

ORDINANCE 2000-35

AN ORDINANCE AMENDING THE GENERAL PLAN OF TOOELE COUNTY TO INCLUDE PROVISIONS RELATING TO DEVELOPMENT IN THE ERDA TOWNSHIP NEAR THE AIRPORT

WHEREAS, this ordinance is for the purpose of amending Chapter 4 of the General Plan of Tooele County, to identifying recommended land uses near and around the airport in Erda; 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 December 12, 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 to include provisions relating to development in the Erda Township near the airport, by amending Chapters 4 to read as attached hereto, which attachments are by this reference made a part hereof.

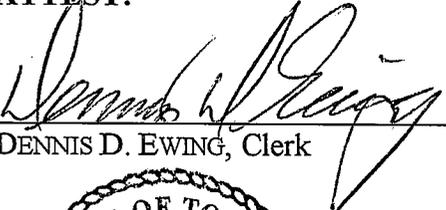
SECTION II - EFFECTIVE DATE. It is the opinion of the Tooele County Commission that this ordinance is necessary for the immediate preservation of the peace, health or safety of the

Ord 2000-35

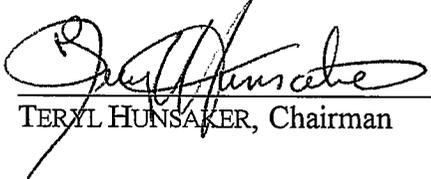
County and the inhabitants thereof. It shall, therefore, take effect immediately upon publication in one issue of a newspaper published in and having general circulation in Tooele County.

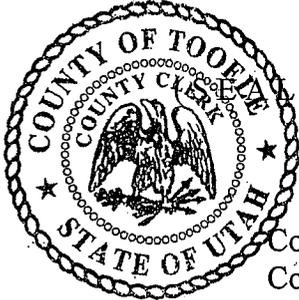
IN WITNESS WHEREOF, the Tooele County Commission passed, approved and enacted this ordinance this 12th day of December 2000.

ATTEST:


DENNIS D. EWING, Clerk

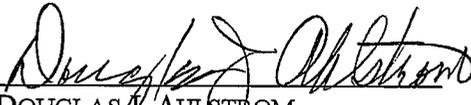
TOOELE COUNTY COMMISSION


TERYL HUNSAKER, Chairman



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

APPROVED AS TO FORM:


DOUGLAS V. AHLSTROM
Tooele County Attorney

CHAPTER FOUR: TOOELE VALLEY PLANNING DISTRICT



LAND USE

Tooele Valley presents the most complex environment in which to meet General Plan goals. The valley faces more intense growth pressure than other districts. Most of the county's people live in this district and as a result issues and problems related to land uses are more complicated.

Tooele Valley, in contrast to other planning districts of the county, contains mostly privately-owned land. Grantsville and Tooele are incorporated cities in the valley, and there are several concentrations of population and development in the unincorporated county. They are Pine Canyon/ Lincoln, Erda, Stansbury Park, and Lake Point. There are federal lands administrated by Bureau of Land Management, the Wasatch National Forest on the Stansbury Mountains, and the Tooele Army Depot (TAD) in the center of the valley. Two eastern areas of TAD were recently annexed by Tooele City. Additional areas of TAD and its facilities may be annexed and converted for use by private industry. TAD closure and changeover have affected employment and the economy of Tooele City and the county.

Tooele Valley has a wide variety of land uses. Agricultural land uses include farming and egg production; industrial uses are gravel pits and mining; commercial uses include retail, food and lodging, and commercial business; and there are TAD military operation land uses; recreation uses; and sensitive lands. All of these uses must be considered concurrently to achieve the goals of the general plan.

Growth pressure on this district is a result of increasing population, proximity to Salt Lake City, and availability of private land. The existing land use pattern has high-density development in the cities of Tooele and Grantsville and the Stansbury Park development. Less dense development occurs at Lake Point, Erda and Pine Canyon/ Lincoln. Without management of development as projected growth occurs, it is possible that Tooele Valley could become a dense concentration of subdivisions, and strip commercial.

