

CHAPTER NINE: IBAPAH GOLD HILL PLANNING DISTRICT



LAND USE

The Ibapah-Gold Hill planning district contains a large amount of Bureau of Land Management (BLM) lands which ranchers in the area use for animal grazing. Residents of this area are rather isolated from the rest of the county due to the fact that the district is “cornered” by the Utah Test and Training Range and the Dugway Proving Grounds to the north and east. Access is either through Juab County to the south (before reaching the Overland Canyon Road), or through Nevada. This isolation affects the level of services provided by the county and limits its development potential. Therefore, while there are plentiful natural resources there is little threat of growth and its impacts.

Current land uses in the Ibapah-Gold Hill planning district include farm agriculture, ranching (with grazing upon the abundant public lands under BLM administration), and mining. Some recreation opportunities are provided in the Deep Creek Mountains.

Residential Development

Residential development is located in association with ranching and farming properties of 20 or 40 acres. The adoption of density transfer and bonus provisions will help large landholders in subdividing their property for additional residences (for family, for example) if, in exchange, the remaining portion of the property is dedicated to agricultural uses. In this way, both development and agricultural preservation are furthered. (See “Land

Use,” chapter three for more on this general land use recommendation.)

Agriculture

As noted in the previous section, agriculture is aided by density transfer and bonus provisions. Zoning changes

from Manufacturing to Agriculture should be made when appropriate areas are identified for agricultural use.

Commercial/Industrial

Two small areas of the district are zoned Manufacturing for existing mining operations. These will remain, but no new sites are proposed in this plan, other than to foster those in historically established active communities to provide for consumable goods by the local residents. Proposed land use promotes agriculture and limits commercial and industrial uses to designated locations.

The Goodwin and Goldhill townsites are jointly a small community used by some full time residents, as well as seasonal and recreational residents. The establishment of these townsites was based on the historical ore extraction activity in the early part of the century. The townsites have been serviced by a culinary water system for over 85 years. The culinary water system could be expanded to further accommodate the existing residents as well some limited potential for growth. The springs feeding the system are seasonal flows and the water storage tank in place is only 6,000 gallons. The capacity of the current system to provide for any growth or an adequate fire flow is minimal.

