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General plans assist communities in defining and achieving desirable future outcomes

- Strengthen community autonomy
- Enhance efficient and effective decision making
- Bring the community together to work towards common goals
- Generate new funding opportunities



Photo Courtesy of Mikala Jordan, GSL-MSD

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Utah State Code says...



- “Each municipality shall prepare and adopt a comprehensive, long-range general plan for:
 - (a) present and future needs of the municipality; and
 - (b) growth and development of all or any part of the land within the municipality.” (10-9a-401)
- Minimum required elements of the general plan:
 - Land Use Element
 - Transportation Element
 - Moderate-Income Housing Element (10-9a-403)
- Additional elements may also be included to address present and future needs (10-9a-403)
- “The general plan is an **advisory guide** for land use decisions” (10-9a-405)

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Best practice general plans are integrated, fact-based, and guided by an engaged community.

- Acknowledge current strengths and challenges based on facts and data
- Integrated approach to decision-making
- Reflect residents' values and lived experiences
- Tailor policy and implementation recommendations to local context



Photo Courtesy of Mikala Jordan, GSL-MSD.

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A general plan is NOT...

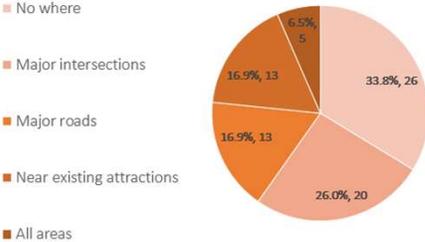
- A land development code
- A legally binding document
- Unchangeable (can be amended)
- A doorstop



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Your General Plan is fact-based and integrated:

Best-practice planning approaches
 Technical assessment
 Esri ArcGIS Analysis
 Literature cited



Category	Percentage	Count
No where	6.5%	5
Major intersections	33.8%	26
Major roads	16.9%	13
Near existing attractions	16.9%	13
All areas	26.0%	20

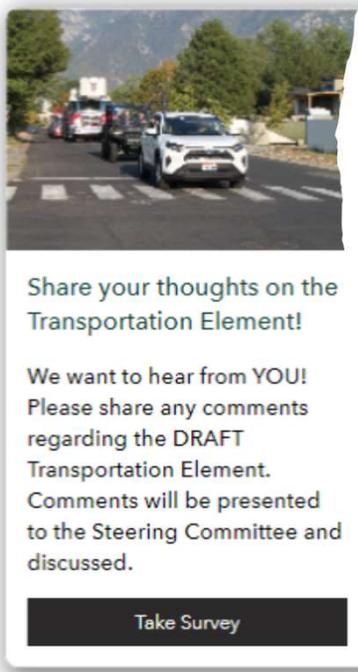
- 73.1%  Driving alone
- 15.2%  Carpooling
- 3.4%  Public transit
- 1.9%  Walking
- 6.1%  Working from home
- 0.3%  Biking



Legend
 Potential Connectivity Issue ↔
 Dead ends X

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Your General Plan is guided by an engaged community (Jan 19 – Apr 21):



Share your thoughts on the Transportation Element!

We want to hear from YOU! Please share any comments regarding the DRAFT Transportation Element. Comments will be presented to the Steering Committee and discussed.

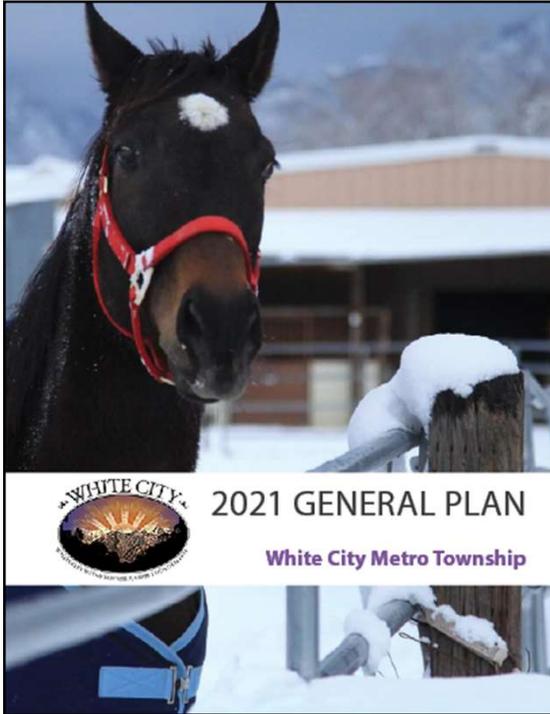
[Take Survey](#)

