
PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council will meet in a Work Session, on Wednesday, October 16, 2019 at the hour of 5:00 p.m. The Meeting will be Held at the Tooele City Hall Large Conference Room, located at 90 North Main Street, Tooele, Utah.

1. Open City Council Meeting

2. Roll Call

3. Discussion:

- **Resolution 2019-73** A Resolution of the Tooele City Council Approving Poll Workers & Polling Places for the 2019 Tooele City Municipal Election
Presented by Michelle Pitt
- **Resolution 2019-74** A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Canyon Village Rust Phase 2 Subdivision
Presented by Paul Hansen
- **Resolutions 2019-75** A Resolution of the Tooele City Council Approving a Contract Change Order with Hydro Resources Rocky Mountain, Inc. for Drilling of Three Test Wells
Presented by Paul Hansen
- **Contract with Huber** for Greenhouse
Presented by Steve Evans
- **Ordinance 2019-28** An Ordinance of Tooele City Council Amending the Moderate Income Housing Element of the Tooele City General Plan
Presented by Jim Bolser
- **Mountain Valley Townhomes Preliminary Plan** by Matt Carter at 750 North 100 East, 44 Townhome Lots, 4.1 Acres in the MR-16 Multi-Family Residential Zoning District
Presented by Jim Bolser
- **PAR Tax Projects**
Presented by Darwin Cook
- **Department Equipment Requests**
Presented by Mayor Debbie Winn

4. Close Meeting

Litigation & Property Acquisition

5. Adjourn

Michelle Y. Pitt
Tooele City Recorder

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2113 or michellep@tooelecity.org, Prior to the Meeting.

TOOELE CITY CORPORATION

RESOLUTION 2019-73

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING POLL WORKERS AND POLLING PLACES FOR THE 2019 TOOELE CITY MUNICIPAL ELECTION.

WHEREAS, Utah Code Annotated (UCA) Section 20a-5-403 requires the election officer (the City Recorder for a municipal election) to obtain the municipal legislative body's approval of municipal election polling places; and,

WHEREAS, UCA Section 20a-5-602 requires the municipal legislative body to approve municipal election poll workers at least 15 days prior to a municipal election; and,

WHEREAS, pursuant to agreement with the Tooele County Clerk, the polling places and poll workers are as indicated on the attached Exhibit A:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Tooele City municipal election polling places and poll workers, as shown on Exhibit A, attached hereto and made a part hereof, are hereby approved.

This Resolution shall be effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

Passed this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, City Attorney

Exhibit A

Approved Polling Places and Poll Workers

TOOELE CITY MUNICIPAL ELECTION--NOVEMBER 5, 2019		
Polling Place	Poll/Election Worker	Position
Tooele County Administration Building, 47 South Main Street, Tooele City	Philip Parish	Poll Manager
	Chris Holland	Ballot Clerk
	Cheryl Caldwell	Poll Book Clerk
	Katie Redmond	Greeter/Provisional
	Valerie Shumway	Greeter/Provisional
Grantsville Fire Station, 26 North Center Street, Grantsville City	Tamara Hutchins	Poll Mgr
	Carla Chamberlain	Ballot Clerk
	Lindsay Critchlow	Ballot Clerk
	Joan Parkinson	Poll Book Clerk
	RaNae Blaisure	Poll Book Clerk
	Tammy Wright	Greeter/Provisional
	Sherlene Lawton	Greeter/Provisional
Middle Canyon Elementary School, 751 East 1000 North, Tooele City	Susan Howard	Poll Mgr
	Barbara Lemmon	Ballot Clerk
	Amber Greenup	Poll Book Clerk
	Roseann Crabtree	Greeter/Prov.Clerk
	Lee Lemmon	Greeter/Prov.Clerk
	Margie Jensen	Greeter/Prov.Clerk
Stansbury High School, 5300 Aberdeen Lane, Stansbury Park	Ruth Mott	Poll Manager
	Caroline Shields	Ballot Clerk
	Judy Fowler	Poll Book Clerk
	Colleen Johnson	Greeter/Prov. Clerk
	Susan Kroff	Help at the office
	Debbie Smart	
	Marilyn Christiansen	
	Aubrey Taron	
	Kathy Gilson	
	Linda McBeth	

TOOELE CITY CORPORATION

RESOLUTION 2019-74

A RESOLUTION OF THE TOOELE CITY COUNCIL ACCEPTING THE COMPLETED PUBLIC IMPROVEMENTS ASSOCIATED WITH THE CANYON VILLAGE RUST PHASE 2 SUBDIVISION.

WHEREAS, Tooele City previously approved a subdivision final plat for the Canyon Village-Rust II subdivision (the "Subdivision"); and,

WHEREAS, Tooele City Code §7-19-35 requires that public improvements constructed in connection with an approved subdivision be accepted by Resolution of the City Council following verification by the City Engineer or the Director of Public Works that all the public improvements have been satisfactorily completed in accordance with the approved engineering plans and specifications and City standards; and,

WHEREAS, Land Development LLC and Monument Title Insurance Company have provided a proper Financial Institution Guaranteed Bond agreement with Tooele City for the portion of the Subdivision's public improvements located within existing public rights-of-way, dated March 21, 2019, in the amount of \$14,191.50, with a warranty bond for all of the Subdivision's public improvements, in the amount of \$60,182.63; and,

WHEREAS, both of the above-referenced bond agreements contain the following language:

under the Tooele City Code, the Improvements must be completed, inspected, and accepted prior to the issuance of a building permit for the land use approval or prior to the recordation of a subdivision final plat, as the case may be, except that a subdivision final plat may be recorded prior to the completion, inspection, and acceptance of the Improvements where the Applicant has completed an approved bond agreement and provided an associated bond

; and,

WHEREAS, the required verification that all of the Subdivision's public improvements have been completed has been provided by way of the Certificate of Completion of Public Works, attached as Exhibit A:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL as follows:

1. the completed public improvements associated with the Canyon Village-Rust II subdivision are hereby accepted, those improvements being reflected in the Bond Agreement dated March 21, 2019, and the Certificate of Completion of Public Works, attached hereto as Exhibit A; and,
2. the one-year warranty period on all accepted public improvements shall begin as of the date of approval of this Resolution.

This Resolution shall become effective immediately on the date of passage, without further publication, by authority of the Tooele City Charter.

Approved this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Y. Pitt
Tooele City Recorder

S E A L

Approved as to Form: _____
Roger Evans Baker, Tooele City Attorney

Exhibit A

Certificate of Completion of Public Works

TOOELE CITY CORPORATION
90 NORTH MAIN
TOOELE, UTAH 84074
(435) 843-2130



Certificate of Completion of Public Works

(Start of One-Year Warranty)

Date: 08/28/2019

Permit No: P17-714	Public Work Elements	Completed	Not Complete	Not Required
Project Name: Canyon Village Rust Phase 2	Culinary Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Address: 1800 North Copper Canyon Tooele, UT 84029	Secondary Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Storm Drain / Pond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roads	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner/Developer: Rust Pine Canyon Land Partners, LLC 292 Big Canyon Ln. Wanship, UT 84017	Curb & Gutter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidewalk	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Street Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other / Comments:

*Note: * The above Public Work Elements are general in nature. See Public Works for detailed descriptions and comments:*

Based upon review of documentation provided by the Developer/Owner, inspection records on file with the Community Development Department and upon site review, the above referenced public improvements for this project have been satisfactorily completed in accordance with the approved construction plans and specifications and Tooele City Standards.

Recommended By	Title	Date
	Civil Inspector	8/28/2019, 10/3/19
	City Engineer	8/28/19
	Public Works	8/29/19
	Community Development	10/7/19

Acknowledged and Accepted _____ **City Council, Chair** _____ **Date** _____

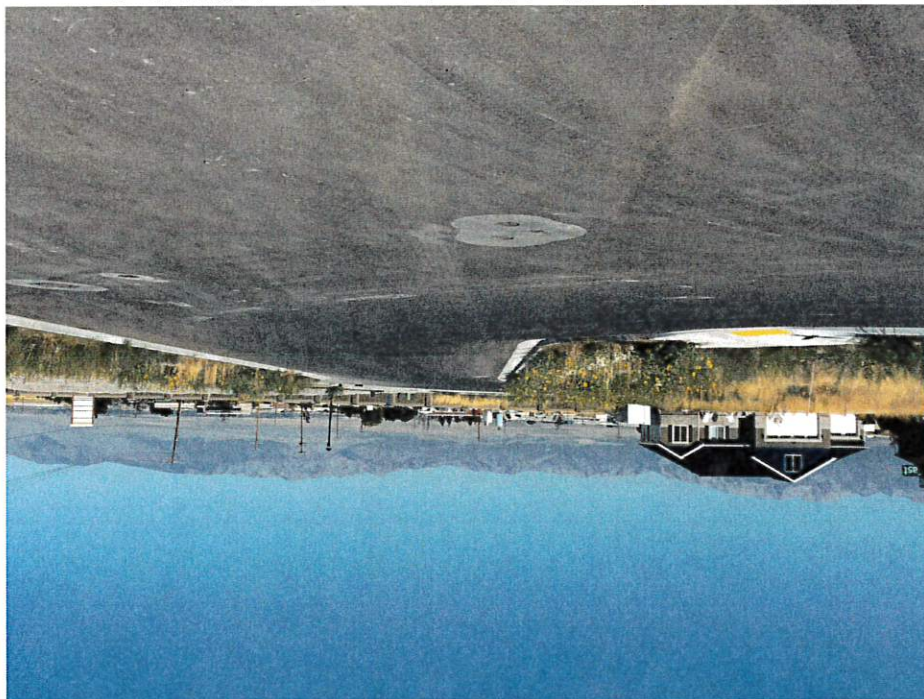
Scheduled Date for End of Warranty Final inspection: 08/27/2020 8-4-2020

TOOELE CITY CORPORATION
90 NORTH MAIN
TOOELE, UTAH 84074
(435) 843-2130

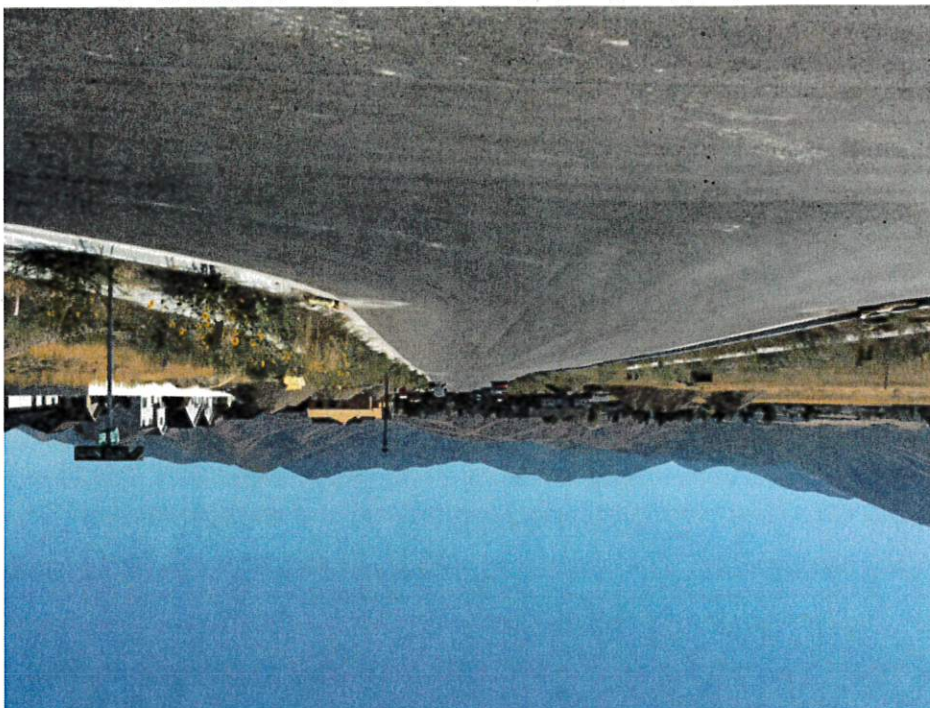


Certificate of Completion of Public Works
(Start of One-Year Warranty)

Permit No: P17-714
Page 2 of 2



1970 North Looking West From Intersection At 370 East



370 East Looking South From Intersection At 1970 North

Tooele, UT

90 N Main St
Tooele, UT 84074
<http://tooelecitcity.org/>

P Case #: P17-714

Date of Inspection: 08/27/2019

Inspected By: Alder, Brad

Address of Inspection: 1800 N Copper Canyon, Tooele, UT 84074

Owner / Property Manager: _____

Occupant / Tenant: _____

Building Inspection

Clearances

Status

Notes

Sewer Lateral

Water Lateral

Meter Vault

Electricity

Other:

Building: Subrough

Status

Notes

Excavation

Footings

Foundation

Electrical

Mechanical

Plumbing

SE Conduit

Other:

Building: Rough

Status

Notes

Building

Electrical

Power to Panel

Mechanical

Plumbing

Gas Line

Bond Beam

Weather Resistive Barrier

Insulation

Drywall

Other:

Building: Final

Status

Notes

Building

Electrical

Mechanical

Plumbing

Water Meter Box

Grading / Excavation	Other:	Approved	Subdivision Refinal 6
Status: Pass	Comments:		
Faults noted on subdivision final inspections dated 08/02/2019, 07/25/2019, 07/09/2019, 03/11/2019, 03/01/2019, and 01/17/2019. Have been corrected. No faults noted. Recommended to start warranty. Pine Canyon Road improvements shall be completed at a later date under the direction of Tooele County.			

Signature: Bruce Allen

Date: 08/27/2019

TOOELE CITY CORPORATION

RESOLUTION 2019- 75

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING A CONTRACT CHANGE ORDER WITH HYDRO RESOURCES ROCKY MOUNTAIN, INC. FOR DRILLING OF THREE TEST WELLS.

WHEREAS, by Resolution 2018-22, Tooele City entered into a contract with Hydro Resources Rocky Mountain, Inc. for drilling of the Fire Station well; and,

WHEREAS, Tooele City abandoned completion of the Fire Station well due to unsuitable groundwater development conditions; and,

WHEREAS, the project was left with a remaining unexpended approved balance of Six hundred Twenty-nine thousand Six hundred Forty-one dollars (\$629,641.00); and,

WHEREAS, the City desires to complete a test well drilling program to help identify the best options for development of additional culinary water sources to help meet the growth demands of the City in accordance with the City's adopted Culinary Water Master Plan; and,

WHEREAS, upon completion of the test well drilling program, the City will have additional information to assist in determining where and how best to develop full production wells; and,

WHEREAS, Hydro Resources- Rocky Mountain, Inc., has submitted a cost proposal of Seven hundred Twenty-two thousand Twenty dollars (\$722,020.00) for drilling and construction of the three test wells (see cost proposal attached as Exhibit A); and

WHEREAS, taking into consideration the remaining current contract amount and the proposed change in scope of work and price, the net increase of the proposed Change Order is calculated to be Ninety-two thousand Three hundred Seventy-nine dollars (\$92,379.00).

WHEREAS, the City Administration requests that the previously authorized contingency approved with Resolution 2018-22 be increased to a total of Sixty-three thousand One hundred dollars (\$63,100.00), which amount represents 5% of the total revised contract amount as contingency for potential change orders that may arise during the Project, as reviewed and authorized by the Mayor; and,

WHEREAS, the additional funding for this Change order will be from the Water Impact Fee revenue fund:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOEELE CITY COUNCIL that the Mayor is hereby authorized to sign a contract change order (attached as Exhibit B) with Hydro Resources-Rocky Mountain, Inc. for drilling of three test wells for a sum not to exceed Seven hundred Twenty-two thousand Twenty dollars (\$722,020.00), and that the previously authorized contingency approved with Resolution 2018-22 is hereby increased to a total of Sixty-three thousand One hundred dollars (\$63,100.00), which may be used as necessary for changed conditions as reviewed and authorized by the Mayor.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

Exhibit A

Cost Proposal

Exhibit B

Change Order No. 1



Hydro

resources - Rocky Mountain, Inc.

July 12, 2019

Tooele City Corporation
90 N. Main St.
Tooele, UT84074

ATTN: Mr. Paul Hansen, P.E. – City Engineer

Project: Tooele Exploratory Test Holes
Subject: Proposal for Well Drilling Services

Mr. Hansen:

Hydro Resources (HR) is pleased to present the following proposal for well drilling services for the potential exploratory test well program for Tooele. HR wishes to outline our understanding of the scope of work.

Before reviewing the project details, HR would first like to stress our commitment to providing Tooele with a company committed to making Health & Safety our number one priority on this project. HR has broken down the proposal into the following units:

- I. Key Equipment to be supplied to the Project
- II. Technical Approach
- III. Unit Cost Breakdown

I. Key Equipment to be supplied to the Project

HR intends to mobilize the following equipment to the Tooele site:

- The primary drilling rig will be a Challenger 320 drilling rig. The Challenger 320 rig has a 72' mast rated at 150,000 lbs. with an 18" Howard Turner rotary table.
- The rig will be equipped with 1,500ft of appropriate-sized drill pipe, a Sullair 900 CFM compressor and a Sullair 375 CFM compressor. HR has assumed a support truck for pipe and miscellaneous parts to complete the work.
- The drilling package includes a three-man drilling crew working 24 hours per day.
- The rig will be equipped with the proper pumping equipment and tooling to perform the zone tests.



Hydro

resources - Rocky Mountain, Inc.



The equipment listed above will be dedicated to this project on a full-time basis and all the equipment is up to date with annual inspections and certifications.

II. Technical Approach

HR is providing the following summary of our technical approach regarding expected geology and drilling plan.

Well Drilling

- The Challenger 320 rig will be mobilized to the site and set up over the first well site. The associated cuttings tank and frac tank will be arranged accordingly.
- A 20" conductor casing will be installed to approximately 40'.
- Drill 14.75" hole to 1,200'.
- Perform geophysical logging of hole.
- Perform up to three zone pumping tests working up from the bottom of the hole (logging/engineer to determine zones). Install 6" casing w/ 30' of perforated screen into zone and assume airlifting for 12 hours in each zone. A submersible pump would then be installed and pumped for 6 hours at 50 GPM. Pull full water quality samples in each zone.
- The well will be abandoned. Assuming HR drills a 14 3/4" borehole to 1,200' and performs 3 zone samples, HR would expect to pump cement from 500' to surface. HR will need to provide data of where the 3 bentonite seals were placed and that they were 10' seals across the clay formations to the state.
- Assume moving over to another site within 10 miles following the first test hole drilling.



