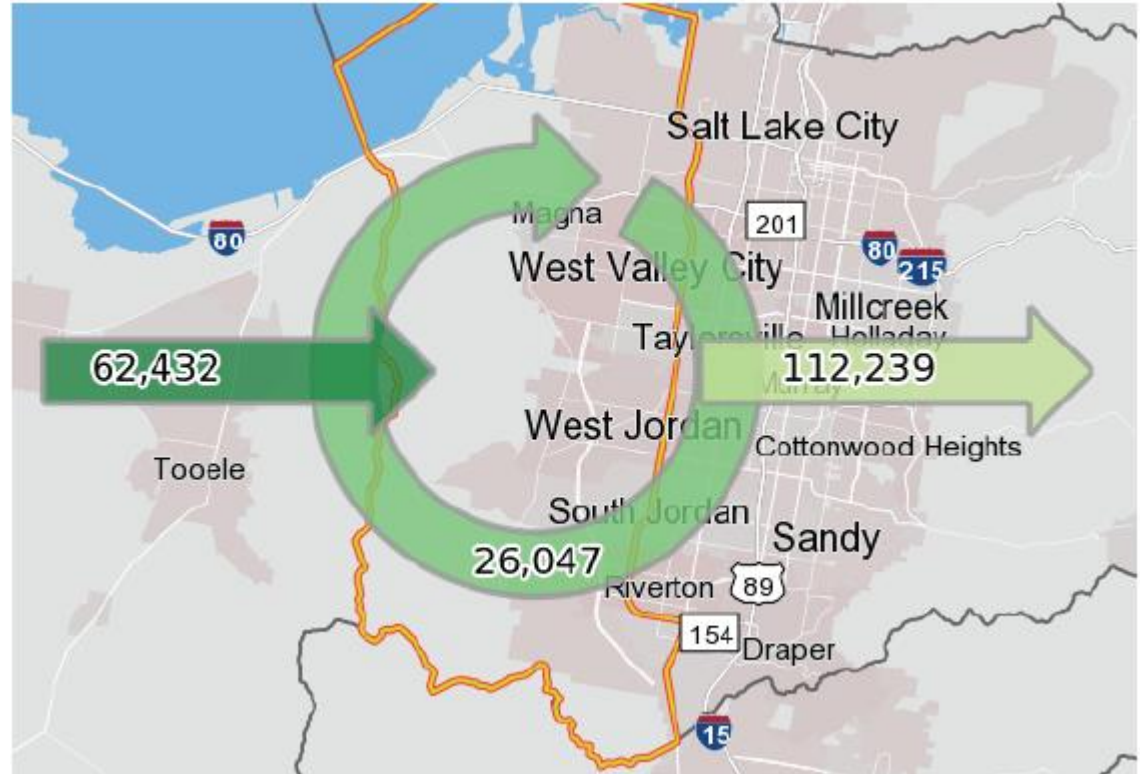
72





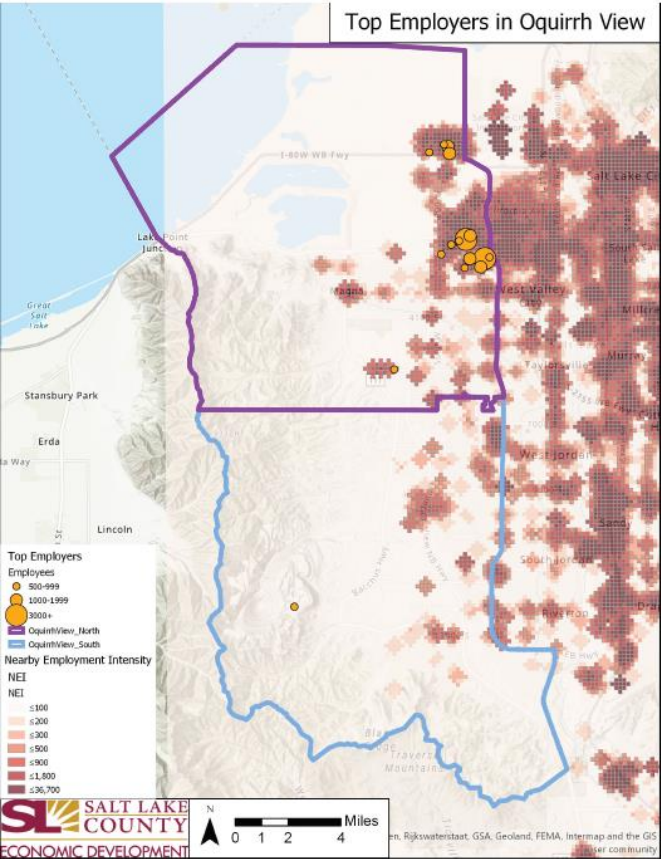
Daily Job Migration

Each day 81% of
resident employees
travel for work.
That's a daily net
migration of 56%.