- 25 GPSC Mtgs
- 5 Workshops
- 3 Surveys with 179 submissions
- 3 PC Mtgs
- 9 Council Mtgs
- Outreach via newsletters, websites, and social media

752+ written comments!



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April 13, 2021

General Plan Steering Committee voted to forward the General Plan on to the Planning Commission for review and consideration.

May 5, 2021

Council accepted this recommendation and has requested that the Planning Commission take over the planning process.

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Plan Content

- Executive Summary
- Key Recommendations and Goals
- Chapter 1 - All About Planning
- Chapter 2 - Community Engagement
- Chapter 3 - Community Background
- Chapter 4 - Land Use
- Chapter 5 - Transportation
- Chapter 6 - Lifelong Communities
- Chapter 7 - Work Program
- Chapter 8 - References and Resources
- Appendix – Glossary & FAQ, Survey Responses and Feedback, Moderate-Income Housing Plan, GPSC Meeting Summaries,

Executive Summary

CONTEXT: This 2021 General Plan is White City Utah's first ever. In this Plan, readers will find information about the planning process and community context, methods of data collection, the public engagement process, three topical elements—land use, transportation, and lifelong communities—and a work program tailored to each element.

This Plan addresses the current conditions and future aspirations of the community and is intended to guide community decision-making. This Plan should be used by elected and appointed officials, staff, and the public to understand on-the-ground conditions, understand the community's collective vision, and take appropriate actions to realize that vision.

This Plan is heavily driven by public feedback and by data collection and analysis. In fact, public participation is one of White City's greatest strengths as a community. With a small community of 5,818 people, over 744 written comments were collected from surveys, email, virtual comment boxes, and paper comment boxes throughout the two-year process. Four in-person workshops were held and over thirty public meetings discussed the Plan. The public's knowledge of the community was supplemented with credible, comprehensive resources such as the United Census Bureau's American Community Survey and Early Community Analyst Program, which provided much of the statistics.

EXISTING CONDITIONS: Home to 5,818 people, White City consists of 432.7 acres in the south-western part of Salt Lake County, Utah. Uniquely, White City is an island community completely surrounded by Sandy, a city of 76,369 people. Additionally, White City is located by a county-run park, Dwyer Dell Regional Park, that residents utilize for recreation. While White City's surroundings feel more urban, White City has retained its close-knit, small-town feel. White City is more affordable than nearby places in the Salt Lake Valley. For example, home values remain under \$250,000 in White City, while in Salt Lake County as a whole, that value has exceeded \$300,000. White City's median household income is \$61,646, which is significantly lower than the county-wide median household income of \$74,865. Residents value their more affordable lifestyle and often cite it as a means of attracting young families and first-time homeowners.