III. Unit Cost Breakdown

HR is providing the unit price estimate below.

Tooele Exploratory Test Wel+C3:H13I Program (Grid 1, Grid 5, & Grid 10 Sites)					
Item #	Description	Unit	Qty.	Unit Cost	Total Cost
1	Mobilization/Final Demobilization	LS	1	\$ 72,000.00	\$ 72,000.00
2	Install Conductor Casing	FT	40	\$ 320.00	\$ 12,800.00
3	Geophysical Logging	LS	1	\$ 9,000.00	\$ 9,000.00
4	Drill 14.75" Drillhole	FT	1160	\$ 94.00	\$ 109,040.00
5	Zone Testing	EA	3	\$ 13,500.00	\$ 40,500.00
6	Disposal	LS	1	\$ 10,000.00	\$ 10,000.00
7	Well Abandonment	FT	1200	\$ 10.00	\$ 12,000.00
Total Cost for Grid 1 Site					\$ 265,340.00
8	Move to next test well site	LS	1	\$ 35,000.00	\$ 35,000.00
9	Install Conductor Casing	FT	40	\$ 320.00	\$ 12,800.00
3	Geophysical Logging	LS	1	\$ 9,000.00	\$ 9,000.00
4	Drill 14.75" Drillhole	FT	1160	\$ 94.00	\$ 109,040.00
5	Zone Testing	EA	3	\$ 13,500.00	\$ 40,500.00
6	Disposal	LS	1	\$ 10,000.00	\$ 10,000.00
7	Well Abandonment	FT	1200	\$ 10.00	\$ 12,000.00
Total Cost for Grid 5 Site					\$ 228,340.00
1	Move to next test well site	LS	1	\$ 35,000.00	\$ 35,000.00
2	Install Conductor Casing	FT	40	\$ 320.00	\$ 12,800.00
3	Geophysical Logging	LS	1	\$ 9,000.00	\$ 9,000.00
4	Drill 14.75" Drillhole	FT	1160	\$ 94.00	\$ 109,040.00
5	Zone Testing	EA	3	\$ 13,500.00	\$ 40,500.00
6	Disposal	LS	1	\$ 10,000.00	\$ 10,000.00
7	Well Abandonment	FT	1200	\$ 10.00	\$ 12,000.00
Total Cost For Grid 10 Site					\$ 228,340.00
Total Cost to Install 3 Test Wells (1,200' ea)					\$ 722,020.00

Utilizing the results of the Geophysical Survey, the estimated solid bedrock depth for the wells are as follows:

- 1) Grid 1 – 900'
- 2) Grid 5 – 700'
- 3) Grid 10 – 1,250'

Based upon these estimated depths the costs of the actual borings would be as follows:

- 1) Grid 1 - \$233,740
- 2) Grid 5 - \$176,340
- 3) Grid 10 - \$233,540

The total project cost based on the results of the geophysical survey data would be \$643,620.



Hydro

resources - Rocky Mountain, Inc.

Clarifications:

- HR has assumed access for the drill rig (level site, approx. 150' x 200'). Ability to dig pits.
- HR has included all fuel costs.
- The Drilling Derived Waste assumed to be non-hazardous waste and has been assumed to be removed from the site and disposed of.
- HR has assumed there is a water source available from Tooele. HR will haul the water.
- HR assumes Client has the proper permits in place for the scope of work.
- The bid is a complete package and cannot be modified without prior written authorization from HR. Also, this is an estimate and the final invoice will reflect actual quantities utilized in the field which are properly documented multiplied by the unit rates quoted.
- A mutually agreeable written contract will be negotiated prior to mobilization.
- HR has assumed working 24 hours a day.

We are confident that Tooele will be impressed with our professional water supply services and look forward to the opportunity to provide this service. Please contact our office at your earliest convenience with any questions or concerns you may have.

Sincerely,

Hydro Resources

Jason Barnum

Jason Barnum
Business Development Manager
Rocky Mountain and West Regions
jbarnum@hydroresources.com

CHANGE ORDER

No. 1

DATE OF ISSUANCE: October 17, 2019

EFFECTIVE DATE: October 17, 2019

OWNER: Tooele City

CONTRACTOR: Hydro Resources - Rocky Mountain Inc.

Contract:

Project: **Fire Station Well - Tooele Exploratory Holes**

ENGINEER: Paul Hansen

You are directed to make the following changes in the Contract Documents.

Description: Whereas the Fire Station Well was abandoned prior to completion due to insufficient source development potential, the City now desires to modify the scope of work to include the drilling three (3) new test wells for the search of new culinary sources to be used within the City.

Reason Change Order: Owner requested for water exploration. Due to passage of time from the original contract to this Change Order, the Contract time is being changed to a date of completion, as shown below.

Attachments: (List documents supporting change) Hydro Resources cost proposal dated July 12, 2019

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME
Original Contract Price <u>\$1,170,710.00</u>	Original Contract Time: Substantial Completion: <u>90</u> Ready for final payment: <u>100</u> <small>days or date</small>
Net Increase (Decrease) from <u>No. -</u> <u>No. -</u> <u>\$ 0</u>	Net Change from Previous Change Orders No. <u>-</u> to No. <u>-</u> ; Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> <small>days</small>
Contract Price Prior to this Change Order: <u>\$1,170,710.00</u>	Contract Times Prior to this Change Order: Substantial Completion: <u>90</u> Ready for final payment: <u>100</u> <small>days or date</small>
Net Increase (Decrease) of this Change Order: <u>\$92,379.00</u>	Net Increase (Decrease) of this Change Order: Substantial Completion: <u>January 31, 2020</u> Ready for final payment: <u>February 15, 2020</u> <small>days</small>
Contract Price with all Approved Change Orders: <u>\$1,263,089.00</u>	Contract Time with all Approved Change Orders: Substantial Completion: <u>January 31, 2020</u> Ready for final payment: <u>February 15, 2020</u> <small>days or date</small>

RECOMMENDED:
by _____
Engineer (Authorized Signature)

APPROVED:
by _____
Owner (Authorized Signature)

APPROVED:
by _____
Contractor (Authorized Signature)

Date: _____

Date: _____

Date: _____

TOOELE CITY CORPORATION

ORDINANCE 2019-28

AN ORDINANCE OF THE TOOELE CITY COUNCIL AMENDING THE MODERATE INCOME HOUSING ELEMENT OF THE TOOELE CITY GENERAL PLAN.

WHEREAS, Utah Code § 10-9a-401, *et seq.*, requires and provides for the adoption of a “comprehensive, long-range plan” (hereinafter the “General Plan”) by each Utah city and town, which General Plan contemplates and provides direction for (a) “present and future needs of the community” and (b) “growth and development of all or any part of the land within the municipality”; and,

WHEREAS, the Tooele City General Plan includes various elements, including water, sewer, transportation, moderate income housing, and land use. The Tooele City Council adopted the Tooele City General Plan, after duly-noticed public hearings, by Ordinance 1998-39 as a Tooele City ordinance, and which set forth appropriate Use Designations for land in Tooele City (e.g., residential, commercial, industrial); and,

WHEREAS, Utah Code Sections 10-9a-401(3) and 10-9a-403(2) require the General Plan of each Utah municipality to include a plan element that provides a realistic opportunity to meet the need for additional moderate income housing; and,

WHEREAS, in preparing the Moderate Income Housing element of the General Plan, Utah Code Section 10-9a-403(2)(b) requires the City to do the following:

- consider the Legislature’s determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in the community, and to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and,
- include an analysis of why the means and techniques recommended in the Moderate Income Housing element provide that realistic opportunity within the next five years; and,
- consider means and techniques, such as:
 - rezoning for densities necessary to assure the production of moderate income housing;
 - facilitate and encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - consider general fund subsidies to waive constructed related fees;
 - consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
 - consider programs offered by the Utah Housing Corporation;
 - consider Department of Workforce Services affordable housing programs; and,
- identify agriculture protection areas.

WHEREAS, Tooele City has actively considered and enacted means and techniques to allow a variety of housing opportunities for Tooele City residents, including moderate income housing, including by doing the following:

- enacting incentives for in-fill development, including less restrictive land use regulations (Ordinance 2015-25);
- creating several areas of HDR zoning that allow residential densities of up to 16 units per acre;
- approving several new apartment and attached single-family developments;

- enacting multi-family design standards to ensure that high-density housing developments include good site and building design for the benefit of residents, which standards recognize the fact that high density requires good design to be successful (Ordinance 2005-05);
- eliminating the five-acre minimum multi-family housing project size (2018-19);
- amending the MU-B (Mixed Use-Broadway) zoning district regulations to allow higher density residential developments with less restrictive land use regulations (Ordinance 2018-13);
- enacting a point-based for single-family design standards intended to improve building and site design without significantly increasing costs (Ordinance 2006-22);
- allowing for residential facilities for persons with a disability (Ordinance 2012-17);
- allowing for residential facilities for elderly persons (Ordinance 2012-17); and,
- allowing for housing in the MU-G (Mixed Use-General) zoning district; and,
- allowing for higher density residential uses beyond that previously allowable within Tooele City (Ordinance 2019-08); and,
- allowing for the ability to construct and utilize accessory dwelling units (Ordinance 2019-13);
- reducing minimum lot frontage requirements in In-Fill Geographic Areas A and B (Ordinance 2019-24).

WHEREAS, the Utah State Legislature adopted Utah State Senate Bill 34 during the 2019 General Legislative Session which, among other things, requires a higher level of accountability for communities regarding moderate income housing plans including identifying at least three strategies for encouraging and maintaining moderate income housing units within the community; and,

WHEREAS, the Moderate Income Housing Element prepared and adopted by Tooele City identifies at least nine strategies already in place for encouraging and maintaining moderate income housing units within the community, fully complying with and exceeding the requirements of Senate Bill 34; and,

WHEREAS, Utah State Senate Bill 34 requires the adoption of and reporting from its regulations into the Moderate Income Housing plans for communities by December 1, 2019; and,

WHEREAS, the Tooele City Council unanimously adopted a comprehensive review and amendment of the Moderate Income Housing Element to the General Plan on December 5, 2018 as Ordinance 2018-25; and,

WHEREAS, the City has proposed amendments to the Moderate Income Housing Element, as shown in the attached **Exhibit A**, to reflect compliance with the tenets and requirements of Utah State Senate Bill 34 (2019); and,

WHEREAS, the Moderate Income Housing Element reflects the findings of Tooele City's elected officials regarding the appropriate range, placement, and configuration of housing within the City, which findings are based in part upon the recommendations of City staff, public comments, and other relevant considerations; and,

WHEREAS, the Moderate Income Housing Element and the policies contained therein may be amended from time to time by the Tooele City legislative body to reflect the changing policies and values of the elected officials and the public; and,

WHEREAS, Utah Code § 10-9a-403 and § 10-9a-404 provide for the municipal legislature to consider General Plan amendment recommendations given by the Planning Commission, and to approve, revise, or reject proposed General Plan amendments; and,

WHEREAS, the City has proposed amendments to the Moderate Income Housing Element, as shown in the attached **Exhibit A**; and,

WHEREAS, on October 9, 2019, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted to forward its recommendation to the City Council (see Planning Commission minutes attached as **Exhibit B**); and,

WHEREAS, on _____, the City Council convened a duly-advertised public hearing:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that:

1. this Ordinance and the Moderate Income Housing element amendments proposed therein are in the best interest of the City in that they will facilitate a reasonable opportunity for a variety of housing to meet the needs of people desiring to live in the community and allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life in Tooele City and are consistent with the General Plan; and,
2. this Ordinance and the Moderate Income Housing element amendments proposed therein are in the best interest of the City in that they fully comply with and exceed the requirements and objectives of Utah State Senate Bill 34 (2019) for identifying and implementing strategies and methods through which moderate income housing is encouraged and maintained within the community; and,
3. the Moderate Income Housing element of the General Plan is hereby amended as illustrated in **Exhibit A**, attached.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Pitt, City Recorder

S E A L

Approved as to Form:

Roger Baker, City Attorney

EXHIBIT A

MODERATE INCOME HOUSING PLAN

November 7, 2019

Utah Housing & Community Development Division
Utah Department of Workforce Services
1385 South State Street, 4th Floor
Salt Lake City, UT 84115

RE: 2019 Moderate Income Housing Plan Update & Conformance to the Requirements of Utah Code 10-9a-403-2b.

To Whom It May Concern:

Tooele City's Moderate Income Housing Plan has been updated, adopted by the City Council on November 6, 2019 to reflect the changes required by SB 34. This update was adopted into the current Tooele City General Plan. Tooele City plans to implement or to continue implementing the following strategies from the list of strategies required by the State of Utah. The accompanying updated Tooele City Moderate Income Housing Plan describes how the City will implement or is currently in process of implementing the following strategies.

1. Rezone for densities necessary to assure the production of moderate income housing.
2. Encourage higher density or moderate income residential development near major transit investment corridors.
3. Create or allow for, and reduce regulations related to, Accessory Dwelling Units in residential zones.
4. Apply for or partner with an entity that applies for State or Federal funds or tax incentives to promote the construction of moderate income housing.
5. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing.
6. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the City.
7. Reduce impact fees related to low and moderate income housing.

Thank you for your consideration.

Andrew Aagard, AICP
City Planner / Zoning Administrator



**MODERATE INCOME HOUSING PLAN
TOOELE CITY - 2019**

**PERPARED BY
TOOELE CITY COMMUNITY DEVELOPMENT DEPARTMENT**

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INTRODUCTION

House Bill 295

Utah's affordable housing legislation (HB295) does not require that a community's housing market meet the homeownership desires of all moderate, low and extremely low income households. The legislation encourages a community to provide a "reasonable opportunity for a variety of affordable housing for moderate income households." The results of this housing needs analysis demonstrates that the Tooele City housing market satisfies HB295. The City housing market has a substantial number of *homeownership* opportunities for moderate income households while affordable housing opportunities for low and extremely low income households, as shown by household data, tend to be limited.

City General Plan

Tooele City adopted a General Plan with a Land Use Element on December 16, 1998. The moderate housing plan fits into the City General Plan as one on the guiding elements of the total plan. Each department coordinates with the Community Development Director and the City Engineer, to maintain, replace, and expand City services and utilities as needed. The Community Development Department uses the General Plan Elements to regulate and guide new developments to provide a balanced and diversified housing inventory.

Regional Planning

The three main population centers in Tooele Valley are separated by large tracts of land predominately rural in nature with single-family homes on large parcels. No coordination has occurred with the other entities in the development of a moderate-income housing plan. Tooele County Housing Authority and Utah Housing Corporation have constructed 11 of their 16 low income or tax credit housing communities in Tooele City. Tooele City is the only urban area in the Tooele Valley with a sizable and diverse housing inventory that provides for all income levels

City Growth Pattern

Despite the housing construction recession of 2007, residential construction and home sales in Tooele City are strong. Sales of existing homes are at record levels and the median sales price of a single family home has increase by 75% in 2017 to \$210,000.

Tooele City has experienced rapid population growth over the last 3 decades (Chart 2). From 1980 to 1990, the City experienced a negative growth rate of -3.13% a possible result of local mine closures. From 1990 to 2010, the housing boom of the Wasatch Front Counties spilled over into the Tooele Valley with 62% and 40% growth rates respectively, in spite of a building recession from 2007 to 2011. From 2010 to the 2016 ACS Census shows a low 3.7% growth rate for Tooele City and market indicators predict a growth rate increase in the near future as new subdivisions and apartment projects are completed.