The most strongly stated goal in the public meetings was to maintain the rural lifestyle and open space in Tooele Valley. High-density development should occur within the cities to help achieve this goal. The cities have land and infrastructure to accommodate increased development.

The sensitive lands in the valley, based upon slopes, wetlands, wildlife habitats, watersheds and other hydrologic/geographic features are potential victims of negative development impacts and should be protected.

For land use considerations, please refer to the Tooele Valley Proposed Land Use Map at the beginning of this chapter.

Residential Development

Existing growth pressure on traditional patterns is creating the possibility of subdivisions filling the valley, consuming resources and competing with other land uses. The situation needs to be altered so residential

development patterns permit comfortable, valuable residential experiences while preserving land resources of the valley. Residential development outside the incorporated cities is concentrated at Erda, Lake Point, Stansbury Park, and Pine Canyon/ Lincoln. These areas should remain as low-density nodes of development in an open and agricultural valley.

In the Erda Township, the planning commission may recommend expanding these low density nodes notwithstanding the language concerning "downzoning" in this chapter.

The general land use policies (described in "Land Use," chapter three) of downzoning, subdivision cluster design, and density transfer and bonus provisions are especially important for guiding residential development in Tooele Valley.

Downzoning will involve zoning changes for Tooele Valley. Using downzoning as a tool to change development patterns will result in fewer structures on larger pieces of open land. Clustering and density transfer and bonus programs, however, are optional and may not be used in every instance like zoning.

Clustering of subdivisions in Tooele Valley should create more appealing and economical groupings of structures. Clustering is: appealing because design can be oriented to enhance neighborhood features (like parks) and provide spatial buffers against neighboring land uses; and economical because service delivery costs are lower when structures are near each other and near main utility routes.

Clustering conceptually requires separating issues of gross density and lot size.

Alternative approaches include making clustering a mandatory feature of the development approval process or developing site planning and design criteria that encourage and provide potentially positive incentives for such clustering.

Development approval and site plan review should encourage cluster development to be responsive to topographic and natural terrain features. In those areas of the valley that include critical and sensitive lands, this could be accomplished by prohibiting construction of dwellings in areas designated as sensitive while permitting building in the non-sensitive areas.

The **density transfer and bonus provisions** are important in instances when large landholders and their families would like to subdivide their land. These provisions are described in detail in Chapter Three.

Agriculture

Tooele Valley has traditionally been the site of farming and ranching, and has grown slowly enough that the valley retains an agricultural character. Increased growth threatens this character. While some farming is fading out, much of the valley remains open and should be preserved as a community asset. Water resources appropriation conflicts between development and agriculture should be resolved to satisfy both the low development density zoning proposed throughout the county and the needs of farms and other desired vegetation.

Like residential development, agricultural land use benefits from downzoning, number and sizes of areas allowing agricultural land uses are increased, and clustering where area surrounding cluster is used for agricultural,

recreation, or open space.

Agriculture can be encouraged in cases where density transfers and bonuses include agricultural land uses as essential concerns in determining the transferring and bonuses. Tooele County should adopt this kind of ordinance, which allows some additional density for a subdivision willing to concede the outlying property for agricultural use. The goal is to provide an incentive for maintaining viable agricultural operations as both an economic resource and lifestyle choice.

This could be achieved in a number of different ways. One, allow a density bonus exceeding the underlying density otherwise permitted in the agricultural zones as part of the subdivision plat approval process if certain criteria are met. Such criteria could include preserving a significant percentage of the entire parcel as agricultural land with a note on the subdivision plat. The note should state that it was subdivided and developed solely for agricultural use pursuant to the provisions of the ordinance, and that the bonus allowing the additional increase in density was allowed for the entire parcel as a whole tied directly to the preservation of the agricultural area as designated on the plat.

Other options might include an easement restricting the use of that parcel to agricultural purposes or other forms of long-term assurance that the parcel would be maintained for agricultural purposes. This program is described in "Land Use," Chapter Three.

Commercial/Industrial

There are a variety of commercial and industrial businesses in the valley. For example, there are mining operations in

canyons, gravel pits excavating the foothills, and commercial businesses at the I-80 exit at Lake Point. Existing residential growth pressures create demands for commercial businesses. Commercial and industrial interest looking to locate in Tooele Valley might be hoping to locate in areas deemed inappropriate by this Plan.