ECONOMIC AND DEMOGRAPHIC

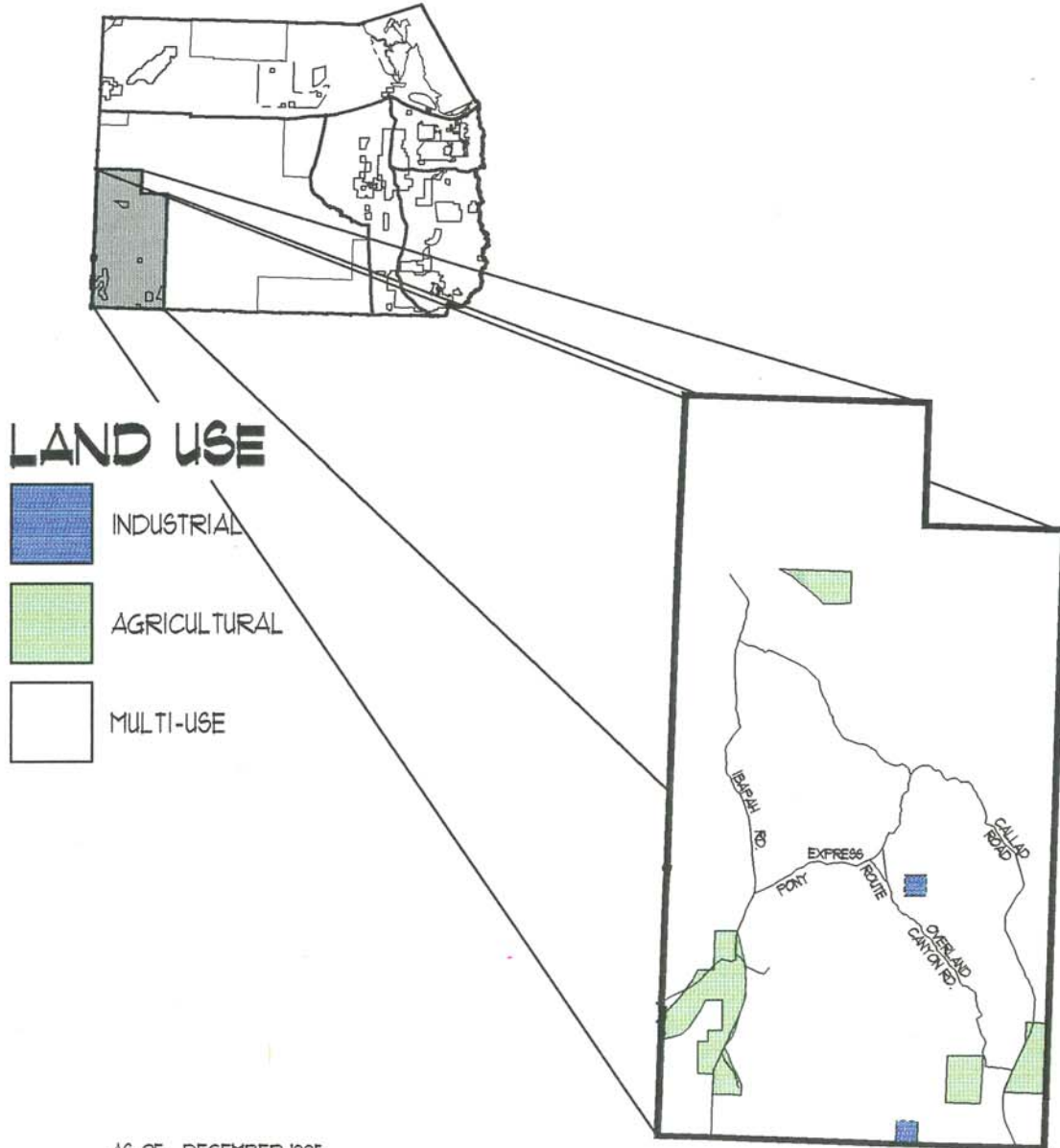
Demographic Summary

The Ibapah District is a sparsely populated, rural area. There is no census information solely for this area; it is part of a single census tract that encompasses nearly the entire county outside of Tooele and Rush Valleys. According to a local resident and representative of the LDS Church ward in Ibapah, there are currently an estimated 150 people residing in the area in roughly 40 households. Based on a review of telephone service in the Ibapah area, there are roughly 30 residential and 10



TOOELE COUNTY
PLANNING DISTRICT

BAPAH GOLD HILL



A6 OF: DECEMBER 1995



nonresidential listings. This would suggest that there are approximately 30 households. The Tooele County Public Works Department provides garbage service to 25 households. Using the average household size for Tooele County of 3.06, this translates into a population estimate of between 77 and 92 persons.

Given the rural nature of the area and the limited employment opportunities beyond small family agricultural concerns, it is assumed that there has not been a great deal of growth in this area over the past twenty years. There will be a tendency in this type of area toward out-migration for employment or post-secondary education opportunities, particularly for young adults.

A survey of area residents indicates a desire to maintain the population at or near its current level. (Note that the survey included only three responses from the Ibapah district.)

Economic Summary

The economic base of the area is ranching. There is a small potential to offer support services to the Goshute Indian Reservation located to the south, but beyond service or support retail for agricultural and residential needs, there is little economic activity in the area. The outlook is for no or extremely slow growth due to the limited amount of land available in the area for agricultural use.

TRANSPORTATION

This planning district is served by county-maintained paved, gravel and dirt roads. Because of this district's isolation from the rest of the county, is that the roads used to reach it must avoid Dugway Proving Grounds and traverse into Juab County or into Nevada before returning to Ibapah-Gold Hill. Perhaps, if in the future Dugway's size is reduced or the reservation is privatized, Ibapah-Gold Hill could grow significantly because of increased access through the Dugway area.

The principal form of access into this region is via a paved county road leading from Nevada into the Ibapah area. This road connects with several other gravel

county roads in the area. This road, known as the Ibapah Road, leads to the Goshute Indian Reservation and was paved several years ago in cooperation with the Bureau of Indian Affairs to provide better access to the reservation.

There are a number of other gravel county roads also serving this region. These roads lead southward into Juab County where they connect with roads which lead eastward to the Pony Express Road. The principal county roads in this area are Gold Hill Road, Lower Gold Hill Road, Callao Road and Overland Canyon Road. Willow Road leads from Ibapah into Nevada.

The existing roads appear to be adequate to serve the needs of this planning district. They should be maintained in similar conditions to those now existing. The frequency of required maintenance of the graveled roads may increase as more and more tourists visit the Gold Hill area. However, it is not likely that there will be a need to significantly improve the existing roadways.

INFRASTRUCTURE

Development in this area of the county is served by private wells and septic tanks. Utilities are adequate. In this area of little growth, there is little need for an increased level of services. Any new development would likely also use private wells and septic tanks. Central sewer and water systems may be desirable, but perhaps unattainable until far into the future.