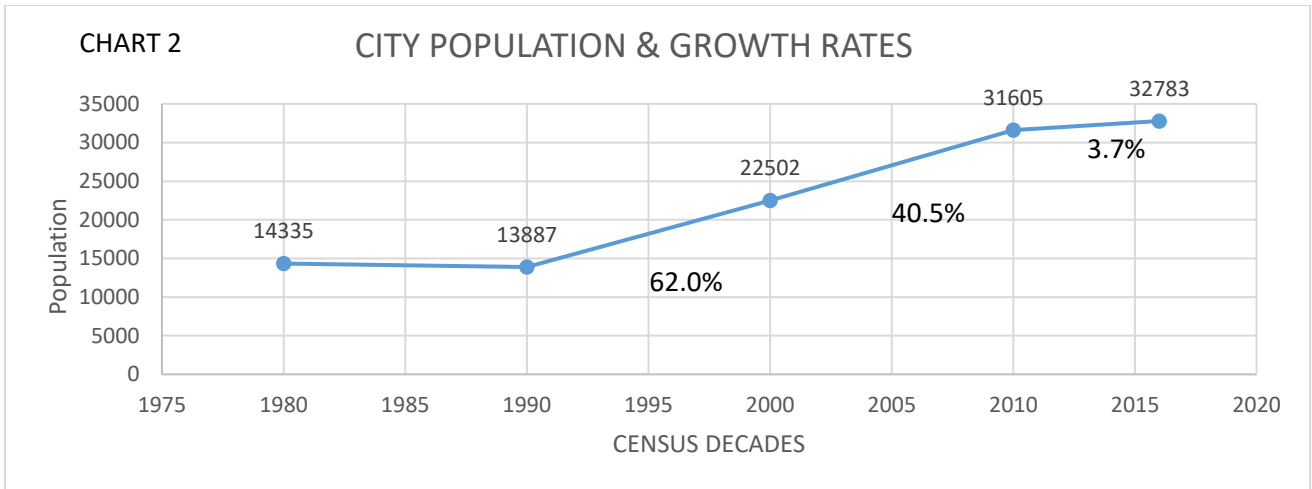
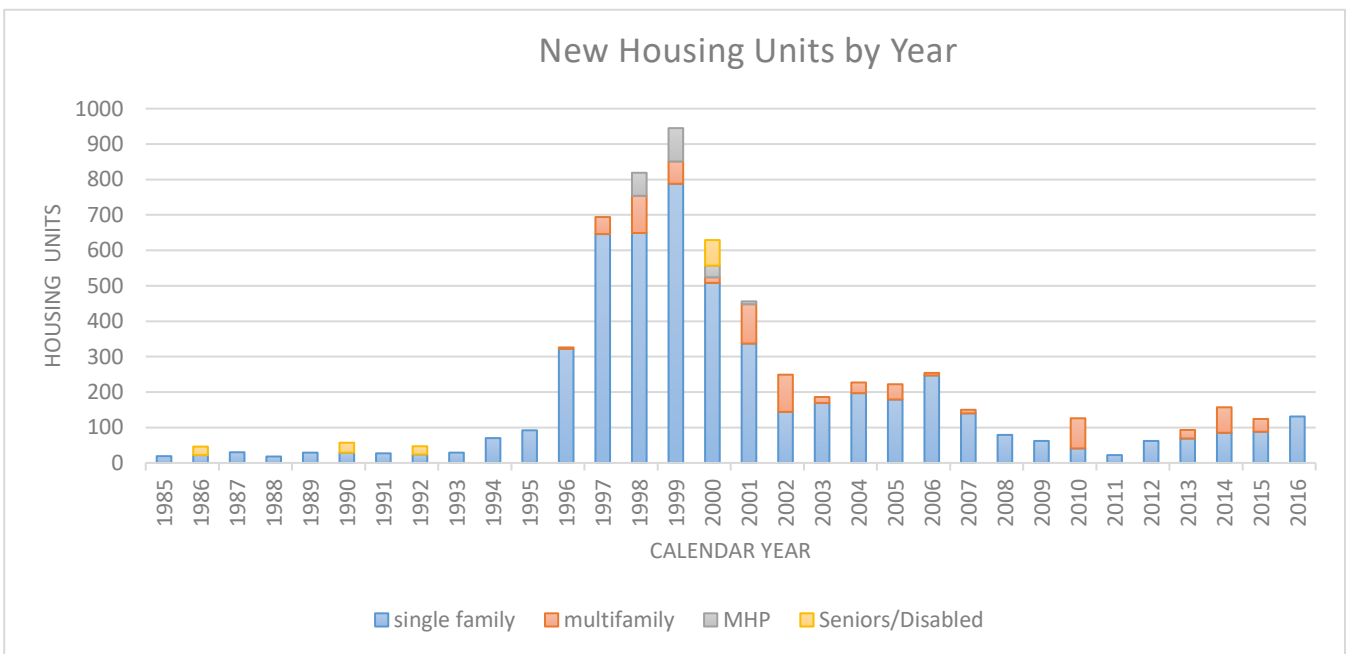


Chart 1 shows housing units constructed each year including new Mobile Home units in Mobile Home Parks, Elderly and Disabled housing units constructed in each year. Single-family detached homes are the preferred housing unit constructed in Tooele City over the last 30 years.

Tooele City, at 32,763 is the largest City in Tooele County comprising half of the County’s 2016 population of 65,285. The high growth rate of Tooele City and Tooele County in the past 25 years has been the result of the Wasatch Front’s soaring housing costs and diminished land availability. Tooele City’s rapid growth started in 1994, peaked in 1999 with over 900 new housing units and then declined to a low of 186 housing units in 2003. The market attempted to recover until 2006 but declined again until 2011 with just 21 housing units. Since 2011, housing construction has increased to just over 130 housing units per year in 2016.

Chart 1



Source: Tooele City Building Department

Commuting Patterns

The majority of Tooele County's working age population commute for employment. Each workday more than 18,000 County residents leave the county for work in Salt Lake, Utah, Davis, Weber Counties. Tooele County has an out-commuting ratio of 3.11 which means a little over 3 residents leave Tooele County for employment each day, while one resident lives and works in Tooele County. The mean travel time of residents of Tooele City is 28.4 minutes which does not deter new home buyers from selecting Tooele City. (Source: U.S. Census ACS 2016)

New Housing Construction

Apartment communities (rent assisted and market rate) show a very low vacancy rate at or below four percent. Rent assisted communities are full with waiting lists and the four large market rate projects in the City have very low vacancy rates. Rents in Tooele have also increased. Two of the newest apartment communities report rents for 3 bedroom units at \$950 to \$1300 per month and the communities are 99% occupied. (Source: Tooele County affordable housing needs assessment - 2018)

Housing market indicators point to a housing shortage in Tooele City with increasing prices for both homeownership and renters and very low vacancy rates. Currently, most major housing market in Utah face similar conditions. Housing demand is outpacing the supply of new homes and apartments.

Tooele City residential construction for the last 5 years has been relatively slow compared to the housing market in the Wasatch Front counties that have recovered from the 2007 construction recession. Few new single-family housing subdivisions were completed in Tooele City between 2006 and 2016 and, as a result of this lack of new building lot inventory, Tooele City may experience a slowdown in single-family home construction in 2018.

Community Sentiment

Community sentiment towards growth was noted during public hearings for the adoption of the City General Plan with the Land Use element in December 16, 1998. The public was not in favor of large high density housing projects and expressed concerns about traffic, noise and higher taxes. The consensus of the hearings was for a balanced mix of housing styles which would permit residents to select from single family homes, condominiums, townhomes, apartments, mobile homes, and senior housing. The lot sizes would range from 1 and 5 acre lots for larger homes, 10,000 to 14,000 square foot lots for large to moderate sized homes and 7,000 to 8,000 square foot lots for moderate to small homes. The mix would be predominately single family homes.

Procedures and Definitions

City Staff utilized the Utah Affordable Housing Forecast Tool (UAHFT) to analyze housing needs in the community, based upon the affordability of the existing housing stock. The UAHFT is a housing needs model that projects housing demand based upon current trends of housing affordability and projected population increases. Data for the model was obtained through the US Census, the US Department of Housing and Urban Development, the Utah State Governor's Office of Planning and Budget (GOPB) and other sources. Findings for the models are summarized throughout this study.

The following terms are commonly used throughout this document:

- **Affordable Housing:** Housing for which the occupant is paying no more than 30 percent of his or her income for gross housing cost, including utilities.
- **Area Median Income (AMI):** the Area Median Income is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for the purposes of determining the eligibility of applicants for certain federal housing programs.
- **American Community Survey (ACS):** the American Community Survey is an ongoing survey by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, such as ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. Sent to approximately 295,000 addresses monthly, it is the largest household survey that the Census Bureau administers.
- **Utah Affordable Housing Forecast Tool (UAHFT)** is a housing needs model that projects housing needs based upon current trends of housing affordability and projected population increases.
- **Low to Moderate Income Households (LMI):** Low to Moderate Income Households refer to Households whose income does not exceed 115 percent of the median income for the area when adjusted for family size.
- **U.S. Department of Housing and Urban Development (HUD):** HUD is a cabinet department in the Executive branch of the United States federal government. HUD's Comprehensive Housing Affordability Strategy (CHAS) also makes available, projections of needs for affordable housing for the three moderate income target groups.
- **Cost burdened households:** Households spending more than 30 percent of their income for housing cost are considered to be cost burdened.

Population

Current Demographics

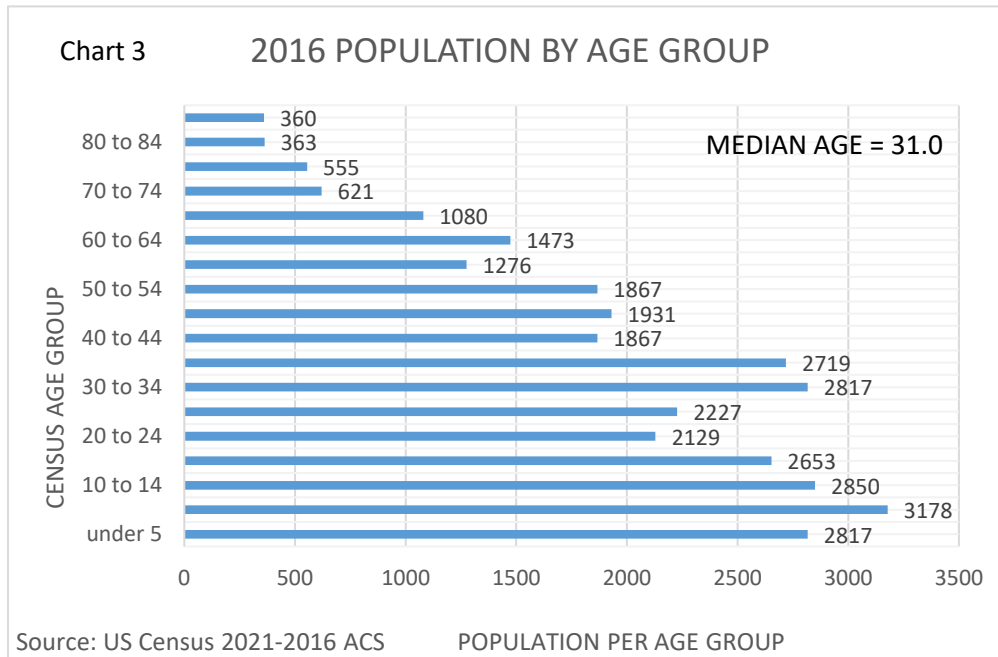


Chart 3 shows Tooele City as having a median age of 31 years. The chart also shows that the young adult age group (20 to 29 years) drops which is probably a result of young adults leaving home for college and additional job opportunities in adjacent counties. The adult age group of 30 years and older reflects a significant number of families returning to or

migrating to Tooele City from the Wasatch Front counties. A survey of new residents signing up for City utilities, shows most new families have moved to Tooele City because of Tooele City’s more affordable housing .

The US Census numbers show Tooele City Population increasing from the 2010 Census population of 31,605 to 32,783 in 2016 with a growth rate of 3.6%. In the same period, Tooele City issued building permits for 380 single family homes and 132 apartment units. The demographics of the 2016 Census estimates demonstrates that family migration (30 to 40 years old) to Tooele City is still occurring (Chart 3).

Households within Targeted Income Groups

An effective indicator of the need for affordable housing is the number of households experiencing housing cost burdens. This data is provided by HUD’s Comprehensive Housing Affordability Strategy (CHAS). If a household is paying more than 30 percent of their income for housing and utilities, that household has a “housing cost burden.” If a household is paying more than 50 percent of their income for housing, that household has a “severe housing cost burden.”

Table 1

HUD CHAS 2015 HOME OWNER - RENTERS COST BURDEN 30% AND 50% TOOELE CITY			
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	505	460	640
Household Income >30% to <=50% HAMFI	305	55	475
Household Income >50% to <=80% HAMFI	240	0	550
Household Income >80% to <=100% HAMFI	0	0	240
Household Income >100% HAMFI	0	0	680
Total	1050	515	2585
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	195	130	245
Household Income >30% to <=50% HAMFI	325	155	620
Household Income >50% to <=80% HAMFI	690	95	1670
Household Income >80% to <=100% HAMFI	190	0	1145
Household Income >100% HAMFI	130	0	4030
Total	1530	380	7705
HUD CHAS 2015			

Table 2 shows the HUD CHAS Owners & Renter Data for Tooele City. CHAS estimates there are 2585 renters and 7705 owners. About 20 percent of homeowners have a housing cost burden of at least 30 Percent. The share of homeowners facing severe housing cost burdens drops to about 5 percent for 50% of income.

Table 2

Homeowners with Cost Burdens in Tooele City, 2015				
	Owners with Cost	Percent of Owners	Owners with Cost	Percent of Owners
Total	burden >=30%	burden >=30%	burden >=50%	burden >=50%
Owners	of Income	of Income	of Income	of Income
7,705	1530	19.9%	380	4.9%
Source: HUD CHAS				
Renters with Cost Burdens in Tooele City, 2015				
	Renters with Cost	Percent of Renters	Renters with Cost	Percent of Renters
Total	Burden >=30%	Burden >=30%	Burden >=50%	Burden >=50%
Renters	of Income	of Income	of Income	of Income
2,585	1,050	40.6%	515	19.9%
Source: HUD CHAS				

In Tooele City, 40.6 percent of all renters have a cost burden of at least 30%. The share of renters with a severe housing cost burden (50% AMI or less) drops to 19.9 percent. Households that have a cost burden are not receiving any housing subsidy, (tax credit, voucher, etc.).

Table 3

Tooele City has an Area Median Income of \$56,602 in 2016 which is up from \$48,133 in 2000. Stansbury Park has an AMI of \$85,297 and Grantsville has an AMI of \$64,652. Table 3 shows the income available for median income households in Tooele City, households at 50% to 80% AMI, households at 30% to 50% AMI, and households below 30% AMI. Also shown is

Tooele City 2016		
Affordable Housing Costs by Income, Tenure, Race, and Age		
Category - \$56,602/yr	Gross Monthly Income	Affordable Housing Costs
Area Median Household Income	\$4,747	\$1,424
>50%-80% AMI	\$2,667 to \$4,266	\$800 to \$1,280
>30-50% AMI	\$1,653 to \$2,666	\$496 to \$799
0-30% AMI	\$0 To \$1,652	\$0 to \$495
Median Homeowner Household Income	\$5,352	\$1,606
Median Renter Household Income	\$2,899	\$870
White Household Median Income	\$4,904	\$1,471
Hispanic Household Median Income	\$4,561	\$1,368
Elderly Household Median Income (65+)	\$3,245	\$974
Source: U.S. Census Bureau, American Community Survey. 2012-2016.		

what a household in each income group can afford to spend on housing. For example, a household in Tooele City with income at 50% AMI to 80% AMI could afford to spend, without incurring a cost burden, \$800 to \$1,280 each month. The estimated Gross Monthly Income and Affordable Housing Costs for several race and age groups are also listed. The elderly (65+) are a special needs population with the lowest median income and having many disabilities and medical needs which makes finding affordable housing difficult. The elderly are a priority concern for Tooele City.

CURRENT HOUSING STOCK

Total Housing Units

The US Census ACS 2016, shows Tooele City as having 11,040 housing units. Of the 11,040 housing units, 8,009 are owner occupied, and 2,497 housing units are renter occupied. The remaining housing units of 534 were vacant at the time of the survey.

Table 4

Tooele City Housing Units by Tenure, 2016					
Owner Occupied Units	Renter Occupied Units	Total Vacant Units	Total Occupied Units	Percent Owner Occupied	Percent Renter Occupied
8,009	2,497	534	10,506	76.20%	23.80%

Source: U.S. Census, ACS 2012-2016

Breakdown of Housing Units demographics

Table 5

Tooele City's housing inventory is predominantly detached single-family at 8,618 units (78%). A count of attached single-family units shows only 461 units (4.2%) while 2, 3 and 4 unit housing structures account for 479 housing units (4.3%). The remaining housing units in structures of 5 units or more equal 724 units for 6.5%. Mobile homes in Mobile Home Parks account for 6.9% of the housing units.

Housing Units by Units in Structure		
	Housing Units	Percent of Total
Total Housing Units	11,040	
1, Detached	8,618	78.1%
1, Attached	461	4.2%
2	179	1.6%
3 to 4	300	2.7%
5 to 9	276	2.5%
10 to 19	169	1.5%
20 or more units	279	2.5%
mobile homes	758	6.9%

Source: U.S. Census, ACS 2012-2016

Tooele City has a relatively young housing unit inventory (Table 6). Over half or 52.5% (5801) of all housing units in the City were built in or after 1990 and are no older than 30 years old. The housing units built before 1990 but after 1950 (36%) accounting for 3971 units, are of an age where upgrades or remodeling may be necessary. The housing units built before 1950 account for 11.5% (1268) of Tooele's housing inventory and are primarily located in the older homes within the central core of the City. These homes may be more affordable than newer homes but, due to advanced age may require some investment in remodeling and renovation.

Table 6

Year Structure was Built - Tooele City		
Year Built	Housing Unit	Percent of Total
2010 or after	239	2.2%
2000 to 2009	2774	25.1%
1990 to 1999	2788	25.2%
1980 to 1989	671	6.1%
1970 to 1979	1320	12.0%
1960 to 1969	1366	12.3%
1950 to 1959	614	5.6%
1940 to 1949	581	5.3%
1939 to earlier	687	6.2%
Total Units	11,040	100.0%

Source: U.S. Census, ACS 2012-2016

Table 7

The vast majority of housing units in Tooele City have 3, 4, 5 or more bedrooms (77.6%). Two bedrooms or less housing units make up only 22.5% of Tooele City housing units. This large percentage of 3, 4 and 5 bedrooms in housing units indicates that Tooele City’s housing market is dominated by large families. The 2016 US Census ACS lists the average family as 3.63 people and the average household as 3.09 people and both exceed the national average.

Number of Bedrooms in Housing Unit		
Housing Units with	Housing Units	Percent of Total
No Bedrooms	61	0.6%
1 bedroom	418	3.8%
2 Bedrooms	2,000	18.1%
3 Bedrooms	3,827	34.7%
4 Bedrooms	2,987	27.1%
5 or more Bedrooms	1,747	15.8%

Source: U.S. Census, ACS 2012-2016

Housing Units with Housing Problems, 2016	
Housing Problems	
Overcrowding	11
Lack kitchen, plumbing	0

Source: U.S. Census, ACS 2012-2016

Table 8

Overcrowding was the only housing problem noted by the ACS 2016. HUD CHAS considers more than one person per room as overcrowding.

Affordability of Existing Housing Stock

Home sales data indicates that Tooele city has a high level of affordable housing. Affordability is measured by comparing various income levels and the percentage of new units each income level can afford. In order to qualify as equally affordable, at least 50% of homes sold in a city should be affordable to the median income

level. If more than 50% of new housing units sold in the city are at or above the median income level the City has an affordable housing market. The greater the percentage, the greater the affordability. If 50% of housing units sold are below median income level the City no longer has an affordable housing market.

