

CHAPTER 29

PINE CANYON ENVIRONMENTAL OVERLAY ZONE

Section

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29-1. Purpose.

The purpose of this chapter is to monitor future development in the Pine Canyon area and confirm that properties are adequately remediated. Environmental studies conducted in 2001-2003 under the direction of the US Environmental Protection Agency and the Utah Department of Environmental Quality have indicated a potential for soils in this area to contain elevated concentrations of lead and arsenic, above acceptable residential cleanup levels, on some undeveloped properties.

29-2. Boundary.

The overlay boundary includes properties within the Pine Canyon Township as identified on the Pine Canyon Environmental Overlay Zone Map on file with the Tooele County Health Department and the Division of Planning and Zoning.

29-3. Definitions.

“Development action” means any man-made change to real estate, including, but not limited to, the construction of buildings or other structures requiring a permit, land uses requiring land use authority approval, subdividing, mining, dredging, filling, grading, paving, excavation or drilling.

29-4. Application.

Within the overlay zone a review of environmental conditions and possible remedial action is required as part of any development action. Confirmation of sufficient remedial action, for the intended use, shall be required from the Tooele County Health Department prior to proceeding with a development action. A property owner/developer shall be required to submit a Sampling and Analysis Plan according to Development Guidelines adopted by and on file with the Tooele County Health Department prior to conducting any sampling of the property. The owner/developer must submit a Remedial Work Plan as described in the Guidelines prior to performing remedial work.