

ORDINANCE 2000-27

AN ORDINANCE AMENDING THE GENERAL PLAN OF TOOELE COUNTY; ADDING PROVISIONS RELATING TO TIMPIE VALLEY

WHEREAS, this ordinance is for the purpose of adding a Chapter 14 to the General Plan of Tooele County, regarding Timpie Valley; and

WHEREAS, the Tooele County Planning Commission held a public hearing on the amendment, reasonable notice of which was first given at least 14 days before the date of the hearing, and then the planning commission forwarded this proposal to this commission with a recommendation of approval; and

WHEREAS, the county commission held a public hearing on the amendment on September 26, 2000, reasonable notice of which was first given; and

WHEREAS, this commission finds there is good cause for amending the general plan of Tooele County as presented;

NOW, THEREFORE, THE TOOELE COUNTY COMMISSION, WHICH IS THE LEGISLATIVE BODY OF TOOELE COUNTY, ORDAINS AS FOLLOWS:

SECTION I - AMENDMENT. The General Plan of Tooele County is hereby amended by the addition of Chapter 14, Timpie Valley, to read as attached hereto, which attachment is by this reference made a part hereof.

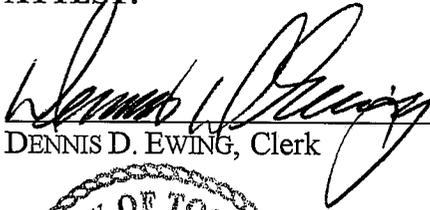
SECTION II - EFFECTIVE DATE. It is the opinion of the Tooele County Commission that this ordinance is necessary for the immediate preservation of the peace, health or safety of the

Ordinance 2000-27

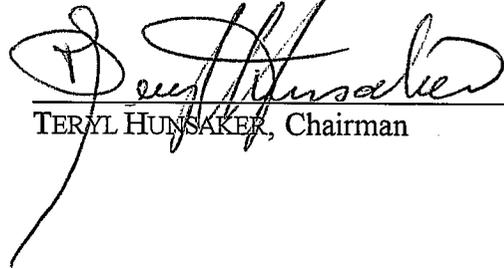
County and the inhabitants thereof. It shall, therefore, take effect immediately upon publication in one issue of a newspaper published in and having general circulation in Tooele County.

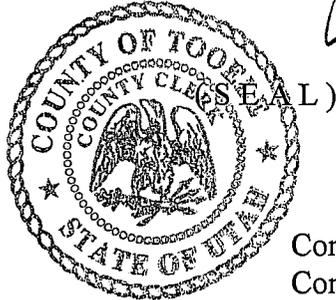
IN WITNESS WHEREOF, the Tooele County Commission passed, approved and enacted this ordinance this 26th day of September 2000.

ATTEST:


DENNIS D. EWING, Clerk

TOOELE COUNTY COMMISSION


TERYL HUNSAKER, Chairman

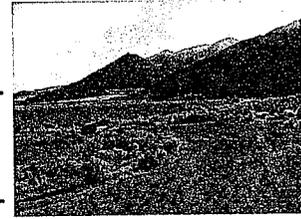


Commissioner Hunsaker voted aye
Commissioner Griffith voted aye
Commissioner Rockwell voted aye

APPROVED AS TO FORM:


DOUGLAS J. AHLSTROM
Tooele County Attorney

CHAPTER FOURTEEN: TIMPIE VALLEY



COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Ever diminishing parcels of land for industrial development along the Wasatch Front have made an occasional demand for suitable sites for development in peripheral areas. Development of the Timpie Valley shown in Maps A and B as an industrial area is consistent with this and other emerging patterns of economic location in Northern Utah. The location and physical characteristics of Timpie Valley render the site attractive to development for a wide range of industrial and commercial uses that will stimulate and promote job creation, expand the local tax base and foster growth and diversification of the local economy. There are many diverse categories of industry for which the site is ideal because of its proximity to a diversified regional work force in excess of 900,000 people and to major interstate and state highways, rail corridors, and an international airport.

