PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council will meet in a Business Meeting on Wednesday, December 2, 2020, at the hour of 7:00 p.m. The meeting will be held at the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah.

Tooele City has implemented Governor Herbert's guidelines regarding public gatherings. We strongly encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page, at https://www.facebook.com/tooelecity. If you would like to submit a comment for the public comment period or for a public hearing item please email cmpubliccomment@tooelecity.org anytime up until the start of the meeting. Emails will only be read at the designated points in the meeting.

However, if you choose to attend we ask that you maintain social distancing and wear a face covering. In compliance with public health guidelines Tooele City can accommodate limited capacity at City Hall. Due to limited space and social distancing requirements, we ask that you limit the number of people that attend with you.

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Presentation by Chairman Ed Hansen**

4. **Public Comment Period**

5. **Public Hearing**

   a. **Public Hearing Ordinance 2020-47** An Ordinance of the Tooele City Council Adopting a New Comprehensive Tooele City General Plan
      Presented by Jim Bolser, Community Development Director

6. **First Reading Items**

   a. **Resolution 2020-88** A Resolution of the Tooele City Council Issuing a Call for Increased Civility, Respect for Human Life, Freedom of Expression, & Property
      Presented by Council Member Scott Wardle

   b. **Resolution 2020-97** A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Golf Course View Subdivision
      Presented by Paul Hansen, Tooele City Engineer

   c. **Resolution 2020-98** A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Legacy Apartments Site Plan
      Presented by Paul Hansen, Tooele City Engineer

   d. **Resolution 2020-99** A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Young Minor Subdivision
      Presented by Paul Hansen, Tooele City Engineer

e. **Resolution 2020-100** A Resolution of the Tooele City Council Approving an Agreement with Midwest D-Vision Solutions, LLC, for the Pratt Aquatics Center Locker Replacement Project
Presented by Darwin Cook, Parks & Recreation Director

f. **Ordinance 2020-48** An Ordinance of Tooele City Amending Tooele City Code Chapter 3-4 to Transition Business License Functions From the City Recorder to the Community Development Department
Presented by Roger Baker, Tooele City Attorney

7. **Minutes**

- November 13th Work Meeting
- November 18th Work and Business Meeting

8. **Invoices**

9. **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

ORDINANCE 2020-47

AN ORDINANCE OF THE TOOELE CITY COUNCIL ADOPTING A NEW COMPREHENSIVE 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, and land use. The Tooele City Council adopted the Land Use Element of the Tooele City General Plan, after duly-noticed public hearings, by Ordinance 1998-39, on December 16, 1998, by a vote of 5-0; and,

WHEREAS, Utah Code Section 10-2-401.5 (the "statute") requires that Utah municipalities adopt an Annexation Policy Plan ("Plan") as a prerequisite to annexing any unincorporated areas; and,

WHEREAS, on October 6, 2010, the City Council convened a duly noticed public hearing, accepted public comment on the proposed Plan prepared by Lewis, Young, Robertson & Burningham, and unanimously adopted Ordinance 2010-15 to adopted the Plan prepared by Lewis, Young, Robertson & Burningham as the official Annexation Policy Plan for Tooele City; and,

WHEREAS, on June 17, 2020, the City Council convened a duly noticed public hearing, accepted public comment on a proposed amendment to the adopted Annexation Policy Plan, and unanimously adopted Ordinance 2020-25 to include three additional new potential expansion areas; and,

WHEREAS, on October 21, 2020, the City Council convened a duly noticed public hearing, accepted public comment on a proposed amendment to the adopted Annexation Policy Plan, and unanimously adopted Ordinance 2020-40 to include one additional new potential expansion area; and,

WHEREAS, Utah Code Section 10-9a-401(3) specifies that municipalities shall plan for moderate income housing growth as a part of their General Plan; and,

WHEREAS, Tooele City has participated with Tooele County for many years to study, determine need, and provide for moderate and low income housing, including a Study of Affordable Housing Conditions in Tooele County and the Seven Municipalities within the County in 2000; and,

WHEREAS, building off the work done in partnership with Tooele County, Tooele City adopted its own independent Moderate Income Housing Plan by a unanimous vote of the City Council on Ordinance 2018-25 on December 5, 2018; and,

WHEREAS, as a result of the passage of Senate Bill 0034 during the 2019 General Session of the Utah State Legislature which enacted new requirements on each municipality's Moderate Income Housing Plans, Tooele City adopted a revision to the Moderate Income Housing Plan by a unanimous vote of the City Council on Ordinance 2019-28 on November 6, 2019, in compliance with that bill; and,

WHEREAS, Utah Code Section 10-9a-403(3) specifies that municipalities shall plan for transportation

and traffic circulation as a part of their General Plan; and,

WHEREAS, in 1992, Tooele City first adopted a Transportation Plan in compliance with the requirements of the Americans with Disabilities Act of 1990; and,

WHEREAS, the 1992 Transportation Plan was built upon in development of a Transportation Element in 1996; and,

WHEREAS, most recently, Tooele City adopted a new Transportation Master Plan through the unanimous adoption of Ordinance 2010-17 on November 3, 2010; and,

WHEREAS, the adoption of the comprehensive revision to the Tooele City General Plan, as attached as **Exhibit A**, is intended to update, supersede, and replace the previously adopted General Plan Elements, including the Land Use Element, Transportation Plan Element, Affordable Housing Plan Element, and the Annexation Policy Plan with its associate mapping; and,

WHEREAS, on August 17, 2020, the draft General Plan was offered to the public for general review and comment prior to the initiation of the formal review process; and,

WHEREAS, that general public review and comment period, which lasted 73 days prior to the first public hearing, was left open for the duration of the formal review process and consisted of the availability of hard copies of the draft for review and submitting comment, electronic access to and comment capabilities on the draft through the City website, and a dedicated email address by which comments could be submitted; and,

WHEREAS, on September 17, 2020, the Planning Commission convened a duly noticed public open house to display the draft General Plan, accepted written and verbal comment and feedback from the public; and,

WHEREAS, on October 6, 2020, the Planning Commission convened a second duly noticed public open house to display the draft General Plan, accepted written and verbal comment and feedback from the public; and,

WHEREAS, on October 28, 2020, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment (see Planning Commission minutes attached as **Exhibits B**); and,

WHEREAS, on November 12, 2020, the Planning Commission convened a second 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 **Exhibits C**); and,

WHEREAS, on December 2, 2020, the City Council convened a duly-noticed public hearing and accepted written and verbal comment (see City Council minutes attached as **Exhibits D**); and,

WHEREAS, on December 16, 2020, the City Council convened a second duly-noticed public hearing and accepted written and verbal comment (see City Council minutes attached as **Exhibits E**); and,

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

1. this Ordinance and the Tooele City General Plan proposed therein are in the best interest of the City; and,

2. the Tooele City General Plan and its accompanying mapping is hereby adopted and implemented as described and depicted 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 _____, 20__.

TOOELE CITY COUNCIL

(For) (Against)

_____	_____
Justin Brady	Justin Brady
_____	_____
Melodi Gochis	Melodi Gochis
_____	_____
Tony Graf	Tony Graf
_____	_____
Ed Hansen	Ed Hansen
_____	_____
Scott Wardle	Scott Wardle

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved) (Disapproved)

_____	_____
Debra E. Winn	Debra E. Winn

(If the mayor approves this ordinance, the City Council passes this ordinance with the Mayor's approval. If the Mayor disapproves this ordinance, the City Council passes the ordinance over the Mayor's disapproval by a super-majority vote (at least 4). If the Mayor neither approves nor disapproves of this ordinance by signature, this ordinance becomes effective without the Mayor's approval or disapproval. UCA 10-3-704(11).)

ATTEST:

_____
Michelle Pitt, City Recorder

S E A L

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

EXHIBIT A

COMPLETE TEXT AND MAPPING OF THE TOOELE CITY GENERAL PLAN

Our History …

General Plan

Tooele City
Est. 1853

… Is the Strength of Our Future

DRAFT AUGUST 2020

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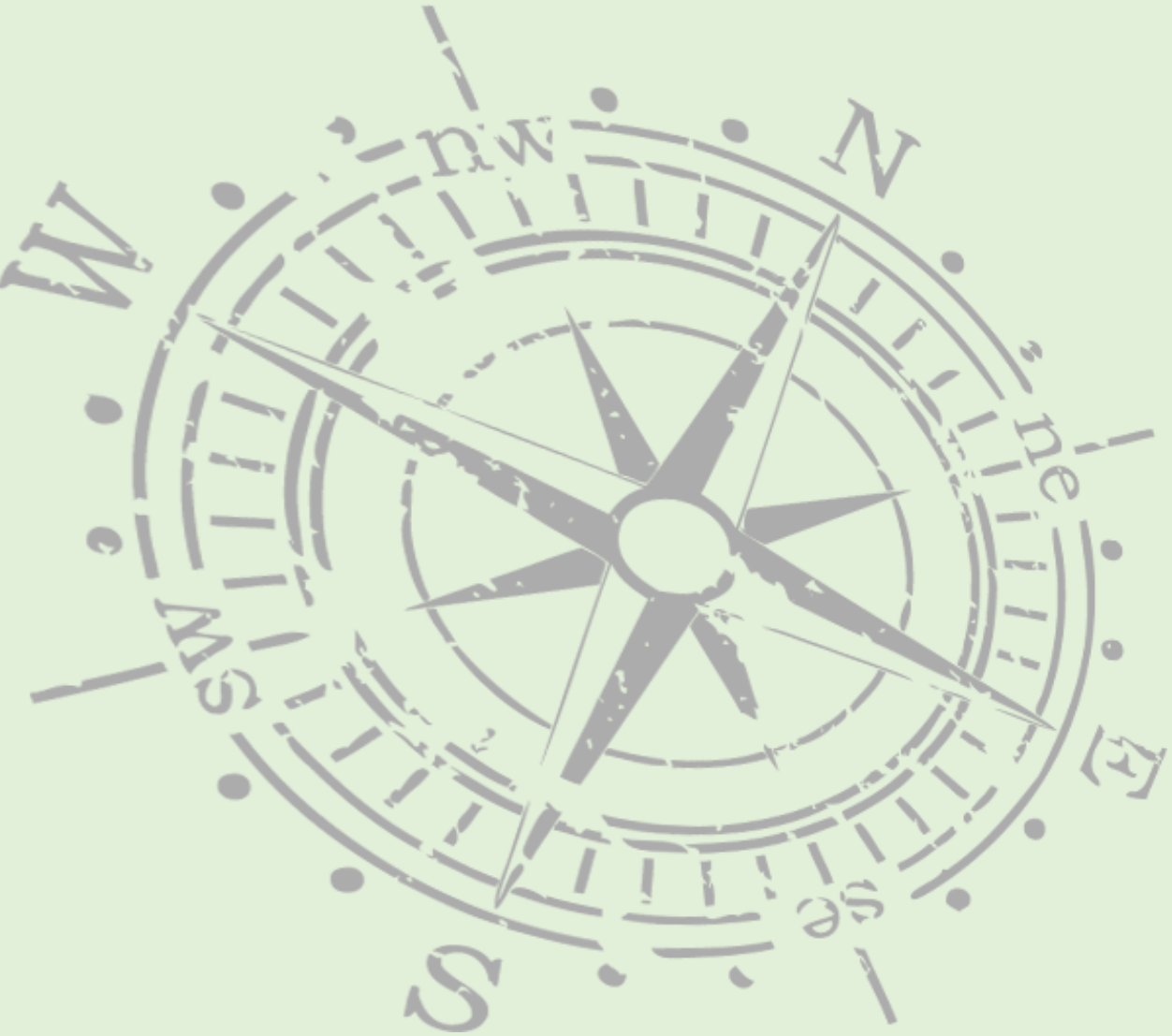


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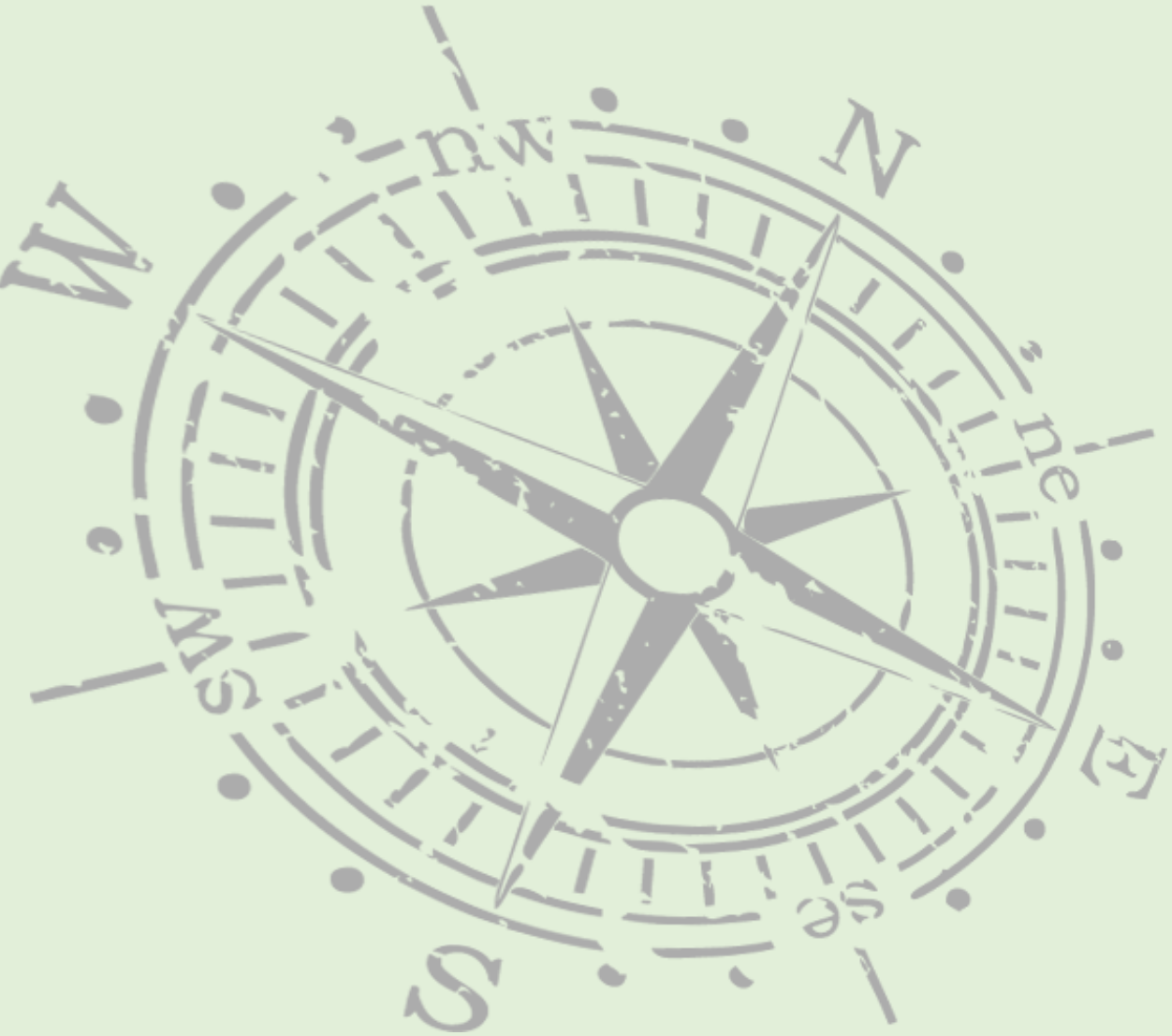


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Overview Element

Purpose

A General Plan is an expression of long-term community intentions regarding the future development and physical form of the community. It is a living, fluid document that is not static but is reviewed and updated periodically by the City. It contains maps, goals, objectives, and policies that are used to coordinate and implement land use decisions with other decisions about infrastructure, parks, recreation and open space, city services, housing supply and affordability, and public resources such as air and water. It is a composite of many coordinated elements including transportation, land use, community facilities, environmental protection, character and design, open spaces and the natural environment, business and economics, community vitality, and so on.

The Tooele City General Plan provides a clear future vision for City decision-makers, residents and others working with the City to evaluate policy changes and to make funding and budget decisions. It is used by city staff to evaluate building and development and to make recommendations on projects. It is used by citizens and neighborhood groups to understand the city's long-range plans and proposals for different geographic areas. The plan provides the basis for the city's development regulations and the foundation for its capital improvements programs. The General Plan is an advisory document to be consulted by City staff, the Planning Commission, the City Council, and other interested parties or property owners. As an advisory document, strict compliance with the General Plan is not required, but as the intended vision for the community into the future following its policies is certainly smart practice. Certain elements or aspects of the General Plan may be adopted by ordinance and carry the force of law, requiring strict compliance.

The General Plan includes several elements that, taken together, provide a guide for decision-making regarding growth and development issues that will enhance the life of Tooele residents and businesses. All parts of this General Plan are interrelated and should be collectively considered and applied. Additionally, there can be area master plans and other policies adopted to support and serve as more specific guides for implementing the policies of the General Plan. Each of these should be considered in concert with the General Plan.



The General Plan is a statement of how the city *should* develop over the next 20 or more years. Although the General Plan is developed to look over this longer term, it should be regularly revisited and revised on much shorter timelines to adapt to changing circumstances and increase the likelihood of achieving the visions and policies of the General Plan. Therefore, the General Plan can perform many functions.

Statement of City Policy

The General Plan is a statement of the community's goals, or "what the community wants." It offers a vision of what may be.

Guide to Decision-Making

The Plan is a means for guiding and influencing a variety of public and private decisions that eventually create

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the future city. The regular ongoing public decision making process includes land development cases (rezoning, subdivision, etc.), capital improvement programming and specific capital expenditure decisions, redevelopment plans and proposals, and so on. A more effective, efficient, and attractive city will result when a Plan is developed – and used to guide decision making.

Long-Range Perspective

General Plans are sometimes criticized for their long-range orientation. It is difficult, if not impossible, to predict 20 years into the future with certainty. However, an effective General Plan does not provide a specific blueprint of the city's future; rather it provides the general direction and guidance for the future which can be adjusted to changing conditions. It should inspire and challenge us with a vision of what Tooele can become. A long-range plan allows decision-makers to look at current issues in the light of their long-term consequences and in terms of their impacts on other related systems. This is important because the regular ongoing decisions which are made affecting the development of the city are long-range decisions that we will all live with over the course of the 20 year plan and probably much longer.

