

ORDINANCE 2001-33

**AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE
OF TOOELE COUNTY GENERAL PLAN; AMENDING CHAPTER 11
REGARDING LAKE POINT**

**THE COUNTY LEGISLATIVE BODY OF THE COUNTY OF TOOELE
ORDAINS AS FOLLOWS:**

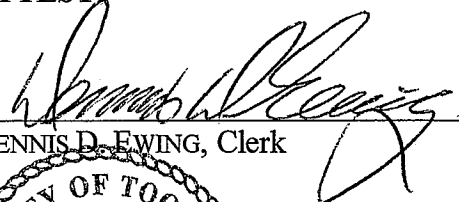
SECTION I - CHAPTER AMENDED. Chapter 11 of the Tooele County General Plan is hereby amended by updating the chapter to read as attached hereto. The purpose of the amendment is to identify areas suited for commercial growth, assure separation of incompatible uses, and provide siting for infrastructure and public services.

SECTION II - REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION III - EFFECTIVE DATE. This ordinance shall take effect fifteen (15) days after its passage, provided the same has been published, with the name of the members voting for and against the same, for at least one publication in one issue of a newspaper published in and having general circulation in Tooele County.

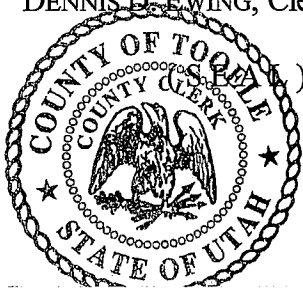
IN WITNESS WHEREOF, the legislative body of Tooele County passed, approved and enacted this ordinance this 16th day of October 2001.

ATTEST:


DENNIS D. EWING, Clerk

TOOELE COUNTY COMMISSION

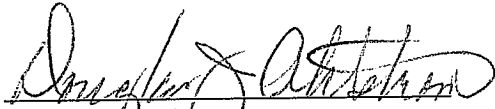

DENNIS L. ROCKWELL, Chairman



Ord. 2001- 33

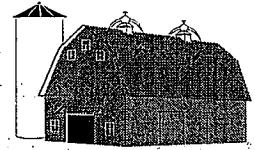
Commissioner Rockwell voted aye
Commissioner Hunsaker voted absent
Commissioner White voted aye

APPROVED AS TO FORM:



DOUGLAS J. AHLSTROM
Tooele County Attorney

CHAPTER ELEVEN: LAKE POINT COMMUNITY GENERAL PLAN



LAND USE

Lake Point is located in the Northeast end of Tooele Valley. It presents one of the most complex environments in meeting General Plan goals. Its location in relation to the Salt Lake Valley as well as ease of freeway access presents more intense growth pressure than other locations within Tooele Valley. The people who live in this location are diverse in demographics and tenure, and as a result, issues and problems related to land uses are more complicated.

Lake Point, in contrast to other locations of the county, contains mostly privately-owned land. It is a concentration of population and development in the unincorporated county. There are federal lands administrated by Bureau of Land Management to the South east in the Oquirrh mountains.

Lake Point has five types of land uses. Agriculture land uses include farming and ranching; industrial uses are gravel pits and salt evaporation/packaging; commercial uses include retail, food, gas, truck stops, lodging, and commercial office; residential; 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 location is a result of increase in population, attributed to:

- it's proximity to Salt Lake City
- underutilized I-80 freeway usage, and
- the availability and low prices of private land.

The existing land use patterns in the area

around Lake Point has high-density development in the Stansbury Park development to the South, agricultural uses to the Southwest, the Great Salt Lake to the West, and industrial to the North. Less dense development has historically occurred at Lake Point. Without management of development as projected growth occurs, it is possible that Lake Point 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 along the foothills. With that in mind, high-density development should occur within the cities of Tooele and Grantsville to help achieve this goal. Those cities have land and infrastructure to accommodate high-density development.

The sensitive lands in the valley, based upon slopes, wetlands, wildlife habitats, watersheds and other hydrologic/geographic features are potential concerns of development impacts and should be protected. Any identified potential hazard needs to be investigated and mitigation measures undertaken in the development.

All development proposals that create 5 lots or more, must address the potential impact to the following natural resources and infrastructure:

- Estimated daily culinary water consumption, rights, source, availability, quality, delivery, system maintenance, impact to surrounding and downstream users;

- Sewage requirements, type of system proposed, maintenance, upgrades to the current system;
- Road and traffic studies showing current road capacity, estimated increase with proposed development;¹and
- Assessment of those natural hazards identified in this document and other sources, and the proposed mitigation measures to be taken.

For land use considerations, please refer to the Lake Point Maps at the end of this chapter:

Appendix A - Maps

- Proposed land use and densities
- Rock fall hazards
- Liquefaction potential
- Debris deposition and flood hazard
- Surface fault rupture
- Landslide susceptibility

Residential Development

Existing growth pressure on traditional patterns is creating the possibility of subdivisions filling Lake Point, 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. The area should remain as low-density nodes of development in an open and agricultural landscape.

The general land use policies (described in "Land Use," chapter three) of down zoning,

subdivision open space design, and density transfer are especially important for guiding residential development in Lake Point. Preservation of a community-wide interconnected network of open space.

With current development trends and the potential sprawl from the Salt Lake Valley, open space that remains in its natural state or utilized as a park, buffer or agricultural land uses in becoming harder to find. Open space can serve the community in a number of ways that would include a connection of trails or paths, equestrian riding, play areas for children, recreation, and family or group gatherings and picnics. Traditional development styles tend to consume open areas and make urban environments that take away from the rural lifestyle that is prevalent in Lake Point. The heritage of Lake Point rests in a rural farming community, and any development proposal needs to preserve this character and current community values.

Open space needs to facilitate amenities that benefit the community as a whole, and not segregate areas for development only use. In order to assist the development community with the provision of open space, ownership, maintenance costs, and preservation methods that should be offered must give variety and innovation a high priority. Cooperative agreements between the private and public sector will minimize costs sustained by both, and insure accessibility to all residents of the community. In order to permit such a benefit, residential densities must be calculated on gross density rather than lot size.

Clustering of subdivisions in Lake Point should create more appealing and economical groupings of structures. Clustering is appealing because the design can be oriented

¹Calculations based upon "trip Generation", 5th Edition, Institute of Traffic Engineers and February 1995 update.

to enhance neighborhood features (like parks, trails, open space, etc.) 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 area 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.