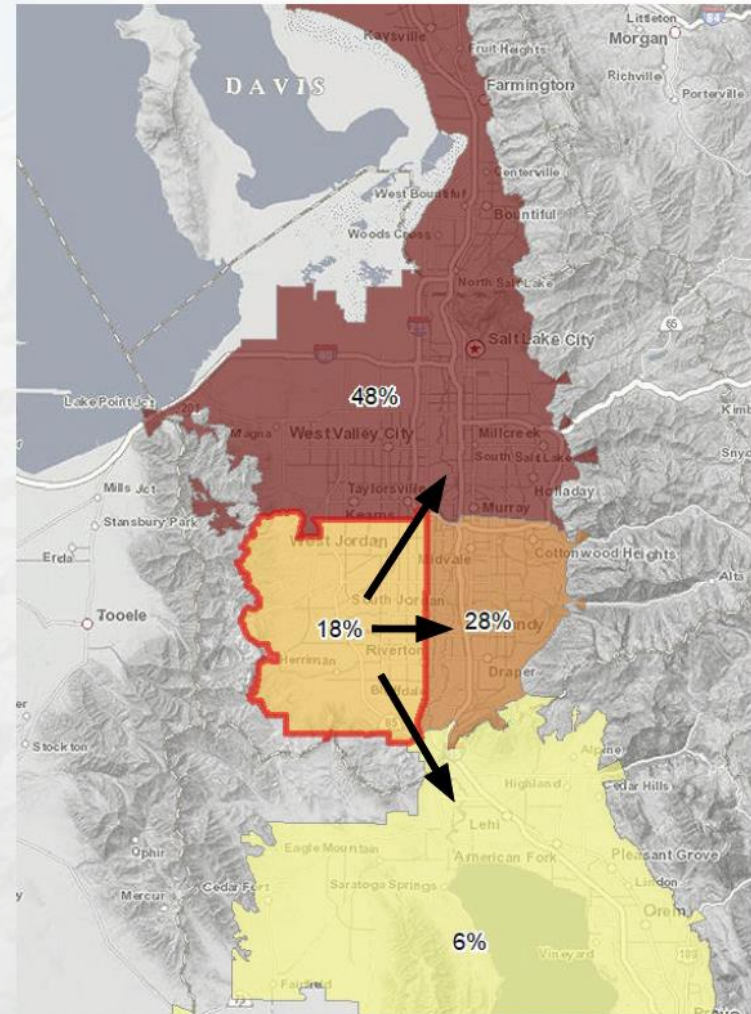
Job Location & Density





Where are
people going
from SW?