Comprising over 4,000 acres of developable land, Timpie Valley offers companies seeking expansion of their operations an increasingly rare siting option in Northern Utah, that is contiguous acreage of 25 acres or larger. The site is the logical choice for companies with expansion or relocation plans necessitating the location, construction and operation of large physical plants. With many acres of flat or slightly sloped land and utility infrastructure on-site or proximate, Timpie Valley can be developed for commercial and industrial uses in phases with a modicum of site preparation. Such development will clearly allow Tooele

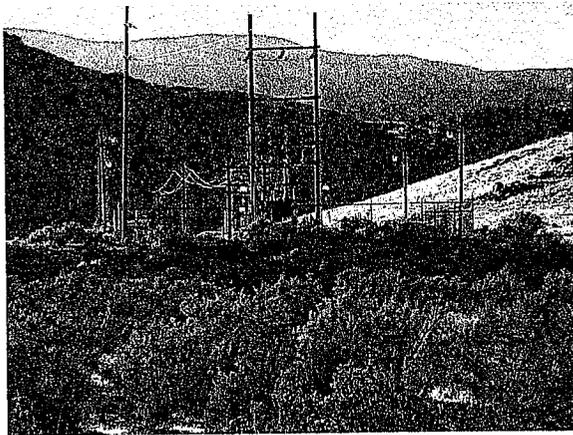
County to compete more effectively with other counties for new jobs and private investment.

MASTER PLANNED INDUSTRIAL SITES



Timpie Valley is located in the northwest side of Tooele Valley. Located in an area that has historically had industrial uses, the site provides:

- an interchange to I-80, the major east-west corridor through the United States;
- three phase, 47,000 volt electrical power with two substations in the area;
- fiber optic phone line with broadband capability for T-1 line connections;
- 25-minute access to the Salt Lake International Airport, and the Erda Airport;
- security from encroachment;
- 59 square miles of industrial zoning;
- large areas of flat or slightly sloped development areas;
- high visibility from Interstate 80;
- rail access;
- high pressure natural gas service;
- area to build large structures; and
- area for ancillary support businesses.

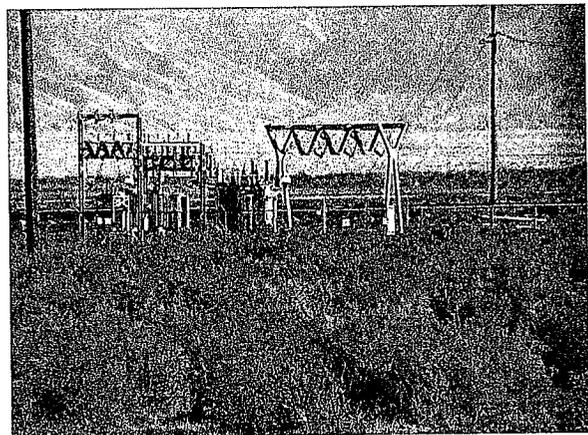


Timpie Valley offers over 4,000 acres of land that is developable. The site is zoned for manufacturing, distribution and industrial uses. Ancillary uses which do not fit into the uses for manufacturing, distribution and industrial should be considered and be located at points in the development where they can support those uses located in the area. Rezoning to accommodate those commercial uses should be done where a master development plan is presented.

Development of the site must serve the specific needs of the applicant and may vary from that of one acre to 80 acres or more. It is preferable that such development be made on a case-by-case basis and not limit the size of the parcels by creating pre-designed lot sizes throughout. This will allow many industrial activities to have a design that is particularly efficient for their needs. Residential uses should be prohibited to protect the magnitude of industrial uses and the impacts they present.

