

# CHAPTER TEN: PLAN IMPLEMENTATION



## INTRODUCTION

The recommendations for each of the six planning districts are summarized below. The intent of this chapter is to put all the recommendations together to facilitate implementation.

## TOOELE VALLEY PLANNING DISTRICT

### *LAND USE*

#### Recommendations/Proposed Actions

##### **Downzoning**

- Lessening allowable densities (downzoning) is recommended for most of the existing zones. Guidelines should direct higher density development to incorporated cities, encourage development at lower allowable densities, and preserve open space and agricultural uses in the valley. Procedures regarding downzoning which allow historical and vested claims to be addressed and satisfied should be established. Existing agricultural, residential, commercial and industrial zones should be maintained if they are consistent with plan goals. Refer to Tooele Valley Land Use Map in chapter four.

##### **Density Transfer and Bonus Provisions**

- Adopt a density bonus structure which would permit additional housing units on large parcels of land in exchange for a pledge of remaining land area to agricultural uses and notation to this effect made upon the approved plat.

##### **Cluster Design**

- Use cluster design to preserve open space and agricultural lands, and to promote more efficient, effective delivery of services. Cluster design should be required for new subdivisions. However, in order to control dense development and maintain the rural lifestyle in Lake Point and the Erda Township, clustering is deemed inappropriate. Open space in Lake Point and the Erda Township will be accomplished by virtue of the fact that low density is single family homes on one acre lots or larger.

##### **Growth Management**

- Use cluster design, density bonus and lessen allowable densities in combination to manage growth in the district and to preserve open space and agricultural lands. In this way, denser development and commercial/industrial development should be directed to incorporated cities and towns in the district.

##### **Limited Commercial and Industrial Locations**

- Focus commercial and industrial development in the unincorporated county into limited designated locations at Lake Point and Stansbury Park.
- Existing manufacturing zones north and west of Tooele City should be maintained.
- A new location designated for industrial uses is proposed surrounding SR 112 north of Grantsville. Also an industrial zone for lake related industries is proposed near Lake Point.

## ***ECONOMIC AND DEMOGRAPHIC***

### Recommendations / Proposed Actions

- The cities of Tooele and Grantsville should continue to be the employment centers of the area. Economic development in the near term should continue the present focus on manufacturing and other skilled-labor employment centered around the conversion of the Tooele Army Depot into private sector use. Continued promotion of the area's industrial parks for additional growth in manufacturing will help to replace the lost higher-paying government jobs.
- Tooele City is the retail center for the county; it provides most of the goods and services used by county residents. However, there are some areas of retail sales that could be targeted for future expansion in the area. There is evidence of leakage of retail sales to Salt Lake County in wholesale durable goods, general merchandise (department stores, etc.) and miscellaneous retail (specialty shops). The lack of wholesale durable goods sales is most likely a direct result of the comparatively small size of the Tooele County manufacturing sector (relative to the rest of Utah). Other areas that are experiencing possible leakage of Tooele County dollars are apparel and accessories, furniture, and eating and drinking establishments. With the size of the Tooele County population, it may be difficult to support a full-scale department store, but smaller, community shopping centers with a mix of retail could be supported. With the development of larger scale off-price retailers on the town's fringes, Tooele City has experienced the demise of the traditional downtown shopping experience. Support of a re-creation of Tooele City as the "village core" should be incorporated as a primary element of the plan.
- Within the unincorporated areas of the valley, agriculture and livestock production should continue to be the principal industry. Zoning policies supportive of agricultural uses should be put in place to curtail potential development pressures on prime agricultural lands.

## ***TRANSPORTATION***

### Recommendations / Proposed Actions

- Maintain the existing collector and arterial roads and preserve their capacity by implementing access policy that spaces access points to 800-foot minimum intervals wherever possible.
- Extend Sheep Lane to the south through the Tooele Army Depot and connect it with SR 36 south of Tooele City.
- To alleviate congestion in town, develop a bypass road within Tooele City .
- Increase the capacity of SR 36 between I-80 and SR 138 by widening it to at least four lanes.
- Increase the capacity of SR 138 between SR 36 and Sheep Lane by widening and providing left turn lanes at principal intersections.
- Designate Erda, Droubay, Mormon Trail, Sheep Lane and Bates Canyon Roads as collector roads.
- Encourage clustering of development to minimize new road construction and provide access to collector roads.
- Develop a connecting corridor between the Stansbury Mountains and Stansbury Island for recreation use.
- Develop a rail to trails systems using the abandoned railroad corridor between Burmeister and Pine Canyon.
- Along the west side of the valley, maintain access roads serving the National Forest.

