



City of Wendover General Plan

2.1. INTRODUCTION

The purpose of the Land Use Chapter is to provide planning for the quality of life and economic vitality of the community by showing general land use designations, and by establishing land use goals that promote quality and balance in community growth.

Such goals should provide direction for strategies and actions that:

1. Ensure that all zoning is in conformance with the General Plan.
2. Create zones and zoning standards as necessary to protect the health, safety, and welfare of the community and that work to preserve the natural environment and character of a small-town community.
3. Encourage the elimination of nonconforming uses.
4. Work in cooperation with Tooele County in land use planning and management.

See Exhibit A, "Future Land Use Map", page 12

2.2. LAND USE DESIGNATIONS

Wendover City land uses are divided into residential, commercial, and industrial categories, as below. The intent of the following land use designations is to provide guidance for future zoning and development decisions.

Residential Land Uses

The City's objective is that all residential areas will be developed or improved with an emphasis on creating safe, attractive neighborhoods. They will include adequate open spaces and will be linked to schools, shopping areas, parks and other neighborhoods by landscaped pedestrian ways, and residential scale streets.

Residential zones include:

- R1 (Single-Family Residential)
- R2 (Multi-Family Residential)



Key Points:

- Introduction
- Land Use Designations
- Environment Protection
- Community Beautification
- Historic Preservation
- Annexation Plan
- Implementation
- Goals



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Residential areas are categorized in terms of high, medium and low density. *High Density* (10 units/acre) refers to apartment buildings, which usually contain 30 units or less. *Medium Density* (6 units/acre) generally refers to single-family dwellings (typically singlewide manufactured homes) placed on small lots. *Low Density* (3units/acre) is a single family dwelling placed on larger sized lots.

Commercial Land Uses

A broad mix of commercial opportunities is provided for in Wendover, which includes the provision of areas for general services, shopping facilities, professional offices and freeway interchange related commercial uses. The following are the commercial zones:

- C1 (Retail / Light Commercial)
- C2 (Heavy Commercial)

Existing commercial establishments in Wendover, for the most part, offer services to support the gaming industry of West Wendover, Nevada, and this is especially true for the Wendover Boulevard Corridor. Comprised of strip developments along a U.S. highway, the corridor functions mainly as a conduit, or a “gateway” to the Nevada State Line from the I-80 interchange in Utah. Economy hotels, fast-food restaurants, and gas stations line the boulevard, drawing a customer-base from residents and visitors alike. The commercial corridor is adjacent to high-density, as well as low-density, residential zones and is within walking distance of most residences on the north side of town.

Manufacturing Land Uses

Manufacturing areas in Wendover are intended to provide for a range of light industrial and manufacturing uses, including clean and less intensive industrial, manufacturing and technological uses, and warehousing. Light manufacturing uses are permitted MI1 (Light Manufacturing / Industrial) zone. Heavy industrial uses are also permitted in various outlying areas of the community in the MI2, (Heavy Manufacturing / Industrial) zone.

Airport

Adjacent to the Airport, the Airport Zone is an industrial area that is primarily under-utilized. One manufacturing firm exists in this area, but for the most part, little activity takes place in this area. However, Wendover’s industrial area is prime for development because of the

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extensive infrastructure already in place. Road, sewer, and culinary water systems are extremely well developed, ready to support potential industrial development. In addition to the extensive infrastructure, the availability of undeveloped parcels adjacent to industrial areas makes future expansion extremely possible.

Open Spaces

Open space preservation is recognized as an important land use and function of Wendover City. Areas both within and near the city are planned for open space preservation, in areas zoned O (Open Space), including potential new parks and trails (see Chapter 6, Parks and Recreation). Additionally, some areas which fall within potential annexation areas include lands which are best suited for open space and recreational purposes.

Located in the foothills of the Toana Range, Wendover has a unique open space inventory, much of which will remain open space permanently due to the dramatic steepness of the hills encasing the north end of the city. As for open lands within the developed areas of the city, these serve as development reserves to accommodate projected growth because of their proximity to existing development. Most likely the elliptical area of open space bound by the 1-80 interchange and Wendover Boulevard will be used for commercial development, while open space parcels near the airport are available for future industrial uses.