Median Sales Price of Single Family Homes

Table 9

Median Sales Price of Single-Family Homes in Tooele City			
2000	\$119,900	2010	\$150,000
2001	\$117,460	2011	\$125,000
2002	\$115,000	2012	\$131,000
2004	\$117,900	2013	\$143,000
2005	\$129,900	2014	\$157,500
2006	\$152,500	2015	\$172,500
2007	\$180,000	2016	\$189,500
2008	\$175,000	2017	\$210,000
2009	\$159,900	AAGR	2.90%

AAGR = average annual growth rate.
Source: UtahRealtor.Com

Housing prices in Tooele City are very affordable compared to prices in neighboring Wasatch Front counties. The City median sales price in 2017 was \$210,000. In Salt Lake County the median sales price of a single family home in 2017 was \$325,000, 55 percent higher.

Median Sales Price of a Condominium and Townhomes

Table 10

In the previous 6 years Tooele City has experienced sales price increases for single-family Homes from \$125,000 to \$210,000 in 2017. Condominiums sales price increases have also jumped from \$81,750 to \$152,000 in 2017. A 68 percent price increase in single-family homes and 86 percent price increase for Condominiums and Townhomes.

Tooele City			
Median Sales Price of Condominiums and Townhomes			
2000	\$115,463	2010	\$112,200
2001	\$91,900	2011	\$81,750
2002	\$91,995	2012	\$90,950
2004	\$84,850	2013	\$109,900
2005	\$85,950	2014	\$109,000
2006	\$101,000	2015	\$120,000
2007	\$119,900	2016	\$132,000
2008	\$136,400	2017	\$152,000
2009	\$125,000	AAGR	1.60%

AAGR = average annual growth rate.
Source: UtahRealtor.Com

CURRENT AFFORDABLE HOUSING AVAILABLE AND NEED

Table 3 lists the Gross Monthly Income and Affordable Housing Costs for the three targeted income groups. For a household earning \$28,301 (50% AMI), may afford housing costs of \$799 per month but housing costs greater than the \$799 per month would become a cost burden. Table 3 also shows the Gross Monthly Income and Affordable Housing Costs for Median Homeowners Household Income, median renter Household Income, white households Median Income, Hispanic Household Median Income, Elderly Household Median Income (65+). This table follows the recommended template for needs assessment from the Utah State Division of Community Housing.

Table 3

Tooele City 2016		
Affordable Housing Costs by Income, Tenure, Race, and Age		
Category - \$56,602/yr	Gross Monthly Income	Affordable Housing Costs
Area Median Household Income	\$4,747	\$1,424
>50%-80% AMI	\$2,667 to \$4,266	\$800 to \$1,280
>30-50% AMI	\$1,653 to \$2,666	\$496 to \$799
0-30% AMI	\$0 To \$1,652	\$0 to \$495
Median Homeowner Household Income	\$5,352	\$1,606
Median Renter Household Income	\$2,899	\$870
White Household Median Income	\$4,904	\$1,471
Hispanic Household Median Income	\$4,561	\$1,368
Elderly Household Median Income (65+)	\$3,245	\$974

Source: U.S. Census Bureau, American Community Survey. 2012-2016.

Table 11

	Owners and Renters by number w/Cost Burdens					Total
	<=30% AMI	<30% AMI to <=50% AMI	<50% AMI to <=80% AMI	<80% AMI to <=100% AMI	>100% AMI	
Owners by Income	245	620	1,670	1,145	4,030	7,705
30% Cost Burden of Owners	195	325	690	190	130	1,530
50% Cost Burden of Owners	130	155	95	0	0	380
Renters by Income	640	475	550	240	680	2,585
30% Cost Burden of Renters	505	305	240	0	0	1,050
50% Cost Burden of Renters	460	55	0	0	0	515

Source: HUD CHAS

Table 11 shows the number of households in the five target groups. HUD CHAS indicates there are 7,705 owners and 2,585 renters in Tooele City. Renter households face cost burdens also. Tables 3 and 11 lists the income levels and number of renters in the five income target groups. By HUD CHAS numbers (Table 12), Tooele City needs an additional 325 affordable owner housing units.

Tooele City has 445 subsidized rental units (see table 11) but by HUD CHAS number, Tooele City needs 965 affordable rental units which leads to a need of 520 additional affordable rental units.

Table 13

Percent of Homes Sold in Tooele City Affordable to Households at Area Median Income			
	Total Homes Sold	Affordable Homes	Percentage of Homes Sold Affordable
2012	424	414	97.6%
2013	501	491	98.0%
2014	549	519	94.0%
2015	660	632	95.8%
2016	771	740	96.2%

Source: Utah RealEstate.com

Percent of Condos Sold in Tooele City Affordable to Households at Area Median Income			
	Total Condos Sold	Affordable Condos	Percentage of Condos Sold Affordable
2012	24	24	100.0%
2013	29	29	100.0%
2014	38	38	100.0%
2015	41	41	100.0%
2016	54	54	100.0%

Source: Utah RealEstate.com

The following tables 13-16 show the availability of existing housing stock for targeted income groups for single family and condominiums or townhomes for the years 2012 to 2016.

At the Area Median Income group level, \$56,602, affordable home sales dropped from 97% in 2012 to 96.2% in 2016. Condominiums and townhomes sales at the Area Median Income level were at 100% for all 5 years.

Over 740 single family homes were affordable out of 771 sales (96.2%). This makes Tooele City very affordable at this AMI group level in 2016.

No additional housing units are required for this income level.

Table 14

At the 80% Area Median Income group level, \$45,282 (Table 14), affordable home sales dropped from 97% in 2012 to 96.2% in 2016. Condominiums and townhomes sales at the 80% Area Median Income level were at 100% or near 100% for all 5 years. This makes Tooele City very affordable at the 80% AMI. This target income group still has many choices in the purchase of a home, condominium or townhome.

At the 80 percent AMI (\$45282), Single-family home sales and Condominium or Townhome sales were well over the affordable 50% sales level hurdle. No additional housing units are needed for this income level.

Percent of Homes Sold in Tooele City Affordable to Households at 80% AMI			
	Total Homes Sold	Affordable Homes	Percentage of Homes Sold Affordable
2012	424	397	93.6%
2013	501	450	89.8%
2014	549	444	80.9%
2015	660	518	78.5%
2016	771	546	70.8%

Source: Utah RealEstate.com

Percent of Condos Sold in Tooele City Affordable to Households at 80% AMI			
	Total Condos Sold	Affordable Condos	Percentage of Condos Sold Affordable
2012	24	24	100.0%
2013	29	29	100.0%
2014	38	35	92.1%
2015	41	40	97.6%
2016	54	54	100.0%

Source: Utah RealEstate.com

Percent of Homes Sold in Tooele City Affordable to Households at 50% AMI			
	Total Homes Sold	Affordable Homes	Percentage of Homes Sold Affordable
2012	424	134	31.6%
2013	501	96	19.2%
2014	549	79	14.4%
2015	660	52	7.9%
2016	771	37	4.8%

Source: Utah RealEstate.com

Percent of Condos Sold in Tooele City Affordable to Households at 50% AMI			
	Total Condos Sold	Affordable Homes	Percentage of Homes Sold Affordable
2012	24	17	70.8%
2013	29	14	48.3%
2014	38	5	13.2%
2015	41	16	39.0%
2016	54	10	18.5%

Source: Utah RealEstate.com

Table 15

At the 50% Area Median Income group level, \$28,301 (Table 15), homes sales that were affordable dropped from 31.6% in 2012 to 4.8% in 2016.

Condominiums and townhomes sales at the 50% Area Median Income level dropped from 70.8% to 18.5% in 2016. This makes Tooele City less affordable and this target group has limited choices in home or condominium purchases. Per HUD CHAS, Tooele City, with only 37 affordable homes and 10 affordable condos, needs 48 additional affordable homes or condos at the 50% AMI level.

Percent of Homes Sold in Tooele City Affordable to Households at 30% AMI			
	Total Homes Sold	Affordable Homes	Percentage of Homes Sold Affordable
2012	424	17	4.0%
2013	501	5	1.0%
2014	549	3	0.5%
2015	660	6	0.9%
2016	771	1	0.1%

Source: Utah RealEstate.com

Percent of Condos Sold in Tooele City Affordable to Households at 30% AMI			
	Total Condos Sold	Affordable Condos	Percentage of Homes Sold Affordable
2012	24	2	8.3%
2013	29	0	0.0%
2014	38	0	0.0%
2015	41	0	0.0%
2016	54	0	0.0%

Source: Utah RealEstate.com

Table 16

At the 30% Area Median Income group level, \$16,980 (Table 16), homes sales that were affordable dropped from 4.0% in 2012 to 0.1% in 2016. Condominiums and townhomes sales at the 30% Area Median Income level dropped from 8.3% to 0% in the same 5 year period. At the 30% AMI level, home purchase options are extremely limited and condominium or townhome purchases may be unavailable. Tooele City is not affordable at the 30% Area Median Income level.

Per HUD CHAS, Tooele City needs an additional 324 affordable housing units at the 30% AMI level.

Rental rates have increased as the median sales prices have gone up. The US Census ACS 2016 shows a median rent of \$759. From a recent survey of rental rates on Zillow.com for rentals, there were only 12 homes or apartments available for rent at rates of \$700 to \$1500 per month. The newer apartments and homes are renting well above the median rate. In the 2016 rental housing market, affordable rental units are limited or not available in the newer apartment communities.

Ethnic and Racial Minority Populations

Tooele City’s population is 82% white (not Hispanic). Minorities, which includes Hispanics, comprise 18% of the total City Population. The Hispanic population is 12.9% of the City’s population and American Indian being reported for 1.4% of the City population.

Table 17

Tooele City		
Percent Share of City Population by Race		
	Number	Percent
Total	32,783	100%
White	26,919	82.10%
Hispanic	4235	12.90%
American Indian	462	1.40%
Asian	160	0.49%
Pacific Islands	82	0.25%
Black	278	0.85%
Other Race	72	0.22%
2 or more Races	575	1.75%

Source: US Census ACS 2016

Racial and ethnic minority status is correlated with poverty level. In Tooele City, 8.1% of the entire population is reported to be below the poverty level which would indicate that approximately 2,656 residents are living at or below the poverty income level set by the U.S. Census. The poverty percentage for Tooele County is 7.2% and for the entire State is 11.7%.

Poverty rates by race are identified in table 16. Because of this correlation, any deficiencies in available low and moderate-income housing units, disproportionately impacts minority populations. Of the minority population, 15% are below the poverty level.

Table 18

Tooele City			
Poverty by Race in Tooele City			
Race	Number in Poverty	Percent of Race in Poverty	US Census Table
All Races = 8.1%			
White only	1,910	7.2%	B17001H
Hispanic	467	11.2%	B17001I
American Indian	61	12.8%	B17001C
Asian	0	0.0%	B17001D
Pacific Islands	0	0.0%	B17001E
Black	21	7.8%	B17001B
Other Race	241	15.2%	B17001F
2 or more Races	91	10.1%	B17001G

Source: US Census ACS 2016

SPECIAL NEEDS POPULATION

Tooele City understands that it is important to address affordable housing for those with special needs. People with special needs may include vulnerable populations such as senior citizens, people with disabilities, the homeless or those otherwise in need of specialized or supportive housing.

DISABILITY

Table 19

Tooele City Residents with Disabilities				
Disability	Age Group	Total Pop.	Pop. w/disability	% of Total
hearing disability	Under 5	2828	0	0.00%
	5 to 17	7753	11	0.10%
	19 to 64	19008	468	2.50%
	65 - plus	2898	581	20.00%
vision disability	Under 5	2828	0	0.00%
	5 to 17	7753	37	0.30%
	19 to 64	19008	304	1.60%
	65 - plus	2898	1854	6.40%
cognitive disability	under 18	10581	560	7.20%
	19 to 64	19008	877	4.60%
	65 - plus	2898	143	4.90%
ambulatory disability	under 18	10581	90	0.20%
	19 to 64	19008	1257	6.60%
	65 - plus	2898	817	28.20%
self-care disability	under 18	10581	142	1.80%
	19 to 64	19008	367	1.90%
	65 - plus	2898	268	9.20%
independent living	19 to 64	19008	729	3.80%
	65 - plus	2898	525	18.1%

People with disabilities under the age of 65 comprise approximately 9.0% of the City population or 2,930 people. It is estimated that 36.6% of all Americans 65 or older have some form of disability. According to the ACS approximately 1,178 individuals, or 40.6% of Tooele City residents over age 65 have a disability. People with disabilities often face financial and social difficulties that make it difficult to obtain housing. Programs that are geared toward helping people with disabilities obtain housing include: low rent and public housing voucher programs, assistance through centers of independence, employment and training resources.

The median income of an individual with a disability is usually considerably less than persons without a disability. According to the ACS, median income for disabled residents over 16 years of age, is 32.5% less than City residents without a disability of the same age. This would translate to a disabled single householder having a median income of \$38,206 which would require using a larger share of their income for housing.

Seniors-Elderly

About 9.0 percent of Tooele City population is 65 and older as of the 2016 ACS. The share of the city's population that is 65 or older is expected to remain approximately the same. As the City population ages, more families will elect to move their elderly family members to Tooele City to be near them. Some elderly residents may not be able to remain in their homes or may choose to relocate to a dwelling type that better suits their preferences and needs. The Tooele City Council recognizes the need to evaluate the housing options available to seniors wishing to remain in or move to the community.

Homeless

According to the 2016 annualized Point in Time count, roughly 0.1% of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Tooele City, which is approximately 32. Tooele County Housing authority has programs in place as noted in the Tooele County Moderate Housing Study which address this need.

Veterans

Based on the 2016 ACS, veterans account for approximately 7.6 percent of Tooele City's population, or 2,507 people. Men make up 92% of those veterans and women 8%. There are 811 veterans that are 65 years or older age, or 32.3 percent of the Tooele City veteran population. Also, 749 veterans in Tooele city were reported as having some form of disability, which amounts to 18.2 percent of the city's disabled population being veterans. Of the 1423 working age veterans (18 to 65 years old), 43% or 1084 were unemployed. There were 100 veterans reported to be living below the poverty level by the 2016 ACS. The median income of a veteran in Tooele City was reported to be \$50,533 which is 10.7 percent lower than the City as a whole. This suggests that a single income household with a veteran is less likely to afford the median housing unit in the city. Given these estimates, the City should work with the Utah Department of Workforces Services to consider strategies to lower the unemployment rate among working-aged veterans.

Victims of Domestic Violence

Victims of domestic violence receive shelter at Pathways Domestic Violence Shelter operated by Valley Behavioral Health. The facility has 16 beds and operates at high levels of occupancy. The program provides shelter for victims of domestic violence for 30 days before the individual(s) is released. In 2017 the facility served 536 individuals, 342 were residents of Tooele County. A high need, as expressed by director Elizabeth Albertson, is for transitional housing. Many of their clients do not have housing and are left to choose between homelessness or doubling up with friends/family. Pathways Domestic Violence Shelter has applied for a U.S. Department of Justice grant that would help fund and develop a 5-unit transitional housing facility. Under the terms of the grant the transitional housing would be for 6 months to 24 months. Transitional housing for this population is a high priority.

Fair Housing Status

HUD measures Fair Housing Status by the number of housing discrimination complaints in a jurisdiction. Fair Housing complaints are very low for Tooele County. Since 1994, 24 complaints have been filed. Five complaints were filed in 2012 which was the highest year. Only 3 complaints were filed in 2017. Considering the county has about 4,300 rental units, filed complaints are an extremely low percentage of the renter population. (Source: Tooele County Affordable Needs Assessment)

Availability of a Variety of Housing Sizes

Tooele City’s housing inventory is predominately single family with 3 and 4 bedrooms (61.8%). There are only 2,479 housing units (22.5%) with 2 bedroom or less within Tooele City. New homes are required by zoning to be at least 1,100 square feet which again leads to a 3 bedroom home. A majority of the homes in Tooele City have basements which have been or can be finished for additional bedrooms as the need arises.

Analysis of Special Needs Housing

There is a significant population of seniors and people with disabilities in Tooele City, currently there is a deficiency of housing specifically designed for this segment of the population in Tooele City. There are 16 low income tax credit and subsidized rental communities in Tooele County. Of the 16, 11 are located in Tooele City (Table 18) and contain 445 housing units (60.7%). The other rental communities consist of 287 units (39.3%) and are located in Grantsville, Stansbury Park and Wendover. Tooele City needs more special needs housing since all available housing units are occupied and there is a waiting list for available rental units. As the city grows, the need for specialized housing will likely continue to increase and the city should evaluate and monitor current zoning regulations to assure that there are minimal regulatory barriers to constructing this type of housing. Subsidized housing and special needs rental housing is managed by Utah Housing Corp and Tooele County Housing Authority.