Commute Trips





Transportation

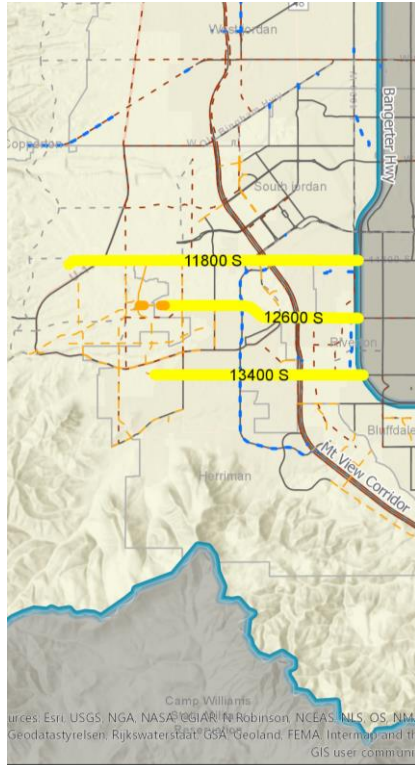


Figure 4.9

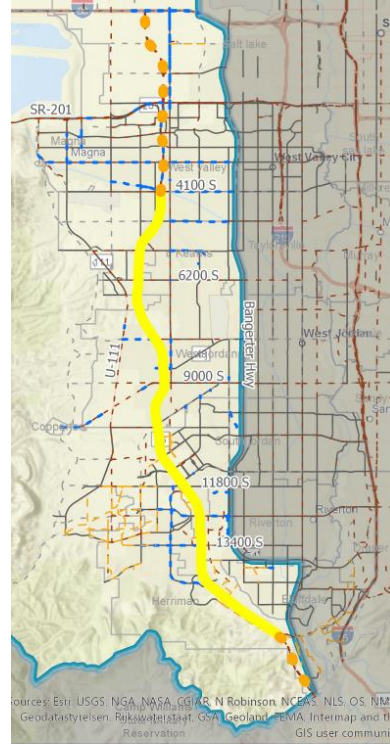


Figure 4.5

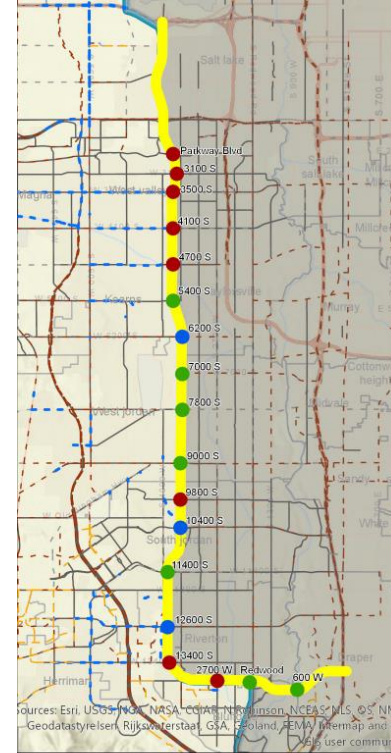


Figure 4.4





Housing vs Income 2000-2017



SF Real Estate Increase **OV 38%** (Co avg 52%)



Rent Increases **OV 87%** (Co avg 68%)