Such design will appear to be haphazard, but it will insure that the various industrial uses

can locate and expand their operations. Connections to transportation systems must be taken throughout the development so parcels or potential development of land behind another is not landlocked or deprived of access to transportation routes or utilities. Plans on the west side of SR138 should expand the utilization of rail access to those industries that are dependent on sidings for their transportation needs.



To meet the demands of industrial traffic, collector roads throughout the area should be 80-foot wide rights-of-way with a pavement width of 48 feet. Local access roads need to be designed to a 66-foot wide right-of-way, with 36 feet of pavement width.

GEOLOGIC CONSIDERATIONS

Potential liquefaction.

Liquefaction is a process in which, during ground shaking, some sandy, water-saturated soils behave like liquids rather than solids. Areas of potential liquefaction have been identified by the Utah Geological Survey. Those areas will require liquefaction be explored site specifically and the findings be accounted for in building design. No tall,

slender building should be approved in that area because in an earthquake, the stories of a building shift.

Two conditions must exist for liquefaction to occur: (1) the soil must be susceptible to liquefaction (loose, water-saturated, sandy soil, typically between zero and 30 feet below the ground surface) and (2) ground shaking must be strong enough to cause susceptible soils to liquefy.

To determine the liquefaction potential and likelihood of property damage at a site, a site-specific geotechnical investigation by a qualified professional is needed. If a hazard exists, various hazard-reduction techniques are available, such as soil improvement or special foundation design. The cost of site investigations and/or mitigation measures should be balanced with an acceptable risk.

Map C shows areas of potential liquefaction. The liquefaction potential categories shown on this map depend on the probability of having an earthquake within a 100-year period that will be strong enough to cause liquefaction in those zones. High liquefaction potential means that there is a 50% probability of having an earthquake within a 100-year period that will be strong enough to cause liquefaction. Moderate means that the probability is between 10% and 50%, low between 5 and 10%, and very low less than 5%.



Potential seasonal water inundation.

Timpie Valley sits on the southwestern edge of the Great Salt Lake. Land to the north is subject to seasonal water inundation. Most of the land to the north is not developable, which protects the industrial area from intrusion by any other land use. Map D shows in the shaded areas, where inundation is probable.

Potential rockfall hazard.

Rockfalls are a natural process of cliff and hillside erosion. They consist of large rock fragments from a cliff, or boulders from a slope that bounce, roll, and slide down a hillside and come to rest in a "runout" zone at or near its base. Map E shows areas subject to potential rock fall hazards.

Excavation for a road cut or building may weaken bedrock support. Rock falls are commonly triggered by earthquake ground shaking, rapid snowmelt, wide diurnal temperature changes, and intense storms.

Rockfalls and slides are a threat to property and life within the runout zone. The runout zone extends from the slope below the source downward to at least the maximum distance from the cliff that rocks have fallen and rolled. Utility and transportation corridors such as power lines, pipelines, tracks, and highways are damaged by rockfalls more often than buildings because they commonly extend along the base of slopes.