## ***INFRASTRUCTURE***

### Recommendations / Proposed Actions

The following actions should be taken to preserve and expand the infrastructure serving the Tooele Valley unincorporated areas.

- Encourage the formation of cluster developments. These should provide centralized water and sewer systems wherever economically feasible. Water systems should be developed to provide potable water and fire protection.
- In areas of shallow groundwater levels, limit development to where central sewer systems can be developed. This is especially important in the area between Erda and Grantsville.
- Maintain drainage ways established throughout the valley. New developments must recognize the location of existing drainage channels and preserve them. Disposal of increased drainage caused by development should be required as a step in the development process.
- Encourage dense developments to locate within areas already providing centralized utility and infrastructure services.
- Encourage the establishment of a valley-wide drainage, sewer and water district to provide the necessary utility infrastructure.
- There is a shortage of potable water located in the Tooele Valley. As growth continues this shortage will increase. Therefore there is a need to manage the water resources available so that they are used to the highest and best use possible. To assist in the management of the water resources it may be desirable to form a water district which would have the authority to develop and manage water resources within the valley. Such a district would have taxing authority which it could use to develop additional sources of water, import water from other areas, and provide funds to install water conservation measures that can assist in extending the available water beyond where it currently is used. Such districts have been successful in other parts of Utah such as the Weber Basin Water Conservancy District which serves Weber, Davis, Morgan and Summit Counties.

## ***ENVIRONMENT***

### Recommendations / Proposed Actions

- Promote air quality. Mitigate development-related impacts by determining appropriate locations and densities of potentially polluting industries. Also, mitigate growth-related impacts through recognition of growth and subsequent increased automobile emissions impacts upon air quality. In the future, adopt emissions testing and fuel-conserving travel methods. Mitigate the transportation systems-related impacts with traffic access controls.
- Promote water quality. Balance water resources with impacts of development, recognizing that this resource cannot be counted on to support excess development. Locate development so that storm waters and other ground water recharge resources are not diverted. Consider and utilize groundwater recharging methods. Consider reuse of water as option.
- Protect wetlands. Zoning should reflect flood plains and wetlands unsuitability for development. Mitigate any damage done by future development, if any, including road construction.
- Protect critical wildlife habitats by determining appropriate locations and densities of development which will not negatively impact wildlife populations.
- Protect lands which would be impacted negatively by adopting Sensitive Lands Overlay Zones for the foothills and other appropriate areas of Tooele Valley.

## ***RECREATION***

### Recommendations/Proposed Actions

- Develop recreation resources by promoting recreational uses and profit from tourism business, yet protect natural resources for continued use. Provide for a variety of uses. The creation of the Tooele County Recreation Corridor designation

can direct appropriate low-impact uses to high recreation value areas of the Tooele Valley.

## ***CULTURAL AND SCENIC RESOURCES***

### Recommendations / Proposed Actions

- The development of cultural and scenic resources can be achieved by providing educational and recreational opportunities for the appreciation of historic and archeological resources. In Tooele Valley, use signage to direct educational interest towards the appreciation and support of historical resources in the incorporated cities (the Tooele County Railroad Museum in Tooele City, or the Grantsville Fort/Donner-Reed Museum in Grantsville City, for example).
- Combine historical and environmental signage and interpretative stations with “rails to trails” transportation recommendations.
- With the aid of an inventory of resources the preservation of buildings, homes, sites, and monuments can be encouraged. These structures and sites should be protected by the county by including them in development decisions and processes.