There is a delicate balance between available water in the Ibapah-Gold Hill area and that already put to beneficial use. Because existing agricultural uses nearly equal available water, there is no surplus of water within this region. Rainfall and recharge to the aquifers is meeting the needs of existing uses. Therefore, little new development can occur.

ENVIRONMENT

Natural Resources

Air quality is good and has few threats. Water quality is generally good and the supply of and demand upon



water resources is balanced in this district. There are a number of intermittent streams that originate in the Deep Creek Mountains. However, the amount of precipitation and evaporation that occur in the area limit the size and flows of these streams. Deep Creek empties into the Great Salt Lake Desert and eventually disappears due to evaporation.

The quality of surface water located in this district is not considered to be suitable for domestic or irrigation use except for those streams in the Deep Creek Mountains area. In other areas, the water is saline and has high concentrations of dissolved minerals. The higher-quality fresh water is currently appropriated for domestic and irrigation uses and there are no surplus surface water sources available for use at the present time. Therefore, planning should recognize that growth would impact water resources and existing agricultural operations in this district.

Floodplains and wetlands associated with Deep Creek and related flows to the Great Salt Lake Desert have not been identified, but are not likely under any great threat as most of this district is under BLM management and so the resources not likely to be disturbed by new development. However, mineral resource development is possible in BLM lands. It is likely that BLM administration would review mineral claims for environmental impacts, including impacts upon floodways, wetlands and watersheds, but the county should review re-zone requests for these impacts as well.

Mountainsides, Vegetation and Wildlife

The native and natural vegetation of this planning district includes shadscale, sagebrush, greasewood, pickleweed, halogeton, horsebrush, Utah Juniper and singleleaf pinyon. These hardy species thrive in the harsh environment of the Deep Creek Drainage Basin. Utah Juniper and singleleaf pinyon provide forage for the deer, pronghorn antelope, chukar and raptors which inhabit the Deep Creek Mountain Range in the southern area of this planning district. This mountain range is an area considered for wilderness designation. These mountains and their wildlife are an asset to Tooele County and should be enjoyed--but also protected from

damage.

Critical Habitats of the Ibapah-Gold Hill planning district are:

- Substantial and high value year-long habitat for pronghorn antelope in the Ibapah-Gold Hill area;
- Chukar habitat found in Deep Creek Mountain Range; and
- Raptor nest sites located in Deep Creek Mountain Range.

RECREATION

Recreation Resources

The Deep Creek Mountain range, BLM lands, and Gold Hill are served by county roads and unmaintained dirt tracks and trails. Rockhounding, camping and hiking are examples of the types and levels of activity which occur here. Deep Creek Mountain range is a BLM designated Wilderness Study Area proposed for Congressional Wilderness designation.

District Trail Concept

Recreation travel in this district is restricted by the lack of graveled roads or other accesses to the public lands. Deep Creek Mountain Range is accessible by the Overland Canyon Road, the same general route taken by the Pony Express travel pattern shown by the shaded arrow, and the Pony Express route shown by the dashed arrow.

Hiking, camping, sightseeing, and rockhounding available arise from the historical influences of mining exploration and the Pony Express (the combined arrow).

CULTURAL AND SCENIC RESOURCES

Settlement History

“Ibapah,” an Indian word meaning “the clay colored water,” began as the Deep Creek Pony Express



Station. Ranchers settling in the area lived near the station for safety from Indian or bandit attacks. At its peak, Ibapah boasted a telegraph office, three stores, four saloons (more sometimes, including temporary in-home saloons), and ranching and several other boomtowns were nearby.

Gold was first discovered in Gold Hill in 1858 by gold seekers headed for California. In 1869 mining operations were established for gold, silver, lead, copper, arsenic and tungsten. The town experienced three booms--gold, silver and arsenic--with fortunes as large as \$300,000 made in just a few years. The rerouting of railroads and the demise of the Lincoln Highway spelled the end of the heyday of this town.

Historic Sites and Scenic Areas

The Pony Express Route and stations and the Overland Trail used by stages eventually became the route of Overland Telegraph. Pony Express stations from east to west along the Overland Canyon Road include:

- Round Station located at the mouth of Overland Canyon provided only water and protection from attacks in the shelter of the round stone building there;
- Burnt Station (a.k.a. Canyon Station), located at the head of Overland Canyon, was the site of three station buildings. The first two were burned in Indian raids, and the third was named for the eventual state of the first two. Plain food and lodging was available, but travelers preferred not to stay overnight; and
- Ibapah Station (a.k.a. Deep Creek Station), located near Deep Creek, was the last station on the Pony Express Route/Overland Stage Trail. Ibapah grew up around the station as a ranching community and was also supported by Clifton, a nearby gold boomtown.

Please refer to the Historic Sites map at the end of Chapter Two.