Table 20

Low Income Tax Credit and Subsidized Rental Communities In Tooele City				
Apartment Community	Address	subsidy	Units	
Somerset Gardens (Senior)	143 North 400 West	RD Senior	28	
Oquirrh View Apartments (Senior)	552 North 270 East	RD Senior	16	
Canyon Cove Senior Housing (Senior)	178 East Vine St	HUD Senior	21	
Remington Park Retirement (Senior)	495 W Utah Avenue	RD Senior	72	
Lake View Apartments	742 N 100 East	Tax Credit	76	
Valley Meadows	582 N Shay Lane	Tax Credit	40	
Tooele Crown	Scattered Sites	Tax Credit	11	
Tooele Gateway Apartments	232 W Fenwick Lane	Tax Credit	130	
Westwood Mesa	780 West 770 South	Tax Credit	22	
Landmark Apartments	350 West 400 North	HUD Senior	24	
Five-Plex		Public Housing	5	
		Total	445	
Source: Utah Housing Corp & Tooele County Housing Authority				

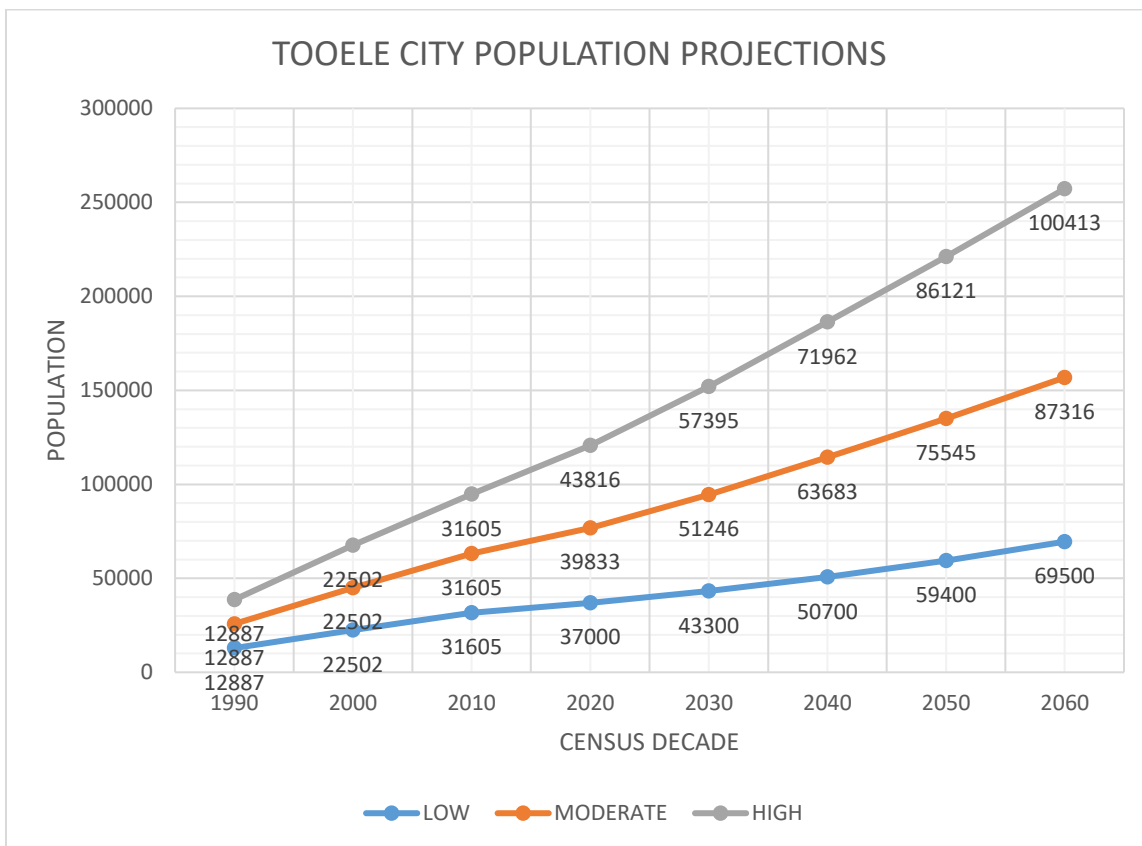
TCHA and Utah Housing Corp administer many affordable housing assistance programs as well as the many Tax Credit and subsidized rental communities. There is a home repair program, weatherization program, down payment assistance program, Security deposit assistance program, rent to own program and Section 8 rental assistance program. Not all programs are funded at any one time but the Housing Authority is constantly seeking grants and additional funding to continue the programs. TCHA is also seeking funding to construct a new housing community for low income households which it will manage because many private landlords have stop participating in the assisted rental program.

Population Projections

High, Medium and Low Population Projections

The population projection used for this study (Moderate Projection) is from the Governor’s Office of Budget and Planning with growth rates of between 16% and 29% each decade. A high and low population projection was also calculated based upon the GOBP projection. The GOBP projection is used because it tends to follow the recent growth rates. Chart 4 shows the three population projections. The high projection predicts Tooele City population to reach about 100,000 people by 2060. Assuming all growth factors such as expanded sanitary sewer facilities, expanded culinary water facilities, expanded transportation system to Salt Lake County, expanded city services and continued good economic growth continue, the moderate population projection is obtainable.

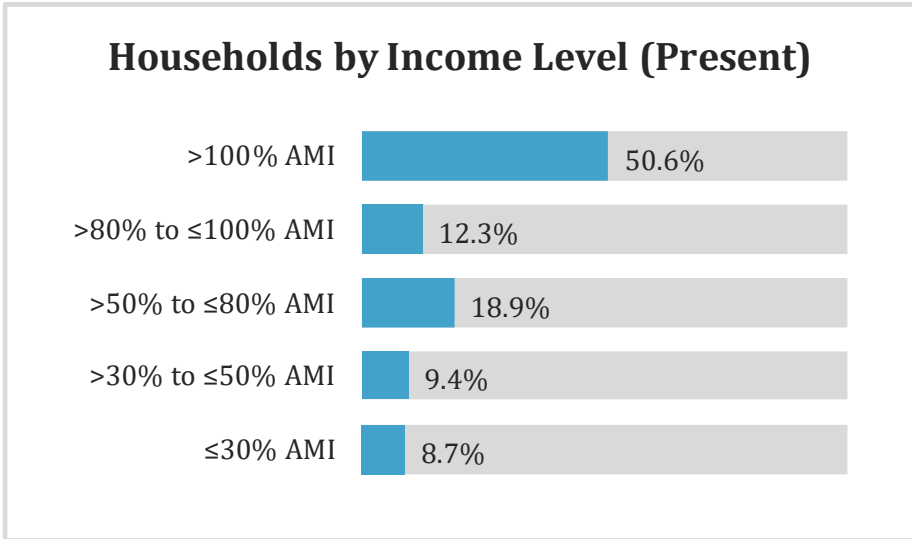
Chart 4



Estimated percentages of Targeted Income groups and Special Needs Groups

The UAHFT tool, using the moderate growth projection, shows the percent share of the City 2016 population in relationship to the AMI (\$56,605). 50.6% of the City’s population has an income at or above the Area Median Income in 2016 (Chart 5). Using the same percentage of the City population in the targeted income groups for the 5 and 10 year projections as is currently estimated by the ACS, see Chart 5. From the US Census ACS, shows 9% of Tooele’s Population is disabled, 9% are seniors, .01% are homeless (2016 annualized Point in Time), 7.6% are veteran, and approximately .005% are victims of domestic violence (342 county residents served in 2017).

Chart 5



Forecast of Affordable Housing Need

Comparing Population Projections with Expected Housing Construction

The housing construction industry in Tooele City in 2016 is still recovering from the economic recession of 2007-2011. New subdivisions are in the planning stages and builders have reported having problems finding building lots and scheduling subcontractors. In 2016, residential contractors are still trying to keep up with the expanding demand in the Tooele City market and have had to delay construction projects because of the above mentioned problems.

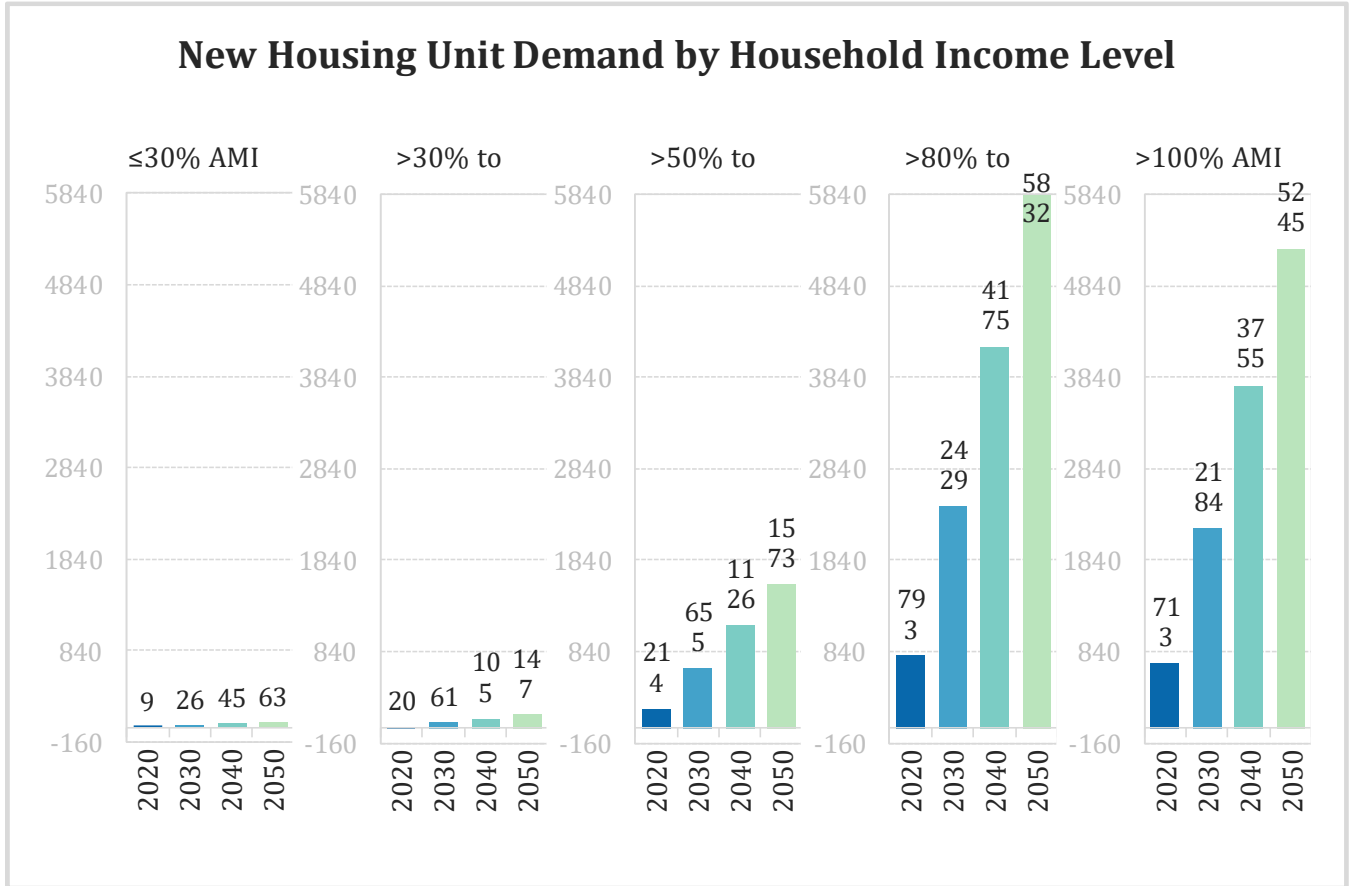
*= actual	2010	2016	2020	2025
Population for	*31,605	32,783	39,833	45,539
Projected number new housing units		*512	2,350	1,902
Projected ramp up of residential construction			600	1,250

Estimated Number of New Housing Units Needed

Income group	2020 New Housing Unit Demand	2025 New Housing Unit Demand
≤30% AMI	9	10
>30% to >50% AMI	26	31
>50% to >80% AMI	45	53
>80% to >100% AMI	63	74
Seniors	193	171
Disabled	193	171
Homeless	23	19
Veterans	178	144
Domestic Violence	12	10

Chart 6 is generated by the UAHFT tool for the 2020 through 2050 population projections for each of the 5 targeted income groups. The 2025 projections would be calculated as half of the 2030 number. The numbers are put into a simple table above. Again the special needs groups may overlap.

Chart 6



Regulatory Environment

Current Zoning and Affordable Housing

Current Tooele City does not have an ordinance specific to affordable housing. There are no fee or permit waivers or density bonuses for affordable housing. Although there are no proactive policies promoting affordable housing, ordinances or policies that prohibit affordable housing do not exist in the City’s code. Manufactured housing is permitted, high density multi-family housing is permitted, and minimum lot sizes for single-family homes are between 7,000 and 8,000 square feet, which helps with affordable housing.

The only City ordinance that may be a barrier to affordable housing or Fair Housing, is the single-family, multi-family residential standards. (Title 7, Chapters 11a & 11b) These ordinances establish minimum standards for covered parking, square footage, minimum masonry percentage and minimum architectural features such as front porches, decorative windows, articulated roof lines and articulated building elevations and others which can increase the cost of a housing unit.

Table 21

ZONING DISTRICT	TOTAL ACREAGE	USED ACRES	PERCENT OF TOTAL	VACANT ACRES	PERCENT OF TOTAL
BISON RIDGE PUD	55.29	0	0.00%	55.29	100.00%
COPPER CANYON PUD	128.74	57.1	44.40%	71.64	55.60%
GLENEAGLES PUD	17.71	6.53	37.00%	11.18	63.10%
General Commercial	988.87	171.71	17.40%	817.16	82.60%
High Density Residential	170.12	82.2	48.30%	87.92	51.70%
Industrial (heavy)	802.26	210.25	26.20%	592.009	73.80%
Light Industrial	385.93	180.94	46.90%	204.99	53.10%
Medium Density Residential	94.74	90.49	95.50%	4.25	4.50%
Mixed Use-160 acres	320.11	34.23	10.70%	285.88	89.30%
Mix Use-Broadway	22.16	18.75	84.60%	3.413	15.40%
Mixed Use-General	101.73	88.169	86.70%	13.563	13.30%
Neighbor Commercial	254.6	2.388	0.90%	252.216	99.10%
Open Space	2,196.33	109.26	5.00%	2087.07	95.00%
OVERLAKE HWY COM	16.45	14.4	87.50%	2.05	12.50%
OVERLAKE MULTI-FAMILY	15	15	100.00%	0	0.00%
OVERLAKE SINGLE FAMILY	149.39	149.39	100.00%	0	0.00%
Peterson Industrial Depo PL	273.63	267.56	97.80%	6.073	2.20%
R1-10	160.06	149.84	93.60%	10.22	6.40%
R1-12	160.58	113.231	70.50%	47.35	29.50%
R1-14	80.37	44.2	55.00%	36.17	45.00%
R1-7	3,726.67	1499	40.20%	2227.665	59.80%
R1-8	306.64	267.119	87.10%	39.52	12.90%
Research and Development	842.1	0	0.00%	842.102	100.00%
Rural Residential – 1 acre	685.81	288.363	42.00%	397.442	58.00%
Rural Residential – 5 acres	827.39	24.38	2.90%	803.01	97.10%
UNKNOWN	54.28	0	0.00%	54.28	100.00%
	12,836.97	3,884.49	30.50%	8,920.69	69.50%
Source: Tooele City Planning and Zoning					

Tooele City has annexed vast areas of vacant property in the last 30 years. A total of 20 square miles (Table 19) is zoned for development (not counting roads). Only 6.1 square miles (30.5%) is developed. The potential for future growth is high. The zone most suitable to affordable housing is the HDR High Density Residential zone (16 units per acre) with 89.92 available acres. Also the MDR zone, 4.25 available acres (8 units per acre) is suitable for affordable housing. The R1-7 zone, 2227.66 available acres (5 units per acre) and the R1-8 zone, 39.52 available acres (4.5 units per acre) are the most suitable zones for affordable single-family homes.

Plans to Meet the Affordable Housing Need

Existing Development for Affordable Housing

With housing values declining after the 1999 peak, several approved Tooele City condominium and townhome projects completed their infrastructure but ceased constructing housing units. Builders claimed they could not construct Townhomes or Condominiums that would be substantially more affordable than single-family homes and so sales ground to a halt. With today’s median home sales price at over \$210,000, Townhomes and Condominiums should now fill the price range under single-family housing. There are 221 condominium or Townhome units platted with site work completed (Table 22) where the residential buildings were never completed in Tooele City. These types of housing units tend to be more affordable.

Table 22

Tooele City unfinished Condominium and Townhome Projects					
Project Name			Total Units	Remaining Units	Project Start Year
West Point Meadows Condominium Amd			64	43	1997
Crescent Court Condominiums Amd			199	133	2001
Comiskey Park Garden Home Condos			88	8	2000
Gleneagles PUD			54	37	2001
Total			405	221	

Source: Tooele City Planning Dept.

Existing Zoning that Typically allows Affordable Housing

Table 23

Current Zoning which Facilitates Affordable Housing				
Zoning	Density Per Acre	Vacant Acres	Projected lots/units	Projected Populations
R1-7	5	2227.0	11,135	33,405
R1-8	4.5	39.5	177	533
Copper Canyon PUD	5	55.3	276	829
Gleneagles PUD	16	2.6	41	123
Crescent Ct Condos	16	7.9	133	399
West Point Meadow Condos	16	2.4	37	111
Medium Density Residential	8	4.3	19	58
High Density Residential	16	87.9	1,400	4,200
Source: Tooele City Planning Department		2426.9	13,218	39,658

Without rezoning more acreage in the future, Tooele City could grow by 13,218 affordable housing units and reach a population of 72,441. Acres set aside for parks, schools, and roads would need to be deducted. Future annexations could offset the deducted acreages. With the thousands of acres of land

surrounding the City, Tooele will continue to annex and grow as City services are increasingly necessary for the expected population growth in Utah.

Existing and Future Mobile Home Parks

Tooele City has 639 mobile home spaces in the existing eight mobile home parks. Mobile homes within a mobile home park can be an affordable housing option. Building pad rents and utilities must be calculated in order to determine the affordability of the housing unit. Tooele City does have an ordinance that would permit new mobile home parks if the need of such housing units was demonstrated to create a balance of housing units and the location satisfied proximity to major roads and commercial centers.

Strategy to meet Current and Forecasted Affordable Housing Needs

Zoning and Annexations

Tooele City does not regularly change zoning on its own, however, the General Plan Land Use Element recommends a balanced and diverse mix of residential housing units and lot sizes and each rezone request should comply with the requirements of the City's Land Use Element.

Tooele City has recently approved several rezones of undeveloped land to R-10 and R1-14 and one rezone for high density residential uses that provides more options in lot size and residential housing unit styles such as apartments, condominiums and town houses.

Tooele City will consider future annexation petitions and has approved one residential annexation as recently as 2015.

Tooele City's current Zoning Map provides sufficient zoning districts to meet the city's affordable housing needs through 2050. More than 2,400 acres of zoning that allows for affordable housing possibilities exists within City boundaries. All zoning change requests are reviewed individually, case by case, as they are submitted.

Tooele City has an in-fill overlay zoning district that provides incentives for residential construction in the older central City area. The incentives include smaller setbacks, reduction of water rights requirements, reduced lot frontage requirements, and increased total lot coverage.