Residential development must infill the core of the community before any rezoning occurs before extending the rural residential zone except only to transfer density credit and lease open space in the outlying areas.

Agriculture

Lake Point has traditionally been the site of farming and ranching, and has grown slowly enough that the area retains an agricultural character. Increased growth threatens this character. While some farming is fading out, much of the area 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 down zoning, 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. A bonus that allows some additional density for a subdivision willing to concede the outlying property for agricultural or other open space use should be instituted. The goal is to provide an incentive for maintaining viable open space and 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 or multiple use 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 as an undevelopable easement, with a note on the subdivision plat. The note should state that it was subdivided and developed solely for open space or 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 open space or agricultural area as designated on the plat.

Commercial/Industrial

There are both commercial, and industrial businesses at the I-80 exit at Lake Point. Existing residential growth pressures and vehicle travel create demands for commercial businesses. Commercial and industrial interest looking to locate in Lake Point 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 Lake Point are those areas located near the I-80 interchange for highway commercial and on the west side of Highway 36 for light industrial, and the east side between Sunset Road and Canyon Road for commercial development that is compatible with residential uses.

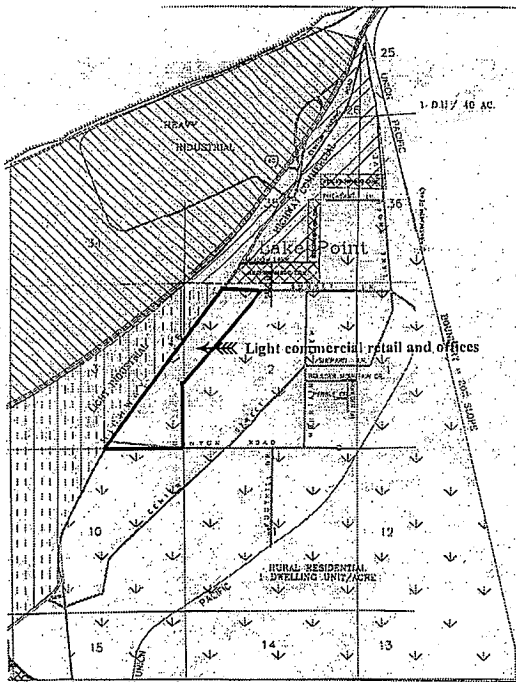
The commercial uses closest to the freeway interchanges should be those businesses that serve the traveling public. These would include, but are not limited to, fast food, convenience stores, truck stops, gas stations, tire stores, automobile and truck repair and service, etc. Most of the traffic generated by these businesses should not impact the residential, industrial and commercial areas of Lake Point.

The industrial area located to the west of SR 36 should be limited to light manufacturing and warehousing. The access to the various lots should be through an internal road network that is designed with large equipment movement in mind. In order to maintain a sense of community, the development should be reviewed for possible visual, noise, glare, and sound impacts that may travel beyond the property boundary. Landscaping of lots must

be required and reviewed by the planning commission to insure that a pleasing visual vista is maintained. Tree plantings on the lots and in the parking lots should be maximized in order to keep the heat island effects and energy consumption to a minimum. Large scale buildings should be painted in lighter hues so that heat is reflected away from the structure, and deciduous trees should be planted on the south and west side of buildings that provide a sufficient canopy of shade when they are mature.

The commercial area to the east of SR 36 should extend 1500 feet to the east, running perpendicular to SR 36 in Section 2, T2S, R4W, SLB&M, and encompass all the that portion of Section 3, T2S, R4W, SLB&M east of SR 36. The uses located in this commercial area must be residential friendly and function as a buffer between the industrial uses and the traffic from SR 36. Care in design must be made to insure that the internal roads within this area is not used as a detour to traffic on SR 36. The uses in this area should be similar in scope and intensity as to offices, café's, photocopy shops, day care centers, nursing homes, barber and beauty shops, etc. Parking in this area should be made by centralized parking lots, and the infrastructure should encourage pedestrian traffic to the various commercial buildings and uses. The street scape of the area should be lined with street trees and 8 foot landscaped parking strips. Sidewalks and crosswalks should be the principle means of internal transportation routes. Streets must use traffic calming devices built into the street scape to keep traffic at safe speeds. Landscaping of lots must be required and reviewed by the planning commission to insure that a pleasing visual vista is maintained. Tree plantings on the lots and in the parking lots must be

maximized in order to keep the heat island effects and energy consumption to a minimum. Large scale buildings should be painted in lighter hues so that heat is reflected away from the structure, and deciduous trees should be planted on the south and west side of buildings that provide a sufficient canopy of shade when they are mature.



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.

ECONOMIC AND DEMOGRAPHIC

Demographic Summary

According to calculations made prior to the

plan study based on the U.S. Dept of Commerce, the Bureau of the Census and the Governors Office of Planning and Budget, Lake Point has a 2000 population of 1053 persons.

Projections for the growth of Lake Point will include the development of Saddleback planned unit development which has received concept approval for 2,500 homes. This development alone will host a population of 8,000 persons. As Lake Point develops it can be conceivable that a population of 10,000 persons can reside in the area by the year 2030. This potential for development can only be managed with the use of infill development to prevent development sprawl on the foothills and in the mountainous areas.

The 2000 census shows that the average household size in Tooele Valley is 3.1 persons per household. The average family size is 3.49 person per family. 15.6% of the population live in rental dwellings. 17.77% of dwellings are used as rental properties. The average age of homeowners are in the 35 to 44 age group. The average age of renters is in the 25 to 34 age group. The following tables show the number of person in a household for owner and renter occupied dwellings:

Owner occupied household sizes	
Number of persons in a household	Percentage of population
1 person	14%
2 persons	29%
3 persons	17%
4 persons	18.3%

5 persons	11.6%
6 persons	6.8%
7 persons	3.3%

<u>Renter occupied households sizes</u>	
<u>Number of persons in a household</u>	<u>Percent of population</u>
<u>1 person</u>	<u>28.26%</u>
<u>2 persons</u>	<u>24.39%</u>
<u>3 persons</u>	<u>18%</u>
<u>4 persons</u>	<u>14.8%</u>
<u>5 persons</u>	<u>9%</u>
<u>6 persons</u>	<u>3.33%</u>
<u>7 persons</u>	<u>2.22%</u>

Average incomes in Lake Point are near or above the county average. Not surprising, the lowest average income in the valley is found in Tooele City, the most urban area in the county.