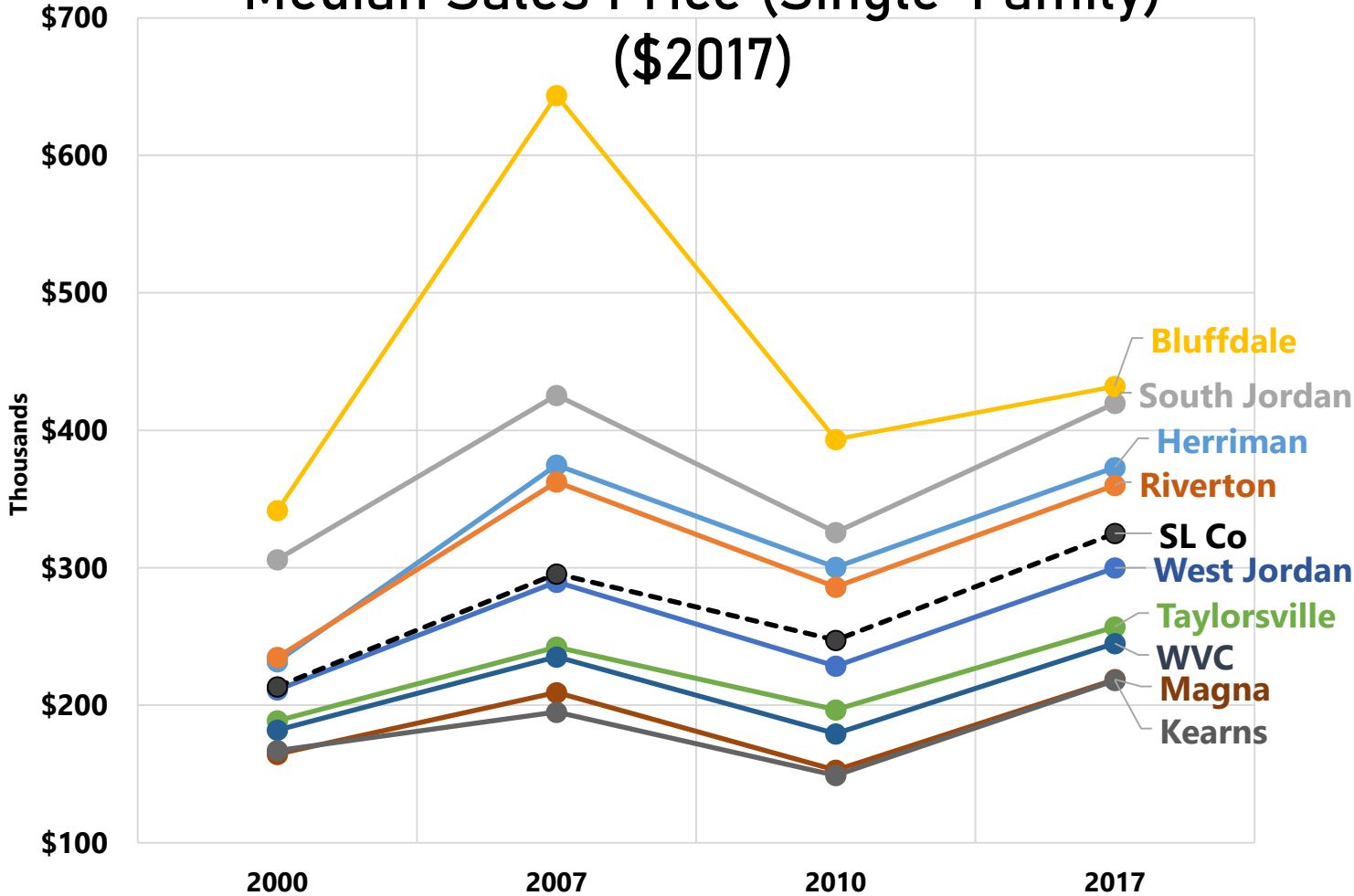


Household Income Increases **OV 39%** (Co avg 37%)