## **RUSH VALLEY PLANNING DISTRICT**

### ***LAND USE***

#### Recommendations/Proposed Actions

- Direct high density and commercial development to incorporated cities by keeping zoning densities which are in place at the time of preparing the General Plan. Maintain the one unit per 40 acres density in the district, maintain existing Industrial zones, and promote no new commercial zones in an effort to direct such interest to the incorporated towns and cities in the district.

- Maintain agricultural character by promoting agricultural land uses and making zone changes for lands which are determined as appropriate for new agricultural uses.

- Implement a density bonus structure which responds to needs of large landholders and their families. Adopt a density bonus structure which would permit additional housing units on large parcels of land in exchange for a pledge of remaining land area to agricultural uses and notation to this effect made upon the approved plat.

## ***ECONOMIC AND DEMOGRAPHIC***

### Recommendations / Proposed Actions

- Agricultural-support commercial activity should be promoted for development within the existing towns in the planning district.
- Land use designations supportive of ongoing agricultural concerns should be adopted in the unincorporated areas.
- Commercial retail serving area residents and traffic on SR 36 should be confined to the incorporated areas of Stockton, Rush Valley, and Vernon.

## ***TRANSPORTATION***

### Recommendations / Proposed Actions

- Designate Mormon Trail as a collector road and enforce an access control policy to preserve the function.
- Designate Hogan Road, Vernon Road and Lookout Pass Road as collector roads and enforce an access control policy to preserve the function.
- Designate roads serving public lands as official county roads and maintain them with county forces.

## ***INFRASTRUCTURE***

### Recommendations / Proposed Actions

- Encourage developments requiring urban-type infrastructure to locate within incorporated cities.
- Develop a potable water system and sewage disposal system for the Rush Lake area (in connection with development of recreational facilities).
- Maintain the existing infrastructure system in other areas.

## ***ENVIRONMENT***

### Recommendations / Proposed Actions

- Promote land uses and patterns which mitigate or otherwise address impacts of growth upon air and water quality by maintaining low-density zoning and planning for future cooperative water systems. Continue county involvement with the Emergency Operations Center for the operation of the Chemical Stockpile Emergency Preparedness Program for emergencies originating from Tooele Army Depot-South Area.
- Protect critical wildlife habitats by determining appropriate locations and densities of development which will not negatively impact wildlife populations.
- Protect wetlands and Rush Lake from negative development impacts by maintaining low-density development and promoting low-impact development and recreational land uses.

## ***RECREATION***

### Recommendations/Proposed Actions

- Develop recreation resources by promoting recreational uses in the proposed Tooele County Recreation Corridor. (See Proposed Recreation Corridor map in Chapter Three - Recreation.)

## ***CULTURAL AND SCENIC RESOURCES***

### Recommendations / Proposed Actions

- Develop tourism and increased local awareness of historic and cultural resources with signage for the Pony Express Route, the Rush Valley Mining District, and early military and pioneer settlements. Rush Valley is the ideal location in the county for a local promotion of the Pony Express (such as the creation and promotion of “Pony Express Days”).
- Promote preservation of historic buildings and sites in the district.

## **SKULL VALLEY PLANNING DISTRICT**

### ***LAND USE***

#### Recommendations / Proposed Actions

- Maintain the five-acre lot density structure for the town of Terra. As part of the building permit process, zoning enforcement should be stepped up in this area. Strict enforcement of non-permitted construction should also be targeted for the Terra area. This may require additional staffing, or short-term staffing for a concentrated period of time.
- Adopt a town plan for Terra addressing density, development, infrastructure, and transportation issues.
- The adoption of a density transfer and bonus program would aid the large landholders in subdividing their property (to accommodate family members in additional structures, for example).
- Direct commercial development to the county’s incorporated cities, away from Skull Valley Road. A commercial land-use designation for commercial development at Rowley Junction should be adopted.

## ***ECONOMIC AND DEMOGRAPHIC***

### Recommendations / Proposed Actions

- This area is an example of a western-states ranching community and it should be preserved as a viable and contributing part of the county.
- Support and maintain the agricultural economic base of the area through appropriate zoning.
- Create a town plan to guide further development in Terra.
- As part of the land use element of the county, maintain the potential for a commercial area at Rowley Junction to serve Skull Valley residents and I-80 travelers.