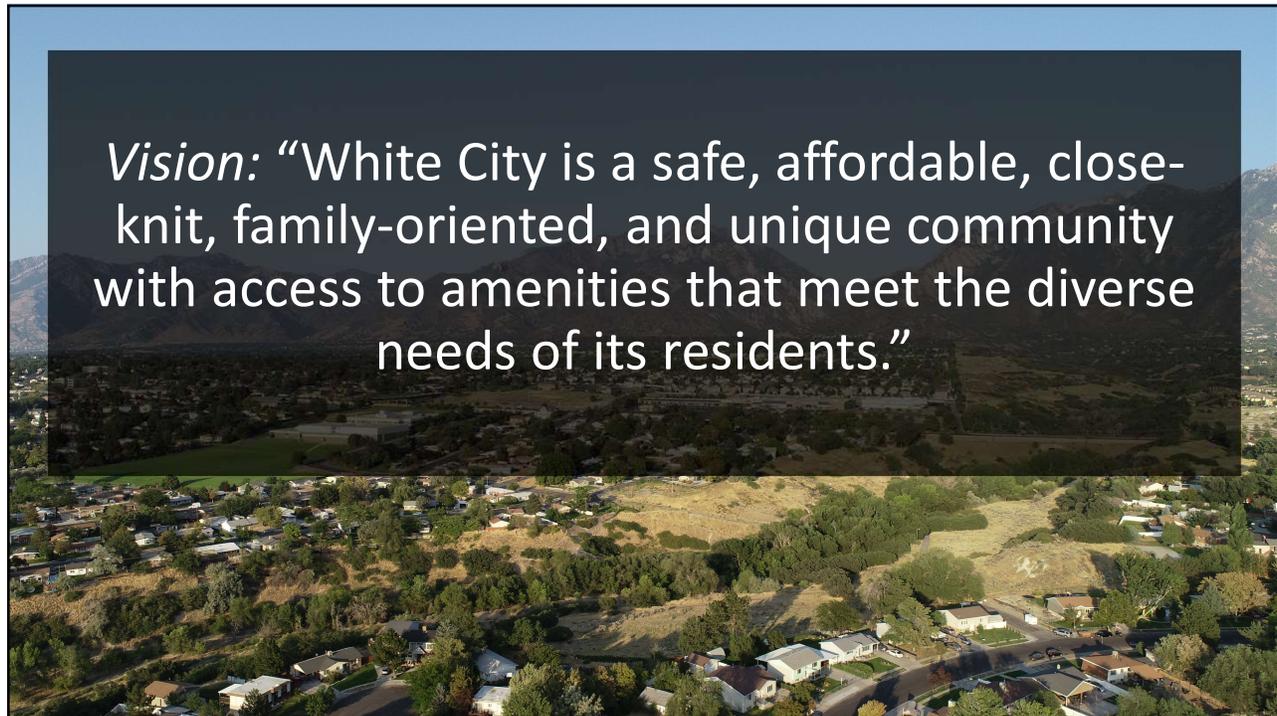
In White City, land is used primarily for residential purposes; 94.7 percent of land is zoned single-family residential, and 3.2 percent is zoned agricultural. Only one property is zoned for commercial uses, but 34 business licenses were issued in 2020, indicating the presence of home-based occupations. Other land uses and resources of particular community value are the 143-acre Big Bear Park, the White Towers Swimming Pool, and the White City Water Improvement District. Additionally, White City enjoys amenities offered in nearby Sandy City.

KEY STRENGTHS AND CHALLENGES: Key strengths include White City's strong culture of public participation, its ground-water source, the small-town feel, affordable housing, the family-friendly environment, its relative location, and its retention of agricultural land. Key challenges include being completely built out, lacking rules for generating commercial properties, lacking pedestrian infrastructure to support errands and interactions, poor infrastructure, and lack of government and planning efforts.

KEY FINDINGS: Among themes and sometimes conflicting viewpoints, this Plan sought to capture a collective vision that all residents could stand behind. As such, this Plan focuses on preservation of White City's existing character and suggests small, gradual, and targeted changes aimed to increase White City's access to opportunities and better residents' quality of life. The next pages (6-7) outline the Plan's five key recommendations and measure goals. The specific actions to accomplish these recommendations and goals can be found at the end of the document in the Work Program on pages 9 to 8.