Economic Summary

Tooele City is the major retail center for Tooele County. From 1986 to 1990, more than sixty percent of all county retail sales occurred in Tooele City (except in 1989 when its proportion of sales dropped to 59.59 percent and Grantsville and Vernon experienced increases in their proportion of county sales).

TRANSPORTATION

Lake Point is served by a system of State and county-maintained roads. The primary access

ways are provided by the State system consisting of I-80 and State route designated SR 36. SR 36 provides north-south access between I-80 and Tooele City. It is designated as an arterial road.

The State roads are supplemented by a system of county-maintained roads. The principal county roads are Canyon Road, Sunset Road, Mountain View, Center, Foothill Drive, Lake Shore and Clinton Landing Road. These roads function as collector roads connecting local roads to the State primary roads.

Heavy morning and evening peak hour commuter traffic to the Salt Lake Valley has created a need for expansion of the road system. A plan by UDOT has increased the capacity of SR 36 between I-80 and SR. This two lane section has been increased to four lanes in width, and is a restricted access highway.

The collector roads which presently exist are adequate to serve the future needs of Lake Point. The capacity of these roads should be preserved by enforcing a strong access policy that limits driveway connections directly onto the roads. Current policy is to limit access to the collector roads that intersect with the state road. This policy should continue. Combining access on narrower parcels should be encouraged to limit access points for existing parcels. Frontage roads and internal local roads should be used to provide access to the fronting parcel of land. Intersections on the collector roads should be spaced no closer than 800 feet, wherever possible. In the development of the light industrial on the west side and the light commercial on the east side of Highway 36, limited improved intersections must be installed so as to allow the safe interaction of commuter and industrial

traffic to exit and enter the highway.

The I-80 and SR 36 interchange is not well suited for its current and projected operational needs. It was designed for free movements between south and east. With the development that has occurred around the interchange, operational problems are developing that should be corrected. Short of total replacement of the interchange, some improvements can be made to improve the operation. The existing frontage road leading north and over I-80 can remain in its existing location.

Clustered developed should be encouraged. Road systems should be developed that provide direct access to the clusters and connect to collector roads. The use of frontage on existing collector and arterial roads for access to properties should be discouraged.

A corridor should be developed connecting Lake Point with the Oquirrh Mountains. This connection should provide access to horses as well as bike and pedestrian traffic.

Bike and walking paths should be provided along with signage to encourage access and use. Trails for horses should also be encouraged. These trails could develop into a very popular system serving the entire Lake Point population.

INFRASTRUCTURE

As the unincorporated area has grown and developed, central systems have also been provided in various locations. Both Lake Point and the Stansbury Park area provide sewer, and other utilities in an urban-type setting within their communities. Stansbury Park Improvement District provides water to some

of the businesses along SR 36. Oquirrh Mountain Water Company services the Saddleback development and some of the businesses located in Lake Point. Centralized water systems must be addressed through development plans and studies as to impact to the ground water hydrology.

When a recent master plan of the sewer system for Lake Point was completed, it indicated that there are potential problems with the line capacity and overall ability to receive more waste. The need for a centralized sewer system is dictated by the presence of high groundwater where septic tanks do not function properly. This could become a public health issue as more development occurs within the area and septic tanks are allowed that would circumvent the current system.

For these reasons, it is recommended that clustered infrastructure be provided to the developments that occur within Lake Point. This infrastructure should include sewer and water services as well as other utilities. Keeping the overall goal of maintaining considerable open space in Lake Point, it is also economical to develop centralized systems to serve clustered developments.

Drainage becomes a major concern as more development occurs and land transitions from open space to more urban uses. The county must evaluate the possibility of developing or requiring to be developed, drainage ways within Lake Point to provide for drainage. These need to be maintained as development occurs. Specific plans should be required by development interests in order to provide for drainage.

Centralized water systems not only provide potable water to residences, but also provide fire protection. Since the county is responsible

for fire protection within all areas of the county, development of centralized water systems capable of delivering fire flows becomes a critical need.

To provide for the water and sewer needs of the Lake Point area, it is recommended that the Lake Point Improvement District have overall responsibility for planning and providing basic utility services to landowners within the Lake Point area. This would ensure that suitable water and sewer facilities would be available to all landowners within the Lake Point area.

ENVIRONMENT

Natural Resources

AIR

A consultation concerning air quality with Department of Air Quality personnel indicated that at the time of this plan there was no record of exceeded air quality standards established for the county. Historically, there have been air quality violations, specifically with levels of sulfur dioxide (SO₂) associated with the mining industry impacts on the eastern edge of the county along the Oquirrh Mountains. This area has been designated as a non-attainment area for SO₂ for many years. However no exceedance of the SO₂ standard has been measured in this area for several years so this non-attainment designation is somewhat debatable. There are no other areas where air quality standards have reportedly been consistently exceeded.

Other potential air pollution sources that affect the air quality of the county include such industrial uses as agricultural industries and equipment repair facilities.

Commuter traffic, development and industry growth also impact air quality with increased automobile exhaust and air emissions. Land use patterns, fuel conservation, emissions testing, and alternative transportation methods should be utilized to mitigate negative impacts upon Lake Point air quality.

WATER

Groundwater is the source of most domestic and irrigation water within Lake Point. However, the majority of groundwater is located in areas where the high concentration of minerals and other contaminants make the water unusable for domestic and irrigation purposes. Almost the entire area near the Great Salt Lake is underlain with groundwater that is only marginally acceptable for human use. Most of the water is too saline.

A review of studies of the groundwater conditions in Tooele County completed by a number of state and federal government agencies indicate that there is a limited amount of groundwater available for current and future uses. The State Division of Water Rights has closed the Tooele Valley to new appropriations for several years due to the high number of approved groundwater applications and the belief that the total amount of the applications may equal or exceed the amount of groundwater available within that area without resulting in "mining" the groundwater supply (withdrawal volume exceeding the recharging volume available to the groundwater system). The majority of the domestic supply is obtained from groundwater sources through wells. Lake Point is presumed to have its own hydrologic system that is separate from that of the Tooele Valley.

Central water systems serve Stansbury Park, but in the less densely populated areas of the

Lake Point, individual wells provide water to homes. Groundwater located in the Lake Point area is considered to be poor quality due to the high concentration of minerals. It is believed that this poorer quality is attributable to the proximity of the Great Salt Lake and its influence on groundwater. Concentrated individual wells present the potential of extracting cleaner water resources until water contaminated with minerals intrude into the area.