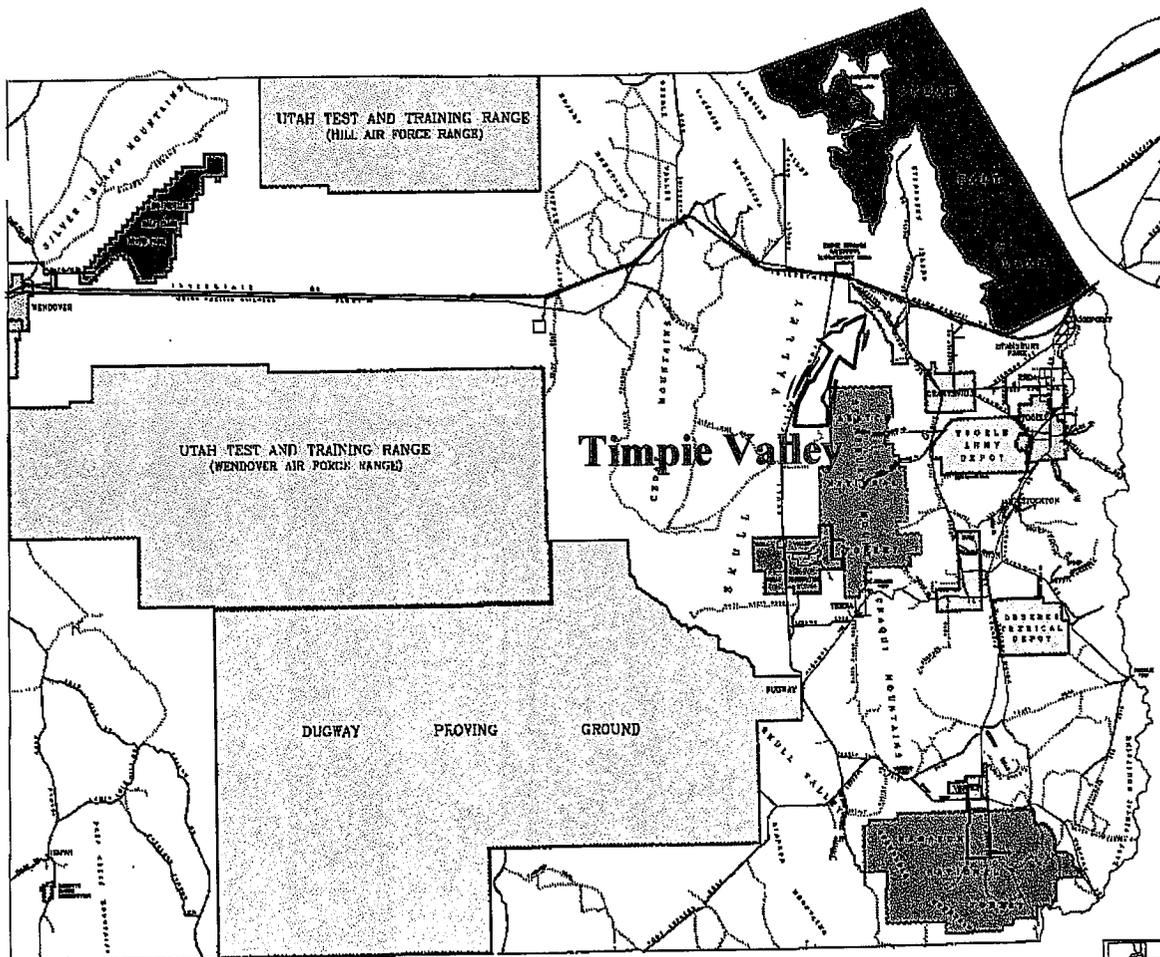
In addition to avoiding the runout zone, rockfall risk is reduced by (1) preventing rocks from falling, (2) removing them, or (3) providing protection when they fall. Rock bolts, buttresses, wire mesh, or shotcrete

(concrete sprayed on a road cut) will help prevent rocks from falling. Good drainage will relieve pressure on rocks perched on a slope and reduce weathering and erosion. Chain-link fences offer protection from local, small rocks. Gabions or Jersey barriers also provide protection from rolling rocks. Rolling boulders can be trapped in a ditch with a berm to prevent them from bouncing out. Railroad tracks can be monitored for landslides, including rockfall damage with wire sensors