2.3. ENVIRONMENT PROTECTION

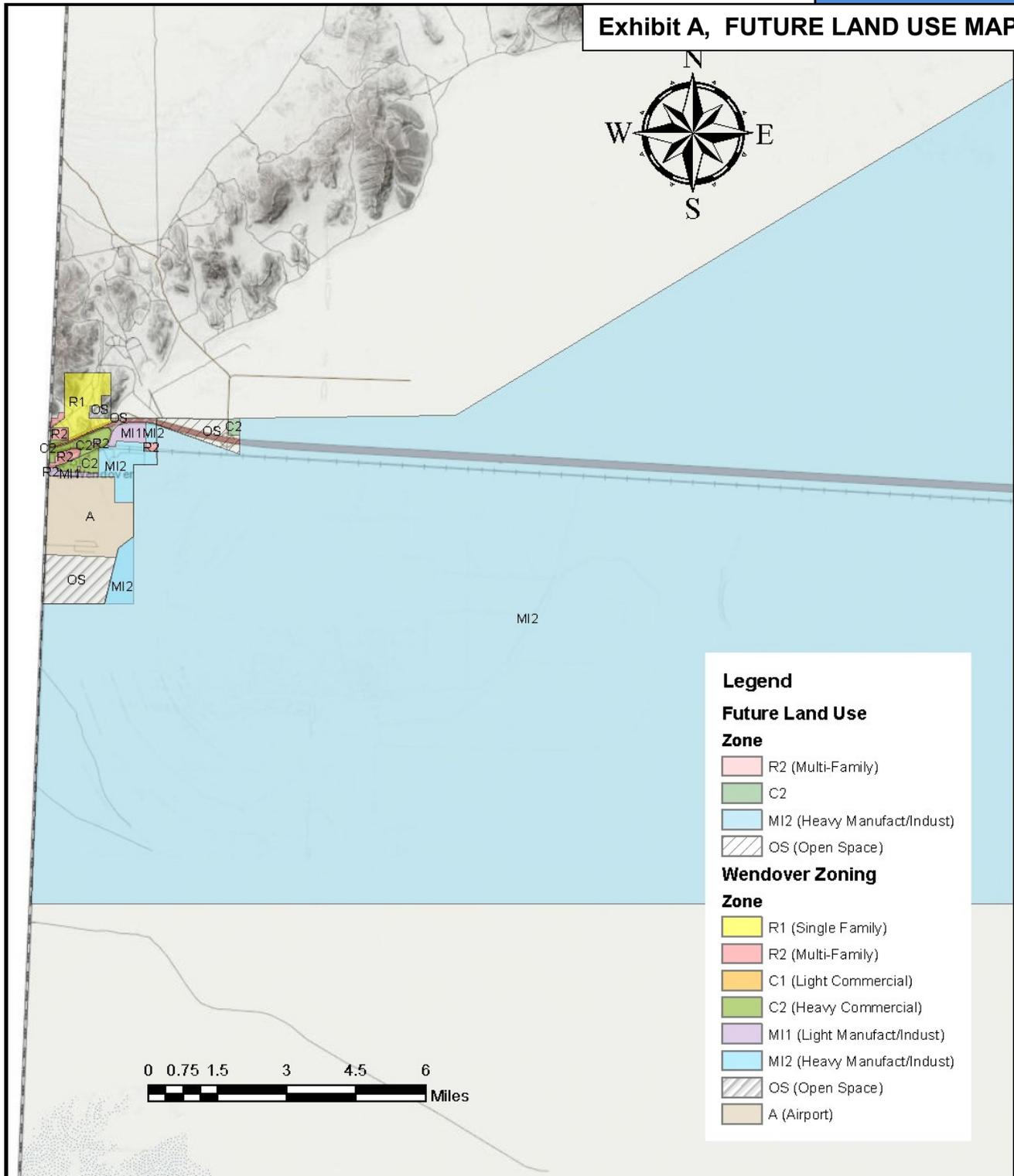
Protection of the environment for recreation and wildlife is considered an important part of planning in Wendover. Development plans should be sensitive to the environment of the immediate area, as well as the whole community. Future development should be planned so as to maintain Wendover's unique identity and enhance its quality of life.



