



# West Valley City General Plan Update 2015





# Executive Summary

The Vision West 2035 General Plan is an update to the Plan adopted in 2009, which involved significant public involvement over the space of a year and a half. Residents, business owners, land owners, public officials, and representatives from several different agencies participated in the crafting of the issues, goals, and actions of that document. The 2035 update consisted of extensive staff research and a less intensive public involvement process. When the Plan is updated again for 2040, a more extensive public process is recommended.

This General Plan is divided into eleven Chapters including an introduction; administration; land use; economic development; urban design; existing neighborhoods; housing; community facilities; parks, recreation and culture; transportation; and implementation. A brief summary of each of these elements is provided below. Additionally, a General Plan map detailing anticipated future land use accompanies this General Plan. Although the future land use map is explained within this document, the map itself is a separate document.

## **Introduction**

From the community's beginnings in the late 1800's to the present, West Valley City has transformed from an agricultural community to a diverse suburban community with a large employment base. The City is now over 85 percent built out, with a third of all land in the City developed as commercial or industrial. The renovation of the Valley Fair Mall and the development of the Highbury and Fairbourne Station areas have created exciting new retail and residential opportunities for the City. In addition to changes through development, the City is expected to become more ethnically diverse and have a higher percentage of seniors in the future.

## **Administration**

A five step process was utilized to update the General Plan for 2035. The purpose of this document is to provide a vision for the future of the City and to ensure orderly growth and high quality developments. In addition to meeting City objectives, this Plan meets the requirement in State law that all municipalities are to develop and maintain a General Plan. The City's goal is to follow this Plan as closely as possible while making updates over time to keep it relevant to changing conditions.

## **Land Use**

West Valley City is a great place to live, work, learn, and play. This plan lays out a series of goals for the development and revitalization of opportunity corridors in the City. The opportunity corridors of the Metro River Trail LRT station area, 4100 South, Decker Lake, Northwest, 3500 South, 5600 West, and Redwood Road will see the most change over the next 20 years. Each opportunity area has its own issues, goals, and actions.

## **Economic Development**

West Valley City will continue to grow and diversify its economic base. The City will research and implement ways to improve the education and skills of residents as a way of increasing their earning potential. The City will continue to grow employment by building on existing industry strengths and

attracting high growth industries. The City will employ the Economic Development Strategic Plan to target those items that are deficient and to continue to bring high value assets to the City.

### **Urban Design**

West Valley City should pursue an urban design strategy that will include a greater intensity of development to create a recognizable downtown; utilize transit more extensively; conserve resources; take advantage of existing infrastructure; promote attractive streetscapes including trees and other landscaping, buildings close to the street, high quality architecture, street furniture, and appropriate signage; and include pedestrian and bicycle accommodations.

### **Existing Neighborhoods**

As Salt Lake Valley's western gateway, West Valley City is recognized for and celebrates the rich diversity of its neighborhoods. The City is committed to the long term preservation and health of its residential communities, and will work to proactively address important neighborhood issues that detract from their safety and vitality. West Valley City seeks to provide positive solutions involving neighborhood residents that make the City more beautiful, unique, and unified.

### **Housing**

West Valley City should continue to maintain its diverse mix of housing for people of different ages, incomes, and ethnicities. Given the substantial supply of moderate income housing, the City should encourage higher value housing with quality architecture and amenities such as trails, parks, and open space. Any new denser development should only be considered in very particular instances and should be within walking distance of substantial transit infrastructure.

### **Community Facilities and Services**

West Valley City will construct new community facilities and enact new ordinances and policies to support new development and improve the quality of life of existing residents.

### **Parks, Recreation and Culture**

West Valley City should promote the health and well-being of its residents through a variety of social, recreational, cultural and artistic opportunities, including a system of well-maintained parks and trails, active recreation and entertainment programs and venues, as well as support for cultural expression through art, performance and concerts. The City should make these features accessible to all citizens in the community.

### **Transportation**

Transportation in West Valley City balances travel demand with the need to provide a healthy and vibrant community. Residents and employees within the City should have extensive opportunities to bike and walk throughout the City. Road building needs will be balanced with transit projects, trails, and bike lanes. Transportation planning should be tailored to the unique needs of different areas of West Valley City. With the City approaching buildout, emphasis should be placed on enhancing our existing system over adding new streets.

# Acknowledgements

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