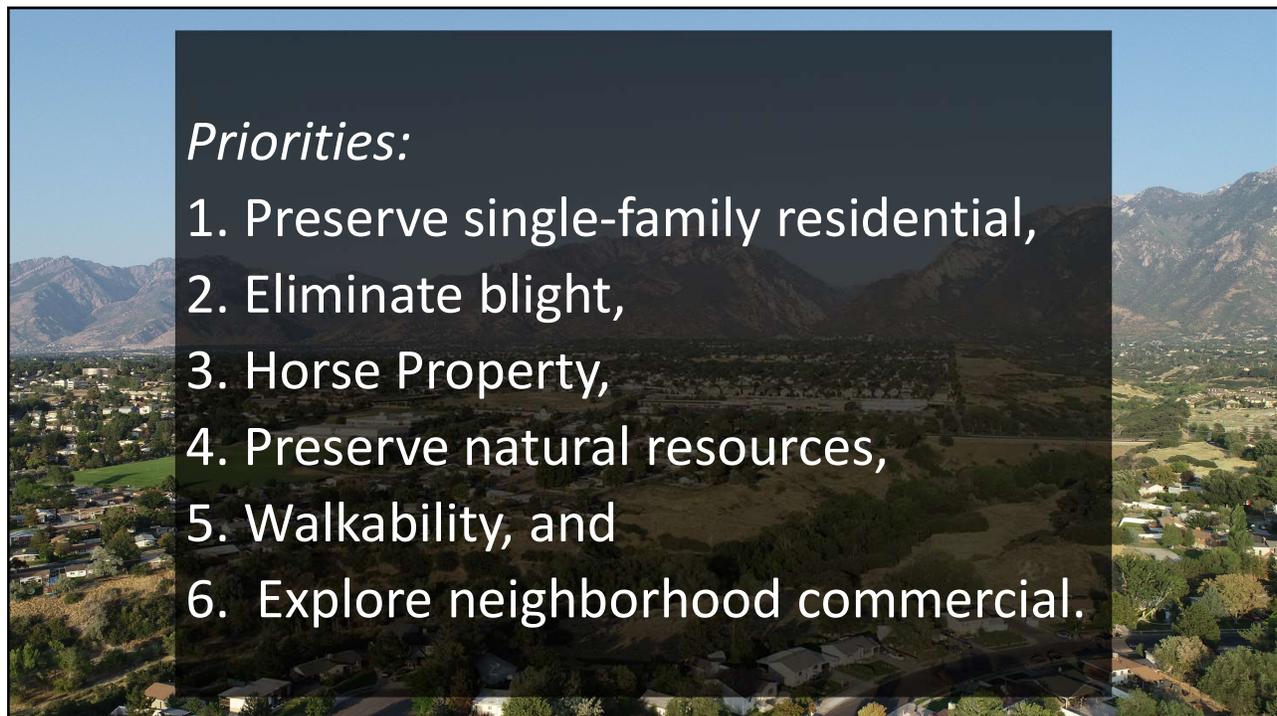


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Vision: “White City is a safe, affordable, close-knit, family-oriented, and unique community with access to amenities that meet the diverse needs of its residents.”

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Priorities:

1. Preserve single-family residential,
2. Eliminate blight,
3. Horse Property,
4. Preserve natural resources,
5. Walkability, and
6. Explore neighborhood commercial.

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CHAPTER FOUR: LAND USE



LU1: Ensure that effective land use planning is kept in balance with preserving the freedom and rights of individual landowners.

LU2: Maintain and promote White City’s neighborhood-scale housing character (primarily detached residences) while also promoting a quality of life that attracts and sustains new families and the housing needs of the Salt Lake valley.