Improving the Quality of the Environment

One function of the Plan is to facilitate the improvement of the quality of the urban and natural environment and natural resource protection. The General Plan accomplishes this through review of regulations, control of the use and development of land, and also through the provision and expansion of community facilities and services.

Promoting the Public Interest

By basing the General Plan upon facts and conclusions developed through background studies and public input, assurance that the General Plan is reasonable and impartial can be achieved. This helps promote the interest of all persons rather than the interest of individuals or special interest groups.

Technical Expertise and the Conveyance of Advice

The General Plan provides policy makers with the opportunity to receive the counsel of its advisors in a coherent, unified form. The advice is based upon a comprehensive examination of the data and technical evaluation of the impacts of alternative plans or courses of action. The organization of technical studies and advice in the political decision-making process is necessary to bring about the desired results in the most efficient and economic manner.

Communication

Through the General Plan, the Planning Commission and City Council present a unified picture of its long-range strategies and policies to all those concerned with the growth and development of the community. That audience includes themselves, future Commissions and Councils, City staff, other governments and public agencies, the private development community, civic organizations, and the general public. The Plan enables the actors in the city development process to generally anticipate decisions of the City Council and to develop projects supportive of the plan rather than in conflict with it.

Education

The General Plan is educational for all participants in its development process and for anyone who reads it. It should arouse interest in community affairs, offer factual information on present conditions, awaken them to the possibilities of the future, tell them something about the operations of their city government, dispel commonly mistaken thoughts about development types and impart some of the ideas of city planning.

Legal Document

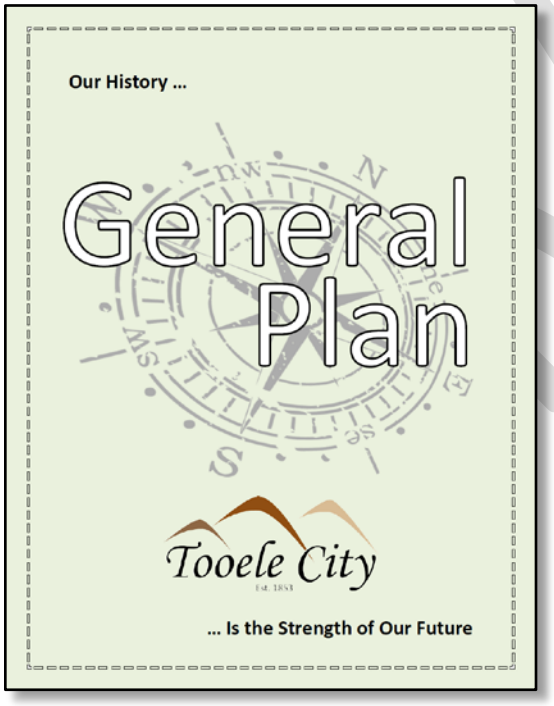
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In recent years, court decisions and new legislation adopted by state legislatures have strengthened greatly the importance of the Plan as a legal document. In deciding the litigation of development cases, the courts are beginning to increasingly rely on General Plans as a basis for enforcing land development regulations.

Why Does Tooele Have A General Plan?

Utah State Law (Title 10, Chapter 9a Utah Code Annotated) requires that each city adopt a comprehensive, long-range plan to guide the physical development and other aspects of their community. A General Plan may include maps, diagrams, tables, and text setting out community conditions, principles, goals, objectives, and action strategies.

As mentioned before, the General Plan represents goals and policies to guide the community over the next 20 to 25 year period. There is a natural tendency to presume that the Plan, as adopted, will be applied in its entirety with minimal change over that period of time. Such rigid application would not be responsive to the natural changes and unforeseen opportunities that arise in a community as dynamic as Tooele. Making long-range decisions means that issues need to be periodically readdressed to reflect new or emerging circumstances. Beyond this practical issue, there is also a legal issue. Each succeeding City Council has the discretion to reconsider previous long-range policy decisions and may choose to modify them, subject of course to community discussion in public hearings and Planning Commission recommendation. The General Plan is a key instrument to reflect changing perspectives and attitudes.



Common Misconceptions

Although the General Plan is a well-known and often referred to document, there still remain misconceptions about what it is and what role it plays in the community and the decision-making process. To address some of these common misconceptions:

Zoning

In practice, there is often confusion between the role of the General Plan and the role of the Zoning Ordinance, which is Title 7 of the Tooele City Code. The General Plan is a *general* policy document that guides community growth and development decisions. The Zoning Ordinance, and associated zoning maps are legal instruments that define with significant precision the permitted land uses and associated performance standards for every property within a municipal jurisdiction. The confusion between the two very different roles probably has its origin in the idea that Zoning Ordinance and Zoning Map amendments are believed to be required to conform to the generalized policies of the General Plan. This is only true of the governing body adopted an ordinance that specifically establishes this requirement. Tooele City has adopted such a requirement into the City Code. Although this requirement has not been formally established, decision-making based on the policies of the General Plan is always good practice and encouraged.

What's Involved

Many people struggle with a common misconception that the General Plan is merely the Land Use Map. For many development decisions, land use appropriateness is the focal point of dialogue. However, this view typically disregards many interrelated issues that can include transportation, infrastructure concerns, and the community's environmental and economic philosophy. The best community decisions are those that recognize and address these complex interrelationships.

What It Is

The term "General Plan" is occasionally confused with other planning terms such as "specific plan," "area plan," and "master plan." These terms may be synonymous to each other but they are not synonymous to the General Plan. A General Plan may include these other types of plans that apply to a specific area or areas of a community; however, it is incorrect to assume that these plans are, in and of themselves, the complete policy statement for an area of the community. An area plan may speak to General Plan principles and issues, most notably land use and infrastructure, and an area plan may be complimentary to the General Plan goals and policies, but such a plan is not a substitute for the long-range community goals and policies contained in the General Plan. Area plans typically deal with, as their names suggest, much more finite geographical areas and scopes as well as shorter time frames than the 20 to 25 years of a General Plan. The General Plan should serve as the foundation for the creation of area plans for different, more focused issues or topics.

TABLE 1
WHAT THE GENERAL PLAN IS

WHAT THE GENERAL PLAN IS...	WHAT THE GENERAL PLAN IS *NOT*...
A Statement of City Policy	A Specific Plan for a Development Project
A Guide to Help in Decision-Making	A Zoning Ordinance
A Way to Provide a Long-Range Perspective	A Rigid/Static Document
A Way to Protect the Environment	A Capital Improvement Plan
A Framework for More Specific Planning	A City Budget
A Tool for Education and Communication	An Operational Plan
A Way to Improve the Quality Of Life	A Set of Mandatory Regulations

How Does The General Plan Relate To Other City Policies And Procedures?

Tooele City's General Plan establishes an intent and direction for the future growth and character of the community. It is a guiding set of policies intended to provide a sense of order and cohesiveness to the city's policies and actions.

The policies in the General Plan are implemented and detailed through ordinances and ongoing formal procedures of the City. A few of the ordinances and written policies that carry out the ideas and policies of the General Plan are the Zoning Ordinance, Subdivision Ordinance, and design standards. The intent of the General Plan is implemented through recommendations from City staff, boards and commissions, and from decisions made by the City Council regarding such requests as rezoning and subdivisions, road expansion or abandonments, neighborhood revitalization projects, preservation efforts, economic opportunities, and park and recreation facilities.

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General Plan Form - Character-Based Planning

The Tooele City General Plan is formatted on being a part of the implementation of principles and ideas of character-based general planning. The character-based general planning consists of guiding principles and a format that contains three distinct and interrelated levels:

Level 1 – City-Wide Planning. Incorporates all policies that apply to the city as a whole.

Level 2 - Area Master Planning. At this level the City develops Area Master Plans on a priority basis over a period of time that speak specifically to the goals and attributes of an identifiable and functional area; i.e., its land uses, infrastructure, broadly defined urban architectural design philosophy, and transitions. Quality of development and consistency of character drive Tooele's General Plan at the Area Master Plans level, all within the context of community-wide goals. An additional strength of the Area Master Plan approach is its ability to address "edges," those places where two specific areas meet or places where Tooele's boundaries abut other governmental jurisdictions. Area Master Planning relies on the involvement and participation of an area's residents and property owners in the planning and implementation processes.

Level 3 - Neighborhood Planning. Because the health and vitality of a neighborhood is dependent on its ability to adapt to the future, steps need to be taken to address changes that will take place. Neighborhood Plans will identify and implement efforts to improve specific neighborhoods within the city. Every neighborhood has different needs, issues, constraints, and opportunities. A Neighborhood Plan might broadly define a neighborhood's goals and may build an action plan or an issue brief. The neighborhood planning process must have the in-depth involvement of the people who live and work in that neighborhood.



Figure 1 - The Planning Pyramid

This three-level approach has many direct benefits in serving as a platform for community decision-making. A key advantage of this format is its ability to address issues and challenges in existing and mature neighborhoods that may have received too little attention in the past, and its ability to inform and involve a greater number of Tooele citizens. The General Plan is a tool in the implementation of all three levels of this planning approach.

General Plan Organization

The General Plan contains elements used to steer growth in a specific direction. Tooele has taken the technical considerations outlined by state law and combined them into a series of elements that reflect the community's expectations for the future. No single element or subject supersedes any other. All elements have the same legal status. However, this General Plan supersedes all plans previously approved until it is itself further revised, at which time that revised plan will supersede this General Plan.

The elements contain a common format and similar terms and references. Each element begins with an introduction that provides reference information and historical background, and it establishes the basis for the policies that follow. The introduction identifies the significance to Tooele of the topics covered in the element. Each element includes a vision statement and values regarding the element's topic area. These should be consistent with the overall city vision and values. Next come goal statements describing the general end towards which the city will direct its efforts. Following each goal are approaches that describe the general direction that the city sets to follow to meet its goals and vision. The elements may include statistical information, maps, graphs, charts, and diagrams to clarify the goals and objectives. It is important to remember that the policies are equally as important as the graphically displayed information.

Administration Of The General Plan

The General Plan is designed to be a broad, flexible document that changes as the community's needs, conditions, and direction change. It can be revised through city-initiated amendments, or through consideration of citizen and property owner requests. Ultimately, the decision to amend the General Plan is in the hands of the City Council.

An amendment to Tooele's General Plan should be considered for approval based on the criteria outlined in the Plan and the applicable provisions of the Tooele City Code and Utah State Code.

Criteria For An Amendment To The General Plan

It is recognized that a proposed change of land uses within any given portion of the city may have a substantial impact upon the balance of land uses within the city as a whole. Similarly, a proposed change to any aspect of the General Plan can have a substantial impact upon the balance between all other aspects of the General Plan. The General Plan is formulated with full consideration of the character and balance that are appropriate within all distinct areas of the city. Beyond this level of consideration, the General Plan considers the relationships between and among the various areas and studies that have helped to build the Plan. This leads to a balance and pattern that reflects the community's values, aspirations and the city's stated mission and is careful not to disrupt established neighborhoods.

Proposed changes to the city's General Plan that compromise the spirit and intent of these mission statements should be very carefully scrutinized for consideration as an amendment to the General Plan. As has been stated, there are instances when revisions or amendments to the General Plan are appropriate. The decision-

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making on amendments to the General Plan should be of the highest importance and should be specifically based on the community's mission and those considerations important to the community. In Tooele's case, those criteria, among others are:

Tooele's Mission

In guiding the formation of the General Plan amendment criteria, it is important to consider the mission and the associated elements of the city, those generally being:

- Preservation of Tooele's unique character;
- Planning for and managing growth in harmony with the natural surroundings;
- Promoting of the livability of the community;
- Enhancing and protecting neighborhoods; and,
- Ensuring and sustaining the quality of life for all residents and visitors.

Other Considerations

It is important that General Plan amendment proposals are considered with the following values and structure. These values are an important part of the City's General Plan:

- Amendments to the General Plan should result in a respect the natural and man-made environment;
- Amendments to the General Plan should result in provision of an unsurpassed quality of life for both its citizens and visitors;
- Amendments to the General Plan should result in a contribution to the unique identity that is Tooele;
- Land Use Amendments to the General Plan should result in a contribution to the building of community unity and cohesiveness;
- Amendments to the General Plan should work in concert with all aspects covered by the General Plan in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- Amendments to the General Plan should result in a balance that allows for the community to provide adequate live, work, and play opportunities; and
- Amendments to the General Plan should result in opportunities for the design of uses to fit and respect the character, scale, and quality of uses that exist in the community.

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INTRODUCTION ELEMENT

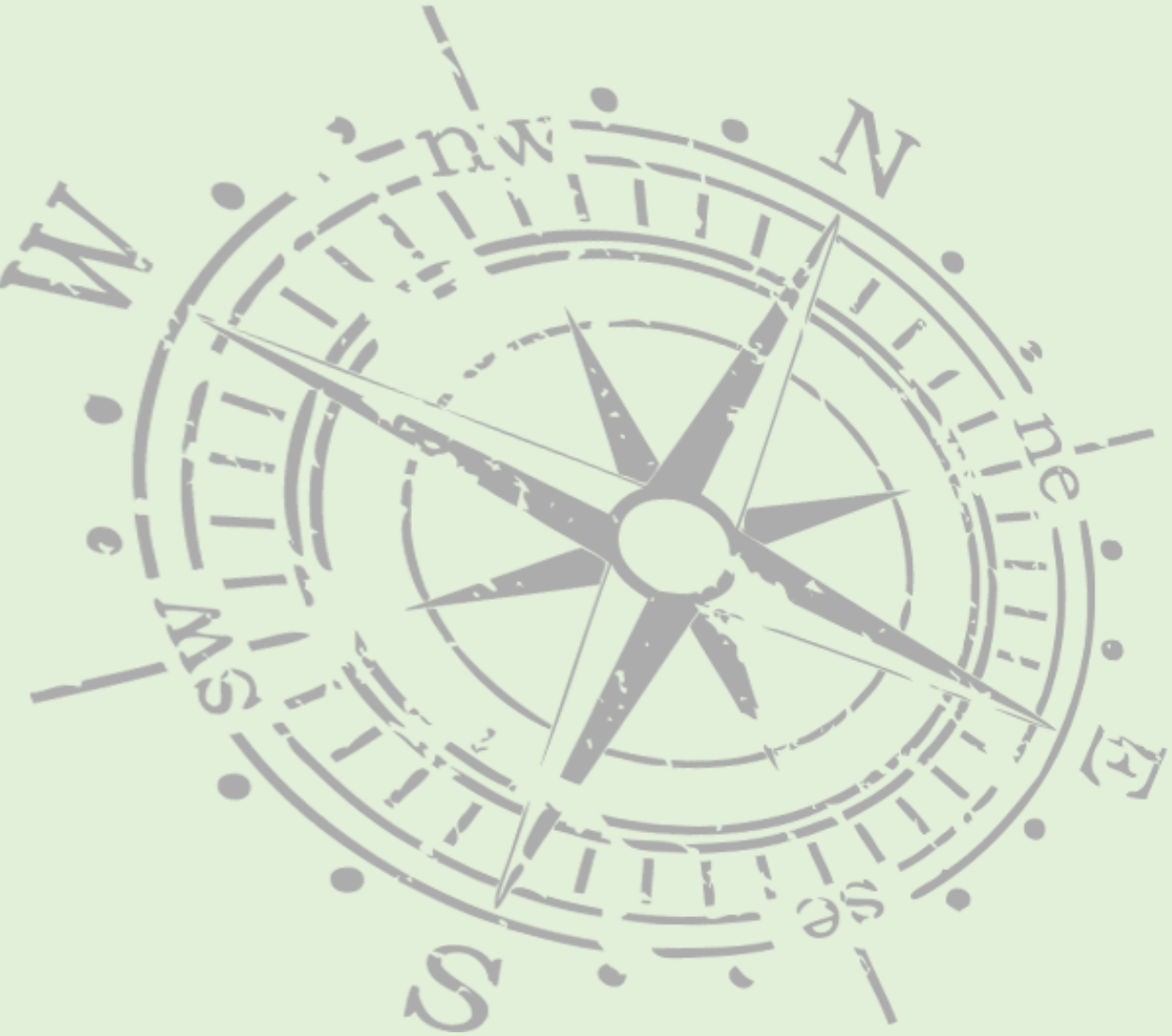


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Introduction Element

Tooele City's Mission

Tooele City is a community that preserves it unique identity and heritage, and provides protection and services for its citizens. Tooele City is committed to building and maintaining an attractive community. This commitment is reflected in active citizen involvement and a proactive approach to creating and building the city of the future through efforts such as City Code provisions and design standards. This commitment is also embodied in specific development standards that reflect the City's history, character, and natural context. As Tooele continues to experience growth through development and redevelopment, the General Plan is intended to reaffirm the City's long-term commitment to creating and sustaining a quality built community.

Mission Of The General Plan

The mission of the General Plan specifically is to help guide the community as it transitions through growth dealing with land development, reuse, and redevelopment with a focus on land maintenance and management. This General Plan reaffirms Tooele's long-standing commitment to physical development and standards that enhance the quality of life and visually reflects a vital yet maturing, attractive, and unique city.

A primary purpose of the General Plan is to assist the City Council, Boards and Commissions, staff, developers, and citizens through the development of the community by presenting the City's formally adopted goals, objectives, and development policies by which land use proposals can be reviewed for approval.

Another primary purpose of the General Plan is to sustain the progressive character and quality of life that has made Tooele one of the most attractive communities in the valley to live, work, shop and recreate. This is due to Tooele aggressively trying to be a leader in city planning and physical development. This leadership has been acknowledged in many ways through maintaining one of the highest qualities of living available in the region.

Many of the ideas and solutions in this General Plan involve considerable commitment of resources and time. They take courage to act. This commitment can assure the present and future residents a progressive community and a high quality of life. It also reflects the city's traditions of community-building that were aspired to by the first city fathers, perpetuated through the early and often difficult years, and persistently sought after for more than 165 years. Furthering these traditions will be part of the legacy left to succeeding City Councils as they approach the horizon of this General Plan and reach beyond.