The policy of this Plan is to focus appropriate commercial development into limited designated locations. The most suitable commercial locations in the county are in Tooele Valley. Commercial development should be first directed into the incorporated cities of Tooele and Grantsville. Location in the cities increases business opportunity and protects open lands in the valley. There are a few suitable locations in the valley for commercial development: in an existing commercial area at Lake Point; and a new village-retail setting commercial-shopping are recommended for the north end of the Stansbury Park area. No other appropriate commercial areas have been identified for unincorporated Tooele Valley.

The industries which must locate in a specific place to take advantage of natural resources will continue using land in specific locations. An example is the brine and mineral extracting businesses found on and near the shores of the Great Salt Lake. Suitable places for industrial development should be limited to specific locations designated with appropriate industrial zoning.

The land use issues which support the goals of the plan are summarized in the following diagrams. The first shows the areas of open space and development at present. The next shows the developed area. The third diagram adds the development approved but not yet

built. The fourth diagram shows the potential for development build-out without the policy provisions of this plan. The fifth diagram shows the open space maintained by plan policy. The commercial development is limited. Open space is maintained along SR 36 and in the valley by cluster subdivision and plan policy.

CHAPTER FOUR: TOOELE VALLEY PLANNING DISTRICT



LAND USE

Tooele Valley presents the most complex environment in which to meet General Plan goals. The valley faces more intense growth pressure than other districts. Most of the county's people live in this district and as a result issues and problems related to land uses are more complicated.

Tooele Valley, in contrast to other planning districts of the county, contains mostly privately-owned land. Grantsville and Tooele are incorporated cities in the valley, and there are several concentrations of population and development in the unincorporated county. They are Pine Canyon/ Lincoln, Erda, Stansbury Park, and Lake Point. There are federal lands administrated by Bureau of Land Management, the Wasatch National Forest on the Stansbury Mountains, and the Tooele Army Depot (TAD) in the center of the valley. Two eastern areas of TAD were recently annexed by Tooele City. Additional areas of TAD and its facilities may be annexed and converted for use by private industry. TAD closure and changeover have affected employment and the economy of Tooele City and the county.

Tooele Valley has a wide variety of land uses. Agricultural land uses include farming and egg production; industrial uses are gravel pits and mining; commercial uses include retail, food and lodging, and commercial business; and there are TAD military operation land uses; recreation uses; and sensitive lands. All of these uses must be considered concurrently to achieve the goals of the general plan.

Growth pressure on this district is a result of increasing population, proximity to Salt Lake City, and availability of private land. The existing land use pattern has high-density development in the cities of Tooele and Grantsville and the Stansbury Park development. Less dense development occurs at Lake Point, Erda and Pine Canyon/ Lincoln. Without management of development as projected growth occurs, it is possible that Tooele Valley could become a dense concentration of subdivisions, and strip commercial.

The most strongly stated goal in the public meetings was to maintain the rural lifestyle and open space in Tooele Valley. High-density development should occur within the cities to help achieve this goal. The cities have land and infrastructure to accommodate increased development.

The sensitive lands in the valley, based upon slopes, wetlands, wildlife habitats, watersheds and other hydrologic/geographic features are potential victims of negative development impacts and should be protected.

For land use considerations, please refer to the Tooele Valley Proposed Land Use Map at the beginning of this chapter.

Residential Development

Existing growth pressure on traditional patterns is creating the possibility of subdivisions filling the valley, consuming resources and competing with other land uses. The situation needs to be altered so residential

development patterns permit comfortable, valuable residential experiences while preserving land resources of the valley. Residential development outside the incorporated cities is concentrated at Erda, Lake Point, Stansbury Park, and Pine Canyon/Lincoln. These areas should remain as low-density nodes of development in an open and agricultural valley.

In the Erda Township, the planning commission may recommend expanding these low density nodes.

The general land use policies (described in "Land Use," chapter three) of downzoning, subdivision cluster design, and density transfer and bonus provisions are especially important for guiding residential development in Tooele Valley.