Tooele City also has an effective PUD (Planned Unit Development) ordinance that can be applied to any residential zoning district. The PUD ordinance provides flexibility in development standards such as setbacks, lot sizes, lot coverages and so forth. Flexibility in these standards can serve to reduce per-lot land costs and help to reduce the overall cost of housing within a development.

Strategies for Encouraging the Construction of Moderate Income Housing

The Goals and Strategies should be achievable by the time of the next Moderate Income Affordable Housing Plan update.

Strategy 1 – Rezone for Densities Necessary to Assure the Production of Moderate Income Housing.

Tooele City has recently rezoned various properties to the MR-8 Multi-Family Residential zone permitting up to eight units per acre and the MR-16 Multi-Family Residential zone permitting up to 16 units per acre. The City has also created a new multi-family residential zoning district, the MR-25

Multi-Family zone permitting up to 25 dwelling units per acre and has amended building height and setback restrictions within this zone to be more compatible to developments with this density.

Strategy 2 – Encourage higher density or moderate-income residential development near major transit investment corridors.

Tooele City is in the process of revising the General Plan. Included in this revision are the Land Use and Transportation Elements. These elements will be reviewed and locations within the City near major transportation corridors, mass transit stops, future mass transit corridors and so forth will be identified and considered for medium and higher density residential zoning districts where various housing types may be constructed.

Strategy 3 – Create or Allow for, and Reduce Regulations Related to, Accessory Dwelling Units in Residential Zones.

On August 21, 2019, the Tooele City Council approved an ordinance enacting Chapter 7-14a addressing accessory dwelling units. This ordinance permits detached, attached and interior accessory dwelling units for properties that meet certain qualifications of lot size, setbacks, parking and so forth. Having the Accessory Dwelling Unit ordinance complete, Tooele City will now begin implementing this ordinance through the building permit process.

Strategy 4 – Apply for or Partner with an Entity that Applies for State or Federal Funds or Tax Incentives to Promote the Construction of Moderate Income Housing

Work with Tooele County Housing Authority and have a City representative attend the quarterly meetings. Tooele City has the largest population in Tooele County and has the most to gain from partnering with the Housing Authority to construct more moderate income housing.

Tooele City is also working with the Utah Housing Authority, directing them to new developments where lots can be purchased and developed as moderate income housing with the assistance of subsidies and City reduction of impact fees as permitted by Tooele City Code.

Strategy 5 – Facilitate the Rehabilitation or Expansion of Infrastructure that will Encourage the Construction of Moderate-Income Housing;

Tooele City has created In-Fill Overlay Districts applicable to older portions of the City where existing housing stock is increasingly aging and in need of renovation. The In-Fill Overlay zoning district is formulated to appropriately encourage residential development and redevelopment on lots and parcels of record that may be nonconforming or surrounded by developed land in order to more efficiently utilize residential land, existing public infrastructure, and public services.

Tooele City is always seeking ways to improve the In-Fill Overlay districts to utilize or rehabilitate existing infrastructure and make development more feasible. The City is currently considering amendments to lot width and frontage requirements that would assist subdivision of existing narrow lots into lots able to be developed with smaller and more affordable homes.

Tooele City should also seek to revise the In-Fill Overlay district area’s incentives to encourage replacing or remodeling a dilapidated housing unit that may become a more affordable housing unit than new construction.

Strategy 5 – Reduce Impact Fees, as defined in Section [11-36a-102](#), Related to Low and Moderate Income Housing

Tooele City’s accessory dwelling unit ordinance provides 50% reductions in impact fees for all attached and detached units. Impact fee reductions include culinary water, sanitary sewer, public safety and parks and recreation fees. Interior accessory dwelling units are exempt from payment of any impact fees.

Tooele City’s In-Fill Overlay districts also reduce culinary water fees by 50% which serves to encourage development of smaller less expensive lots within the City. This serves to make lots more affordable in the In-Fill areas and facilitates more affordable housing.

Tooele City ordinances permit the City Council to reduce impact fees for affordable housing units and the City should plan to partner with State organizations such as the Utah Housing Authority to encourage the construction of moderate income housing.

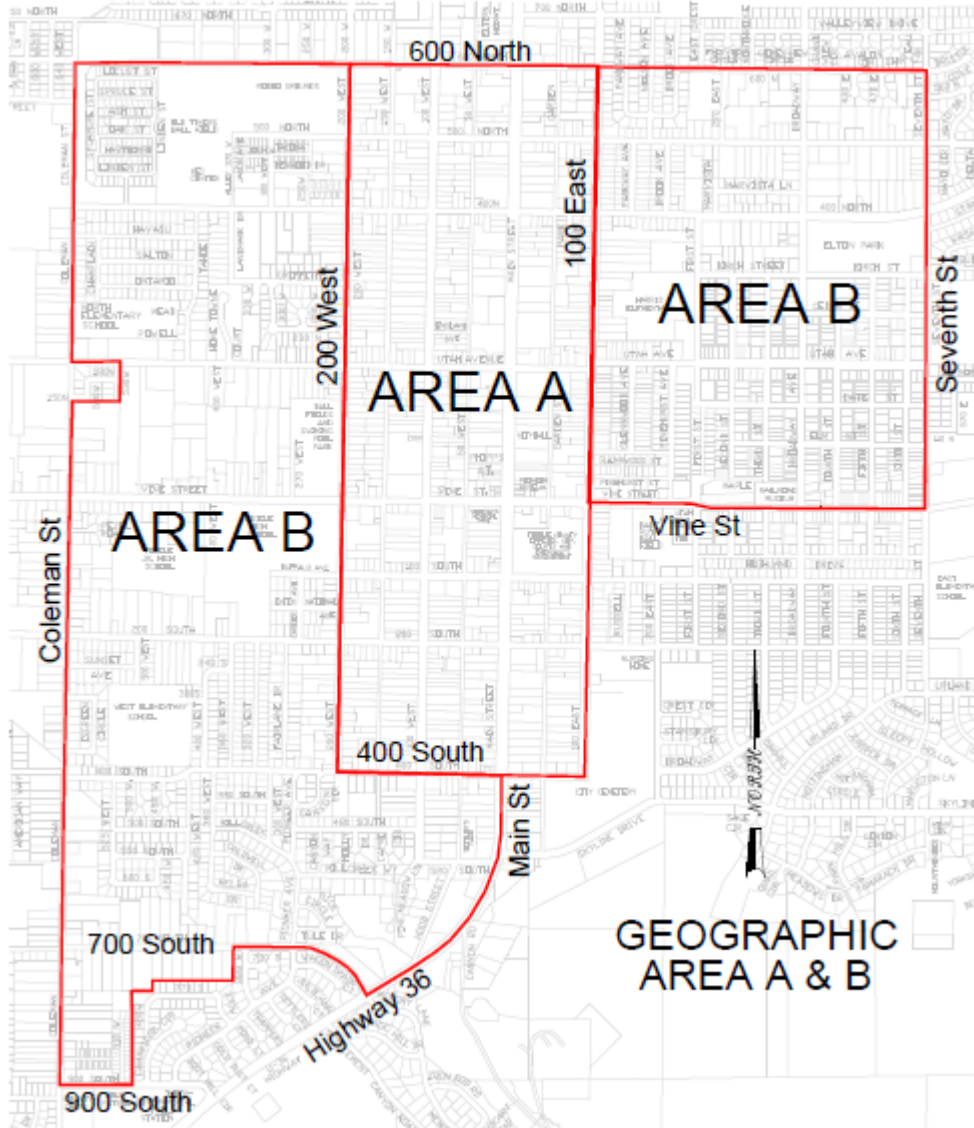
Strategy 6 – Consider General Fund Subsidies or Other Sources of Revenue to Waive Construction Related Fees that are Otherwise Generally Imposed by the City.

Tooele City Code already permits General Fund subsidies and the Tooele City Council is considering increasing these for moderate income housing. Any time impact fees are waived there is a requirement that the fee is made up for through General Fund subsidies.

Strategy 7 – Preserve Existing Moderate Income Housing

In many older areas of Tooele City there are some legally non-conforming duplexes, apartment buildings and other housing units that were constructed prior to existing zoning codes. These non-conforming units are protected by Tooele City Code Chapter 7-3; Non-Conforming Uses. This ordinance permits non-conforming buildings and land uses to persist in perpetuity as long as there is not a cessation of use greater than one year and also permits the re-construction of non-conforming buildings if destroyed by fire or other calamity. There are no plans to change or otherwise amend this ordinance and these non-conforming, potentially moderate income housing units will continue without challenge by Tooele City.

Chart 7 – Tooele City Infill Areas A and B



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EXHIBIT B

PLANNING COMMISSION MINUTES

STAFF REPORT

October 1, 2019

To: Tooele City Planning Commission
Business Date: October 9, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Moderate Income Housing Plan – General Plan Amendment and Update

Applicant: Tooele City

Request: Request for approval of an update to the Moderate Income Housing Element of the Tooele City General Plan

BACKGROUND

Tooele City is proposing an update to the Moderate Income Housing Element of the General Plan. The plan is essentially remaining unchanged in regards to housing and income statistics. Staff looked at updating many of the graphs and charts but the information available was not sufficient to warrant changing that information at this time, especially with the 2020 US Census coming next year. However, the Utah State Legislature has been busy working to ensure that cities are working to provide enough moderate income housing for Utah's Population. In the last session the Legislature passed Senate Bill 34: Affordable Housing Modifications. This new bill requires cities to do the following:

1. Encourages local communities to plan for housing for residents of all income levels and coordinate that housing with transportation access and employment centers.
2. Requires that all cities now must choose from a list of 23 moderate income housing planning strategies and implement at least three of these strategies in their moderate income housing plans.
3. Requires 82 cities to adopt a moderate income housing plan (Tooele City has already completed this requirement).
4. Requires an annual report on their moderate income housing plan implementation.
5. Changes reporting deadlines for communities that had not yet approved a moderate income housing plan.

This 2019 plan update is to ensure compliance with the new mandates set forth by SB 34, approved in the last legislative session.

ANALYSIS

General Plan and Zoning. Tooele City's General Plan contains a five year moderate income housing element. It is required by Utah State law that the moderate income housing plan is reviewed every two years to update the plan and assess the plan's implementation. New amendments passed in the previous legislative session require Cities to now update and report their plans to the Utah Department of Workforce Services on an annual basis.

Current Status of Tooele City's Moderate Income Housing Plan. After analyzing the new requirements as set forth in Senate Bill 34 Tooele City's plan is in good shape. Tooele City already complies with requirements 1, 3, 4 and 5 as described above. However, requirement #2 is new and is the focus of this moderate income housing plan update. Cities are required to choose from a laundry list of 23 planning

strategies set forth by the Legislature to help encourage the construction or maintenance of moderate income housing. The following seven items are either already being implemented or will soon begin being implemented to help encourage the construction and maintenance of moderate income housing.

1. Rezone for densities necessary to assure the production of moderate income housing.
2. Encourage higher density or moderate income residential development near major transit investment corridors.
3. Create or allow for, and reduce regulations related to, Accessory Dwelling Units in residential zones.
4. Apply for or partner with an entity that applies for State or Federal funds or tax incentives to promote the construction of moderate income housing.
5. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing.
6. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the City.
7. Reduce impact fees related to low and moderate income housing.

The attached moderate income housing plan has been amended to reflect these requirements. The amendments to the plan occur only in the table of contents at the beginning and in the “Strategies” section beginning on page 24. All other data and sections contained in the plan remain unchanged.

The attached plan presents additional detail and information as to how Tooele City is either implementing or planning to implement the seven strategies listed above. The 23 strategies as required the State Legislature have also been included in this report for the Commission’s reference.

Tooele City Staff can state with confidence that the Tooele City Moderate Income Housing plan does meet and exceed the requirements of Senate Bill 34. Also included in the staff report is a cover letter that will be sent, along with the amended plan, to the Utah Department of Workforce Services. Once approved by the City Council the amended plan will be posted on the Tooele City website for public viewing and Tooele City will have completed its State mandated obligations for 2019.

Criteria For Approval. In considering a proposed amendment to the Tooele City General Plan, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:

- (a) The effect of the proposed amendment on the character of the surrounding area;
- (b) Consistency with the General Plan Land Use Map and the goals and policies of the General Plan and its separate elements;
- (c) Consistency and compatibility with the existing uses of adjacent and nearby properties;
- (d) Consistency and compatibility with the possible future uses of adjoining and nearby properties as identified by the General Plan;
- (e) The suitability of the properties for the uses requested viz. a viz. the suitability of the properties for the uses identified by the General Plan; and
- (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Community Development Department has reviewed the requirements of Senate Bill 34, passed by the State Legislature in the previous session, and has updated the moderate income housing plan to meet the requirements of the Legislative update. Tooele city’s

Planning Staff recommends approval of the updated moderate income housing plan.

Noticing. The amendment to the Moderate Income Housing Element of the General Plan requires a public hearing and was noticed as required by City and State Codes.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to the Moderate Income Housing Element of the General Plan.

This recommendation is based upon the following findings:

1. The current moderate income housing plan estimates the existing supply of moderate income housing in the City.
2. That Tooele City currently implements or will be implementing seven of the twenty three planning strategies as outlined in section 10-9a-403-b of the Utah State Code.
3. That Tooele City exceeds the minimum requirement of three of the twenty three planning strategies as outlined in section 10-9a-403-b of the Utah State Code.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council to amend the Moderate Income Housing Element of the General Plan and adopt the draft Tooele City Moderate Income Housing Plan, 2019, based upon the findings listed in the staff report dated October 1, 2019.”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council to amend the Moderate Income Housing Element of the General Plan and adopt the draft Tooele City Moderate Income Housing Plan, 2019, based upon the following findings.”

1. List findings...

EXHIBIT A

SECTION 10-9a-403-b OF THE UTAH STATE CODE

Effective 5/14/2019

10-9a-403 General plan preparation.

- (1)
 - (a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.
 - (b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.
 - (c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.
 - (d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.
- (2)
 - (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
 - (B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
 - (ii) a transportation and traffic circulation element that:
 - (A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
 - (B) for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;
 - (C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and
 - (D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan; and
 - (iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate income housing.
 - (b) In drafting the moderate income housing element, the planning commission:
 - (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and

- (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
- (ii) for a town, may include, and for other municipalities, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;
- (iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following strategies:
 - (A) rezone for densities necessary to assure the production of moderate income housing;
 - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
 - (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;
 - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
 - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
 - (G) encourage higher density or moderate income residential development near major transit investment corridors;
 - (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
 - (I) allow for single room occupancy developments;
 - (J) implement zoning incentives for low to moderate income units in new developments;
 - (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
 - (L) preserve existing moderate income housing;
 - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;
 - (N) participate in a community land trust program for low or moderate income housing;
 - (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
 - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;
 - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
 - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
 - (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
 - (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
 - (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;

- (V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
- (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income; and
- (iv) in addition to the recommendations required under Subsection (2)(b)(iii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in Subsection (2)(b)(iii)(G) or (H).
- (c) In drafting the land use element, the planning commission shall:
 - (i) identify and consider each agriculture protection area within the municipality; and
 - (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.
- (d) In drafting the transportation and traffic circulation element, the planning commission shall:
 - (i) consider the regional transportation plan developed by its region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or
 - (ii) consider the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization.
- (3) The proposed general plan may include:
 - (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
 - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;
 - (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
 - (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation;
 - (ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
 - (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
 - (e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
 - (f) provisions addressing any of the matters listed in Subsection 10-9a-401(2) or (3); and
 - (g) any other element the municipality considers appropriate.

Amended by Chapter 327, 2019 General Session

Amended by Chapter 376, 2019 General Session

EXHIBIT B

PROPOSED MODERATE INCOME HOUSING PLAN TEXT

EXHIBIT C

**PROPOSED COVER LETTER TO THE UTAH DEPARTMENT OF WORKFORCE
SERVICES**

STAFF REPORT

October 1, 2019

To: Tooele City Planning Commission
Business Date: October 9, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Mountain Valley Townhomes – Preliminary Plan Request

Application No.: P19-201
Applicant: Matt Carter
Project Location: Approximately 750 North 100 East
Zoning: MR-16 Multi-Family Residential Zone
Acreage: 4.1 Acres (Approximately 178,596 ft²)
Request: Request for approval of a Preliminary Plan in the MR-16 Multi-Family Residential zone regarding the creation of 44 town house style residential lots and surrounding common open space parcels.

BACKGROUND

This application is a request for approval of a Preliminary Plan for approximately 4.1 acres located on the at approximately 750 North 100 East. The property is currently zoned MR-16 Multi-Family Residential. The applicant is requesting that a Preliminary Plan be approved to allow for the development of the currently vacant site as multi-family residential townhomes. This application is the first in the process to create 44 town house style residential lots and open space parcels under common development ownership.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the MR-16 Multi-Family Residential zoning classification, supporting approximately sixteen units per acre. The purpose of the MR-16 zone is to “provide an environment and opportunities for high density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses.” The MR-16 Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. Properties to the north and the east of the subject property are currently zoned GC General Commercial, however, the northern property is utilized as a multi-family residential apartment complex. Properties to the east and south are zoned R1-7 Residential. A small property located at the southeast corner of the development is zoned GC General Commercial but is currently utilized as residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The subdivision proposes to subdivide an existing 4.1 acre parcel into lots and parcels of varying sizes and purposes. The subdivision will consist of 44 individual town house style lots ranging in size from 2,037 square feet up to 2,542 square feet. Townhouses are permitted in the MR-16 zone without restriction to lot size or lot width. These lots are proposed to be 24 to 30 feet wide and are the width of the individual unit that will eventually be constructed there on. These lots will be privately owned and maintained parcels.

The subdivision plat also creates Parcels A, B, C, D, E, F and G which will be common open space owned and maintained by a development HOA. These parcels will be landscaped according to the mandates of Tooele City Code 7-11a, Multi-Family Residential Design Guidelines.

The roads created by the subdivision plat will be private streets, owned and maintained by the development HOA. City Staff and the development Engineers have worked to make the roads as wide as possible while still maintaining enough space for building setbacks, necessary open space, and so forth.