Tooele's Past

The ancestors of the current Goshute, Shoshone, and Ute Indian Tribes have all at one time or another inhabited the area that would become known as Tooele City. This area served as a place of gathering, hunting, and settlement for native people for hundreds if not thousands of years. The early Mormon pioneers herded livestock in Tooele Valley before permanent settlement began in 1849. Tooele City incorporated shortly thereafter in 1853. The early settlers farmed, built gristmills and sawmills, and manufactured salt, charcoal,



Hotel Tooele c.1910

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lime, adobe bricks, and woolen products. Large sheep and cattle herds were developed, and hay and grain became important crops. But mining and smelting, not agriculture, led the county's growth from the 1860s to World War II.

The International Smelting and Refining Company's smelter, built east of Tooele City in 1910, processed ore carried by aerial tramway from the Bingham mine for about 60 years. The plant attracted workers from southern and eastern Europe, diversifying Tooele's ethnic and religious mix. The Tooele Valley Railroad, completed in 1909, served the smelter's needs and provided additional jobs.

Military installations built during World War II boosted the county's and city's population and continue to pump millions of dollars into the local economy. Tooele Ordnance Depot (later renamed Tooele Army Depot or TAD, and later TEAD), built in 1942 on a huge tract of land southwest of Tooele City, served as a major supply, storage, and repair center, employing almost 2,000 civilians in 1944. Activity at TAD peaked during the Korean War and again during the Vietnam conflict. Tooele City became the hub of activity and housing for military and civilian personnel for the depot. Citizens of Tooele City received a major economic blow in 1993 when the Tooele Army Depot was included on a Defense Department list of bases to be closed, although its industrial and ordnance missions continue. The closure of the depot undoubtedly affected the city, citizens and officials have worked to mitigate the impact and keep Tooele vibrant and growing.



Scene From "Whiffs" 1975

Tooele's community history is not confined solely to agriculture, mining, and the military. Tooele City has also played host to Hollywood. The first significant venture into the movie industry came in 1975 when the movie *Whiffs* was filmed largely in Tooele. Featuring stars Elliot Gould and Eddie Albert, *Whiffs* was a comedic story of an Army Private who applies to become a test subject for the military's new chemical weapons program only to devise a plan to use his newly gained knowledge of chemical warfare to rob banks. The filming featured many iconic locations in and around Tooele that can still be identified today. Other productions that located at least in part in Tooele include Steven King's television mini-series The Stand (1994) featuring actors Molly Ringwald and Gary Sinise and numerous other shows and advertisements.

History Of Planning In Tooele

The foundation of planning in Tooele lies squarely within the organizational roots of the community; the Tooele City Charter. As with many cities and towns across the State of Utah, Tooele City was founded upon the development of a charter to outline the baseline governmental structure for the community. Unlike all of those other communities, Tooele has held tight and true to its charter and is now the only of 244 incorporated municipalities in Utah to still be governed by a charter and not having migrated to a standardized form of government prescribed by the Utah State Code. This also leaves Tooele as the only Utah community that still controls its own governmental organization and structure.

Many planning related efforts have taken place over the course of Tooele history, even at a time when planning wasn't recognized as a formal discipline. More recognizable and significant planning efforts and achievements are largely clustered over the last 30 years. A list of significant planning efforts is as follows:

- Adoption of a Transportation Plan in compliance with the Americans with Disabilities Act of 1990

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(1992)

- Draft Parks and Recreation Study (1995)
- Public Services & Facilities Element Culinary Water System (1995)
- Tooele Master Plan Citizens Survey (1995)
- Culinary Water System Capital Facilities Plan (1996)
- Sanitation Sewer Collection System Master Plan (1996)
- Parks and Recreation Master Plan (1996)
- Storm Water Master Plan (1996)
- Public Services and Facilities Element (1996)
- Parks, Recreation, and Open Space Element (1996)
- Transportation Element (1996)
- Land Use Element (1996)
- Park and Special Purpose Recreation Facilities Capital Facilities Plan (1999)
- A study of Affordable Housing Conditions in Tooele County and the Seven Municipalities within the County (2000)
- Water Collection System Master Plan (2000)
- Water System Master Plan (2002)
- Tooele City Transportation Sub Area Master Plan (2004)
- Multi-Family Residential Design Standards (2005)
- Single-Family Residential Design Standards (2007)
- Culinary Water System Master Plan (2012)
- In-Fill Regulations (2015)
- Tooele County Pre-Disaster Mitigation Plan (2016)
- Moderate Income Housing Plan (2018)
- Moderate Income Housing Plan Update (2019)

Tooele Today

Tooele City is a thriving, dynamic community that builds upon its historic role as a center of culture, community and commerce within the Tooele Valley. The City welcomes residents, visitors, and workers into a community that supports diversity, is accessible, has a broad mix of uses, and ultimately sustains a healthy, vital lifestyle. As a demonstration of this approach, in 2012, Tooele City was named the 10th Friendliest community in America by Forbes Magazine.



Cornet Store

On the edge of Utah's vast west desert lies Tooele, a city that encapsulates the live-work-and-play mantra. Sitting at the base of the Oquirrh Mountains, Tooele is an oasis surrounded by a vast desert playground filled with wild horses, endless back roads, historic ghost towns, and the natural wonders of the Great Salt Lake and Bonneville Salt Flats.

- Amelia Nielson-Stowell, Zions Bank Community Magazine, November/December 2013

Tooele's Place In The Region

The City of Tooele is located in the southeast quadrant of the Tooele Valley which still locates the community

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within a 30 minute drive of the Salt Lake Valley. The city is the geographical population center of Tooele County as well as the State of Utah west of the Salt Lake Valley. The city lies at the base of the Oquirrh Mountains and scenic Middle and Settlement Canyons. Although Tooele City does not directly abut any other incorporated community, it lies in close proximity to the incorporated boundaries of Grantsville City and Stockton Town as well as the unincorporated community areas of Erda and Pine Canyon. This limits the extent to which the city can expand beyond the outer edges of the city's boundaries but there are still many opportunities remaining to grow from within and continue as a regional leader economically and in population.

Tooele's Future

As of 2019, Tooele was roughly half built toward the eventual planned land uses and population, based on the City's General Plan. At current trends, the built-out population is estimated to approach 90,000. Looking to the future, there are a number of events, factors, and trends, both external and internal that will mold the ongoing growth of the community.

Some of the **external factors** likely to affect the city are:

- The development of comparable development centers in the region
- The continuing emergence of transportation corridors as a major core of regional commerce and employment
- The aging of the "baby boomer" segment of the nation and region's population
- The increasing diversification of the nation and region's population
- Ongoing structural shifts of global and regional economies
- The ongoing conversion of agricultural lands for development
- Trends in regional housing availability and affordability
- Regional trends and shifts in commercial economies towards ecommerce

Some of the **internal factors** likely to affect the city are:

- A disparity in the increasing population to available housing stock producing a reduced mobility in the housing market
- An increasingly broad range in the age of neighborhoods over time, with associated differences in character and lifestyle
- Public infrastructure improvements approaching and surpassing replacement time in their life cycle
- Increasing expectations for services and amenities
- Greater diversification of the economic structure within the community
- Fewer large properties available for developments and more smaller developments, lot splits, small lot subdivisions, etc. over time
- Provision of public services and amenities without developer exactions
- Trends in local housing availability and affordability
- Local trends and shifts in commercial economies towards ecommerce

Average household sizes are expected to remain relatively consistent with past trends, but household size is likely to decline in some neighborhoods as those neighborhoods age. On average, household incomes are expected to remain high. The geographic population center within the City will shift northward, as will the geographic employment center based on the availability of land for development. Some existing, small employers will likely grow into major employers and the city will tend to become more attractive for outside major employers to relocate or expand into the community.

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Greater diversity in housing and population will likely occur over the next few decades. An increased age differential and wider geographic distribution in the housing stock will result in increased differences in lifestyle and neighborhood character. Ongoing combined efforts by the Chamber of Commerce and the city to attract new, and support existing high quality and diverse, businesses will enhance the stability and adaptability of the local economy.

Development in newer parts of the city will tend to become even less focused on master-planned communities, since most larger parcels will be committed. Assembling of smaller properties to accommodate a larger master planned community is also possible. In-fill development will become more significant, and redevelopment will become an increased focus of activity in the community over time.

Community Philosophies And Quality Of Life

Quality of life is determined by the values of a community. There are many values held by the Tooele community, each reflected in the unique character of the city. Quality of life is defined by a variety of factors such as recreation, education, and natural and cultural features that are unique to a community. Quantitative information including economic indicators, vital statistics and population data, education and health figures, and other demographic data from the U.S. Bureau of the Census also describes part of the quality of life of an area. The opinions and experiences of the community embody the essence of the total quality of life. In order to maintain or improve overall quality of life, these underlying community values must be maintained and respected. The following are key community values of Tooele City.

Small Town Feel & Atmosphere. Small town feel and atmosphere has consistently been a main reason why people like living in Tooele. Small town feel cannot be easily quantified. The following are examples of typical contributing factors to Tooele's small town atmosphere: people are friendly and you know your neighbors; a comfortable, relaxed attitude; a general feeling of security; beauty of the natural environment; the presence of educational opportunities and public services; citizen commitment to the community; managed growth and development; convenient access throughout the city; an easy going lifestyle; an attitude of conservation; pride in our history; and an attractive community appearance.



Natural Surroundings & Open Space. Tooele is surrounded by natural open spaces and the views of the surrounding undeveloped mountains. Protection of natural runoff channels, natural vegetation, open spaces, and scenic views with ridgeline protection measures will preserve this natural beauty for the enjoyment of future generations.

Attractive Community Appearance & Cleanliness. One of the characteristics of Tooele that residents and visitors recognize on a daily basis is the general cleanliness and appearance of the city. People who call Tooele

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home place a high priority on beautifying their environment through landscaping, and maintained homes and businesses.

Open Government. The Tooele community prides itself on the citizen input and community involvement. Key issues facing the city are evaluated through open, public discourse. City government works hard to be responsive to citizen needs and to be customer focused. There are many active civic groups which are active in community affairs. The city is fiscally sound as demonstrated by reasonable taxes, a diversifying economy and revenue stream, a high bond rating, and reasonable user fees – all of these supporting quality, affordable, and efficient services.

Community Partnerships. Many community partnerships have developed and have had a profound effect on community activities and facilities. Tooele City's community partnerships have contributed their resources to various projects, activities, streetscape improvements, and services. Partnerships have also promoted activities such as annual holiday celebrations, and various community and cultural celebrations.

Public Safety. Citizens of Tooele value the safety of the community. People can walk safely at night and enjoy most areas of the city without the urban feel of other communities. A safe living environment contributes to the overall quality of life in Tooele.

Quality Land Development. High quality land development is demanded by Tooele leaders and citizens. Developments that preserve open space and natural features are more attractive to residents and help to protect natural areas for the enjoyment of future generations. Extensive, mature, and conscientious landscaping are examples of high quality development features in both residential and commercial areas. In residential areas, open spaces, maintenance of natural features, recreational facilities, sidewalks, and high architectural quality are features that contribute to the quality of developments. In commercial areas, adequate sidewalks, street lighting, high architectural quality, reasonable signage, and landscaped parking areas are features that contribute to the quality of developments. Characteristics that tend to detract from quality of life values include clearing of natural vegetation, too much or too little exterior lighting, large expanses of asphalt, and large dominant structures.

Moderate Cost of Living. Citizens of Tooele enjoy the moderate regional cost of living comparative to other areas of the region. The community is provided with many of the amenities of a larger city, but with a small town atmosphere and at more affordable rates.

Varied Employment Opportunities. The community places a high value on varied employment opportunities. Tooele and its surrounding communities provide various opportunities to work in a stable economic environment. There is also interest in attracting new industry to the City. Technology oriented, clean, non-polluting industries providing training and skilled jobs should be targeted.



Historic Tooele Valley Railroad

Planned Growth & Development. Citizens strongly support long range planning for the future growth and development of the city. The community expects the city to anticipate and plan for future opportunities and problems. A proactive approach helps the community

avoid future difficulties and prepares citizens and City officials to develop proper solutions when problems do arise.

Recreational Opportunities. Citizens value the variety of recreational opportunities available as illustrated by the strong citizen involvement with programs and on advisory boards. Both formal programs and informal recreational opportunities exist to satisfy almost everyone's needs. The City sponsors various cultural, artistic and community activities that add to and compliment a long and rich history of success and support for athletic and recreational activities. Parks and playgrounds are scattered throughout the City, and the surrounding Oquirrh and Stansbury Mountains provide a variety of outdoor recreational opportunities. These opportunities and assets to the community should be interconnected through a trail and pathways system that allows for greater access and utilization for all citizens of the community.

A Diverse Community. One of the primary reasons Tooele is a special place to live is the diversity of its citizens. This diversity is a very positive element that makes Tooele a great place to live, work and connect with various people.

Intellectually Stimulating Environment. Tooele is a progressive community in an intellectually stimulating environment. Its citizens place education and scholarly contemplation in high esteem. The presence of multiple higher education campuses within the city and the regional proximity of four major universities lend in supporting this premise. The quality public school system adds to this intellectually stimulating community.

Sound Financial Management. Sound financial condition may be defined as the City's ability to pay bills, annually balance the budget, prepare for future costs, and provide needed and desired services. Sound financial condition requires flexibility that ensures the City is in a position to react and respond to changes in the economy and new service challenges without measurable financial stress. This also requires adherence to the best accounting and management practices, which mean conformance with generally accepted accounting procedures as applied to governmental units. Tooele City consistently receives clean annual audit reports.

Citizen Involvement. Citizen participation is a key component of the Tooele community. The high participation rate of citizens on various authorities, boards, commissions, committees, and civic organizations is a strong indicator of citizen involvement. This high level of citizen participation demonstrates that Tooele citizens are concerned about the community's well-being and are determined to be actively involved in creating a better and stronger future. A noteworthy number of citizens are actively involved in more than 20 authorities, boards, commissions, committees, and civic organizations that are either appointed by City Council or recognized by Council for their participation in the community.

A Vision For The Future Of Tooele City

Tooele's vision for itself over the next 20- to 25-year horizon is one of a progressive, sensitively-developed community which is visually attractive and livable, easy to get around in, and looks to the resources and talents of its residents who make valuable contributions to the community, to continuously renew and revitalize the City through a wide variety of land uses, activities and opportunities.

General Plan Values

- Citizens as customers, deserving the highest quality of services delivered by a local government
- Encouragement of progressive thinking through involvement and teamwork

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- Fairness, integrity, and trust as essential qualities of ethical governance
- An open, accessible government where citizen involvement is vital
- A community renowned for its natural beauty and cleanliness
- Taking pride and achieving a high quality of living
- Positive liaisons between local governmental organizations and other entities
- Achievement of positive, cooperative solutions to community problems
- People as our most important resource
- Responsibility and accountability
- Public safety for all citizens
- Open Space perseveration and recreational opportunities
- Mindful and efficient utilization and management of water and sewer resources

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LAND USE ELEMENT

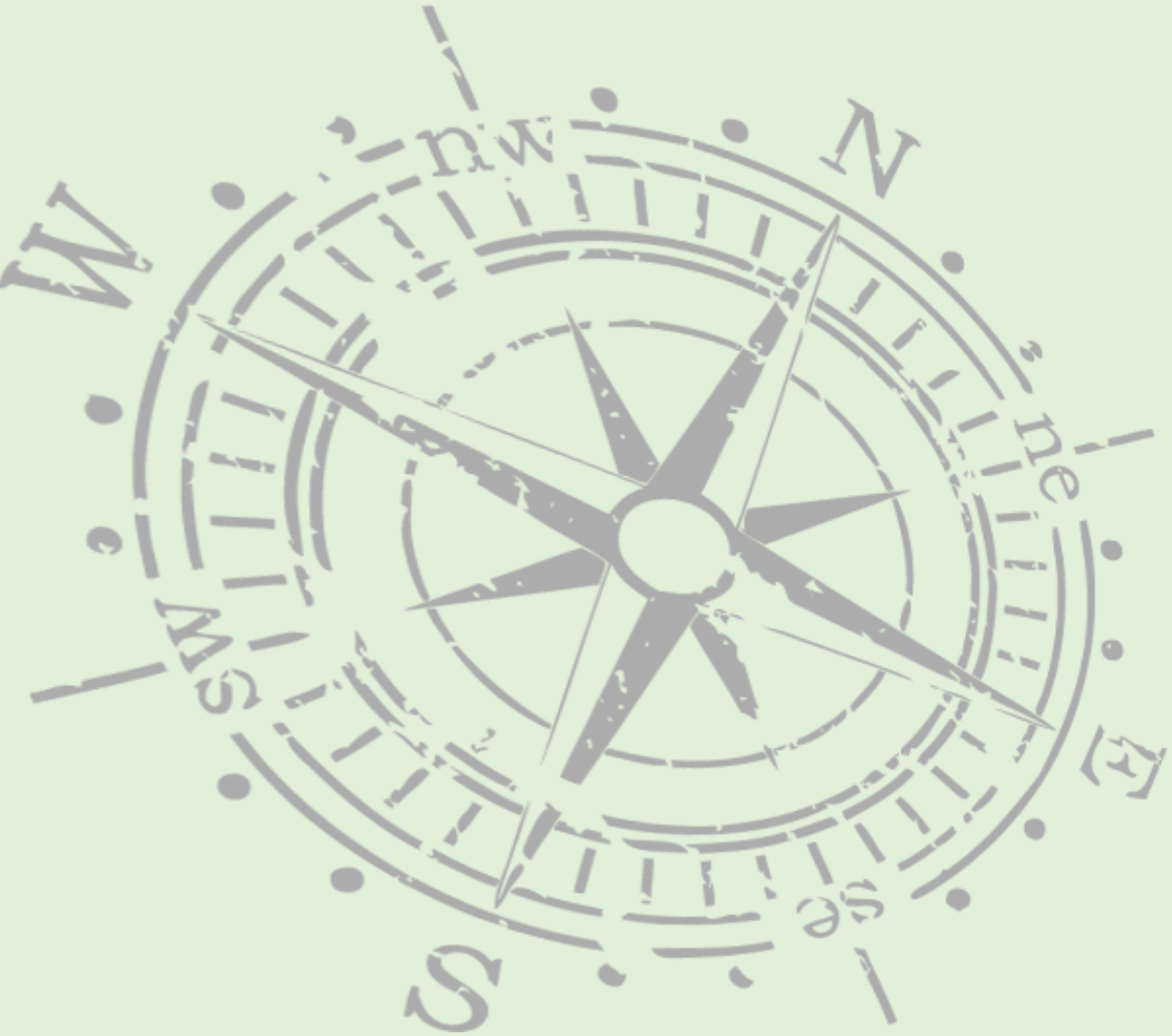


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Land Use Element

Introduction

Tooele has naturally evolved and grown since its founding in the mid 1800's and incorporation in 1853. Starting as a small agricultural settlement sprinkled with homes amongst the farms and agricultural fields, through growth cycles that have periodically affected the entire Tooele Valley, and annexations of large areas of unincorporated lands, Tooele has become a community that features a variety of land uses contributing to a diverse economy, unique community character, and a reputation for quality.