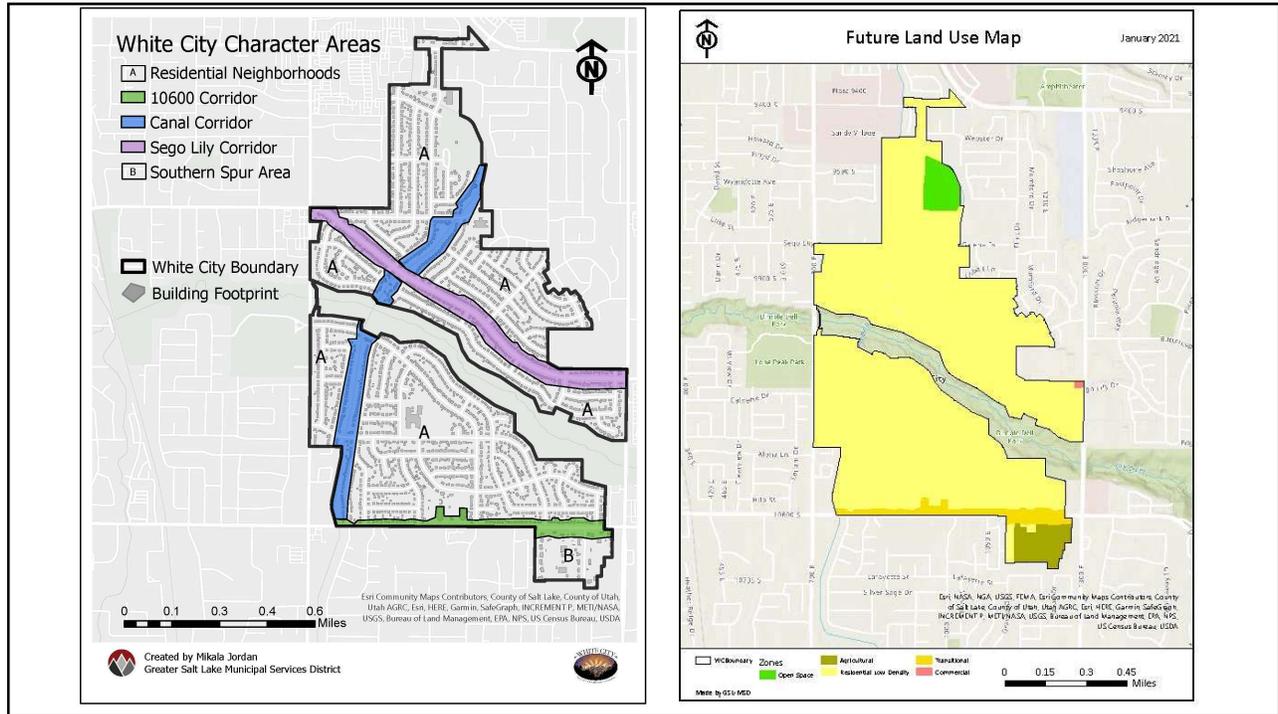
LU3: Promote a sense of pride and identity in the community through maintaining and enhancing place-making infrastructure.

LU4: Establish landscaping and maintenance standards that make White City a distinctly scenic, fun and appealing place to live and visit.

LU5: Enhance recreational amenities and access to public parks and open spaces.

LU6: All land use decisions include efforts toward mitigating or improving the air and water quality.

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CHAPTER FIVE:

TRANSPORTATION & MOBILITY



T1: Provide good access to and smooth, safe transitions between key locations within and outside of White City.

T2: Make transportation areas more aesthetically pleasing, environmentally friendly, culturally interesting, and health-conscious.

T3: Achieve well-maintained transportation infrastructure.

T4: Provide adequate and safe parking.

T5: Increase pedestrian and bicyclist access, safety, and comfort.

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CHAPTER SIX:

LIFELONG COMMUNITIES

LC1: Foster transparency, collaboration, and clear communication among officials, staff, the public, and other agencies.

LC2: Enhance and expand digital infrastructure to support home-based work, entertainment, and education opportunities.

LC3: Support small-scale local and home-based businesses with access to resources for financial assistance and/or business training and education.

LC4: Ensure that the built environment supports people of all ages and abilities, allowing safe and easy navigation within the community as well as access to important places outside the community.

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CHAPTER SIX:

LIFELONG COMMUNITIES

LC5: Strengthen resilience through emergency preparedness and response.

LC6: Improve the quality of the natural environment and mitigate negative environmental impacts in built environment decisions.