## ***TRANSPORTATION***

### Recommendations / Proposed Actions

- Maintain the Skull Valley road as a primary collector road.
- Develop a town plan, including a street plan for Terra, to preserve and develop local roads to serve the residents.
- To improve the quality of the existing and proposed roads, to ease maintenance costs and to provide adequate access to the private land owners, develop minimum standards for roads developed in Terra.
- Designate access roads to public lands as county roads and implement a maintenance plan to provide upkeep.

## ***INFRASTRUCTURE***

### Recommendations / Proposed Actions

- Encourage maintenance of the water system serving Terra and expansion to include all dwellings in this area. Emphasis should be placed on fire protection

benefits of the system.

- Preserve the fresh water springs located near Horseshoe Springs for recreation and camper uses.
- Encourage the military to preserve the infrastructure at military facilities located at Dugway Proving Grounds, especially those at English Village.

## ***ENVIRONMENT***

### Recommendations / Proposed Actions

- The availability of water resources needs to be taken into account when approving any type of development in the valley. The impacts of new development on groundwater supply should be a factor limiting future growth.
- Wetlands and critical wildlife habitats should be preserved with appropriate low-density zoning and low-impact land uses.

## ***RECREATION***

### Recommendations/Proposed Actions

- Dedicated access to the Wasatch National Forest needs to be established. Without it, trespassing and unregulated, high-impact recreational uses will continue to be problems.

## ***CULTURAL AND SCENIC RESOURCES***

### Recommendations / Proposed Actions

- Develop tourist potential in the area by highlighting the historic sites with signage (with information about buffalo, Native Americans, settlers, and Horseshoe Springs).

## WEST DESERT PLANNING DISTRICT

### LAND USE

#### Recommendations / Proposed Actions

- In spite of little or no growth pressures in this district, densities should be limited to one unit per 40 acres to allow residential units as part of large-tract agricultural or ranching developments.
- No commercial or industrial development should be promoted or allowed outside of designated locations (currently none).

### ECONOMIC AND DEMOGRAPHIC

#### Recommendations / Proposed Actions

- Promote the tourism aspects of the area without promoting commercial development. The forbidding, barren landscape is part of the interpretive history of the area and should not be disturbed.

### TRANSPORTATION

#### Recommendations / Proposed Actions

- Preserve the collector road system, primarily along the Pony Express Trail, in its present condition.
- Encourage the military to preserve the remnants of the Lincoln Highway for its historical value.

### INFRASTRUCTURE

#### Recommendations

- There are no recommendations for this district due to the lack of infrastructure facilities and need for such in the future.

## ENVIRONMENT

#### Recommendations / Proposed Actions

- All wildlife habitats (whether critical, substantial, migratory or mating habitats) of Tooele County should be preserved to the greatest extent possible.

### RECREATION

#### Recommendations/Proposed Actions

- Designate the western half of the Cedar Mountain Range to the Cedar Recreation Area and designate the Pony Express Route, Dugway and Simpson Mountain Ranges as part of the Tooele County Recreation Corridor. (See Proposed Recreation Corridor map in Chapter Three- Recreation.) With recreation area and corridor designations, special attention can be given to promoting appropriate recreation land uses and protecting these features of Tooele County.

## CULTURAL AND SCENIC RESOURCES

#### Recommendations / Proposed Actions

- Actively promote the historic sites in the district through better signage and regional marketing materials. The Pony Express trail and the Lincoln Highway are significant national assets and should be easily located by residents and tourists.

## I-80 CORRIDOR PLANNING DISTRICT

### LAND USE

#### Recommendations / Proposed Actions

- Direct residential development to Wendover or other incorporated cities in the county. Agricultural land use is limited, but zoning changes should be made which allow agriculture for appropriate areas.

- While commercial development benefits the county through an increased tax base, it should be located apart from fragile desert environments, preserve existing amenities and operate within the current transportation network.
- The hazardous waste and extraction industries should be maintained with specific zoning designations. Expansion of hazardous waste facilities should be discouraged.
- Change the MU-40 to another one unit per 40 acres zoning designation in conjunction with a sensitive lands designation to protect the environment and still allow some development.
- The environmental and archeological resources of this corridor are sensitive and would benefit from being treated under a comprehensive Sensitive Lands Overlay Zone designation.

