

***ARCADIA HEIGHTS,  
BENCHMARK,  
& H ROCK  
SMALL AREA PLAN***

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SMALL AREA PLAN***

*Prepared by*

*Salt Lake City Planning Commission*

*&*

*The Arcadia Heights / Benchmark / H Rock Small Area Plan Steering Committee*

*Adopted by The Salt Lake City Council  
October 6, 1998*

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## **ARCADIA HEIGHTS / BENCHMARK / H ROCK SMALL AREA PLAN**

The current East Bench Master Plan, adopted in 1987, provided for preparation of supplemental plans, in the "form of redevelopment plans, target area plans, or tactical neighborhood studies" intended to address specific issues or areas of the East Bench as issues were identified and changes occurred over time.

In 1995 the City received an annexation petition and preliminary development plan for a portion of the Romney/Carson property, located east of Benchmark Subdivision. Prior to that, other development had been proposed on several properties north of Arcadia Heights Subdivision and east of Wasatch Drive. Even though the East Bench Master Plan addresses annexation issues and foothill development in general, the City felt it would be wise to evaluate in greater depth the issues, policies and standards that apply, or should apply, to this area before specific petitions for annexation or development approval were accepted. In addition, concerns had been raised by residents in the Plan Area relating to: the development potential and future impacts of existing undeveloped lots on the neighborhood; traffic and access issues; preserving compatibility of scale in established neighborhoods as property owners upgrade existing homes; and, park and open space issues.

Based on the provision of the East Bench Master Plan referred to above, it was suggested that this Small Area Plan be initiated to evaluate these issues.

### **Statement of Purpose**

The purpose and intent of this Small Area Plan is to evaluate existing conditions within the Plan Area, identify pertinent issues relating to existing and future land uses, and make recommendations and establish policies for future land use and development of land within the City's boundaries as well as land which may be annexed in the future. Once adopted, it is the intent that this Plan be recognized as an amendment to the East Bench Master Plan.

### **Plan Area**

The Plan Area is bounded on the south by Interstate 80, on the west by Foothill Drive, on the north by 1700 South Street, and on the east by the boundary of the Wasatch National Forest. This area contains some of the last parcels of undeveloped foothill property on the East Bench, most of which are not yet within the City's corporate boundaries.

### **Process**

In March of 1997 the Salt Lake City Planning Commission recommended that a Steering Committee be formed to oversee the development of this Small Area Plan. The following individuals have participated as members of the Steering Committee:

#### **Organization / Department**

Planning Commission

#### **Representative(s)**

Andrea Barrows  
Carlton Christensen  
Craig Mariger  
Jim McRea  
Kimball Young