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Chapter 2: Land Use

Exhibit A, FUTURE LAND USE MAP





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2.4. COMMUNITY BEAUTIFICATION

Promoting the beautification of the community was an important objective demonstrated in community workshops, the public survey, and other public participation activities held during the General Plan update process (see Appendix A, "General Plan Work Meeting Minutes"). Participants ranked high the community beautification concepts of revitalizing Wendover Boulevard, including cleaning up properties, installing landscaping and enforcing zoning standards in residential areas. Benefits of beautified streets include:

- Expanded investment appeal and quality development
- Increased business activity
- Increased pedestrian traffic
- Improved property values and community pride
- Enhanced sense of community core and cohesion

Community Clean-Up Programs

Vital to achieving and continuing a beautiful environment in Wendover is the encouragement of property owners to maintain and beautify their homes, structures and vacant lots throughout the community. A Beautification Committee should be established to promote and seek funding for community improvement and clean-up programs and projects. Programs such as "yard-of-the-month" awards do much to increase enthusiasm in maintaining private properties.

A review and updating of zoning ordinance requirements should be performed to provide for effective enforcement leading to clean up of residential properties. Increased enforcement of zoning laws can make a positive difference in the appearance of unsightly or blighted properties.

2.5. HISTORIC PRESERVATION

Historic buildings add much to the character of a city. Preserving history and heritage is a strong value in the Wendover community, and was listed as one of the community concerns in the public participation process of this Plan (See **Appendix A**, "General Plan Work Meeting Minutes").





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There are some significant sites in Wendover that either currently have, or have the potential to be given, an official historic designation. National and State Historic Registers consider a structure to be eligible for listing if that structure is at least 50 years old, has a high degree of physical integrity, meets certain criteria concerning association with historic events, persons, architectural or archeological significance, or construction techniques.

A long-range goal for the City and the Historical Commission is to inventory, preserve and protect these significant structures.

2.6. ANNEXATION PLAN

Annexation is a process by which the boundaries are extended to incorporate additional lands into the city. Currently, Wendover City has 6.4 square miles within its boundaries which have been annexed to accommodate future growth needs. However, it is expected that additional areas will need to be considered for annexation as the community grows.

The Annexation Plan includes areas to the east beyond the current city boundaries. This plan includes what the City considers to be its *area of influence*. The Annexation Plan Map (Exhibit B) on the following page shows the projected growth area. The full Wendover Annexation Plan document is also attached to this plan as Appendix B.



2.7. IMPLEMENTATION

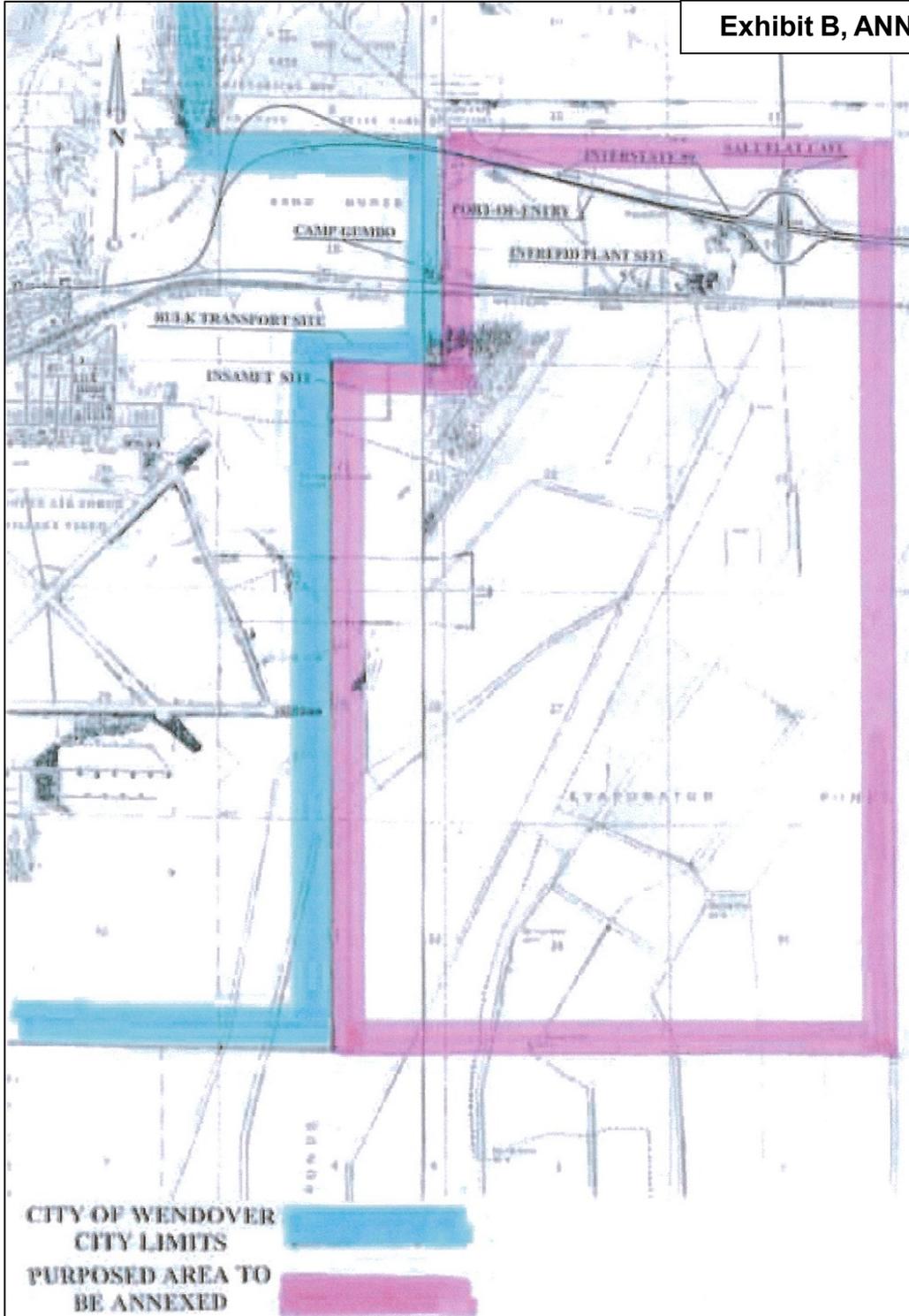
The Wendover City Code contains the zoning and subdivision ordinances that shall implement this chapter. Various other sections of the City Code may also carry out parts of the land use element. Regular review and updating of these codes is recommended.