Lot 101 is also part of the subdivision plat but not part of the development. Lot 101 is a remnant parcel totaling 1.07 acres that will remain under the ownership of the previous owner of the overall parcel. Lot 101 exceeds all lot size requirements and building setbacks for a single family home in the MR-16 zone and does not create any non-conformities.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Preliminary Plan submission and has issued a recommendation for approval for the request with the following comments:

1. The MR-16 zoning district allows town house style lots without restriction to lot size, lot width or lot frontages. Therefore the subdivision as proposed has been reviewed against other criteria as found in the City's subdivision ordinance as well as Tooele City's multi-family residential guidelines. The subdivision as proposed does meet or exceed minimum development standards.

Engineering Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Plan submission and have issued a recommendation for approval for the request with the following proposed condition:

1. The developer shall complete all required sewer and water modeling studies.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Preliminary Plan submission and has issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for the Mountain Valley Townhomes Preliminary Plan by Matt Carter, application number P19-201, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the

- development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. The developer shall complete all required sewer and water modeling studies.
- 6.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Master Plan.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
3. The proposed development plans meet the requirements and provisions of the Tooele City Code.
4. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Mountain Valley Townhomes Preliminary Plan Request by Matt Carter, for the purpose of creating 44 town house style residential lots and the accommodating open space parcels, application number P19-201, based on the findings and subject to the conditions listed in the Staff Report dated October 1, 2019:”

1. List findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Mountain Valley Townhomes Preliminary Plan Request by Matt Carter, for the purpose of creating 44 town house style residential lots and the accommodating open space parcels, application number P19-201, based on the following findings:”

1. List findings...

EXHIBIT A

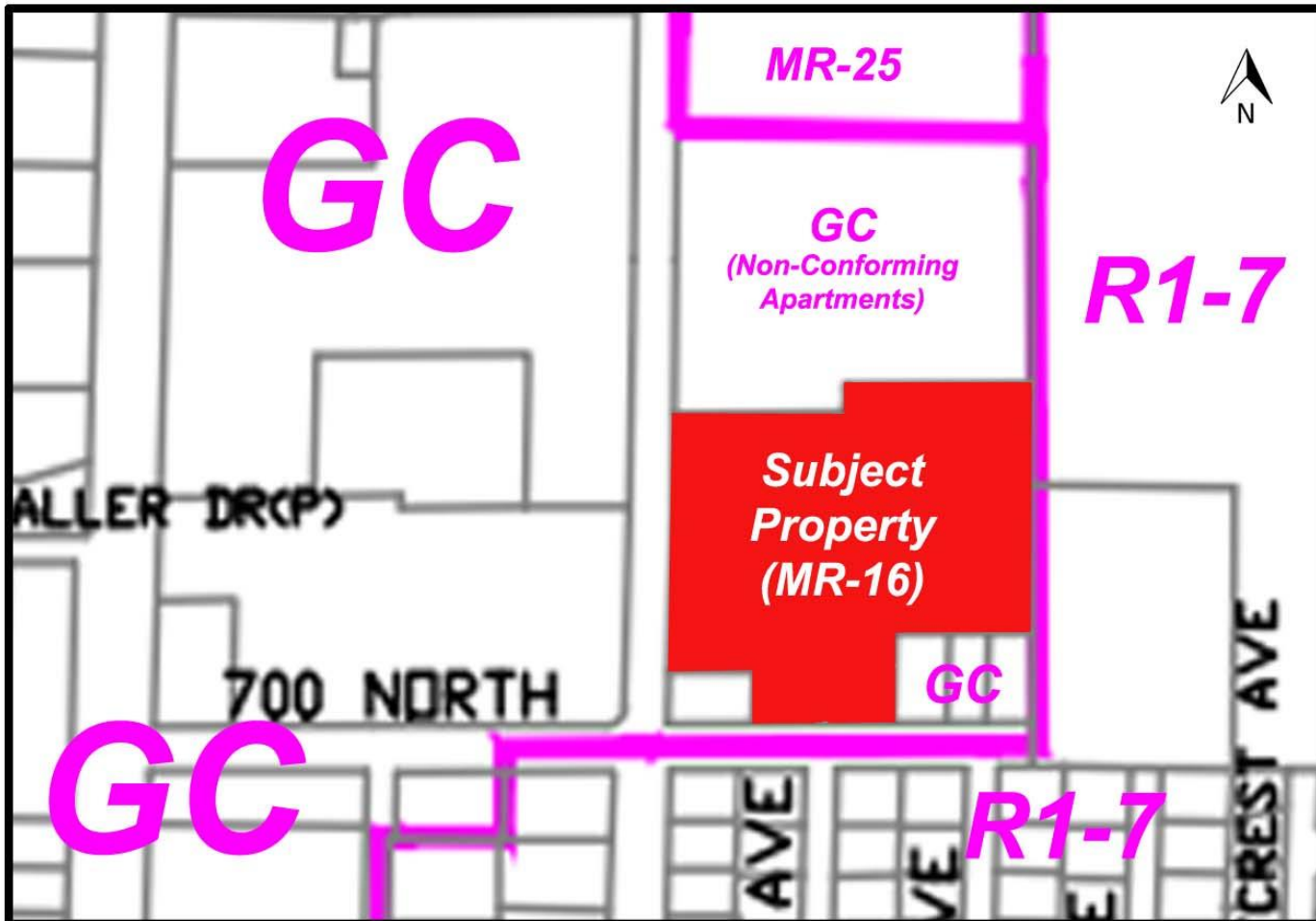
**MAPPING PERTINENT TO THE MOUNTAIN VALLEY TOWNHOMES
PRELIMINARY PLAN**

Mountain Valley Townhomes Preliminary Plan



Aerial View

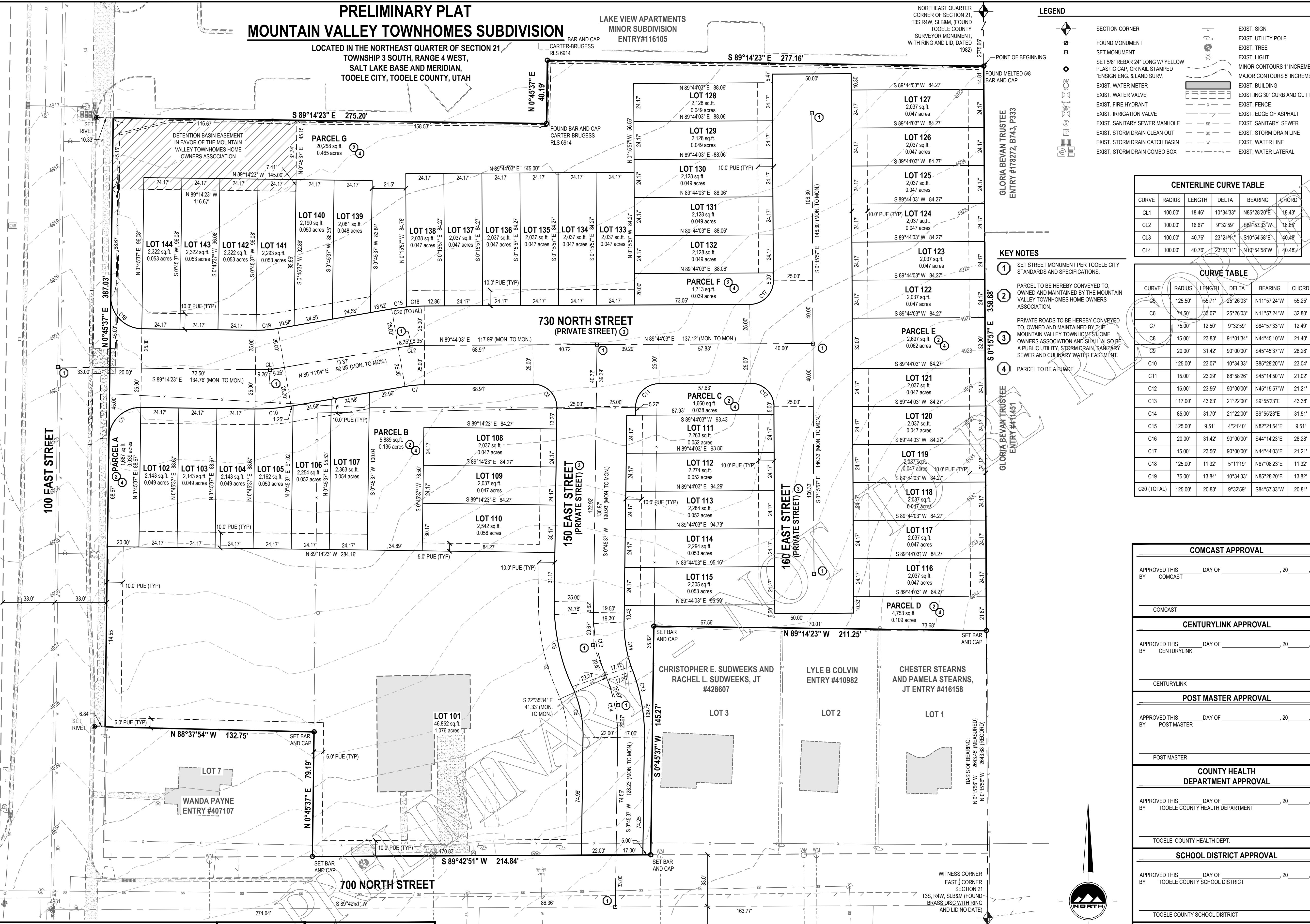
Mountain Valley Townhomes Preliminary Plan



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS



TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0929

LAYTON
Phone: 801.541.1100

CEDAR CITY
Phone: 801.953.1403

RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER: T1346H
MANAGER: J. CLEGG
DRAWN BY: R. FISH
CHECKED BY: D. KINSMAN
DATE: 9/12/2019

DEVELOPER
MOUNTAIN VALLEY TOWNHOMES, LLC
842 EAST 2150 SOUTH
BOUNTIFUL, UT 84010
MATT CARTER
801-643-4521

KEY NOTES

1 SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS

FIRE CHIEF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE CITY FIRE CHIEF

PARKS DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE CITY PARKS DEPARTMENT

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20____

CITY ENGINEER'S APPROVAL

APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20____

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20____

COUNTY RECORDER APPROVAL

REVIEWED THIS _____ DAY OF _____, A.D. 20____
BY THE TOOELE COUNTY RECORDER AS TO DESCRIPTION OF RECORD.

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
CHAIRMAN TOOELE CITY COUNCIL

LEGEND

SECTION CORNER	EXIST. SIGN
FOUND MONUMENT	EXIST. UTILITY POLE
SET MONUMENT	EXIST. TREE
SET 5/8" REBAR 24" LONG W/ YELLOW PLASTIC CAP OR NAIL STAMPED "ENGIN ENG. & LAND SURV."	EXIST. LIGHT
EXIST. WATER METER	MINOR CONTOURS 1' INCREMENT
EXIST. WATER VALVE	MAJOR CONTOURS 5' INCREMENT
EXIST. FIRE HYDRANT	EXIST. BUILDING
EXIST. IRRIGATION VALVE	EXIST. 30" CURB AND GUTTER
EXIST. SANITARY SEWER MANHOLE	EXIST. FENCE
EXIST. STORM DRAIN CLEAN OUT	EXIST. EDGE OF ASPHALT
EXIST. STORM DRAIN CATCH BASIN	EXIST. SANITARY SEWER
EXIST. STORM DRAIN COMBO BOX	EXIST. STORM DRAIN LINE
	EXIST. WATER LINE
	EXIST. WATER LATERAL

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	100.00'	18.46'	10°34'33"	N85°28'20"E	18.43'
CL2	100.00'	16.67'	9°32'59"	S84°57'33"W	16.66'
CL3	100.00'	40.76'	23°21'11"	S10°54'58"E	40.48'
CL4	100.00'	40.76'	23°21'11"	N10°54'58"W	40.48'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	125.50'	55.71'	25°26'03"	N11°57'24"W	55.25'
C6	74.50'	33.07'	25°26'03"	N11°57'24"W	32.80'
C7	75.00'	12.50'	9°32'59"	S84°57'33"W	12.49'
C8	15.00'	23.83'	91°01'34"	N44°45'10"W	21.40'
C9	20.00'	31.42'	90°00'00"	S45°45'37"W	28.28'
C10	125.00'	23.07'	10°34'33"	S85°28'20"W	23.04'
C11	15.00'	23.29'	88°58'26"	S45°14'50"W	21.02'
C12	15.00'	23.56'	90°00'00"	N45°15'57"W	21.21'
C13	117.00'	43.63'	21°22'00"	S9°55'23"E	43.38'
C14	85.00'	31.70'	21°22'00"	S9°55'23"E	31.51'
C15	125.00'	9.51'	4°21'40"	N82°21'54"E	9.51'
C16	20.00'	31.42'	90°00'00"	S44°14'23"E	28.28'
C17	15.00'	23.56'	90°00'00"	N44°44'03"E	21.21'
C18	125.00'	11.32'	5°11'19"	N87°08'23"E	11.32'
C19	75.00'	13.84'	10°34'33"	N85°28'20"E	13.82'
C20 (TOTAL)	125.00'	20.83'	9°32'59"	S84°57'33"W	20.81'

KEY NOTES

- SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS.
- PARCEL TO BE HEREBY CONVEYED TO, OWNED AND MAINTAINED BY THE MOUNTAIN VALLEY TOWNHOMES HOME OWNERS ASSOCIATION.
- PRIVATE ROADS TO BE HEREBY CONVEYED TO, OWNED AND MAINTAINED BY THE MOUNTAIN VALLEY TOWNHOMES HOME OWNERS ASSOCIATION AND SHALL ALSO BE A PUBLIC UTILITY, STORM DRAIN, SANITARY SEWER AND CULINARY WATER EASEMENT.
- PARCEL TO BE A PLUKE

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinman do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, parcels, and streets, hereafter to be known as MOUNTAIN VALLEY TOWNHOMES SUBDIVISION and that the same has been correctly surveyed and the stakes on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, also a portion of an older subdivision called Johnson Subdivision, more particularly described as follows:

Beginning at a point on the section line, said point being South 0°15'56" East 2075.66 feet from the Northeast Corner of said Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 0°15'56" East 358.68 feet along the section line and an existing fence line, to an existing fence line;

thence North 89°14'23" West 211.25 feet along said existing fence line and the north line of Lots 1, 2 and 3 of the recorded Johnson Subdivision Block 9, Page 11, Entry #230182, on file and recorded in the Tooele County Recorder's Office, to the Northwest corner of said lot 3, in said subdivision;

thence South 0°45'37" West 145.27 feet along said existing fence line and the west line of said Lot 3, to the north line of 700 North Street;

thence South 89°42'51" West 214.84 feet along the north line of said 700 North Street, to the east line of Lot 7, of said Johnson Subdivision;

thence North 0°45'37" East 73.19 feet along said east line to the northeast corner thereof;

thence North 89°37'54" East 132.75 feet along the north line of said lot, to the east line of 100 East Street;

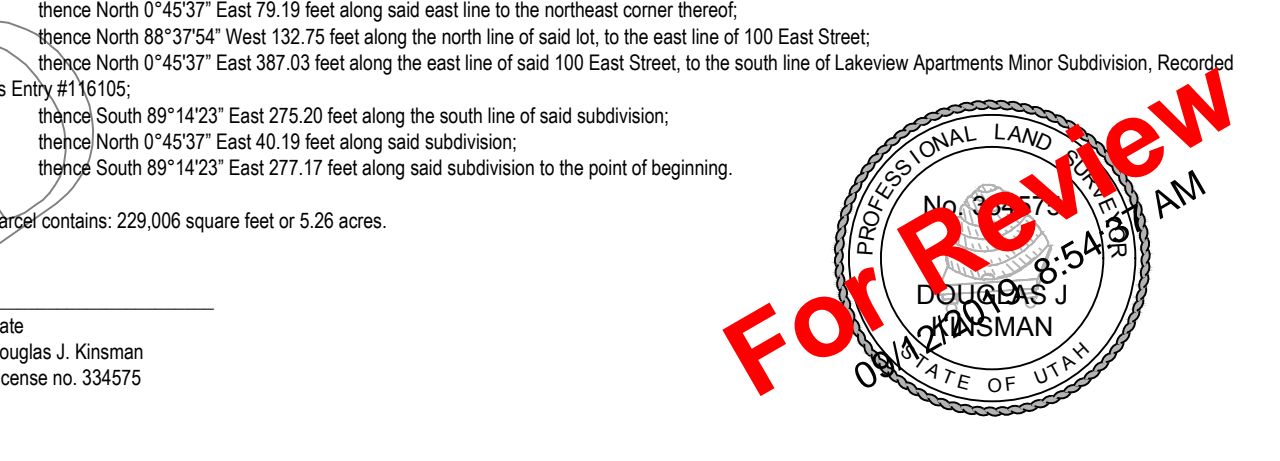
thence North 0°45'37" East 42.19 feet along said subdivision;

thence South 89°14'23" East 275.20 feet along the south line of said subdivision;

thence South 89°14'23" East 42.19 feet along said subdivision;

thence South 89°14'23" East 277.17 feet along said subdivision to the point of beginning.

Parcel contains: 229,006 square feet or 5.26 acres.