## ***ECONOMIC AND DEMOGRAPHIC***

### Recommendations / Proposed Actions

- Encourage diversification of the East Wendover economy to include high-paying industries such as manufacturing and mining in the industrial area surrounding the town. Work with city officials to create a long-term strategy for development of this area with the goal of ultimate annexation of the area to East Wendover.
- Limit further expansion of the hazardous waste industry to the areas currently designated for this purpose.
- Through appropriate zoning, promote continued operation of extraction-based industries along the lake shore. The zoning district should be specific to this type of use, as opposed to allowing these uses in other, broadly-defined districts.

## ***TRANSPORTATION***

### Recommendations / Proposed Actions

- Designate the access roads to public and private lands as county roads and maintain them as such.

## ***INFRASTRUCTURE***

### Recommendations / Proposed Actions

- Encourage development requiring urban infrastructure to locate within Wendover City.
- Require waste industry users to maintain their own infrastructure.

## ***ENVIRONMENT***

### Recommendations / Proposed Actions

- Promote air quality by limiting the locations of industry in this district. Protect water resources by conserving the salt flats and Great Salt Lake hydrologic systems.
- When military lands are privatized, discourage hazardous waste industry uses. Instead, commercial uses beneficial to the county and its cities should be encouraged.
- The environments and archeological resources of this corridor are sensitive and would benefit from being treated comprehensively under a Sensitive Lands Overlay Zone designation.

## ***RECREATION***

### Recommendations/Proposed Actions

- The mountain range and the park could be combined under a recreation area designation. With this designation, special attention can be given to protecting these features of Tooele County and promoting appropriate recreation land uses there.

- Recreational uses should be developed on Stansbury Island and the salt flat area. Limiting impacts to natural resources should guide the placement of recreational facilities.
- Pursue land swaps between public and private land owners to establish public access routes to public lands.

***CULTURAL AND SCENIC RESOURCES***

Recommendations / Proposed Actions

- Promote increased awareness of cultural and scenic resources of the district (such as the Bonneville Salt Flats and Danger Cave State Parks) through signage and promotional activities.
- Promote development of a tourist information resource at Wendover which directs travelers toward Tooele County’s historic, scenic, and recreation resources.
- For the salt flats, adoption of a Sensitive Lands Overlay Zone would aid in preserving ecology an which creates the scenic salt flats.

**IBAPAH - GOLD HILL PLANNING DISTRICT**

***LAND USE***

Recommendations / Proposed Actions

- The proposed density bonus structure should be adopted to allow families, or similar groups of persons, to be able to live in separate dwelling units on the same property. This will allow residential development while preserving agricultural land uses.
- Industry should be limited to the existing designated industrial locations.

***ECONOMIC AND DEMOGRAPHIC***

Recommendations / Proposed Actions

- This area is a wonderful example of a western-states ranching community and it should be preserved as a viable and contributing part of the county.
- Support and maintain the agricultural economic base of the area through appropriate zoning.
- Encourage local support retail to locate near the existing “Town Center” of either Ibapah or Gold Hill, but discourage highway commercial strip development along the main routes.
- Encourage tourism in the old mining communities and remote desert areas.

***TRANSPORTATION***

Recommendation

- Designate the access roads to public and private lands as county roads and maintain them as such.

***INFRASTRUCTURE***

Recommendation

- Maintain the status quo.

***ENVIRONMENT***

Recommendations / Proposed Actions

- Critical wildlife habitat should be preserved.

***RECREATION***

Recommendations/Proposed Actions

- To protect Deep Creek Mountain Range, create a designated recreation area and encourage low-impact recreation use and development.

- Preserve critical wildlife habitats.

## ***CULTURAL AND SCENIC RESOURCES***

### Recommendations / Proposed Actions

- Use signage and regional promotions to develop tourist potential in the area by highlighting the historic sites (such as the Pony Express Route, and gold mining history).