Explosive growth over the past two decades has transitioned a formerly small agricultural city of just under 14,000 people in 1990 to a city exceeding 35,000 with diverse needs. High sustained growth rates during this relatively short time span has produced a myriad of challenges including traffic volumes, the type and intensity of development, the protection of natural resources, and the provision of essential public services.

In order to maintain a vibrant community with a diversity of land uses a city needs to have schools, parks and community centers, residential uses for different social and economic levels, commercial centers, and appropriately located employment centers that serve the residents. Public infrastructure such as streets, trails and pathways, water, sewer and dry utilities are needed to serve these land uses. The Land Use Element and its associated Land Use Map indicate the general distribution, type, and relationship of land uses to help sustain the vibrant community Tooele is becoming into the future.

Currently, Tooele's existing land uses are assigned, as determined by their current zoning designation, as shown in Table 1.

This Element of the General Plan, sometimes referred to as the Land Use Plan, in conjunction with other Elements of this General Plan, provides a guide for the future use of undeveloped land, the use and maintenance of the built environment, and redevelopment and infill policies for the City. This Element helps to define visions for changes that may occur within the City boundaries. It is intended to provide the City Council, Planning Commission, and City staff a framework in the evaluation of land development proposals and the policies that guide land use in Tooele.

TABLE 1
CURRENT LAND USES BY LAND USE CLASSIFICATIONS

LAND USE CLASSIFICATIONS	PERCENT
Residential Land Uses	55.11%
Commercial Land Uses	15.13%
Industrial Land Uses	12.38%
Special Uses Land Uses	17.38%

Based on Current Zoning Assignments

Purpose

The purpose of the Land Use Element is to effectively and efficiently provide a framework for carrying out the goals and policies of the General Plan through land use designations on the Land Use Map in conjunction with the Zoning Map and the Zoning Ordinance. This Element describes each of the land use designations in Tooele City and discusses how they relate to existing and proposed zoning. The relationship between land use designations and zoning is important so that as zoning assignments and the Zoning Ordinance are amended over the life of the General Plan, the goals and objectives of the General Plan are consistently carried out.

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The Land Use Element

The Land Use Element is considered to be the heart of the General Plan, which provides planning for the orderly expansion, improved quality of life, and economic vitality of the community by establishing land use goals and strategies that promote balance in community growth. It provides guidance for the physical development and redevelopment of Tooele City. The Land Use Element seeks to encourage reinvestment and redevelopment throughout the City, but in a way that is integrated with other City priorities and which focuses reinvestment where it will most benefit the City.

The Land Use Map is a key component which demonstrates the various goals and strategies within this Element. The Map designations provide guidance for zoning properties. It should be noted that the designations in the Land Use Map are general and approximate. They are generally shown in response to the natural characteristics of the land than to property lines.

An objective of the General Plan and this chapter is to provide for effective growth that avoids expensive sprawl development, while still encouraging agricultural uses as long as practicable, and preserving the natural environment and open spaces.

This Element and its map indicate the general distribution, location, type, and relationship of all of these land uses. The Land Use Element establishes the primary framework for shaping the City's development pattern. Because it directly affects every aspect of the City's form and function, it is paramount to clearly define and communicate each of the goals and strategies of the Land Use Element and present them as they relate to the past, present, and future of Tooele. Moreover, this Element illustrates how Tooele anticipates addressing future population and employment growth while promoting a development pattern that integrates natural and manmade features in a manner consistent with the vision for Tooele. The Zoning Ordinance and Zoning Map implement these policies by establishing the legal parameters for the development of each parcel of land. City policy is that zoning shall be based on the General Plan designation where the property is located. Although the Land Use Element is often the most visible element of the General Plan, it is only one part of the General Plan. Coordination between all of the General Plan Elements is required to have a comprehensive policy document that speaks to the future needs of the community.



The Land Use Element provides for a wide variety of employment, shopping, entertainment, civic/cultural, educational, and residential uses connected by a grid major street system, open space and pedestrian trails and bikeways. The allocation of land uses within the community has been based primarily on General Plan goals and policies, economic development strategies, circulation system, peripheral land use and policy influences, site characteristics and relationships.

Activity Hub

Tooele is often regarded as an outlying suburb of Salt Lake City, but also serves as a regional activity center within Tooele Valley and Tooele County as a whole. Because of the relative scarcity of services in some areas adjacent to the city, residents outside of the city frequently use Tooele's parks and recreational opportunities, commercial centers, employment, and natural amenities.

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Land Use Patterns

Now and in the future it is important that land use patterns are fostered that help conserve natural resources, reduce the dependence on the automobile, and alleviate traffic congestion while contributing to the character of the community and adequately serving the needs of the citizens. Land use decisions must take into consideration the relationship of adjacent land uses to sensitively integrate proposed land uses with existing natural and physical environments.

The Relationship Between Land Use & Zoning

The Zoning Map, a separate document, and the Land Use Map, included in this Element, are intended to work hand-in-hand with each other. The Land Use Map indicates general land use types and ranges for various areas of the community and indicates how development should be on the land. Land Use Map designations may more generally follow land forms, floodplains, and road patterns rather than ownership boundaries. It indicates more generally how land uses should be arranged on the land. Land use designations on the General Plan Map are not always indicative of the current zoning on the land and may or may not be clearly indicative of an appropriate zoning for future use. The Planning Commission and City Council should use discretion in determining the most appropriate zone district in relation to the guidance available.

The zones in the Zoning Map are legal designations that assign a specific provisions and requirements to specific tract of land. Zoning is legislation that regulates the use, configuration, and development of property. In most cases, zoning typically is uniformly applied to a whole parcel of land.



Designations on the Land Use Map may differ at times from designations on the Zoning Map. This is not an inappropriate occurrence, particularly in undeveloped or underdeveloped areas. One of the primary intents of the Land Use Element and Map is to identify the anticipated future use of the property rather than the existing use. The Land Use Map designation does not change current zone regulations; rather it informs interested parties of what types of land uses may be considered for future development. The written policies of this Element are consulted in the analysis of such proposals, but with consideration for the uses and the development parameters of the current zone applied to the property. Land Use Map designations and General Plan policies included in this Element should strongly influence zone change requests although the rezoning of property is a legislative act that amends the Zoning Map.

Proposed changes in zoning that do not comply with the General Plan should be considered only after making a decision on an application to amend the General Plan. The General Plan should be substantially reliable as a guide to land use to those who may reside in an area or who may be considering purchasing or investing in an area of the City.

Land Use General Guidelines

This Element interrelates all of the elements of the General Plan that have implications for the arrangement of uses on the land. The resulting Land Use Map, found in Appendix A to this Element, is a graphic expression of

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the implementation of the various policies that make up the General Land Use Element. The Land Use Element is an important guide for decisions related to development. The Land Use Plan is a visual reference for public agencies or private individuals seeking information about land development objectives of the City. In addition to the designations on the Land Use Map, a number of goals and objectives have been adopted to guide future City decisions on a case-by-case basis. These policies are listed below each section of this Land Use Element. The Land Use Element is general in that the land use designations are approximate. Property-specific conditions are taken into account when the Planning Commission and City Council are requested to zone, rezone, or grant certain entitlements for a specific parcel. There are still major areas within the City that are undeveloped. Although there are natural constraints that preclude development in some areas, it is clear that there is much yet to be determined about the future form and character of Tooele.

The Land Use Element is intended to encourage the orderly and efficient distribution of land uses in the City. A full range and mix of land uses including residential, commercial, industrial, parks and recreation, agricultural, and other areas are currently provided within the city. The following land use principles should be generally considered and applied citywide:

1. The identity of Tooele should be strengthened by land uses which contribute to the unique character of the community.
2. The relationship of planned land uses should reflect consideration of existing development, agricultural preservation, environmental conditions, service and transportation needs, and fiscal impacts.
3. Developed areas in the city core should be revitalized by promoting the adaptive reuse of existing community resources.
4. The Land Use Element should provide for a full range and mix of land uses including residential, commercial, industrial, agricultural, and special use areas.
5. A variety of quality housing types should be provided to accommodate a growing population. Innovative planning, development patterns and building methods that define the unique living opportunities in Tooele are encouraged.
6. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
7. Growth should be directed to locations contiguous to existing development or on “in-fill” properties to provide city services and infrastructure in a cost effective and efficient manner.
8. Development approval, throughout the community should be tied to the construction of primary culinary water, sewer, storm drainage, and circulation systems.
9. Density increases should be considered only upon demonstration of adequate infrastructure, resource availability, amenities, and benefit to the community and residents of the project.
10. Commercial and industrial uses should be widely accessible, clustered near the center of their service areas and developed compatibly with the uses and character of surrounding districts.
11. Land use patterns should be encouraged that reduce travel distances for employment and essential services, limit pollution, allow for alternative modes of transportation, and conserve energy.

Vision

Tooele is a residential community and an employment destination where the composition of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses should complement each other visually, aesthetically, socially, and economically. Tooele strives to protect large, unspoiled portions of our mountain areas, and avoid conflicting, damaging, or otherwise unwanted land uses from compromising

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the overall character of an area, a neighborhood, or the community as a whole. Tooele will make every effort to ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving businesses, and open spaces for people to enjoy.



The City's vision is underpinned by the guiding principle of developing a complete community, and a balance of land uses is critical to achieving that goal. Quality neighborhoods provide housing for residents of all ages. Commercial and industrial land uses generate tax revenue to support services and infrastructure, provide jobs, and sustain the economy. Open space, parks, and trees provide not only recreational opportunities, but also areas for water recharge, filtering of air pollutants, and beautification. Tooele benefits from a broad mix of balanced land uses.

Tooele Values

Despite the rapid growth Tooele has experienced over the past couple decades, the community has remained focused on the values of the residents past and present. Those include:

- Respect for the natural surroundings.
- Respect for the existing and historical context of the built environment.
- An unsurpassed quality of life for citizens and visitors.
- Recognition of the community's unique identity and reputation.
- Land use and transportation planning that creates logical and efficient transportation options and patterns to help connect people to jobs, services and amenities.
- A rich mix of living, working, and playing environments that do not violate or intrude upon the values that make each place unique or special.
- Aesthetic design of uses to fit with the surrounding character and scale.
- Well-sited mixed-use districts that integrate residential, retail, office, and other uses in specific areas supported by compatible infrastructure.

General Land Use Goals And Objectives

Goal #1 *Recognize Tooele's role as a community having an assortment of commerce and housing opportunities.*

- Strengthen the identity of Tooele by encouraging land uses that contribute to the character of the community and sustain a viable economic base.
- Encourage land uses that preserve a high quality of life and define Tooele's unique identity within the region.
- Provide a wide range of housing opportunities while protecting property values and promoting quality development.
- Accommodate controlled residential growth of a type that complements and perpetuates the rural lifestyle of the community and where possible, protect existing agricultural areas.

Goal #2 *Coordinate land uses affecting regional networks (mobility, economic, and open space) with*

adjacent jurisdictions to maintain the integrity and efficiency of these networks.

- Work with adjacent jurisdictions to understand the dynamics of the emerging and redeveloping areas along the borders of Tooele.
- Support the location of regional land uses, such as major employment and mixed-use centers along regional mobility networks.
- Relate regional transportation corridors to regional land use intensities and patterns.
- Support regional land use policies, patterns, and planning.

Goal #3 *Develop land use patterns that are compatible with and support a variety of mobility opportunities, choices, and service provisions.*

- Encourage non-motorized (pedestrian and bicycle) access and circulation throughout the city and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling, and transit) where environmentally and physically feasible.
- Support the physical integration of residential uses with office and retail uses to provide opportunities for pedestrian oriented development.
- Ensure Tooele's transportation choices respond to the land use patterns and local neighborhood lifestyles.
- Provide an interconnected open space system that is accessible to the public including pedestrian, cycling, and equestrian links, recreation areas, and drainage ways.
- Ensure that basic levels of environmental health and human services are provided for all socio-economic levels within the community.
- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Goal #4 *Maintain a balance of land uses that support a high quality of life, a diverse economic base, and a rich mixture of housing and leisure opportunities.*

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Ensure the highest level of services and public amenities are provided to the citizens of Tooele at the lowest costs in terms of property taxes and travel distances.
- Support a balance between jobs and housing by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.
- Provide a variety of housing type and innovative development patterns and building methods that will result in greater housing affordability.
- Maintain a citywide balance of land uses that support changes in community vision and dynamics over time.

Goal #5 *Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community.*

- Support the essential cycles and life support functions of our ecosystem through land uses and development activities.
- Respect and preserve the biodiversity of an arid, mountain environment in development.
- Protect and restore essential ecosystem services that maintain water quality, reduce flooding, and enhance sustainable resource development.
- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations

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allowing people to live, work, play and shop in the same general area.

- Concentrate future development in growth areas and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption, increase interaction among citizens and provide a stronger sense of community.
- Protect and revitalize established areas and neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.
- Minimize environmental hazards and protect the natural character of the arid, mountain setting by disallowing development on environmentally sensitive lands.

Goal #6 *Encourage the transition of land uses from more intense regional and city-wide activity areas to less intense land uses within local neighborhoods.*

- Ensure that neighborhoods transition to one another by considering appropriate land uses, development patterns, character elements, and access to mobility networks.
- Encourage appropriate transitions from more intense mixed-use centers and regional employment cores to adjoining land uses.
- Maintain the natural integrity of open space areas by ensuring that development patterns and land uses are sensitively placed and designed along the edges of mountain and neighborhood areas.
- Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels.
- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

Goal #7 *Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

- Promote public land uses such as parks, schools and other civic uses that act as the nucleus of neighborhoods and promote community interaction.
- Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.
- Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.
- Develop appropriately located neighborhood-scale commercial.
- Establish and implement a basic service and facility improvement plan including schools, library, recreation and other desirable amenities.
- Encourage the use of Planned Unit Development (PUD) principles in neighborhood development.
- Examine and develop market sensitive approaches to development design that create a variety of housing opportunities within large scale developments to meet broad housing market needs.

Goal #8 *Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.*

- Incorporate appropriate land use transitions to help integrate open spaces into surrounding neighborhoods.
- Focus intense land uses along major transportation networks and in urban centers. Less intense land uses should be located within more environmentally sensitive lands.
- Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks.

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- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Land Use Principles

The Principles below are intended to serve as general direction to be followed by the City's decision-makers as well as the private development sector in the process of land development whether the land is vacant or redeveloped.

A development proposal, zoning assignment or change to a zoning assignment that substantially deviates from the General Plan's Land Use Principles, should be required to demonstrate that the deviation is for the public benefit.

1. Land Use categories that require rezoning to a more intense zoning category than that prevailing on adjacent lands shall not be granted, unless mitigation of potentially negative influences can be demonstrated, or the Land Use Element of the General Plan is amended.
2. The identity of Tooele should be strengthened by land uses which contribute to the unique character of the community.
3. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
4. Land use development that places an unacceptable burden on the City's infrastructure and/or intensifies traffic congestion beyond acceptable level of service, shall be the basis for rejection. This determination shall be made by the City's (transportation/public works) departments in conjunction with the City Council. These considerations shall supersede any land use, or intensification of land use, that may be indicated on the Land Use Plan.
5. Mixed land-use development that enhances quality of life elements, providing not only residential but employment, educational, and shopping opportunities shall be encouraged.
6. Development, redevelopment or intensification of existing land uses and/or zoning patterns that are incompatible shall be buffered from each other by the use of elements such as open space, landscaping, greater setbacks, and lower building heights.
7. Mixed land-use development that emphasizes quality design standards shall be encouraged including, but not limited to: clustering, viable open space, minimization of major traffic intrusion onto arterial streets, and diminution of auto-dependency.
8. Areas of intense or specialized land use shall have zoning overlay districts created to maximize their potential for development through adherence to high standards of development.
9. Provisions for, and private maintenance of, any surface drainage areas shall be an integral part of each development.
10. Public and quasi-public open space shall be linked together by a network of greenbelts/linear parks that unifies the city's parks and trail system.

Land Use Map Designations

Several broad land-use categories are delineated, with accompanying explanations. In addition to the land use categories, there are goals and objectives that should be followed in the process of land development. The majority of the land-use categories are moderately traditional. Traditionally, land use categories and zoning regulations in Tooele have been used to separate diverse land uses. The City's New General Plan holds to that tradition in the majority of the City that is built out and proposes the same into the future. Table 2 identifies

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the various land use categories identified in this Element along with the zoning districts that are preferred or most applicable to each land use category.

TABLE 2
LAND USE CLASSIFICATIONS WITH PREFERRED ZONING DISTRICTS

LAND USE CLASSIFICATIONS	PREFERRED ZONING DISTRICTS
RESIDENTIAL LAND USES	
Rural Residential	RR-1, RR-5, RR-20, MU-160
Low Density Residential	R1-12, R1-14, R1-30
Medium Density Residential	R1-7, R1-8, R1-10
High Density Residential	MR-25, MR-16, MR-8
COMMERCIAL LAND USES	
Community Commercial	NC, GC
Regional Commercial	RC, RD
INDUSTRIAL LAND USES	
Light Industrial	LI, IS
Heavy Industrial	I
SPECIAL LAND USES	
Open Space	OS
Mixed-Use	MU-G, MU-B
Overlake Planned District	P-Overlake

Land Use Overlay Designations

Overlay districts do not fall within a General Plan classification since they are intended to mix additional uses, limitations, or designations with those allowed in the underlying zoning in various areas throughout the city. Overlay zones are intended to be applied only when the overlay meets articulated needs of the City.