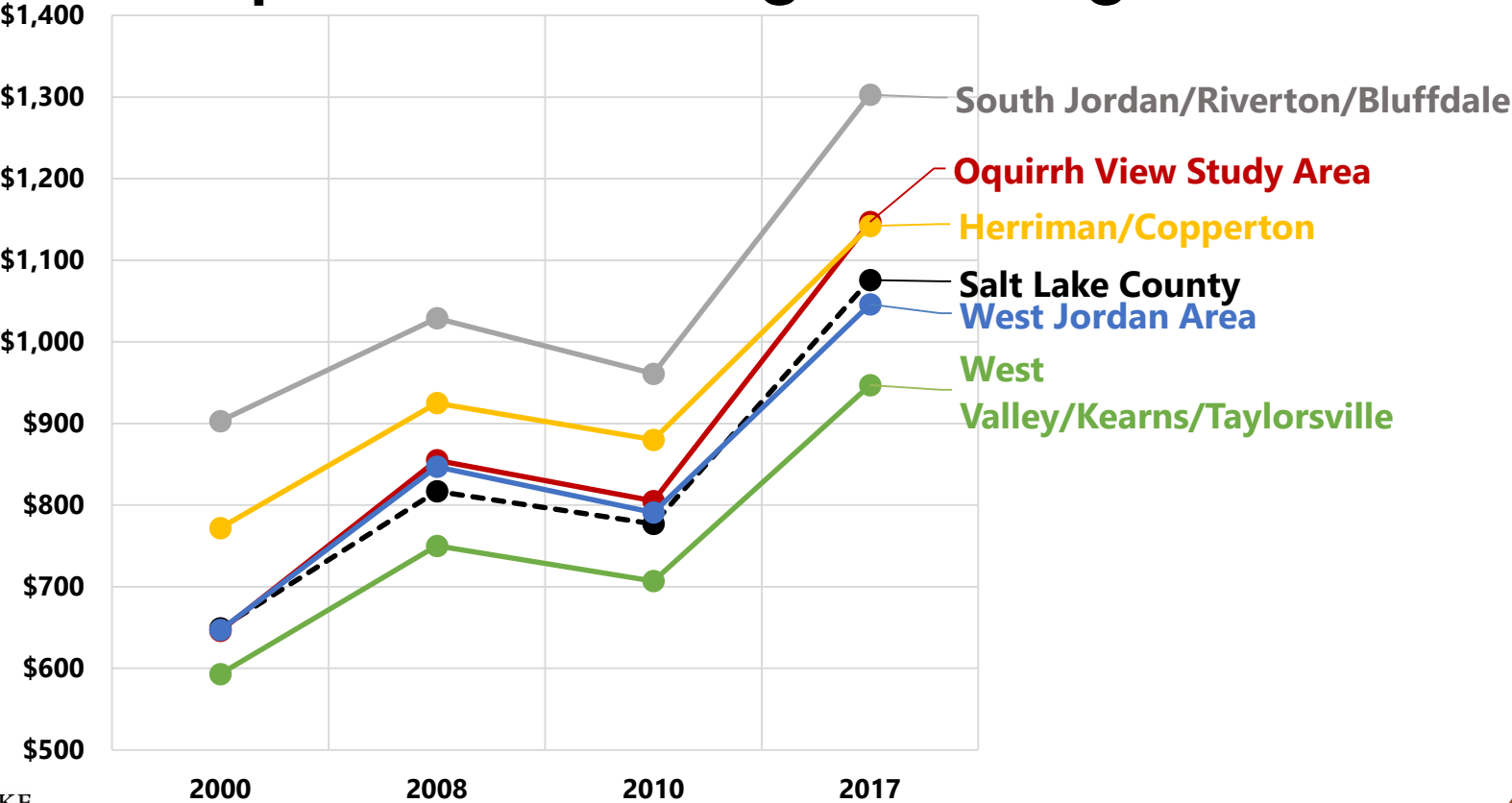


Median Sales Price (Single-Family) (\$2017)