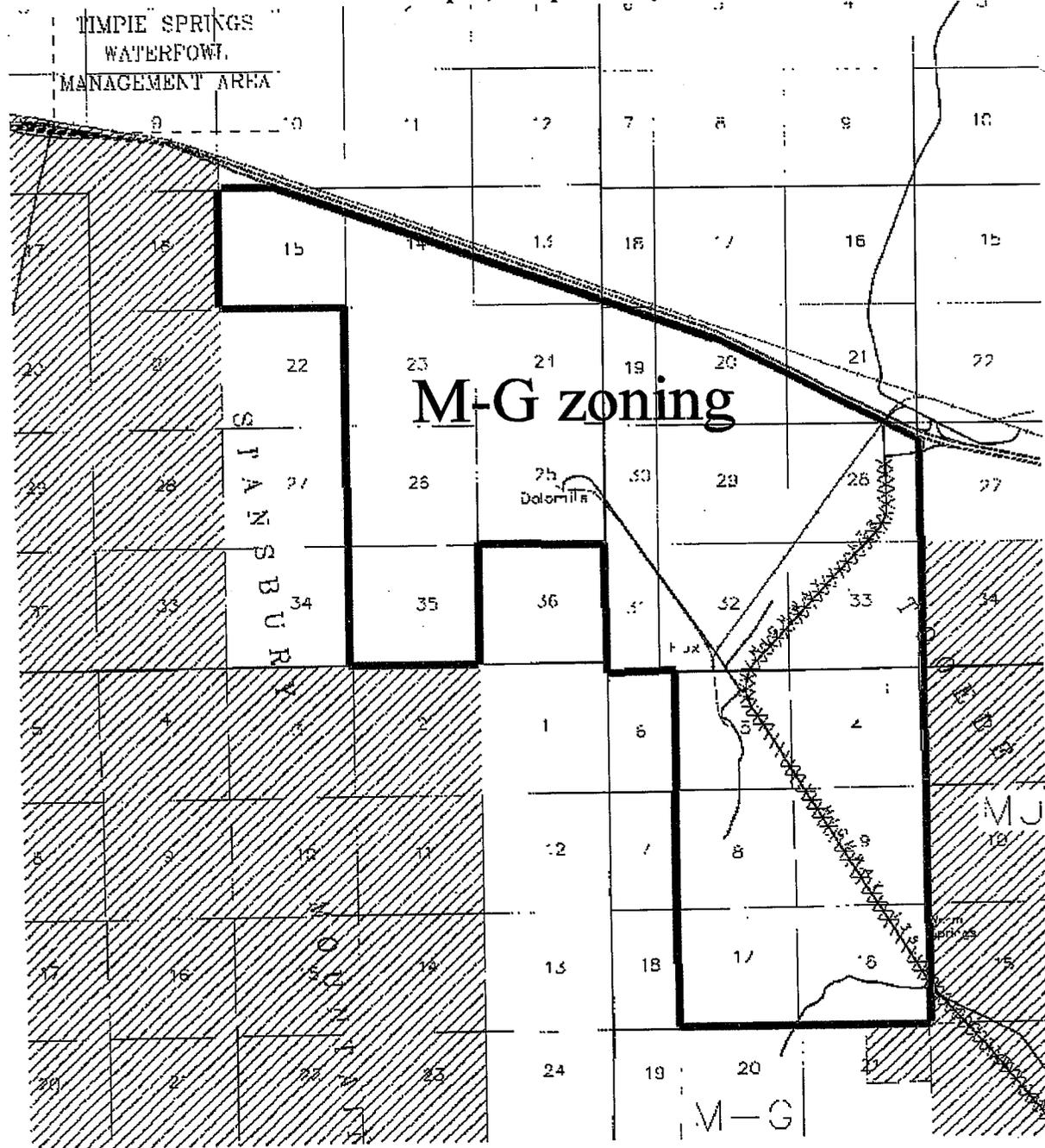
that sound an alarm when they are hit. Pipelines are often buried for protection from falling rock. Roofs over highways and railroad tracks shield them from falling rock.

Those areas identified on Map E as A have the potential for ground water at less than ten feet. Area B may have the potential of ground water at a depth of ten to 30 feet deep; area C 30 to 50 feet deep and area D at a depth of greater than 50 feet.