Wetlands have been recognized as a valuable resource for providing habitat for water-based wildlife such as fish, water fowl, shore birds, wading birds, reptiles, and other animals and insects. They also provide a means of preserving or improving water quality by removing nutrients, processing chemical and organic wastes and reducing sediment loads in receiving streams and water bodies. There are socioeconomic benefits provided which include flood control, storm drainage protection, erosion control, water supply and groundwater recharge, livestock grazing, and recreation in the form of hunting, fishing, and visual benefits.

The Shambip River Basin Study identified wetland areas located in the Tooele Valley and Rush Valley regions of the county. This study identified approximately 10,320 acres of wetlands within the two valley areas.

There are extensive wetlands located along the south and west edges of the Great Salt Lake. Many of these wetlands are associated with the mud flats and shallow areas located along the Great Salt Lake shore line and are flooded by the lake during high water periods.

Water conservation is a necessary part of the infrastructure needs of the County and Lake

Point in particular. Since the County as a whole is very arid and growth pressures in the Lake Point are resulting in pressures to increase the water supply, conservation measures should play a role in the delivery of services. Traditional measures of installing sprinkler systems to reduce the water losses in agricultural uses certainly have a place in conserving water resources. Additional measures may also need to be applied such as limiting irrigation uses in households such as limiting hours for lawn watering. Encouraging the installation of water saving devices in homes like flow control devices in showers and toilets are other measures that can be used.

A water conservation district could also be formed to assist in the water management efforts. Such a district can have taxing authority so that funds can be raised to implement conservation programs and to develop means to import water from other locations in order to meet the needs of the Lake Point residents. Such districts have been formed in other parts of the state and have been instrumental in development and management of water resources to serve expanding population bases. Examples are the Weber Basin Water Conservancy District serving Davis, Weber, Morgan and Summit counties, and the Washington County Water Conservancy District serving Washington County which has developed several projects to provide for the explosive growth occurring in St. George. Conservation of ground water resources can be instituted by limiting the size of developed irrigated land in any development proposal.

Mountainsides, Vegetation and Wildlife

The foothills and rugged slopes of the Oquirrh

define the edges of this open, rolling valley. These mountainsides are valuable amenities to residents of Lake Point. Views from Lake Point take in both the dramatic mountain slopes and open valley vistas. Not only is their aesthetic value important, but these foothills and slopes are home to a variety of flora and fauna.

Planning efforts should preserve foothills and mountain sides to preserve the character of the valley and to protect these sensitive lands.

Vegetation in the valley includes cheatgrass, sagebrush, Douglas Fir, oak, dropseed and saltgrass. This area supports wildlife including mule deer, elk, sage grouse, and several raptor nest sites.

The Critical Habitats for wildlife located in Tooele Valley are:

- Critical Habitat for mule deer located on western slopes of Oquirrh Mountains;
- Substantial Value habitat for elk located on western slopes and foothills of Oquirrh Mountains.

Sensitive Lands of Lake Point

The slopes and foothills of the Oquirrh Range are areas proposed for protection by sensitive lands overlay provisions. BLM areas will be described in order to relate the importance of the overall area and the need for sensitive or no development there.

Unlike the forest, this area has few signs of human uses so solitude and primitive recreation opportunities are available.

The eastern slopes and foothills of the Tooele Valley planning district are part of the Oquirrh Mountain Range. Industrial land uses in this area include gravel pit, mineral excavation and railroad. Other land uses have not located on the foothills or slopes yet. These natural features would benefit from protection.

A sensitive lands overlay designation would give development parameters for slopes, wildlife, watersheds, wetlands, floodways, ridge lines, views and other important elements. This should preserve valuable environments, yet still allow some economic benefit within the zone. Mapping and identification of these elements in the overlay zone are the responsibility of development interests. With this information, solutions involving appropriate low-density, low-impact uses can be found.

RECREATION

Recreation Resources

The Oquirrh Mountains provide similar mountain recreation opportunities, but have not yet been placed in any recreation area designation. These mountainsides should, however, fall under a Sensitive Lands designation which will promote only low or no impact uses for the area.

District Trail Concept

The trail concept shows the direction of recreation travel. This is travel to reach and enjoy the variety of outdoor recreation resources. The recreation amenities are given as notes on the trail concept diagram.

In Lake Point, potential recreation uses are bicycling and walking upon trails and

sightseeing to enjoy the valley. Other elements of the trail concept are the historic travel patterns set by the exploration of the valley by Mormon settlers soon after reaching the Salt Lake Valley, cattle drives in the valley, and the earliest crossings of the valley (including the trail of the Donner-Reed Party). These patterns lend themselves to hiking, horse-riding, and sightseeing interpretations.

The Oquirrh Mountains have several potential and actual mountain recreation uses available including hiking, bicycling, camping, and cross-country skiing.

CULTURAL AND SCENIC RESOURCES

Settlement History

Tooele was one of the first six counties in the State of Utah, and the spelling for the county name was "Tuilla." The area was a rendezvous for Goshute Indians and was later used by travelers to California. In 1849, the first settlers to the valley were three families from Salt Lake City.

In the Tooele Valley there has been a historical and continued presence of military, mining, railroading and agricultural activities. Initially, much of the agricultural work in the valley concentrated on stock raising.

Mining and railroading have past their heyday, but federal and military activity has long been strong (but is presently decreasing). Many monuments and buildings in Tooele City and the valley, including the Tooele County Museum are representatives and memorials of those bygone days.

Other settlements in the valley have thrived since their settlement by Mormons and

immigrants to the United States. Willow Creek was the first name of Grantsville. The name change was in honor of George d. Grant who aided the settlers in defeating Indians who had been attacking the area.

Pine Canyon is also known as Lakeview or Lincoln (however, Lincoln was given as the first official mailing address). This area was settled when it was believed that Tooele was becoming overpopulated for the amount of land and water there.