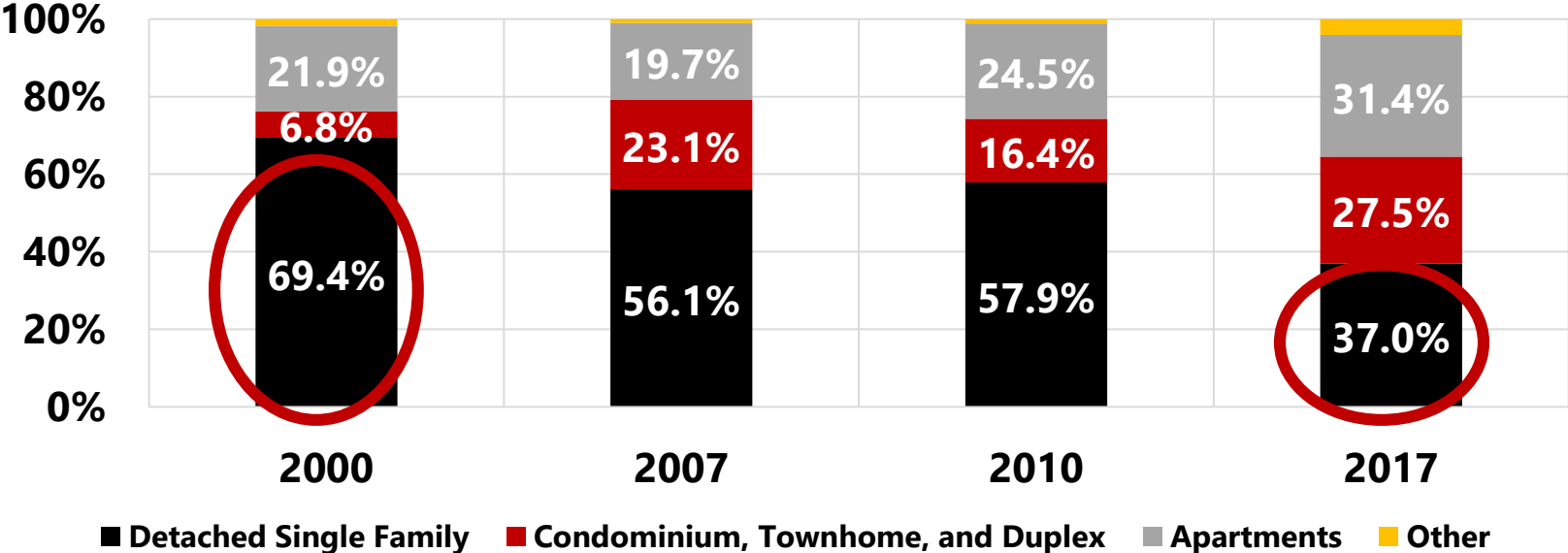
Apartment Avg. Asking Rent





Countywide changes in new home types

Salt Lake County: Share of Units by Type





Water

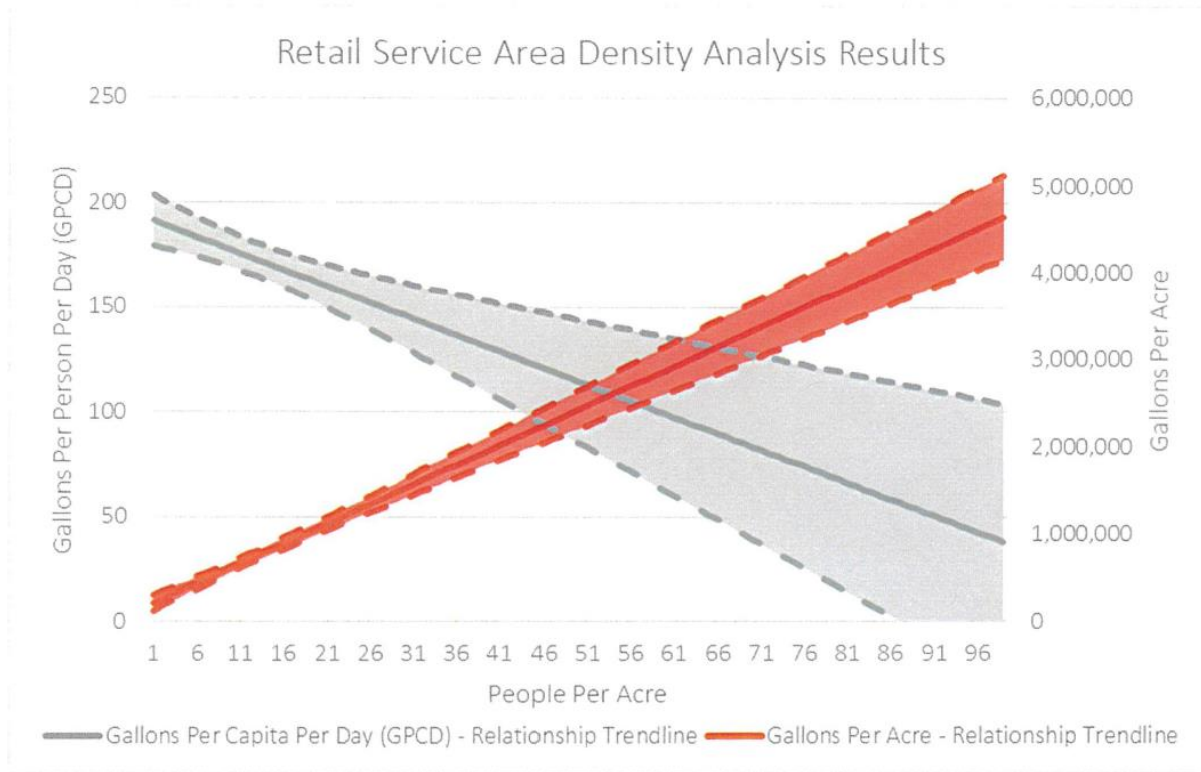
Water is available, but future
water will be increasingly
more expensive





Water

**As density goes up
water usage
goes down per
capita, but
increase per acre**





Parks

- County Regional Parks

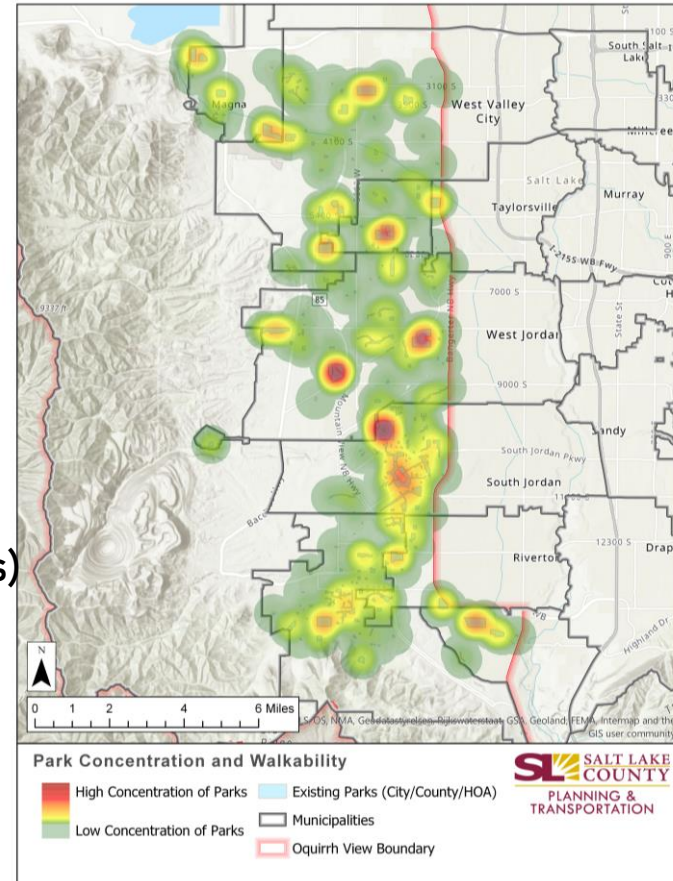
Goal 5 acres (per 1000 residents)