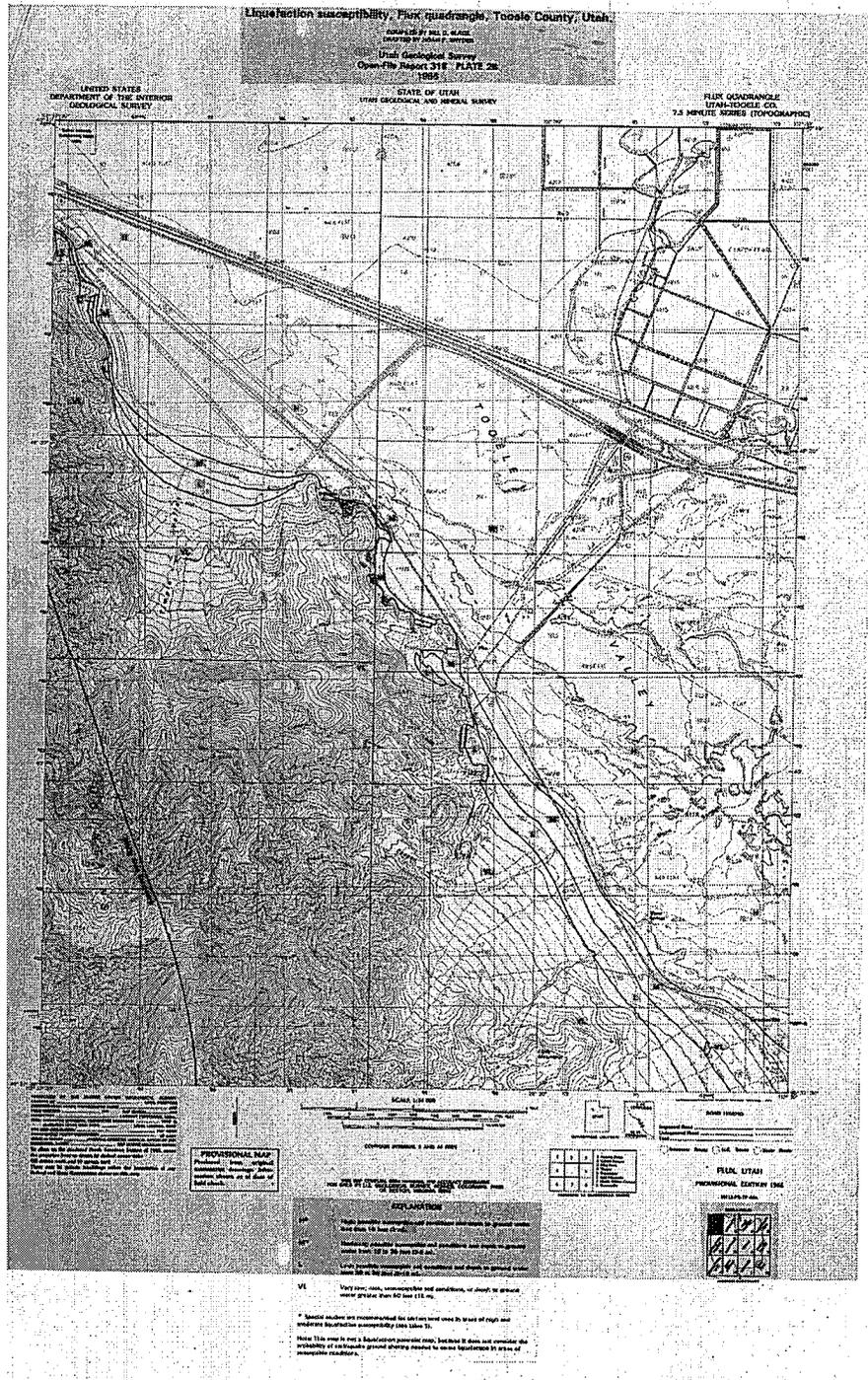
Map A, Timpie Valley location in Tooele County