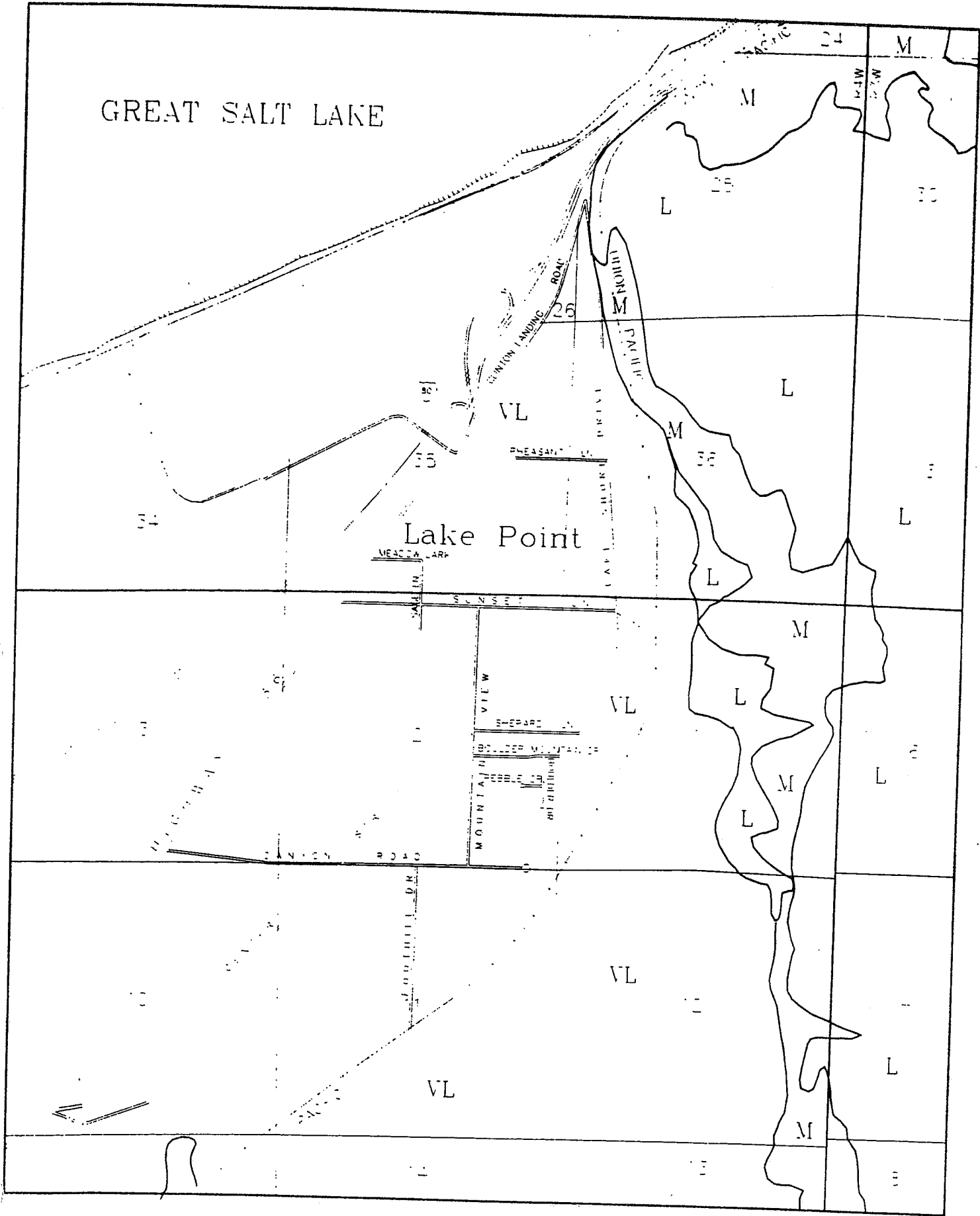
Much of the land of the Erda area was given in a land assignment by Brigham Young to a settler named Bates. Erda was also known as Rose Springs Fort, Bates Ranch or Batesville, but the name given to the railroad stop there has stuck.

After 1850, Lake Point was known as E.T. City for many years, named after resident cattleman Ezra Taft Benson. Lake Point had plenty of lumber available, but the alkali soils made farming difficult. Later years saw the beginning of lake industries, and the railroad name "point" for the area evolved into "Lake Point."