Maintaining Balance

It is the objective of Tooele City to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development. Areas for growth have been planned with a balance for all uses, including agriculture, residential, commercial and industrial uses, as demonstrated in the Land Use Map. Future decisions regarding land use and zoning in Tooele should be guided by this map.

Residential Land Use Categories

Residential land uses include a range of residential classifications. Density is expressed in dwelling units per acre. Zoning may not allow the maximum units per acre to be realized in all cases. Land uses are designated to accommodate a mix of dwelling types and densities for a variety of neighborhoods and environmental conditions. Zoning regulations may allow a limited number of non-residential uses, such as places of worship, neighborhood parks, schools, etc., in residential areas.

Where enough vacant land exists, any land use category can accommodate a major master-planned residential development. It is expected that a master-planned development will include a variety of residential densities or dwelling types, but the overall density should be compatible on the basis of gross acreage of developable land to the densities shown on the Land Use Element. The Land Use Element does not guarantee the number of units.

Residential areas should be developed with an emphasis on creating safe, attractive neighborhoods. They should include adequate open space with links to schools, commercial services, parks and other neighborhoods by landscaped pedestrian ways, bicycle paths, and residential scale streets.

Rural Residential Land Use Category *(0 – 1 ac/du)*

The Rural Residential land use classification is intended to encourage the creation and maintenance of residential areas within the city which are characterized by detached single-family dwellings on very large lots, surrounded by well-kept lawns, trees, and other plantings. The Rural Residential land use classification is also intended to include and encourage appropriate agricultural areas and uses that remain within the community. Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas. Equestrian uses and privileges may exist in certain areas. The Rural Residential properties may incorporate sensitive lands while allowing homes to be constructed in areas which have limited disturbance to the surrounding areas or will not place future residents at greater risk of natural hazards impacts. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this land use classification.



Low Density Residential Land Use Category *(0.6 – 3.5 du/ac)*

The Low Density Residential land use classification is intended to encourage the creation of residential areas within the city which are characterized by detached single-family dwellings on large lots in connected neighborhoods with parks, and areas being provided to foster community interaction. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this land use classification.

Medium Density Residential Land Use Category *(4 – 6 du/ac)*

The Medium Density Residential land use classification is intended to provide a residential environment within the city which is characterized by detached single-family dwellings in a variety of sizes and styles on moderate-sized lots. The terrain should be relatively flat, or with a gentle slope, to accommodate the density. These areas are typically situated to take advantage of existing public infrastructure, e.g. recreation facilities, utilities, services, schools, and nearby commercial uses. Proximity to these uses allows more community interaction with reduced dependence on automobiles with neighborhoods that are designed for walkability. Providing more moderate densities in these areas allows for development of properties with unique limitations due to size, configuration, or location. These areas serve to recapture tax base opportunities lost by larger lot single-family developments and increase the viability of commercial areas. The design of medium density areas should integrate high quality materials and building character with integration to existing neighborhoods rather than create isolated and walled off housing projects. Allowing for more varied housing opportunities in these areas can meet the needs of many levels of economic and demographic characteristics within the city desiring a varied array of house sizes and less maintenance responsibilities.



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High Density Residential Land Use Category *(8 – 25 du/ac)*

The High Density Residential land use classification is intended to create areas of attached multi-family developments which will contribute to the city's housing stock at increased densities. Dwellings in these areas may include townhomes, multi-story apartments, and condominiums. Developments in these areas should situated in close proximity to recreation facilities, services, schools, transit opportunities, commercial centers, and employment centers where the use of automobiles can be reduced and neighborhoods designed with walkability in mind. These areas should provide a buffer to single-family neighborhoods and be integrated between those and surrounding non-residential uses. Multi-family developments should be designed to complement existing neighborhoods and not become isolated and walled off housing projects. These areas can provide a variety of economic and demographic characteristics within the city and meet housing needs for persons seeking a more urban living experience.



Residential Land Use Goals And Objectives

Goal #1 *Provide for residential areas in Tooele that support and complement the unique rural quality and characteristics of the city.*

- Establish buffering, neighborhood integration, and screening methods where uses of higher intensity abut lower intensity uses, e.g. non-residential uses to residential uses, residential uses to agricultural uses, or between different residential types.
- Promote housing that will maintain and protect natural resources and environmental features.
- Require neighborhoods and individual houses that exemplify design excellence and promote aesthetic qualities of a rural community while enhancing the pleasing appearance of existing residential neighborhoods.
- Preserve older and existing residential neighborhoods by encouraging the improvement and revitalization of residential units within these areas.
- Existing agricultural uses should be acknowledged and accommodated when adjacent to proposed new development.
- Implement appropriate street design for anticipated use and traffic volumes.
- Foster positive neighborhood, home, and community atmosphere for existing and new residential areas in the City.

Goal #2 *Promote and encourage high quality, well planned residential development with open spaces.*

- Develop and implement zoning and design standards and policies that promote attractive and well planned residential subdivisions in areas where there are existing public services.
- Discourage leap-frog development by not extending city services to new areas until existing areas are substantially developed.
- Allow the development of cluster subdivision or other subdivisions that provide for new open spaces.
- Create high quality residential environments which provide for safe and convenient vehicular circulation, open space and recreational opportunities, while buffering residential areas from non-

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residential uses and other non-compatible residential.

- Develop and implement policies to encourage or required development to preserves or enhance existing open spaces, culturally significant areas, and environmentally sensitive lands.
- Enforce ordinances which require land owners to keep their property free of weeds, junk vehicles and equipment, unsightly buildings, trash and other debris.
- Discourage the subdivision of lands that result in areas of residential development too small or too isolated to be adequately, economically and conveniently served by city services.
- Encourage new residential development to locate within areas currently served by adequate water, wastewater and other community services.
- Minimize and mitigate sensitive land inclusions in development.

Goal #3 *Enable higher density residential developments which support local retail establishments, promote a walkable community, and provide housing options for varying income levels and lifestyles.*

- Provide design standards for the development of higher density housing in close proximity to services, schools, commercial centers, and employment centers.
- Establish design standards for the development of high density and multi-family dwellings to assure high quality materials, recreation opportunities and maintained landscaping.

Commercial Land Use Categories

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office, business, services, entertainment, and other commercial activities that enhance employment opportunities, encourage the efficient use of land, enhance property values and City tax base, and to insure high quality design and function of commercial areas.

The Commercial land use classification is intended to provide areas for the provision of a variety of goods and services to the people who visit, live, and work in Tooele. Commercial land use areas should be conveniently dispersed throughout the City along major transportation corridors for high visibility and traffic volumes along with carefully located and planned localized commercial opportunities directly tied and scaled to match nearby neighborhoods.

Whenever stand-alone commercial uses are adjacent to established or future residential areas, special care should be taken to ensure privacy and to protect private property. Providing transitions and buffers between residential and commercial areas including considerations for setbacks, landscaping, limited allowed land uses, diversion of traffic, controlled noise or light, building height and design limitations, and transitional land uses such as minor offices can help to provide protections for residential areas while providing attainable needed services.

Community Commercial Land Use Category

The Community Commercial land use designation is intended for smaller neighborhood centers and centers along primary transportation corridors to cultivate locally serving commercial areas. This category permits commercial land uses that target local residents and neighborhoods. Planned retail and office are encouraged. This designation is intended for areas where urban public services, generally including complete



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street networks and access to transit, are available or planned. Areas within this designation should be generally pedestrian-oriented, or are desired to be, and are predominantly built at low- to mid-rise scale, often with buildings close to and oriented toward automobile and pedestrian transportation facilities.

Regional Commercial Land Use Category

Regional Commercial land use areas are intended to provide for general commercial opportunities that include a wide range of uses that serve the community and the region. This category permits the full scope of commercial land uses that are destination-oriented. The areas may include large-scale, master-planned commercial centers, big-box stores and offices. Specific uses in this land use category include a wide range of retail businesses, personal services, food and beverage establishments, hotel and other tourist uses, automotive sales and repair, professional offices, and housing. Regional Commercial land uses are primarily located along major transportation corridors.



Commercial Land Use Goals And Objectives

Goal #1 *Establish quality commercial areas which will provide desirable goods and services for local residents and enhance the City's sales and property tax revenues.*

- Develop policies and standards which allow a variety of retail and commercial goods and services within the community while encouraging businesses to prosper.
- Promote and maintain balanced commercial activity that is viable and responsive to the needs of the community.
- Provide for adequate access, parking, traffic circulation, noise buffering, and other operational conditions within commercial areas.
- Improve the image and appearance of commercial corridors, especially along Main Street.
- Carefully limit any negative impacts of commercial facilities on neighboring land-use areas, particularly residential development.
- Formulate thoughtful commercial site design and development standards to express the desired overall image and identity.
- Encourage safe and convenient pedestrian access to shopping and service areas.

Goal #2 *Maintain regionally significant commercial, industrial, and employment areas.*

- Developments should accommodate multimodal transportation (i.e. pedestrian walkability, bicycle access and storage, public transit where available, and passenger vehicles) with no emphasis given to a particular mode. Choices should be emphasized.
- Pedestrian walkability should be a high priority.
- Public facilities including streets, lighting, and signage should be modified where appropriate to compliment multiple use developments and public transit.
- Public spaces should be the focus of building orientation and neighborhood activities. Building entrances should be easily accessible from public spaces.
- Promote the location of commercial establishments indicated on the Land Use Map. Avoid strip development along arterial streets by clustering commercial uses in appropriate locations.

Goal #3 *Provide opportunities and locations for small commercial operations and offices which are compatible with residential uses.*

- Allow small office complexes to develop in similar locations as neighborhood commercial areas.

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- Allow home occupations in all residential areas if they have no exterior evidence of their existence and the use is compatible with the residential environment.
- Implement zoning to more effectively integrate commercial uses in close proximity to residential areas.

Industrial Land Use Categories

The Industrial land use classification is intended to provide for a range of industrial and manufacturing uses including heavy industrial, clean and less intensive industrial, manufacturing, technological uses, assembling, processing, traded sector uses, wholesale activities, distribution, storage, and warehousing. These areas accommodate employment related uses including large scale campus style development for administrative and research companies, offices, and laboratories. Associated office and support commercial uses may be allowed. Developments should typically have large, well-designed buildings and attractive landscaping where viewed from public roads. Non-industrial uses should be restricted to retain market feasibility for industrial development, prevent land use conflicts. Residential uses should not allowed.



The Industrial land use designation allows for a mix of uses that support the City's tax base. Industrial uses may have environmental or nuisance aspects such as light, noises, and odors that should be separated from many commercial uses and all residential uses. Facilities and operations to take place within this designation should be designed to protect the environmental quality of adjacent areas. Care should also be taken to take steps to reduce or eliminate objectionable environmental effects on adjacent areas. Adjacent uses should be buffered from negative impacts such as yard storage, heavy equipment, noise, and lights through site planning, screening, landscaping, and building design.

Light Industrial Land Use Category

The Light Industrial Land Use category is intended to provide areas for lower-impact industrial uses, service-oriented uses that present the possibility for more intense or impactful affects on neighboring properties than would be expected in a more traditional commercial areas, and support facilities for heavier industrial uses. Light Industrial areas can also provided buffers between more intensive and nuisance-producing industrial uses and surrounding non-industrial uses. Where these areas border other land uses, especially residential, care must be given to provide adequate buffers in the form of setbacks, open space, uses which do not produce nuisances to surrounding uses, etc.

Heavy Industrial Land Use Category

The Heavy Industrial Land Use category encompasses many of the most intensive land uses allowed anywhere in Tooele. Typically these are land uses involving manufacturing and other industrial processes, especially when undertaken on a large scale. Major streets serving these areas should accommodate truck traffic.

Industrial Land Use Goals And Objectives

Goal #1 Provide a variety of employment opportunities for the residents of Tooele and the surrounding

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area.

- Maintain an adequate supply of industrial land in appropriate areas.
- Allow industrial development in areas where sanitary sewer, storm water management, water, and police and fire protection are available and adequate prior to or concurrent with development.
- Require that industrial developments have good access, adequate public facilities and services, suitable topography and soils, and minimal impact on surrounding areas.
- Minimize the impact of industrial developments on adjacent non-industrial land uses through appropriate landscaping, screening, buffer strips, graduated land use intensity, and similar methods.
- Encourage master planning for industrial area, including the inclusion of such features as signage, traffic control, orientation, aesthetics, and uniform maintenance through covenants or other property management techniques.
- Locate and design new industrial sites and improve existing ones to facilitate access and circulation by car and van pools, pedestrians, bicyclists, and other alternative transportation modes that safely integrate with heavy vehicle traffic.
- Accommodate the development of diversified industrial and manufacturing uses which will provide an employment base for the citizens of Tooele and enhance the revenue base for the City.
- Encourage development of clean, high technology industries.
- Minimize impacts of industrial on less intense uses.

Goal #2 *Provide opportunities for associated and support uses that build upon and enhance industrial areas.*

- Identify areas in close proximity to industrial areas that have the infrastructure in place for non-residential uses that support established industrial uses.
- Provide transportation opportunities between industrial areas and non-residential support areas for convenient access by workers.
- Identify and provide opportunities for non-residential uses that serve the needs of workers locally rather than requiring workers to commute away from industrial areas for services.
- Identify opportunities to utilized supporting land uses as buffering between industrial land uses and other less intense and residential land uses.

Special Use Land Use Categories

The Special Land Uses land use classification includes areas that are distinct from the other major groups. These uses include unique or hybrid development uses, natural open spaces, and sensitive lands. One such hybrid development type is mixed-use (commercial and residential) development where the two land uses are located in close proximity, even attached configurations. This may come in the form of uses that are side by side or stacked vertically with residential uses above commercial uses on the same property. These areas should include parking and automobile facilities augmented by development of alternative transportation options. Another Special Land Use type comes in the form of a specially and uniquely designed Overlake development. This development resulted from unique terms assembled through a development agreement specific to this area and separated in use, configuration, and layout from the standard zoning employed elsewhere in the city. A final Special Land Use type is a system of publicly owned and designated open spaces. These areas are typically natural and undeveloped areas of a sensitive nature preserved through public ownership and/or perpetual conservation but also may include developed park space of a significant size, or purpose.

Open Space Land Use Category

This category encompasses the City's established larger developed parks and facilities such as the Oquirrh Hills

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golf course, conserved natural area open spaces, and retention areas that have recreation or aesthetic potential. This category may also apply to natural areas that are or have the potential to be permanent open space. Efforts should continue to preserve mountainous areas, drainage and riparian areas with attractive indigenous vegetation. A variety of methods can be used to preserve these areas, including easements, dedications, and acquisition. Areas designated as permanent natural open space should be placed within a conservation easement.

Mixed-Use Land Use Category

The Mixed-Use Land Use category supports the mix of land uses, primarily single- and multi-family residential, office, commercial and institutional. It requires a commitment to exceptional levels of quality and a specific plan of development that meets the approval of the City. The intent of this category is to identify underutilized, marginal, or blighted areas that could be rejuvenated, upgraded, or simply be replaced with quality development. Critical features that should be encouraged in these areas include reasonable scale, secondary forms of circulation such as bicycling and walking, well-conceived sites with access to and integration with transit opportunities, well designed buildings that capitalize on the area's history and values, and quality amenities.

Overlake Planned District Land Use

The Overlake Planned District Land Use category supports the mix of residential, office, commercial, and recreational uses in an overall master planned community. This category originated out of development plan that was first proposed to the City in the late 1990s. Through various agreements between land owners, developers, and the City, a planned was forged to create a community unique to that seen elsewhere in Tooele. Although the events of the years since have served to limit the scope of what was anticipated for the overall development, the Overlake Planned District areas has still produced a healthy development mix of residential types and uses, commercial and institutional uses that incorporate into Tooele City as a whole.

Special Use Land Use Goals And Objectives

Goal #1 Provide a broad variety of land uses that create a high level of synergy within mixed-use areas.

- Incorporate a diverse range of residential and non-residential uses within mixed-use areas.
- Promote residential uses that support the scale and function of retail, commercial, and employment uses within these areas.
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.
- Encourage compact mixed-use, pedestrian-oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.

Goal #2 Encourage mixed-use development that enhances the City's downtown area and the visual appeal of Main Street.

- Encourage business retention and redevelopment along Main Street in the downtown area.
- Encourage in-fill and appropriate development within the immediately surrounding neighborhoods in order to increase a commercial supportive population base.
- Main Street improvements should incorporate pedestrian friendly furnishings, lighting, and landscaping, which draw attention to the area.
- Non-motorized traffic should be able to safely cross Main Street.
- Building architecture should have a pedestrian scale at street level and should incorporate architectural themes. Policy 6 Business entries and glazing should be in close proximity to the public

sidewalk and encouraged to be used as primary businesses entrances directly to and from Main Street.

- On-street parking should be retained for business front parking and buffering of pedestrians from Main Street traffic. All on-site parking should be located to the rear of businesses and interconnected for ease of travel behind and between buildings.
- Work to consolidate properties and provide tools for redevelopment of areas along Main Street including the possibility of recreating an RDA, or CDA, area.

Goal #3 *Encourage the continued protection and preservation of sensitive areas and natural open spaces that serve the aesthetic and environmental well-being of the community and the region.*

- Support a regional open space network that celebrates Tooele heritage and identity as a rural, mountain community, and maintains the viability and connectivity of the natural surroundings.
- Support a regional open space network by coordinating with adjacent jurisdictions on open space systems, recreation opportunities, storm water drainage corridors, and sensitive wildlife habitat and migration routes.
- Implement an acquisition plan for land in and around area canyons, runoff corridors, and other identified critical open space lands.
- Protect sensitive natural features from incompatible development, e.g. high capacity utility lines, communications facilities, and deleterious or intensive land uses, and maintain the integrity of natural systems.