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Exhibit B, ANNEXATION PLAN MAP





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2.8. LAND USE GOALS

Goal	Action
1. Maintain a good balance of land uses and zoning.	A. Review and update zoning and subdivision ordinances.
	B. Promote orderly development through infill and expansion following the Annexation Plan.
2. Provide for the residential needs of the community.	A. Continue with existing pattern of low density development, while providing opportunities for some higher density areas.
	B. Permit commercial uses mixed within residential areas only if it maintains or improves the residential desirability of the affected neighborhoods.
3. Provide for appropriate and successful development of commercial land.	A. Ensure that the quality, location and type of commercial land use is closely related to the needs and demands of the Wendover community so that public facilities and needed City services can be economically provided.
	B. Enact zoning codes to hold commercial development responsible for extension and, if necessary, upgrades of existing utility infrastructure.
	C. Minimize and restrict business strip development in residential areas.
	D. Encourage the development and vitality of a central commercial district compatible with small-town living.
	E. Encourage the development or redevelopment of existing commercially zoned land, particularly land main highway.
	F. Provide adequate parking and landscaping in commercial developments.
	G. Encourage upgrading the appearance of commercial areas along Wendover Boulevard and ensure that building design enhances existing town scale and character.
	H. Concentrate retail commercial development on the main street.
	I. Incorporate some neighborhood commercial development between the railroad and light industrial/office park area.



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4. Preserve open spaces for recreation and wildlife.	A. Promote opportunities for preserving open spaces in and near the city as development occurs.
	B. Review and update zoning ordinances for provisions regarding open space within developments.
5. Provide for community improvement and beautification.	A. Establish and fund a beautification committee to promote beautification, and to organize and seek grants for improvement projects.
	B. Install landscaped areas along Wendover Boulevard.
	C. Review and update zoning ordinance requirements for property maintenance.
	D. Create a “Yard of the Month” program to recognize most beautiful as well as most improved yards.
	E. Provide sufficient enforcement of zoning ordinances for property maintenance.
	F. Encourage shady, landscaped sitting areas in new commercial development to break up large expanses of asphalt.
	G. Create greenspace buffer at the entrance to Wendover (i.e. entrance to Wendover from I-80).
6. Promote the preservation of historic structures.	A. Prepare an inventory and a plan for all historic structures that the community can work towards in preservation efforts.
	B. Preserve, rehabilitate and restore the historic area of Wendover Air Base so that it can become a tourist attraction.