Currently OV 2.56

- Combined Parks

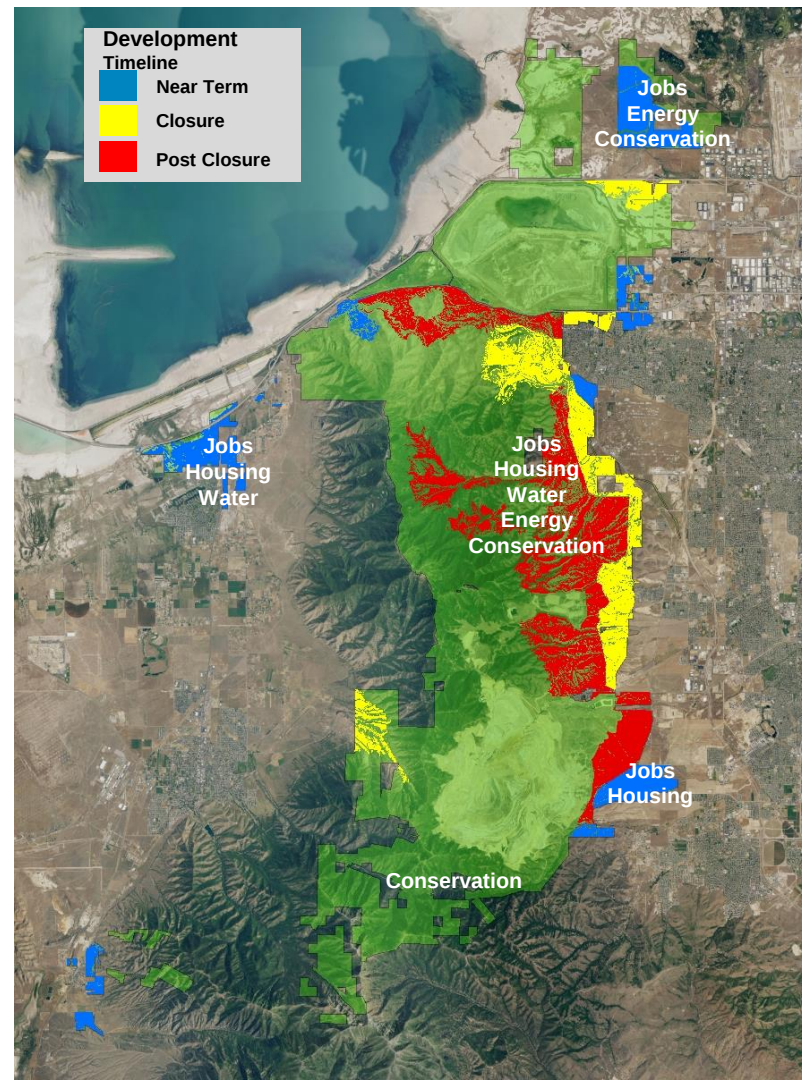
National AVG 10 acres (per 1,000 residents)

Currently OV 5.96





Rio Tinto





OQUIRRH VIEW

WEBSITE

OquirrhView.org

Oquirrh View: The Future of the West Bench

Growth is happening. How we plan for it matters.

Currently just over 1.2 million people call the Salt Lake Valley home. By 2065, Salt Lake County will add 600,000 more residents, more than half of whom will settle in what are now undeveloped areas west of Bangerter Highway.

Salt Lake County's Office of Regional Development is leading an effort to develop a broad vision and plan for the Valley's west bench for the next 20 to 50 years. Outcomes from this process will include a County General Plan, as required by state law, for unincorporated areas of Salt Lake County. Unincorporated areas are those areas of the county not located within a city or metro township.



The Planning Process



Get Involved - Participate!

Jake Young
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