Downzoning will involve zoning changes for Tooele Valley. Using downzoning as a tool to change development patterns will result in fewer structures on larger pieces of open land. Clustering and density transfer and bonus programs, however, are optional and may not be used in every instance like zoning.

Clustering of subdivisions in Tooele Valley should create more appealing and economical groupings of structures. Clustering is: appealing because design can be oriented to enhance neighborhood features (like parks) and provide spatial buffers against neighboring land uses; and economical because service delivery costs are lower when structures are near each other and near main utility routes.

Clustering conceptually requires separating issues of gross density and lot size. Alternative approaches include making clustering a mandatory feature of the

development approval process or developing site planning and design criteria that encourage and provide potentially positive incentives for such clustering.

Development approval and site plan review should encourage cluster development to be responsive to topographic and natural terrain features. In those areas of the valley that include critical and sensitive lands, this could be accomplished by prohibiting construction of dwellings in areas designated as sensitive while permitting building in the non-sensitive areas.

The **density transfer and bonus provisions** are important in instances when large landholders and their families would like to subdivide their land. These provisions are described in detail in Chapter Three.

Agriculture

Tooele Valley has traditionally been the site of farming and ranching, and has grown slowly enough that the valley retains an agricultural character. Increased growth threatens this character. While some farming is fading out, much of the valley remains open and should be preserved as a community asset. Water resources appropriation conflicts between development and agriculture should be resolved to satisfy both the low development density zoning proposed throughout the county and the needs of farms and other desired vegetation.

Like residential development, agricultural land use benefits from downzoning, number and sizes of areas allowing agricultural land uses are increased, and clustering where area surrounding cluster is used for agricultural, recreation, or open space.

Agriculture can be encouraged in cases where density transfers and bonuses include agricultural land uses as essential concerns in determining the transferring and bonuses. Tooele County should adopt this kind of ordinance, which allows some additional density for a subdivision willing to concede the outlying property for agricultural use. The goal is to provide an incentive for maintaining viable agricultural operations as both an economic resource and lifestyle choice.

This could be achieved in a number of different ways. One, allow a density bonus exceeding the underlying density otherwise permitted in the agricultural zones as part of the subdivision plat approval process if certain criteria are met. Such criteria could include preserving a significant percentage of the entire parcel as agricultural land with a note on the subdivision plat. The note should state that it was subdivided and developed solely for agricultural use pursuant to the provisions of the ordinance, and that the bonus allowing the additional increase in density was allowed for the entire parcel as a whole tied directly to the preservation of the agricultural area as designated on the plat.

Other options might include an easement restricting the use of that parcel to agricultural purposes or other forms of long-term assurance that the parcel would be maintained for agricultural purposes. This program is described in "Land Use," Chapter Three.

Commercial/Industrial

There are a variety of commercial and industrial businesses in the valley. For example, there are mining operations in canyons, gravel pits excavating the foothills, and commercial businesses at the I-80 exit at

Lake Point. Existing residential growth pressures create demands for commercial businesses. Commercial and industrial interest looking to locate in Tooele Valley might be hoping to locate in areas deemed inappropriate by this Plan.

The policy of this Plan is to focus appropriate commercial development into limited designated locations. The most suitable commercial locations in the county are in Tooele Valley. Commercial development should be first directed into the incorporated cities of Tooele and Grantsville. Location in the cities increases business opportunity and protects open lands in the valley. There are a few suitable locations in the valley for commercial development: in an existing commercial area at Lake Point; and a new village-retail setting commercial-shopping are recommended for the north end of the Stansbury Park area. No other appropriate commercial areas have been identified for unincorporated Tooele Valley.

The industries which must locate in a specific place to take advantage of natural resources will continue using land in specific locations. An example is the brine and mineral extracting businesses found on and near the shores of the Great Salt Lake. Suitable places for industrial development should be limited to specific locations designated with appropriate industrial zoning.

The land use issues which support the goals of the plan are summarized in the following diagrams. The first shows the areas of open space and development at present. The next shows the developed area. The third diagram adds the development approved but not yet built. The fourth diagram shows the potential for development build-out without the policy

provisions of this plan. The fifth diagram shows the open space maintained by plan policy. The commercial development is limited. Open space is maintained along SR 36 and in the valley by cluster subdivision and plan policy.