

ANNEXATION ZONE POLICY

Growth Management Goal, Tooele County General Plan

In an effort to manage growth, it is the goal of Tooele County to limit densities within the unincorporated areas of the County. High-density development should occur only within incorporated cities or towns. Existing densely developed unincorporated areas should be encouraged to plan for future incorporation.

Department Policy

Subdivision in municipal annexation zones:

In an effort to limit densities within the unincorporated areas of the County and not hinder the growth of cities or towns, the Tooele County Engineer's Office strongly discourages residential development at a density greater than RR-5 within identified annexation zones.

For subdivisions in annexation zones proposing density greater than RR-5, which are not minor subdivisions, the Engineer's Office will request written comment, in conjunction with 10-2-402 of the Utah Code, from the municipality on the proposed subdivision, including a statement of the municipality's current intent to pursue annexation or not. If the municipality currently intends to annex, the Engineer's Office will withhold processing an application pending the result of annexation proceedings.

For all subdivisions in annexation zones proposing density greater than RR-5, the Engineer's Office recommends the project include community water and sewer systems, sidewalk, curb, gutter and other infrastructure similar to and compatible with what would be provided within the adjacent city or town.

Policy Reasoning:

RR-5 zoning or greater is the predominate zoning surrounding incorporated areas.

Five acre tracts are generally the minimum practical size suitable for continued subdivision after the adjacent city annexes and offers services.

Larger tracts of land encourage future annexation by giving municipalities power to guide their own development.

Community water, sewer and other urban infrastructure in denser unincorporated developments facilitates smoother integration into the municipality when annexation occurs.

Maintaining existing densities until a property can be serviced by a municipality or service district provides for more efficient use of water, roads, utilities, emergency services, law enforcement, etc.