LC7: Maintain and make needs-appropriate improvements to infrastructure to support the resilience of the built environment.

LC8: Preserve the heart of White City's character.

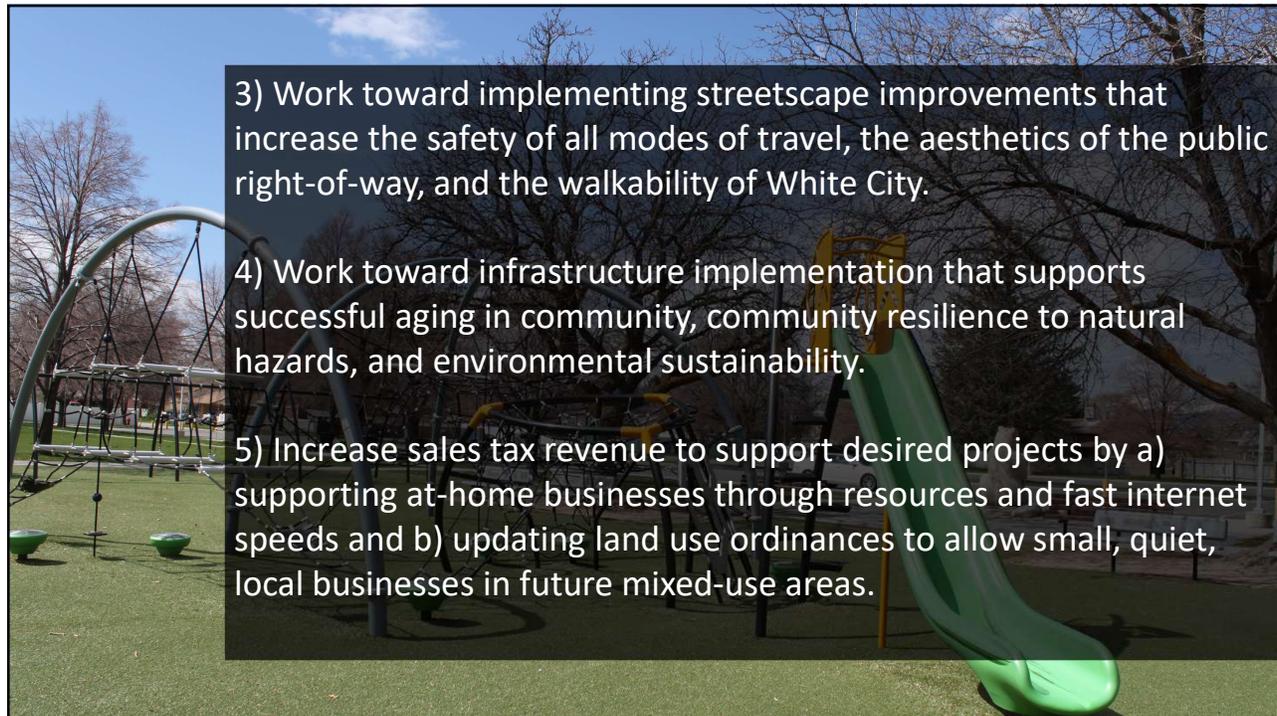
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Five Key Recommendations:

- 1) Focus on area-specific, small-scale infrastructure improvements that incorporate place-making; these will enhance the day-to-day experiences of residents on their land and in public spaces.
- 2) Update land use codes to be tailored to White City's specific wants and needs.

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Next Steps

- Public outreach and comment period
- Open house?
- Public hearing to:
 - Recommend adoption, or
 - Recommend adoption with changes, or
 - Do not recommend adoption, or
 - Continue decision to another meeting.
- Council public meeting to:
 - Adopt
 - Adopt with changes
 - Not adopt (send back to Planning Commission for more work)
 - Continue decision to another meeting

See Utah State Code 10-9a-404

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A huge thank you to the **General Plan Steering Committee**, who worked on this Plan for two years!