PRELIMINARY PLAT
MOUNTAIN VALLEY TOWNHOMES
SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

COMCAST APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
COMCAST

CENTURYLINK APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
CENTURYLINK

POST MASTER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
POST MASTER

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE COUNTY HEALTH DEPARTMENT

SCHOOL DISTRICT APPROVAL

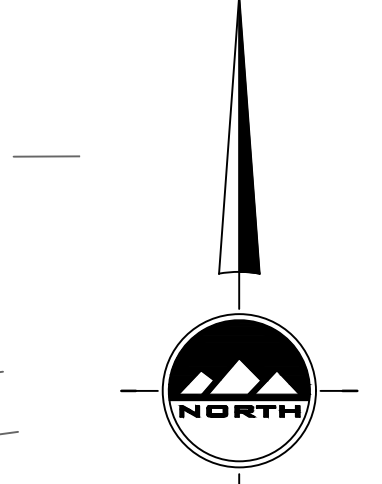
APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE COUNTY SCHOOL DISTRICT

CHIEF OF POLICE APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE CITY CHIEF OF POLICE

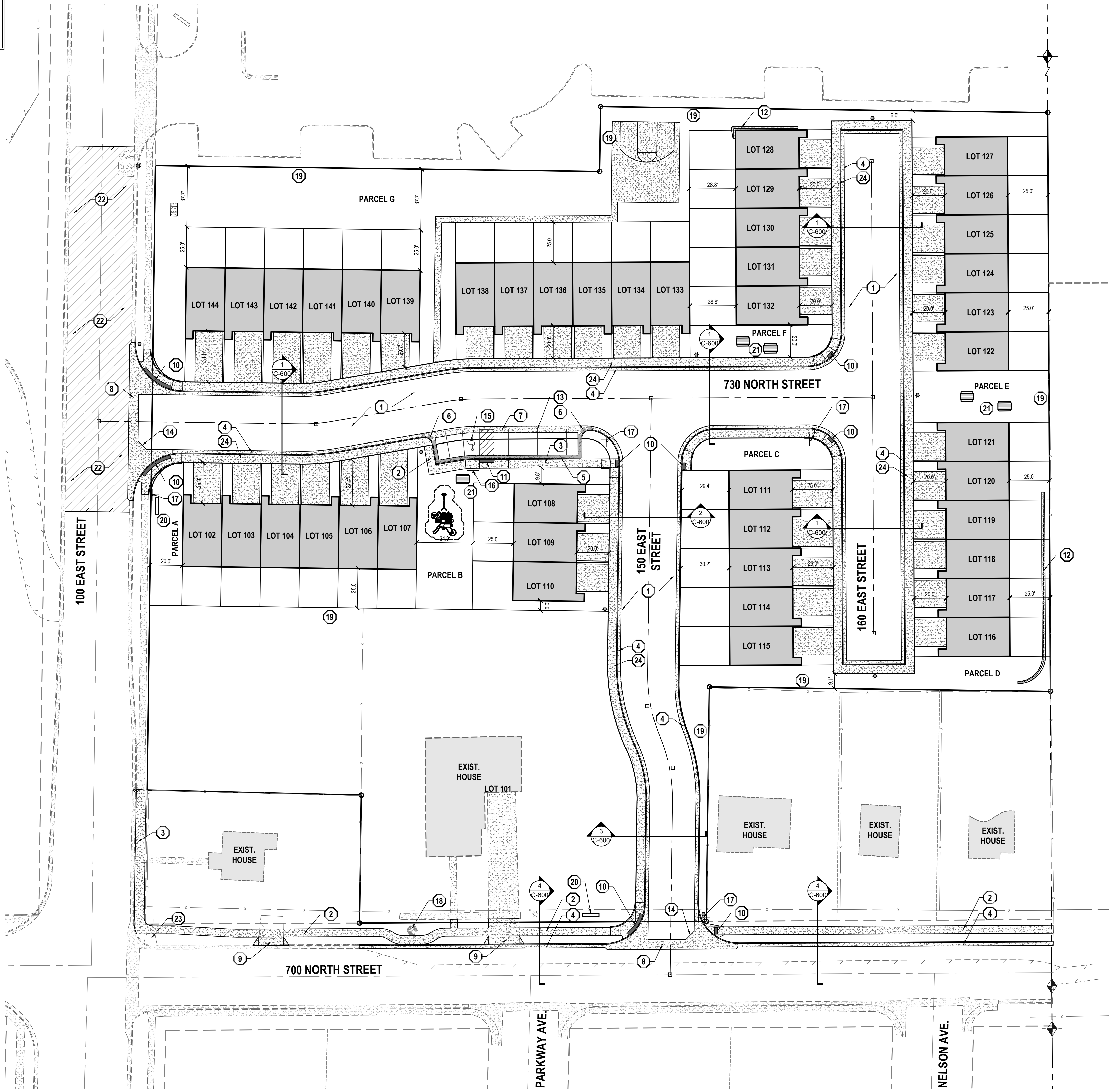
PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY PLANNING COMMISSION.



811
 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.

BENCHMARK
 WITNESS TO THE EAST QUARTER CORNER OF
 SECTION 21 T3S, R4W, S8&M (FOUND BRASS
 DISC WITH RING AND LID NO DATE)
 ELEVATION = 4936.73'

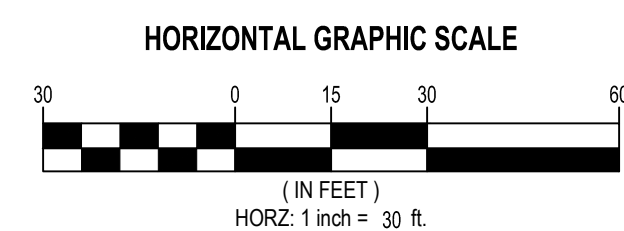
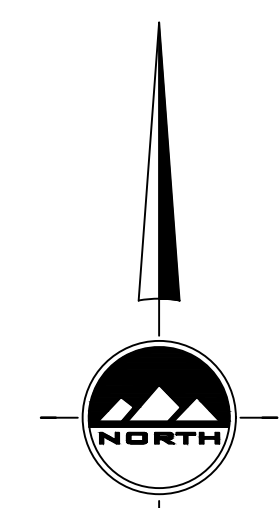


- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE TOOELE CITY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND THE ASSOCIATED CROSS SECTION.
 - 2 6" THICK, 5' WIDE CONCRETE SIDEWALK PER TOOELE CITY STANDARD PLAN NO. 231R AND SPECIFICATIONS.
 - 3 6" THICK, 6'-0" WIDE CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER PER TOOELE CITY STANDARD PLAN NO. 231R AND SPECIFICATIONS.
 - 4 30" TYPE 'A' CURB AND GUTTER PER TOOELE CITY STANDARD PLAN NO. 205R AND SPECIFICATIONS.
 - 5 30" REVERSE PAN CURB AND GUTTER SIMILAR TO 30" TYPE 'A' CURB AND GUTTER PER TOOELE CITY STANDARD PLAN, SEE DETAIL 6/C-600 FOR DIFFERENCES.
 - 6 TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 - 7 4" WATERWAY AND WATERWAY TRANSITION STRUCTURE PER APWA PLAN 211 AND TOOELE CITY STANDARD PLAN 213R.
 - 8 6" WATERWAY AND WATERWAY TRANSITION STRUCTURE PER APWA PLAN 211 AND TOOELE CITY STANDARD PLAN 213R.
 - 9 OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.1 AND SPECIFICATIONS.
 - 10 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER TOOELE CITY STANDARD PLAN NO. 238R AND SPECIFICATIONS. SEE DETAIL 7/C-600.
 - 11 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236 WITH DETECTABLE WARNING SURFACE PER TOOELE CITY STANDARD PLAN NO. 238R AND SPECIFICATIONS. SEE DETAIL 8/C-600.
 - 12 RETAINING WALL PER DETAIL 9/C-600. SEE GRADING PLAN FOR ELEVATION INFORMATION.
 - 13 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS, TYPICAL.
 - 14 5' FROG ON THE UPHILL SIDE OF THE WATERWAY.
 - 15 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS, INCLUDING THE WORDS "VAN ACCESSIBLE" IN THE STALL.
 - 16 "VAN ACCESSIBLE HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. SEE DETAIL 10/C-600.
 - 17 BLUE PRIVATE STREET SIGN PER TOOELE CITY STANDARD PLAN NO. 292R, NO. 284R, AND SPECIFICATIONS. SIZE, LETTERING HEIGHT AND REFLECTIVITY SHALL CONFORM TO MUTCD.
 - 18 PRESERVE EXISTING TREE AND TRANSITION SIDEWALK AROUND THE TREE AS SHOWN.
 - 19 INSTALL 6.0' MIN. TALL VINYL FENCING WITH VERTICAL COLUMNS OR PIERS EVERY 8'-10' APART, SIMILAR IN FINISH AS BUILDINGS, AROUND PERIMETER OF SITE PER TOOELE CITY CODE. SEE DETAIL 11/C-601.
 - 20 LIGHTED MONUMENT SIGN CONSTRUCTED OF SIMILAR MATERIALS AS SITE BUILDINGS. SIGN TO BE PLACED ON ADJACENT LANDOWNERS PROPERTY WITH PERMISSION FROM SAID LANDOWNER.
 - 21 PROVIDE PICNIC TABLES WITH TRASH RECEPTACLES PER TOOELE CITY ORDINANCE 7-11A-22-5.
 - 22 ASPHALT OVERLAY OVER EXISTING ASPHALT AND NEW T-PATCHES. PROPERLY PREPARE THE ASPHALT FOR THE OVERLAY PRIOR TO INSTALLATION OF OVERLAY. (HATCHED AREA)
 - 23 RECONSTRUCT FULL RAMP IF NOT COMPLIANT WITH FEDERAL ADA REGULATIONS.
 - 24 6" THICK, 5'-8" (6'-0" FROM FACE OF CURB TO BACK OF SIDEWALK WIDE CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER PER TOOELE CITY STANDARD PLAN NO. 231R AND SPECIFICATIONS.

SITE STATISTICS (INCLUDING LOT 101)			
DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
LANDSCAPING	109,329 sq. ft.	2.51 acres	47.74%
BUILDINGS	44,548 sq. ft.	1.02 acres	19.45%
HARDSCAPING	75,129 sq. ft.	1.72 acres	32.81%
TOTAL	229,006 sq. ft.	5.26 acres	100.00%

SITE STATISTICS (EXCLUDING LOT 101)			
DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
LANDSCAPING	67,741 sq. ft.	1.56 acres	37.19%
BUILDINGS	41,116 sq. ft.	0.94 acres	22.57%
HARDSCAPING	73,297 sq. ft.	1.68 acres	40.24%
TOTAL	182,154 sq. ft.	4.18 acres	100.00%



ENSIGN
 THE STANDARD IN ENGINEERING

TOOELE
 169 N. Main Street, Unit 1
 Tooele, UT. 84074
 Phone: 435.843.3590

SALT LAKE CITY
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

www.ensigneng.com

FOR:
 MOUNTAIN VALLEY TOWNHOMES, LLC
 842 EAST 2150 SOUTH
 BOUNTIFUL, UTAH 84010

CONTACT:
 MATT CARTER
 PHONE: 801-643-4521

MOUNTAIN VALLEY TOWNHOMES

750 NORTH 100 EAST
TOOELE, UTAH

For Review
 09/12/2019 8:54:37 AM

PRELIMINARY

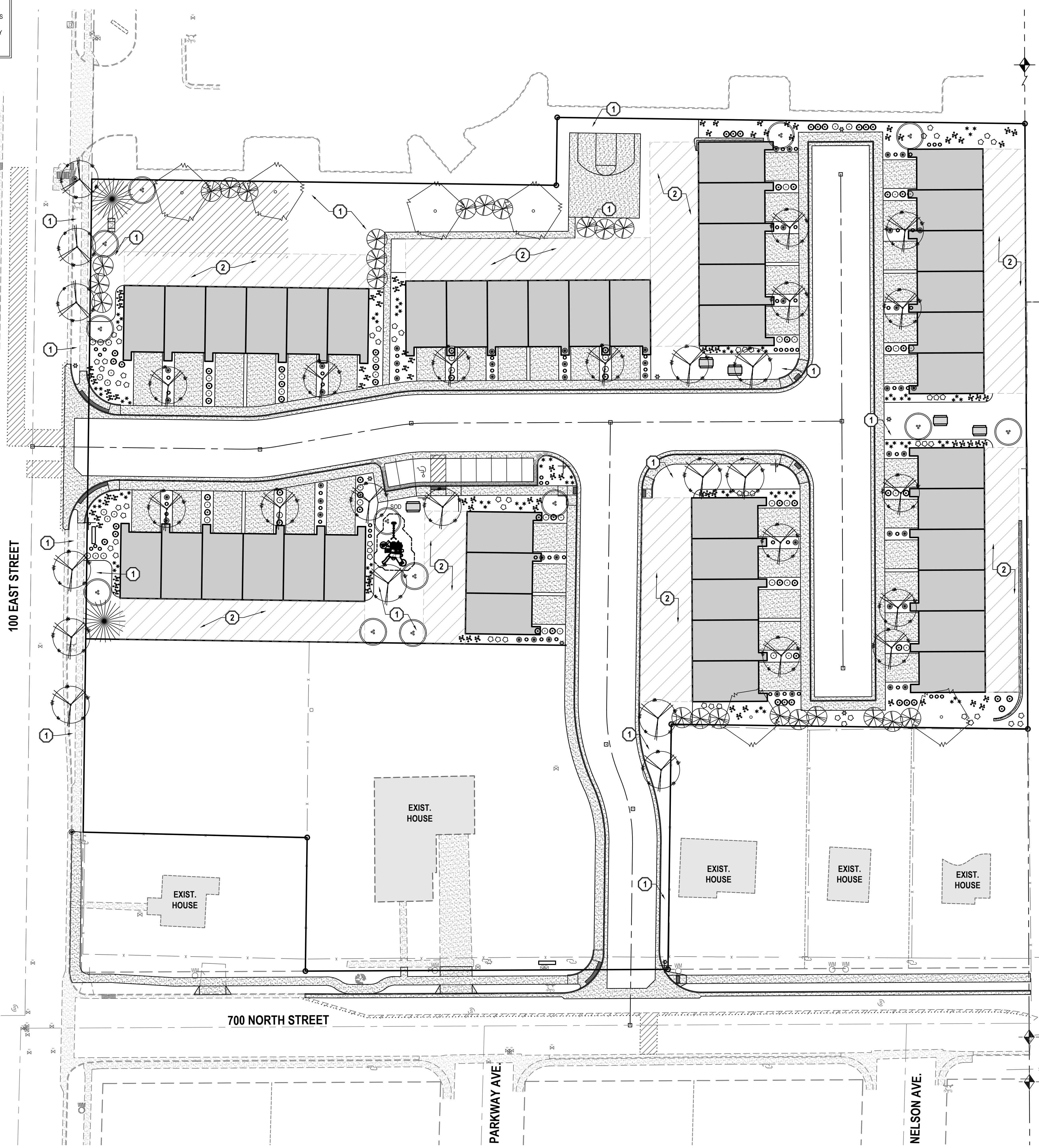
SITE PLAN

PROJECT NUMBER: T1348H PRINT DATE: 9/12/19
 DRAWN BY: R. FISH CHECKED BY: J. CLEGG
 PROJECT MANAGER: J. CLEGG

C-200

811
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WITNESS TO THE EAST QUARTER CORNER OF
SECTION 21 T3S, RAW, S18&M FOUND BRASS
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ELEVATION = 4936.73'



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
24		Maple, 'Columnar'	Acer platanoides 'Columnare'	2" Cal.
3		Spruce, Colorado Blue	Picea pungens 'Glauca'	6' Min.
13		Hedge Maple	Acer campestre	2" Cal.
30		Eastern Redbud	Cercis canadensis	2" Cal.
6		Linden, Littleleaf 'Greenspire'	Tilia cordata 'Greenspire'	2" Cal.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
60		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
43		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
68		Blue Oat Grass	Helictotrichon sempervirens	1 Gallon
49		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
63		Littelleaf Boxwood	Buxus microphylla	1 Gallon
86		Black-Eyed Susan	Rudbeckia hirta	1 Gallon
83		Daylily	Hemerocallis	1 Gallon

Landscape Notes: Install 4" metal edging between all planter bed and soil areas. In all planter bed areas, install 4" deep 2'-3" dia. Nephri Rock & Gravel color "Southtown" or equiv. decorative rock over weed barrier, typ.

- 1 Install Buffalo grass seed or equivalent drought tolerant grass.
- 2 Area to be installed by future homeowners.

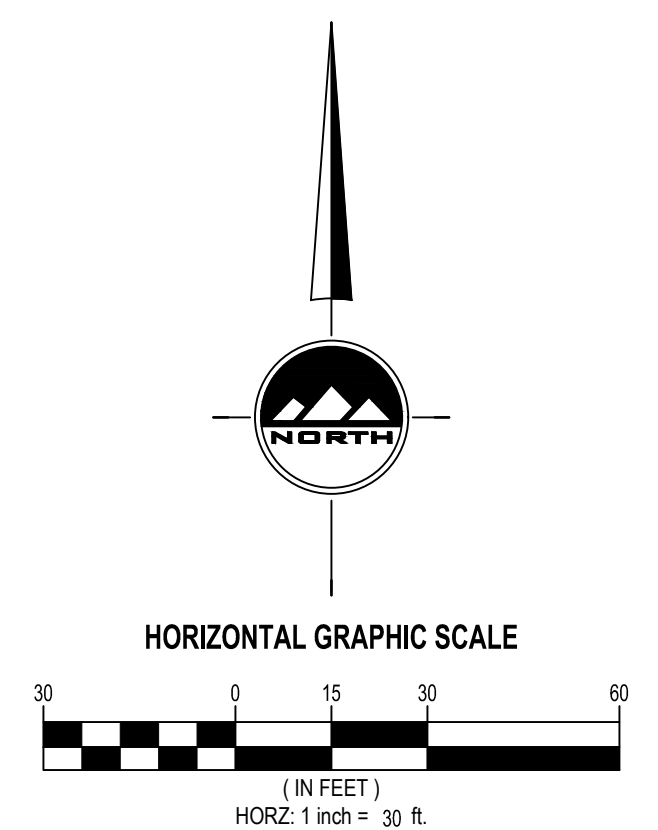
Landscape Calculations:
Total site area = 229,006 sq. ft.
Total landscape area = 65,595 sq. ft. (29%)
Total hardscape area = 160,698 sq. ft. (71%)

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MATT CARTER
PHONE: 801-643-4521

MOUNTAIN VALLEY TOWNHOMES

**750 NORTH 100 EAST
TOOELE, UTAH**

For Review
09/12/2019 8:54:38 AM

PRELIMINARY

LANDSCAPE PLAN

PROJECT NUMBER: T1346H PRINT DATE: 9/12/19
DRAWN BY: R. FISH CHECKED BY: J. CLEGG
PROJECT MANAGER: J. CLEGG

L-100