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ERDA TOWNSHIP

GRANTSVILLE CITY

TOOELE ARMY DEPOT

PINE CANYON TOWNSHIP

LAND USE ELEMENT LEGEND

- OPEN SPACE — OS
- RURAL RESIDENTIAL — RR-1, RR-5, RR-20 & MU-160
- LOW DENSITY RESIDENTIAL — R1-12, R1-14, R1-30
- MEDIUM DENSITY RESIDENTIAL — R1-7, R1-8, R1-10
- HIGH DENSITY RESIDENTIAL — MR-25, MR-16
- OVERLAKE PLANNED DISTRICT — P-OVERLAKE
- MIXED USE — MU-G, MU-B
- COMMUNITY COMMERCIAL — NC, GC
- REGIONAL COMMERCIAL — RC, RD
- LIGHT INDUSTRIAL — LI
- INDUSTRIAL — I

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Revised November 2020

APPENDIX A
TOOELE CITY GENERAL PLAN
ANNEXATION POLICY PLAN
EXPANSION AREAS

Tooele City
Est. 1853

AFFORDABLE HOUSING PLAN ELEMENT

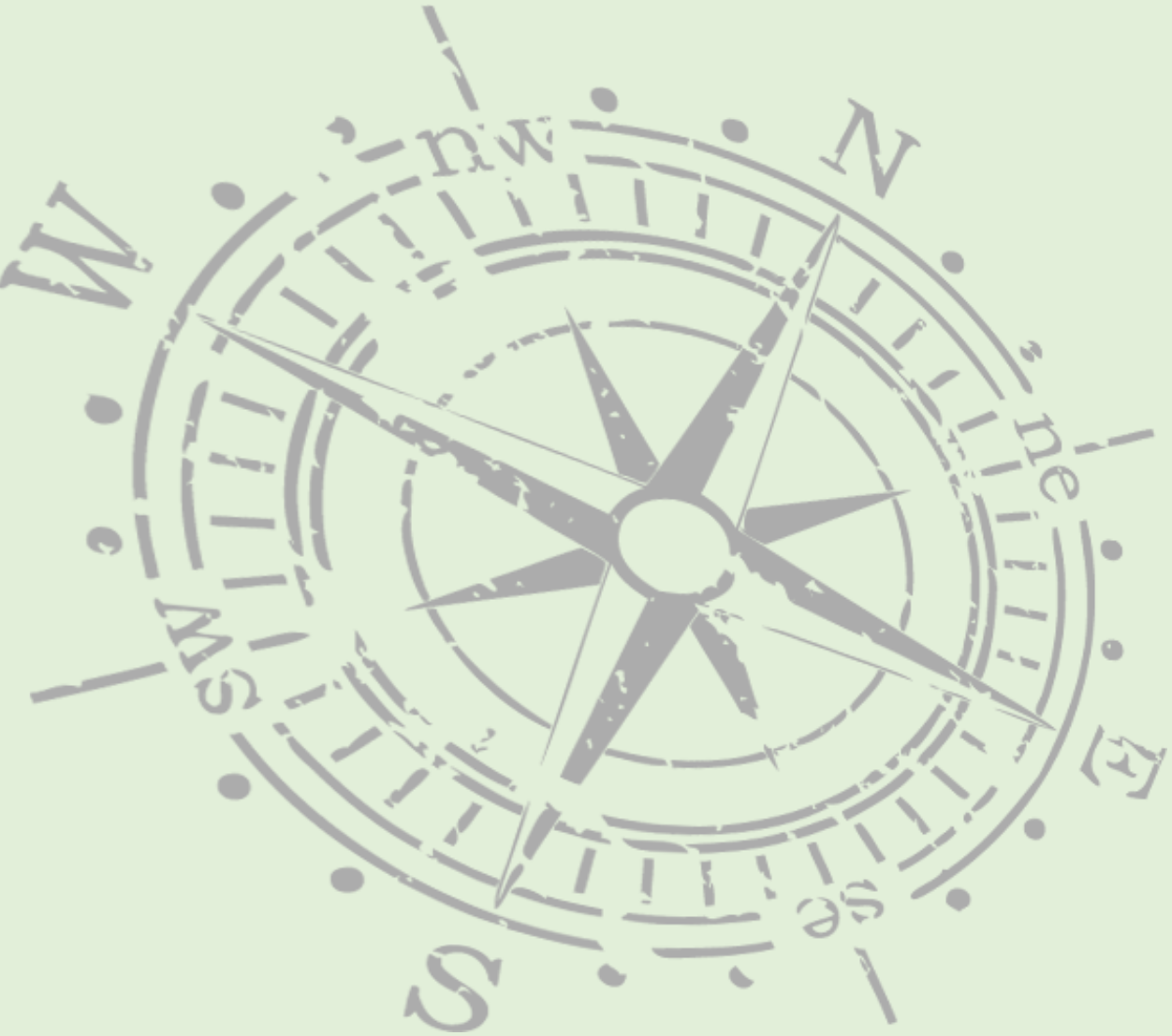


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Economic Vitality Element
Parks, Open Space And Recreation Element

Affordable Housing Plan Element

Introduction

Utah's affordable housing legislation 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 the state code criteria. 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

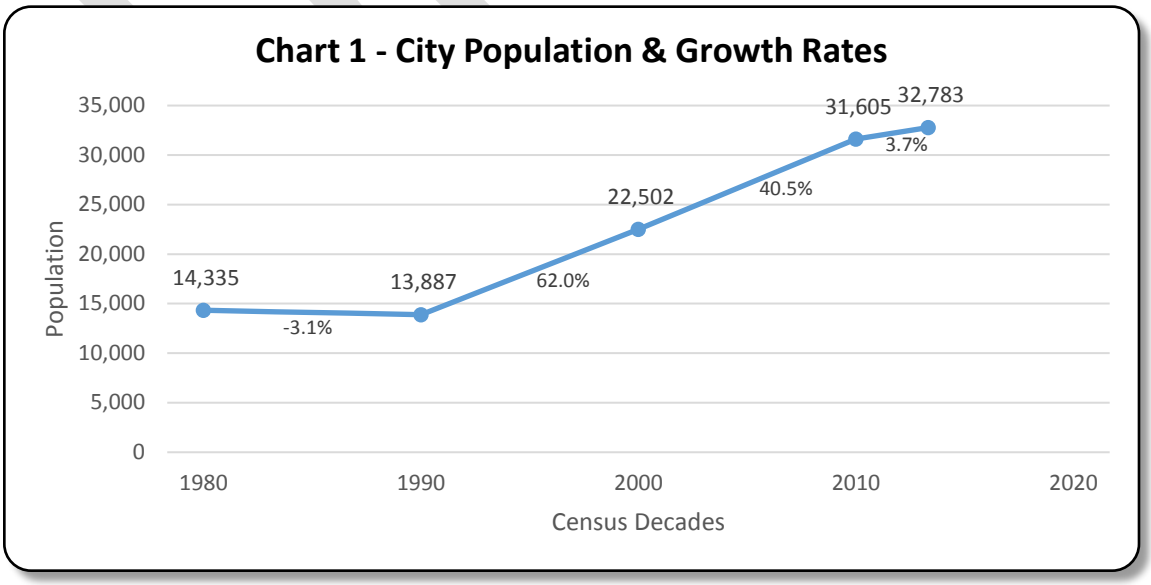
Tooele City adopted a General Plan with a Land Use Element on December 16, 1998. The moderate housing plan fits into the City General Plan as one on the guiding elements of the total plan. Each department coordinates with the Community Development Director and the City Engineer, to maintain, replace, 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

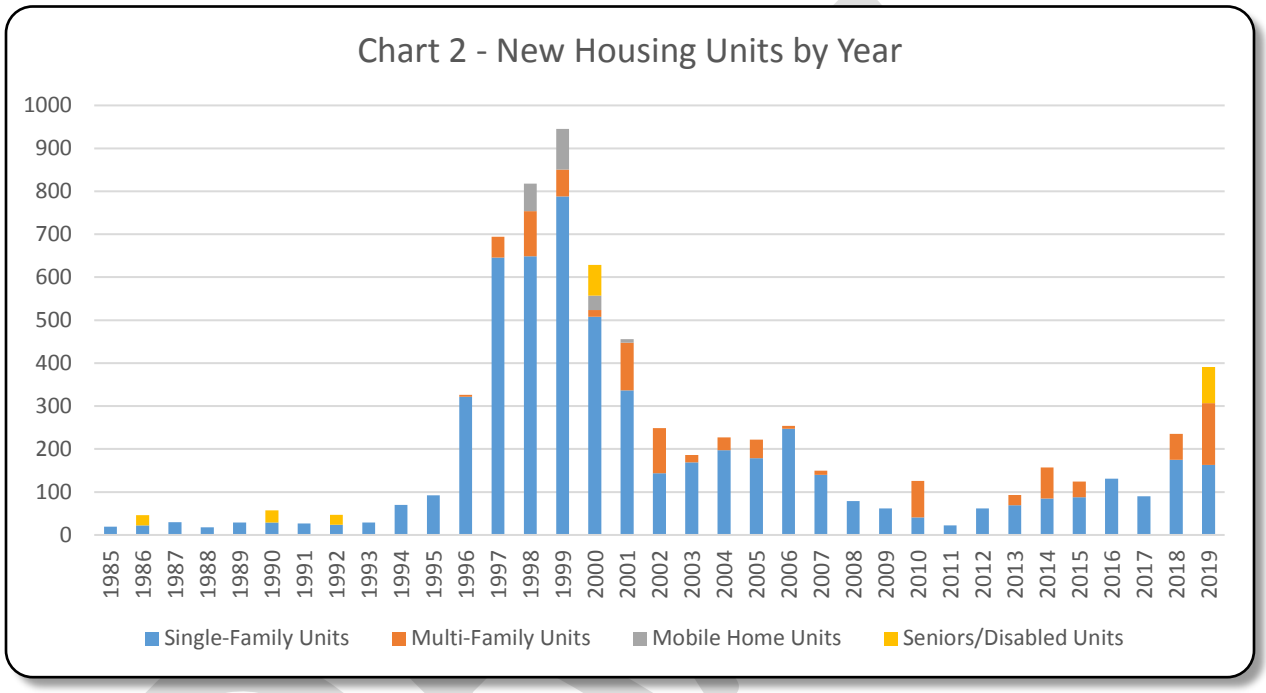
Despite the housing construction recession of 2007, residential construction and home sales in Tooele City are strong. Sales of existing homes are at record levels and the median sales price of a single family home has increase by 75% in 2017 to $210,000.



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Tooele City has experienced rapid population growth over the last 3 decades, as shown in Chart 1. From 1980 to 1990, the City experienced a negative growth rate of -3.1% 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 2 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.



Source: Tooele City Building Department

Tooele City, at a population of 32,783, 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.

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 three 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 approximately 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 three-bedroom units at $950 to $1,300 per month and the communities are 99% occupied according to a Tooele County affordable housing needs assessment in 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 five 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 resulting in a relatively low inventory of new building lots. In the time since, Tooele City has been experiencing an influx of new developments and rapid growth in new residential units although this rate of growth has not yielded an abundance of available new building lots due largely to market conditions where the need for housing units is still greater than the availability.

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 December16, 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 one and five 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. In the time since, emphasized through the process for this General Plan, is a movement towards a variety of housing opportunities geared towards fulfilling the needs of all segments of the housing market based upon the principles of this General Plan.

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% 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,

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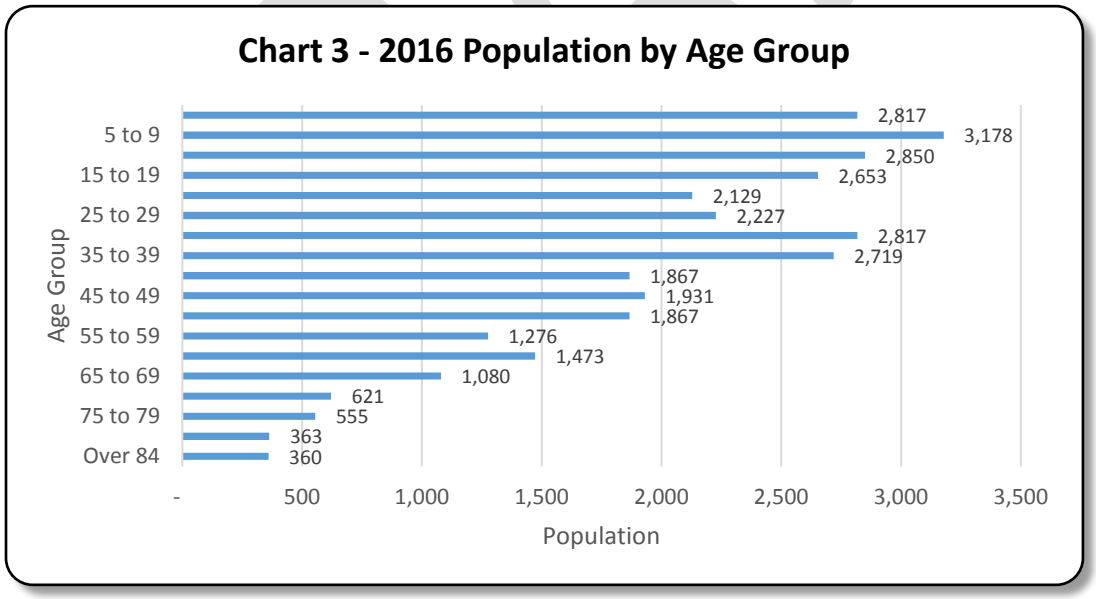
disability, employment, and housing characteristics. Sent to approximately 295,000 addresses monthly, it is the largest household survey that the Census Bureau administers.

- Utah Affordable Housing Forecast Tool (UAHFT): A housing needs model that projects housing needs based upon currents 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% 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% 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, age 20 to 29 years old, 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 in the age group of 30 to 40 years old towards Tooele City is still occurring.

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% of their income for housing and utilities, based on the HUD Adjusted Median Family Income (HAMFI), that household has a "housing cost burden". If a household is paying more than 50% of their income for housing, that household has a "severe housing cost burden." Table 1 shows information on renters cost burden.

TABLE 1
HUD CHAS 2015 HOMEOWNER – RENTERS COST BURDEN 30% AND 50%

INCOME BY COST BURDEN (RENTERS ONLY)	>30%	>50%	TOTAL
Household Income ≤30% HAMFI	505	460	640
Household Income >30% and ≤50% HAMFI	305	55	475
Household Income >50% and ≤80% HAMFI	240	0	550
Household Income >80% and ≤100% HAMFI	0	0	240
Household Income >100% HAMFI	0	0	680
Total	1,050	515	2,585
INCOME BY COST BURDEN (OWNERS ONLY)	**>30%**	**>50%**	**TOTAL**
Household Income ≤30% HAMFI	195	130	245
Household Income >30% and ≤50% HAMFI	325	155	620
Household Income >50% and ≤80% HAMFI	690	95	1,670
Household Income >80% and ≤100% HAMFI	190	0	1,145
Household Income >100% HAMFI	130	0	4,030
Total	1,530	380	7,705

HUD CHAS 2015

Table 2 shows the HUD CHAS homeowners and renter data for Tooele City. CHAS estimates there are 2,585 renters and 7,705 owners. About 20% of homeowners have a housing cost burden of at least 30%. The share of homeowners facing severe housing cost burdens drops to about five percent for the 50% of income burden category.

TABLE 2
HOMEOWNERS WITH COST BURDENS IN TOOELE CITY, 2015

TOTAL OWNERS	OWNERS WITH COST BURDEN ≥30%	PERCENT OF OWNERS WITH COST BURDEN ≥30%	OWNERS WITH COST BURDEN ≥50%	PERCENT OF OWNERS WITH COST BURDEN ≥50%
7,705	1,530	19.9%	380	4.9%

RENTERS WITH COST BURDENS IN TOOELE CITY, 2015

TOTAL OWNERS	OWNERS WITH COST BURDEN ≥30%	PERCENT OF OWNERS WITH COST BURDEN ≥30%	OWNERS WITH COST BURDEN ≥50%	PERCENT OF OWNERS WITH COST BURDEN ≥50%
2,585	1,050	40.6%	515	19.9%

HUD CHAS

In Tooele City, 40.6% of all renters have a cost burden of at least 30% of household income. The share of renters with a severe housing cost burden, 50% AMI or less, drops to 19.9%. Households that have a cost

burden are not receiving any housing subsidy, such as tax credit, vouchers, etc.

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 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, defined as those individuals age 65 or older, 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.

TABLE 3
AFFORDABLE HOUSING COSTS BY INCOME, TENURE, RACE, AND AGE

CATEGORY	GROSS MONTHLY INCOME	AFFORDABLE HOUSING COSTS
Area Median Household Income = $56,602/yr.	$4,747	$1,424
Household Income 0% to 30% AMI	$0 to $1,652	$0 to $495
Household Income >30% to 50% AMI	$1,653 to $2,666	$496 to $799
Household Income >50% to 80% AMI	$2,667 to $4,266	$800 to $1,280
Median Homeowner Household Income	$5,352	$1,606
Median Renter Household Income	$2,899	$870
Caucasian Household Median Income	$4,904	$1,471
Hispanic Household Median Income	$4,561	$1,368
Elderly (65+) Household Median Income	$3,245	$974

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

Current Housing Stock

Total Housing Units

The US Census ACS 2016, shows Tooele City as having 11,040 housing units. As shown in Table 4, 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
HOUSING UNITS BY TENURE, 2016

OWNER OCCUPIED UNITS	PERCENT OWNER OCCUPIED	RENTER OCCUPIED UNITS	PERCENT RENTER OCCUPIED	TOTAL OCCUPIED UNITS	TOTAL VACANT UNITS
8,009	76.20%	2,497	23.80%	10,506	534

U.S. Census Bureau, ACS 2012-2016

Breakdown of Housing Units Demographics

Tooele City's housing inventory is predominantly detached single-family units, totaling 8,618 units (78%). A count of attached single-family units shows only 461 units (4.2%) while two-, three-, and four-unit housing structures account for 479 housing units (4.3%). The remaining housing units in structures of five units or more equal 724 units for 6.5%. Mobile homes in mobile home parks account for 6.9% of the housing units. Table 5 shows a breakdown of housing by unit count.