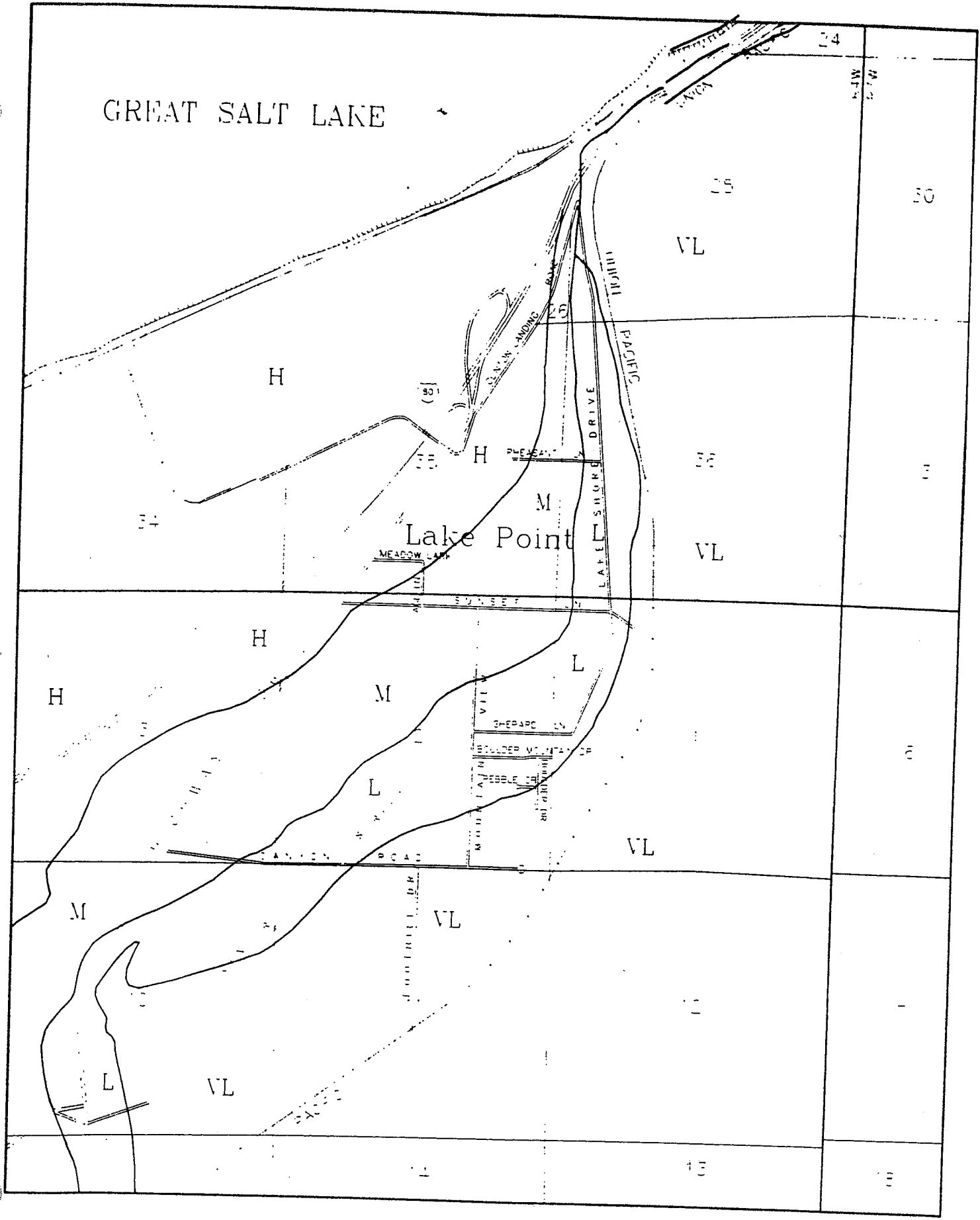
Historic Sites and Scenic Areas

- E.T. Benson Grist Mill at junction of SR-138 and SR-36. This site is on the National Register of Historic Places and was refurbished in the 1980's.
- Signal rock east of SR-36, just north of the junction of SR-138 and SR-36.

**Lake Point
General Plan
Appendix A -
Maps**



LANDSLIDE SUSCEPTIBILITY



LIQUEFACTION SUSCEPTIBILITY

GREAT SALT LAKE

24

25

26