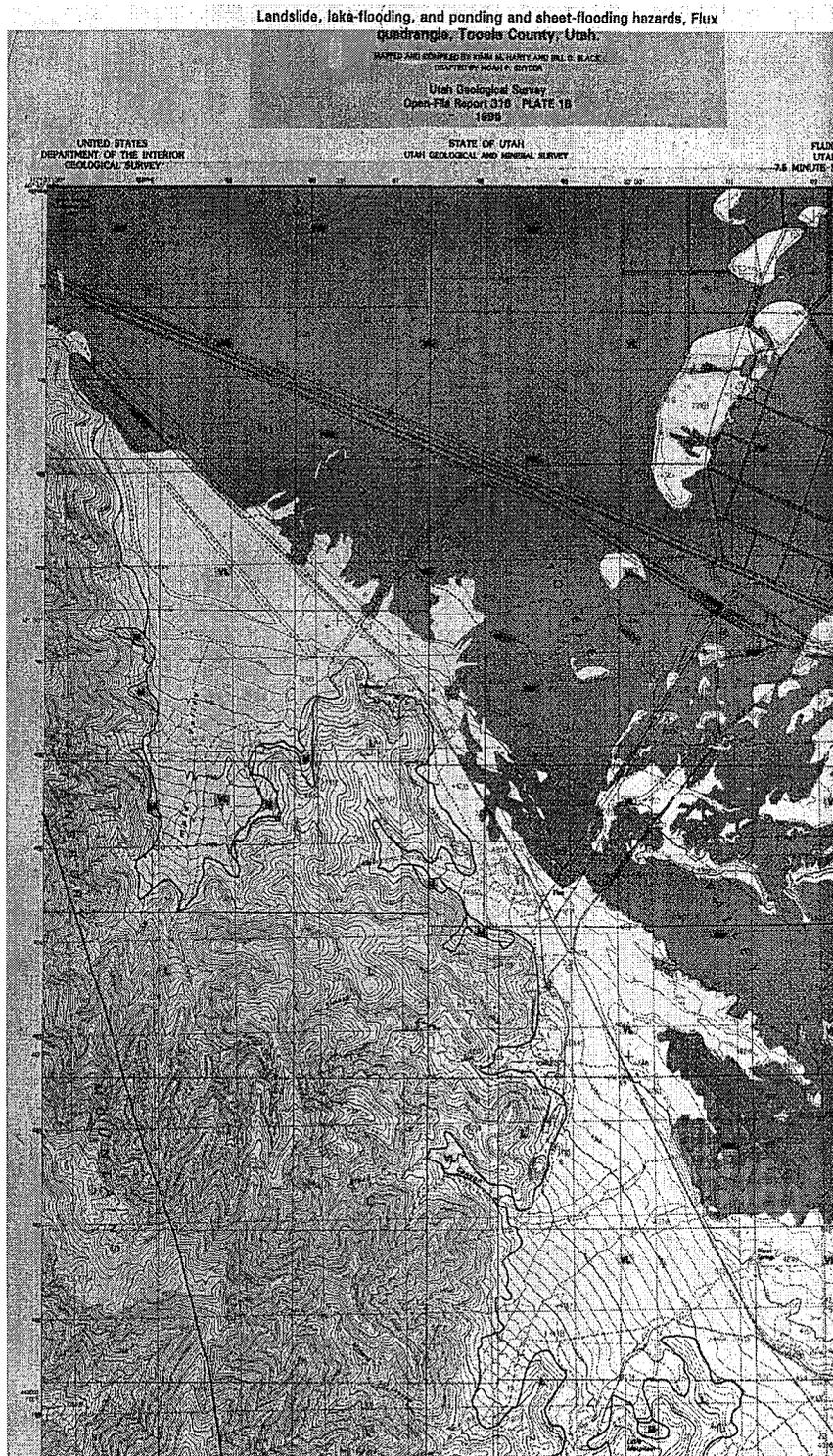
Map B, Timpie Valley



Map C, Liquefaction susceptibility



Map D, Seasonal water inundation



Map E, Areas of potential rockfall and depth to ground water