TABLE 5
HOUSING UNITS BY UNITS IN STRUCTURE

UNIT TYPE	HOUSING UNITS	PERCENT OF TOTAL
1 Unit, Detached	8,617	78.1%
1 Unit, Attached	461	4.2%
2 Units	179	1.6%
3 to 4 Units	300	2.7%
5 to 9 Units	276	2.5%
10 to 19 Units	169	1.5%
20 or More Units	279	2.5%
Mobile Homes	758	6.9%
Total Housing Units	11,040	100%

U.S. Census Bureau, ACS 2012-2016

Tooele City has a relatively young housing unit inventory. Table 6 shows a breakdown of housing by age of the structure. Over half of all housing units, or 5,801 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 3,971 units, are of an age where upgrades or remodeling may be necessary. The housing units built before 1950 account for 11.5% (1,268) 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

YEAR BUILT	HOUSING UNITS	PERCENT OF TOTAL
2010 or After	239	2.2%
2000 to 2009	2,774	25.1%
1990 to 1999	2,788	25.2%
1980 to 1989	671	6.1%
1970 to 1979	1,320	12.0%
1960 to 1969	1,366	12.3%
1950 to 1959	614	5.6%
1940 to 1949	581	5.3%
1939 or Earlier	687	6.2%
Total Housing Units	11,040	100%

U.S. Census Bureau, ACS 2012-2016

The vast majority of housing units, 77.6%, in Tooele City have three, four, five, or more bedrooms. Table 7 shows a breakdown of housing units by the number of bedrooms. Two bedrooms or less housing units make

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up only 22.5% of Tooele City housing units. This large percentage of three, four and five 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.

TABLE 7
NUMBER OF BEDROOMS IN HOUSING UNITS

NUMBER OF BEDROOMS	HOUSING UNITS	PERCENT OF TOTAL
None	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%
Total Housing Units	11,040	100%

U.S. Census Bureau, ACS 2012-2016

Overcrowding was the only housing problem noted by the ACS 2016. HUD CHAS considers more than one person per room as overcrowding. Table 8 shows a breakdown of housing units with housing problems.

TABLE 8
HOUSING UNITS WITH HOUSING PROBLEM, 2016

HOUSING PROBLEM	HOUSING UNITS	PERCENT OF TOTAL
Overcrowding	11	0.001%
Lack Kitchen, Plumbing	0	0.0%
Total Housing Units	11,040	100%

U.S. Census Bureau, ACS 2012-2016

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

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. Table 9 shows the progression of median sale prices for single-family units in Tooele since 2000. In Salt Lake County the median sales price of a single-family home in 2017 was $325,000, which 55% higher than the Tooele area.



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TABLE 9
MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES

YEAR	MEDIAN SALE PRICE	YEAR	MEDIAN SALE PRICE
2000	$119,900	2009	$159,900
2001	$117,460	2010	$150,000
2002	$115,000	2011	$125,000
2003	$118,575	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
AAGR	2.90%		

AAGR – Average Annual Growth Rate
UtahRealtors.com

Median Sales Price of Condominiums and Townhomes

In the previous 6 years, Tooele City has experienced sales price increases for single-family Homes from $125,000 to $210,000 in 2017. Table 10 shows the progression of median sale prices for condominiums and townhomes in Tooele since 2000. Condominiums sales price increases have also jumped from $81,750 to $152,000 in 2017, a 68% price increase in single-family homes and an 86% price increase for condominiums and townhomes.

TABLE 10
MEDIAN SALES PRICE OF CONDOMINIUMS AND TOWNHOMES

YEAR	MEDIAN SALE PRICE	YEAR	MEDIAN SALE PRICE
2000	$115,463	2009	$125,000
2001	$91,900	2010	$112,200
2002	$91,995	2011	$91,750
2003	$85,000	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	$125,000	2017	$152,000
AAGR	1.60%		

AAGR – Average Annual Growth Rate
UtahRealtors.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 (age 65 and over). This table follows the recommended template for needs assessment from the Utah State Division of Community Housing.

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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, as shown in Table 12, Tooele City needs an additional 325 affordable owner housing units. Tooele City has 445 subsidized rental units, as shown in 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 11

OWNERS AND RENTERS BY NUMBER WITH COST BURDENS

	≤30% AMI	>30% AMI TO ≤50% AMI	>50% AMI TO ≤80% AMI	>80% AMI TO ≤100% AMI	>100% AMI	TOTAL
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

AAGR – Average Annual Growth Rate

The following tables 12-15 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.

TABLE 12

PERCENT OF HOMES SOLD AFFORDABLE TO HOUSEHOLDS AT AREA MEDIAN INCOME

YEAR	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%

PERCENT OF CONDOS SOLD AFFORDABLE TO HOUSEHOLDS AT AREA MEDIAN INCOME

YEAR	TOTAL HOMES SOLD	AFFORDABLE HOMES	PERCENTAGE OF HOMES 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%

UtahRealEstate.com

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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.

At the 80% Area Median Income group level ($45,282 household income), Table 13 shows 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% AMI level, 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.

TABLE 13
PERCENT OF HOMES SOLD AFFORDABLE TO HOUSEHOLDS AT 80% AMI

YEAR	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%

PERCENT OF CONDOS SOLD AFFORDABLE TO HOUSEHOLDS AT 80% AMI

YEAR	TOTAL HOMES SOLD	AFFORDABLE HOMES	PERCENTAGE OF HOMES 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%

UtahRealEstate.com



At the 50% Area Median Income group level ($28,301 household income), Table 14 shows 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.

TABLE 14
PERCENT OF HOMES SOLD AFFORDABLE TO HOUSEHOLDS AT 50% AMI

YEAR	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%

PERCENT OF CONDOS SOLD AFFORDABLE TO HOUSEHOLDS AT 50% AMI

YEAR	TOTAL HOMES 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%

UtahRealEstate.com

At the 30% Area Median Income group level ($16,980 household income), Table 15 shows 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 five-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.

TABLE 15
PERCENT OF HOMES SOLD AFFORDABLE TO HOUSEHOLDS AT 30% AMI

YEAR	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%

PERCENT OF CONDOS SOLD AFFORDABLE TO HOUSEHOLDS AT 30% AMI

YEAR	TOTAL HOMES SOLD	AFFORDABLE HOMES	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%

UtahRealEstate.com

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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 $1,500 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% Caucasian (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 16 shows a breakdown of population by race.

TABLE 16
POPULATION SHARE BY RACE

	NUMBER	PERCENT OF TOTAL
Caucasian	26,919	82.10%
Hispanic	4,235	12.90%
2 or More Races	575	1.75%
American Indian	462	1.40%
Black	278	0.85%
Asian	160	0.49%
Pacific Islands	82	0.25%
Other	72	0.22%
Total	32,783	100%

U.S. Census Bureau, ACS 2016

Racial and ethnic minority status is correlated with proverty level. In Tooele City, 8.1% of the entire population is reported to be below the proverty 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%.

TABLE 17
POVERTY BY RACE

	NUMBER	PERCENT OF RACE IN POVERTY	US CENSUS TABLE
Caucasian	1,910	7.2%	B17001H
Hispanic	467	11.2%	B17001I
Other	241	15.2%	B17001F
2 or More Races	91	10.1%	B17001G
American Indian	61	12.8%	B17001C
Black	21	7.8%	B17001B
Asian	0	0.0%	B17001D
Pacific Islands	0	0.0%	B17001E
Total	2,791	8.1%	

U.S. Census Bureau, ACS 2016

Poverty rates by race are identified in Table 17. 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.

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

It is estimated that 36.6% of all Americans 65 or older have some form of disability. People with disabilities under the age of 65 comprise approximately 9.0% of the City population or 2,930 people. Table 18 shows a breakdown of residents by 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.

TABLE 18
RESIDENTS WITH DISABILITIES

DISABILITY	AGE GROUP	TOTAL POPULATION	POPULATION WITH DISABILITY	PERCENT OF TOTAL
Hearing Disability	<5	2,828	0	0.0%
	5 to 17	7,753	11	0.1%
	19 to 64	19,008	468	2.5%
	≥65	2,898	581	20.0%
Vision Disability	<5	2,828	0	0.0%
	5 to 17	7,753	37	0.3%
	19 to 64	19,008	304	1.6%
	≥65	2,898	1,854	6.4%
Cognitive Disability	<18	10,581	560	7.2%
	19 to 64	19,008	877	4.6%
	≥65	2,898	143	4.9%
Ambulatory Disability	<18	10,581	90	0.2%
	19 to 64	19,008	1,257	6.6%
	≥65	2,898	817	28.2%
Self-Care Disability	<18	10,581	142	1.8%
	19 to 64	19,008	367	1.9%
	≥65	2,898	268	9.2%
Independent Living	19 to 64	19,008	729	3.8%
	≥65	2,898	525	18.1%

U.S. Census Bureau, ACS 2016

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% 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% of Tooele City's population, or 2,507 people. Men make up 92% of those veterans and women make up the remaining 8%. There are 811 veterans that are 65 years or older age, or 32.3% 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% of the city's disabled population being veterans. Of the 1,423 veterans of working age 18 to 65 years old, 43% 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% 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 or family. Pathways Domestic Violence Shelter has applied for a U.S. Department of Justice grant that would help fund and develop a five-unit transitional housing facility. Under the terms of the grant the transitional housing would be for six 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 three complaints were file in 2017. Considering the county has about 4,300 rental units, filed complaints are an extremely low percentage of the renter population according to the Tooele County Affordable Needs Assessment.



Availability of a Variety of Housing Sizes

Tooele City's housing inventory is predominately single family with three- and four-bedrooms (61.8%). There are only 2,479 housing units (22.5%) with two bedrooms or less within Tooele City. New homes are required by zoning to be at least 1,100 square feet which again leads

to a three-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 those 16 communities shown in Table 19, 11 are located in Tooele City 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 the Utah Housing Corporation and the Tooele County Housing Authority (TCHA).

TABLE 19
LOW INCOME TAX CREDIT & SUBSIDIZED RENTAL COMMUNITIES

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	178 East Vine Street	HUD Senior	21
Remington Park Retirement (Senior)	495 West Utah Avenue	RD Senior	72
Lake View Apartments	742 North 100 East	Tax Credit	76
Valley Meadows	582 North Shay Lane	Tax Credit	40
Tooele Crown	Scattered Sites	Tax Credit	11
Tooele Gateway Apartments	232 West 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**

Utah Housing Corporation & Tooele County Housing Authority

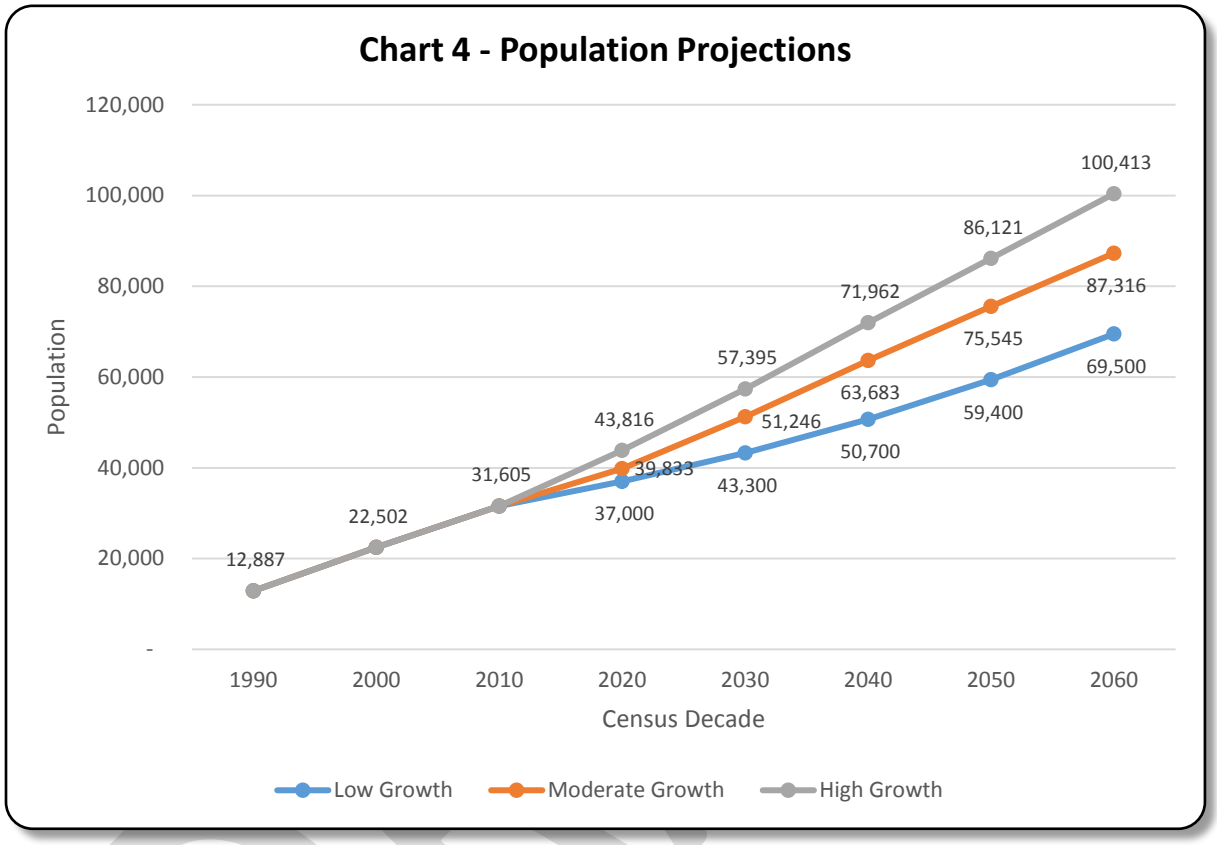
TCHA and Utah Housing Corp administer many affordable housing assistance programs as well as the many tax credit and subsidized rental communities. There is a home repair program, weatherization program, down payment assistance program, Security deposit assistance program, rent to own program and Section 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

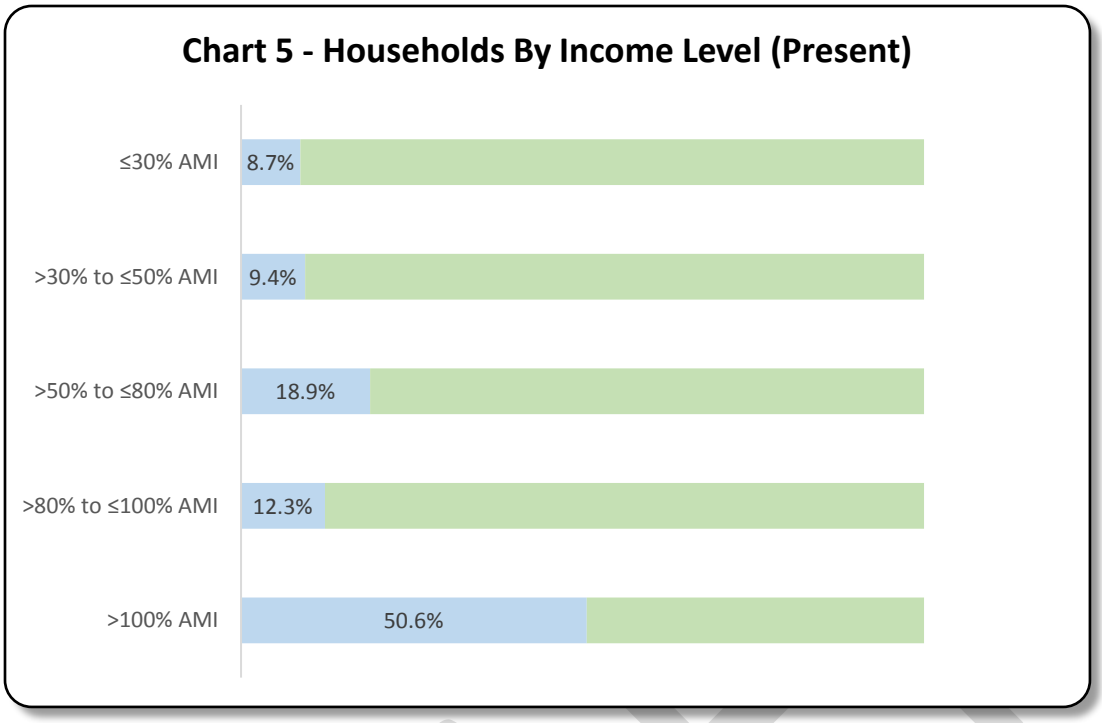
The population projection used for this study (Moderate Projection) is from the Governor's Office of Planning and Budget with growth rates of between 16% and 29% each decade. A high and low population projection was also calculated based upon the GOPB projection. The GOPB projection is used because it 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.



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 $56,605 area median income. Chart 5 shows that 50.6% of the City's population have an income at or above the area median income in 2016. Using the same percentage of the City population in the targeted income groups for the five- and ten-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 according to the 2016 annualized point in time survey, 7.6% are veteran, and the 342 county residents served in 2017 that were victims of domestic violence make up approximately .005%.



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 through 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.

	2010	2016	2020	2025
Population	31,605*	32,783	39,833	45,539
Projected Number of New Housing Units		512*	2,350	1,902
Projected Ramp Up of Residential Construction			600	1,250

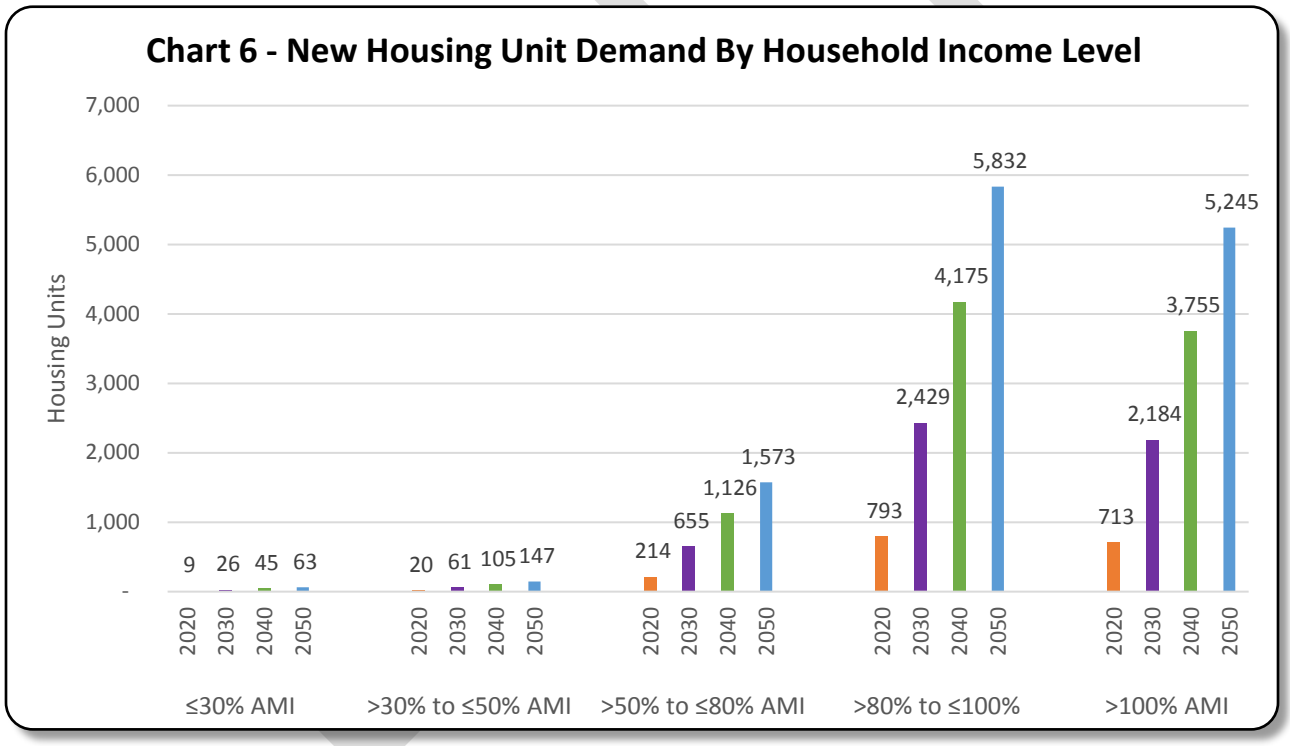
** Actual*



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 five 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.