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Lake Point

PHEASANT LN

MEADOW LARK

SUNSET LN

MOUNTAIN VIEW

DEPART

BLUES MOUNTAIN DR

WINDY HILL

WINDY HILL

WINDY HILL

WINDY HILL

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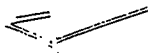
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WINDY HILL

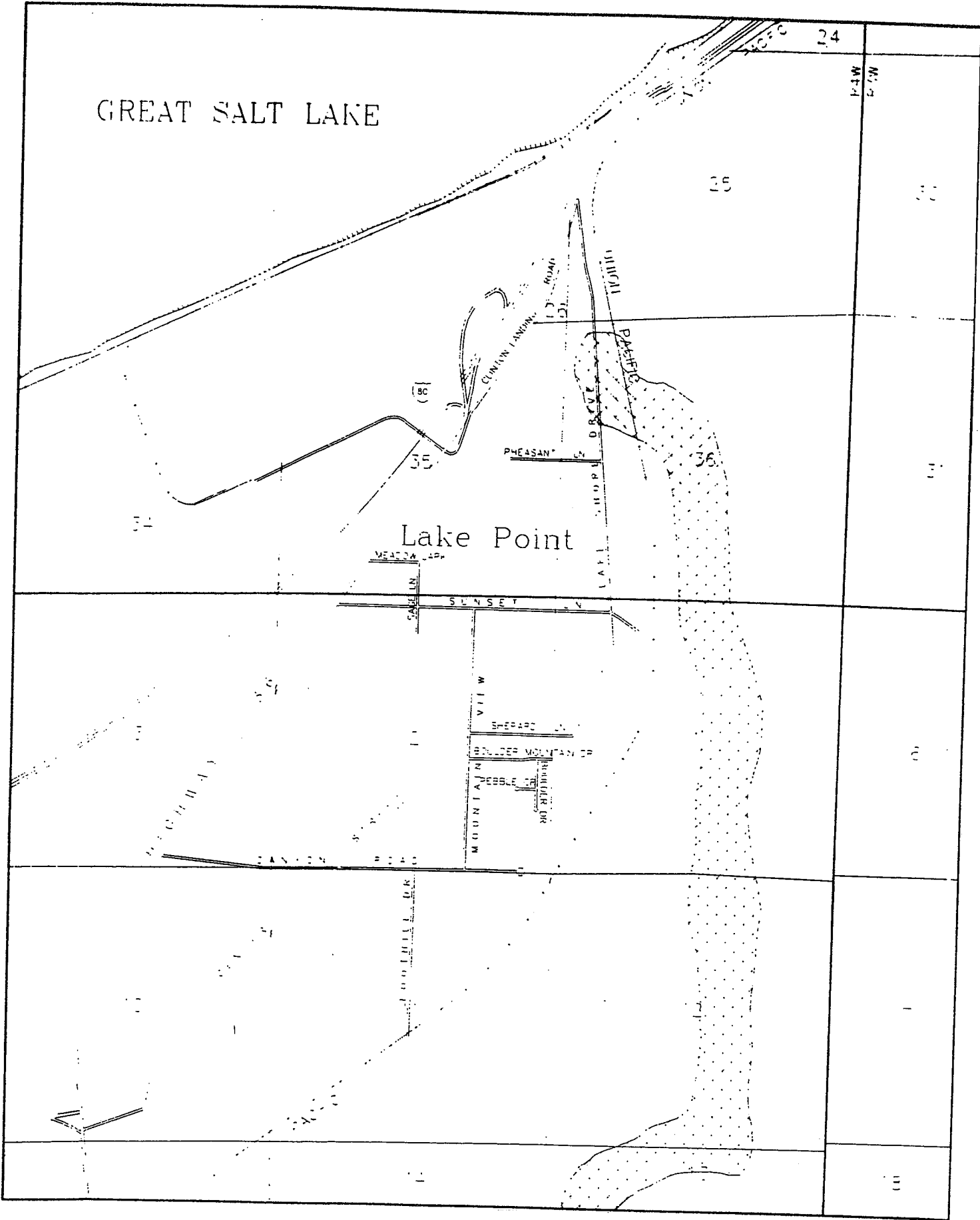
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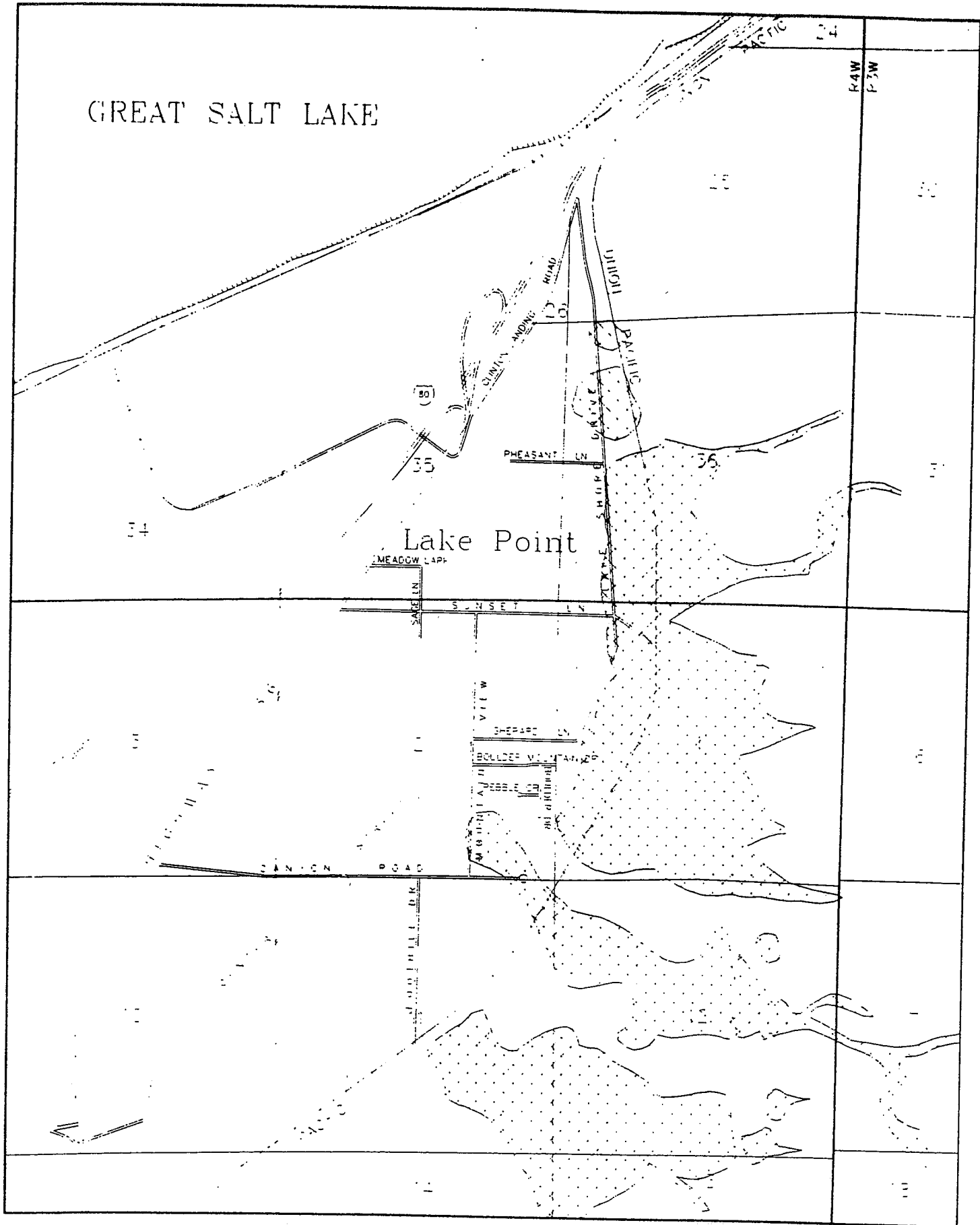
WINDY HILL



ROCK FALL HAZARD

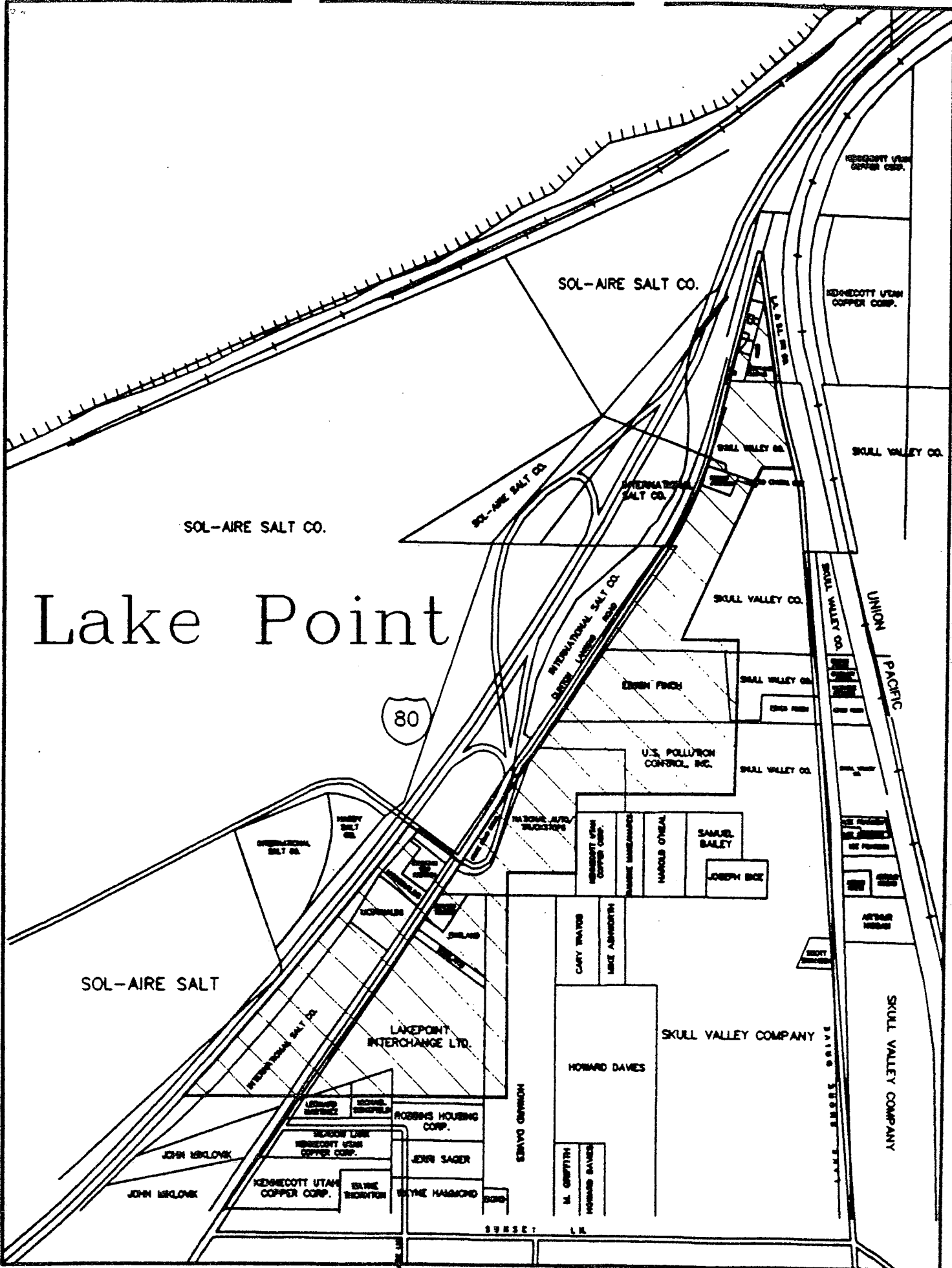


SURFACE FAULT RUPTURE



DEBRIS DEPOSITION AND FLOOD HAZARD

Lake Point



SOL-AIRE SALT CO.

SOL-AIRE SALT CO.

KENNEDOTT UTAH COPPER CORP.

KENNEDOTT UTAH COPPER CORP.

SKULL VALLEY CO.

INTERNATIONAL SALT CO.

SKULL VALLEY CO.

SOL-AIRE SALT CO.

SKULL VALLEY CO.

UNION PACIFIC

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ERIN FINCH

SKULL VALLEY CO.

U.S. POLLUTION CONTROL, INC.

SKULL VALLEY CO.

NELSON ALVIN BRIDGES

KENNEDOTT UTAH COPPER CORP.

BARBARA MORGAN

MARJORIE O'NEAL

SAMUEL BAILEY

JOSEPH BICE

SOL-AIRE SALT

LAKEPOINT INTERCHANGE LTD.

SKULL VALLEY COMPANY

HOWARD DAVES

M. GRIFFITH
HOWARD DAVES

ROBBINS HOUSING CORP.

JENRI SAGER

WYNE HARRISON

JOHN WELONK

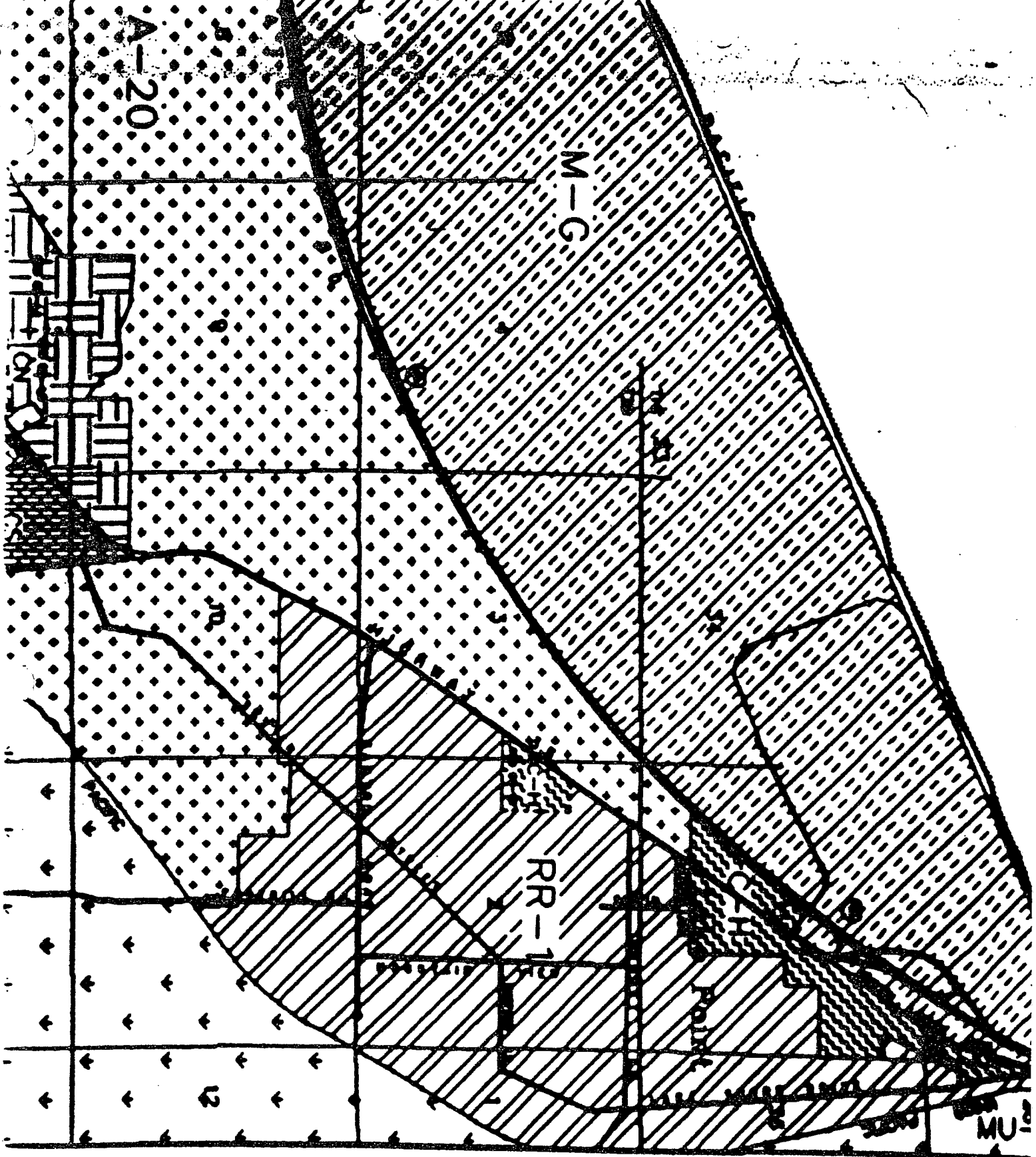
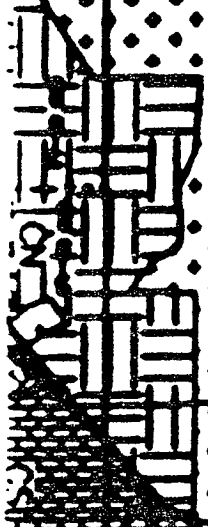
KENNEDOTT UTAH COPPER CORP.

ERNE BRONTON

JOHN WELONK

SKULL VALLEY COMPANY

A-20



MS
MS
PRODUCTION POND