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 design standards found in 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 20
ANNEXED AREAS & DEVELOPMENT

ZONING / DEVELOPMENT	TOTAL ACREAGE	USED ACRES	PERCENT OF TOTAL	VACANT ACRES	PERCENT OF TOTAL
Bison Ridge PUD	55.29	0.00	0.0%	55.29	100.0%
Copper Canyon PUD	128.74	57.10	44.4%	71.64	55.6%
Gleneagles PUD	17.71	6.53	37.0%	11.18	63.1%
Overlake Multi-Family Residential	15.00	15.00	100.0%	0.00	0.0%
Overlake Single-Family Residential	149.39	149.39	100.0%	0.00	0.0%
Overlake Highway Commercial	16.45	14.40	87.5%	2.05	12.5%
Peterson Industrial Depot PUD	273.63	267.56	97.8%	6.07	2.2%
High Density Residential	170.12	82.20	48.3%	87.92	51.7%
Medium Density Residential	94.74	90.49	95.5%	4.25	4.5%
R1-7 Residential	3,726.67	1,499	40.2%	2,227.67	59.8%
R1-8 Residential	306.64	267.12	87.1%	39.52	12.9%
R1-10 Residential	160.06	149.84	93.6%	10.22	6.4%
R1-12 Residential	160.58	113.23	70.5%	47.35	29.5%
R1-14 Residential	80.37	44.20	55.0%	36.17	45.0%
RR-1 Rural Residential	685.81	288.36	42.0%	397.44	58.0%
RR-5 Rural Residential	827.39	24.38	2.9%	903.01	97..1%
Open Space	2,196.33	109.26	5.0%	2,087.07	95.0%
Mixed-Use	320.11	34.23	10.7%	285.88	89.3%
Mixed-Use - Broadway	22.16	18.75	84.6%	3.41	15.4%
Mixed-Use - General	101.73	88.17	86.7%	13.56	13.3%
Neighborhood Commercial	254.60	2.39	0.9%	252.22	99.1%
General Commercial	988.87	171.71	17.4%	817.16	82.6%
Research & Development	842.10	0.00	0.0%	842.10	100.0%
Light Industrial	385.93	180.94	46.9%	204.99	53.1%
Industrial (Heavy)	802.26	210.25	26.2%	592.01	73.8%
Other	54.28	0.00	0.0%	54.28	100.0%
Total	**12,836.97**	**3,884.49**	**30.5%**	**8,920.69**	**69.5%**

Tooele City Community Development Department

Tooele City has annexed vast areas of vacant property in the last 30 years. Table 20 shows that a total of 20 square miles is zoned for development not counting roads. Only 6.1 square miles or 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, which has since been reconfigured into the MR-16 Multi-Family Residential zone, supporting 16 dwelling units per acre with 89.92 available acres. Also the MDR Medium Density Residential zone, which has since been reconfigured into the MR-8 Multi-Family Residential zone, supporting eight dwelling units per acre has 4.25 available acres suitable for affordable housing. The R1-7 Residential zone, supporting 5 units per

acre with 2,227.66 available acres, and the R1-8 Residential zone, supporting 4.5 units per acre with 39.52 available acres, 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. Table 21 shows there are 221 condominium or townhome units platted with site work competed where the residential buildings were never completed in Tooele City. These types of housing units tend to be more affordable.

TABLE 21
UNFINISHED CONDOMINIUM & TOWNHOME PROJECTS

PROJECT	TOTAL UNITS	REMAINING UNITS	PROJECT START YEAR
West Point Meadows Condominiums	64	43	1997
Cresent Court Condominiums	199	133	2001
Comiskey Park Garden Home Condominiums	88	8	2000
Gleneagles PUD	54	37	2001
Totals	**405**	**221**	

Tooele City Community Development

Existing Zoning That Typically Allows Affordable Housing

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.

TABLE 22
ZONING THAT FACILITATES AFFORDABLE HOUSING

ZONING CLASSIFICATION	DENSITY PER ACRE	VACANT ACRES	PROJECTED LOTS / UNITS	PROJECTED POPULATIONS
High Density Residential	16	87.9	1,400	4,200
Medium Density Residential	8	4.3	19	58
R1-7 Residential	5	2,227.0	11,135	33,405
R1-8 Residential	4.5	39.5	117	533
Copper Canyon PUD	5	55.3	276	829
Gleneagles PUD	16	2.6	41	123
Cresent Court Condominiums	16	7.9	133	399
West Point Meadows Condominiums	16	2.4	37	111
Totals		**2,426.9**	**13,218**	**39,658**

Tooele City Community Development

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.

Strategies 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 the R1-10 Residential and R1-14 Residential zones 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 Planned Unit Development (PUD) 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

During the 2019 General Legislative Session, the Utah State Legislature passed Senate Bill 0034. As a part of that bill, the state established a new mandate for cities to include in their moderate income housing plans including the identification of at least three strategies to facilitate a reasonable opportunity for a variety of housing, moderate income housing to be implemented within the community. Tooele City has identified eight strategies already in place or in the planning stages. These strategies should be achievable by the time of the next Affordable Housing Plan update. Those strategies are:

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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 dwelling 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, see Figure 1, 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

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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.

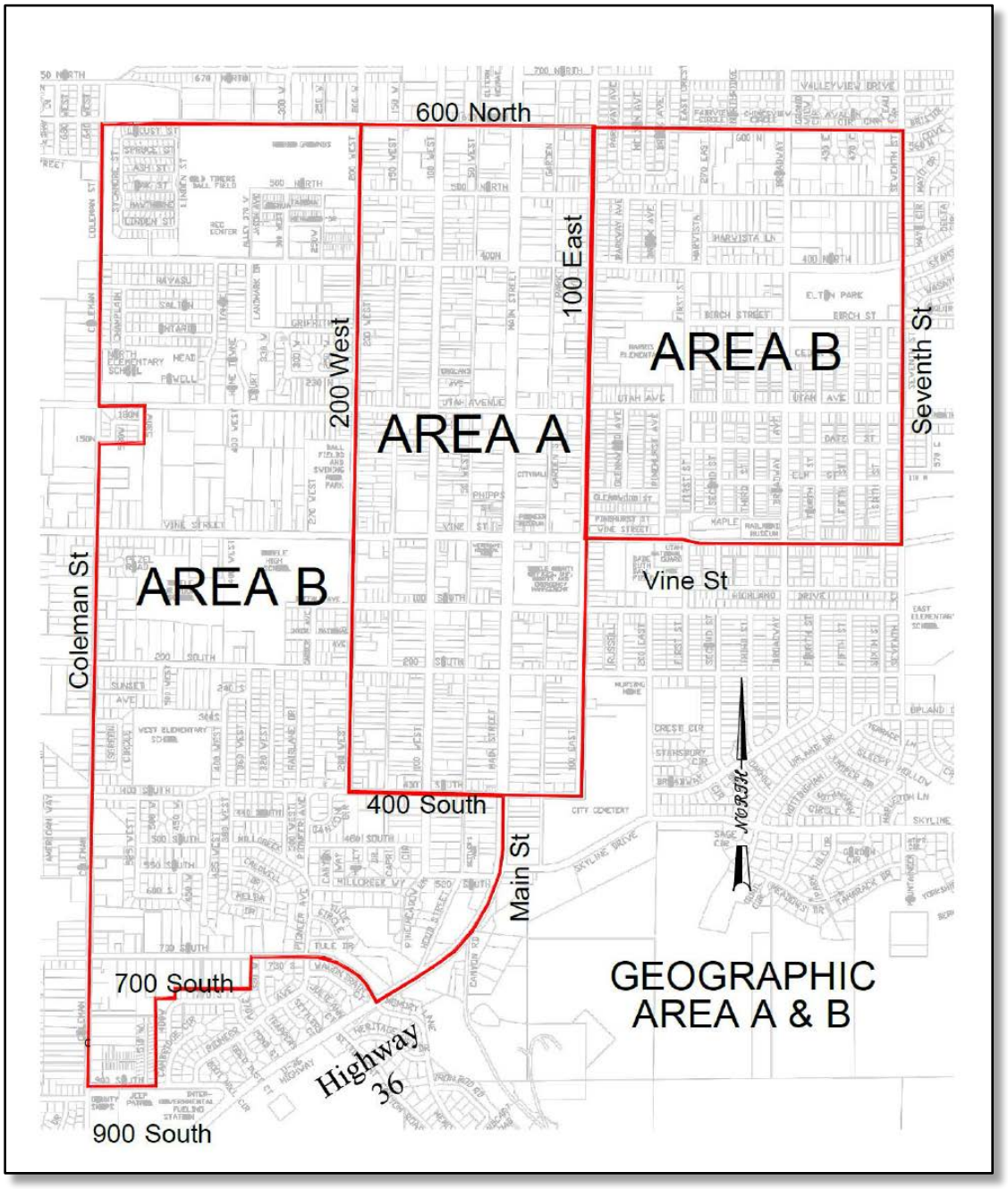


Figure 1 - Map of Adopted In-Fill Areas

Strategy 6 – Reduce Impact Fees, as defined in Utah Code 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 7 – 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 8 – 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.

Additional strategies identified by Senate Bill 0034, including an additional strategy adopted by the Utah State Legislature in the 2020 General Session include:

- Facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing.
- Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.
- 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.
- Allow for single room occupancy developments.
- Implement zoning incentives for low to moderate income units in new developments.
- Utilize strategies that preserve subsidized low to moderate income units on a long-term basis.
- Participate in a community land trust program for low or moderate income housing.
- Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

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- Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity.
- Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services.
- 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.
- Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing.
- 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.
- Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency.
- Reduce residential building design elements.
- 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.

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ANNEXATION POLICY PLAN ELEMENT

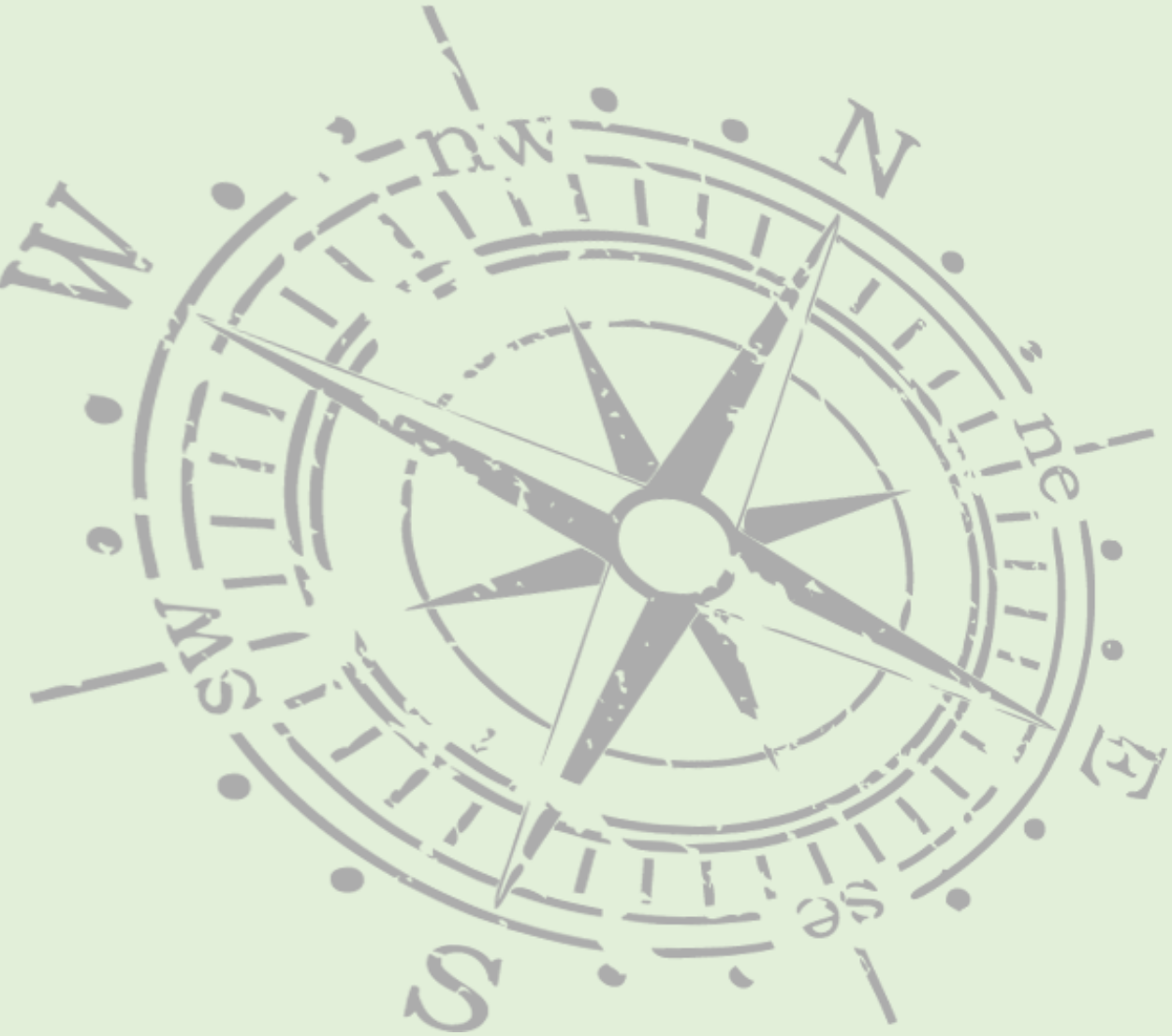


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Annexation Policy Plan Element

Introduction

The growth of a community can happen in two basic forms; internal and external. Internal growth is the development policies, patterns and strategies for properties already within the incorporated area of a city. External growth is the policies and strategies for expanding the incorporated boundaries of a city. External growth can be a troubling and dangerous approach to growth or can serve as a natural and healthy approach to managing growth. The Annexation Policy Plan Element is Tooele City's approach, policies and strategies for external growth management. The basic function of the Annexation Policy Plan is to identify those areas around the outside of the community that present the greatest potential for a positive and appropriate development focus. Identifying certain "Expansion Areas," or "Growth Areas," that will best accommodate future growth will allow increased focus on creating or enhancing transportation systems and infrastructure coordinated with development activity that builds upon the character, development and infrastructure within the community. In the Expansion Areas the city can concentrate on improvements that will support the existing variety of uses of the community, such as residential, office, commercial, tourism, recreation, and industrial uses. Growth into Expansion Areas is intended to occur in a manner that discourages sprawl by focusing new development into targeted areas that are most appropriate for integrating open spaces, natural resources, land uses, and transportation activities into the community. Expansion Areas are not urban growth boundaries. Expansion growth boundaries are typically specific geographic boundaries within an area that set down outer limits for new development or infrastructure. Expansion Areas are not prohibitive to new development, but target it to identified areas most viable for inclusion and integration into Tooele City.

In September 2010, Tooele City concluded the process of working with the firm of Lewis, Young, Robertson, and Burningham, Inc. (LYRB) to develop the first comprehensive Annexation Policy Plan for the city. Through the unanimous adoption of City Council Ordinance 2010-15 on October 6, 2010, that plan became the official Annexation Policy Plan for Tooele City in accordance with Utah State Law. Annexation policy for Tooele City existed prior to that plan but did not provide the depth and breadth of that plan. The LYRB plan was officially amended through a unanimous City Council vote on Ordinance 2020-25 on June 17, 2020. That amendment served to add three new potential expansion areas to the LYRB plan. The development of this Annexation Policy Plan was built upon the LYRB plan, prior policy, and the adopted June 2020 amendment and serves as an update to them. This Annexation Policy Plan has been prepared such that all current requirements of the law have been addressed regarding the areas under consideration in this amendment.



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In the 2001 General Legislative Session, the Utah State Legislature adopted regulation that mandated communities develop and adopt a formal Annexation Policy Plan in order to be able to annex property. That legislation, codified as Section 400 of Title 10, Chapter 2 of the Utah Code Annotated, also establishes subject matter to be included within Annexation Policy Plans and the procedure by which those plans are to be developed and adopted. This Element of the Tooele City General Plan, as adopted according to those regulations, serves as the official Annexation Policy Plan for Tooele City. The argument can be made that the best annexation policy is not to annex in order to control development and contain it to that area already within the community. The argument can conversely be made that a policy of inaction gives away the control and decision making authority entrusted to the community's leadership and gives it to others to dictate how the greater community will develop. For these reasons, the approach for Tooele City is not to take either approach but rather to establish clear and reasonable policies and goals considering petitions for annexation.

Procedure And Involvement

The process and procedure for annexation, as outlined in the Utah State Code, is one that is extensive and lengthy but provides ample opportunity for protest and consideration, including general public scrutiny and input. It is a process that hinges on the Annexation Policy Plan. In similar fashion, the adoption of an Annexation Policy Plan is too and extensive one designed to have a built in element of public review and input. It is a procedure that intricately involves both the Planning Commission and the City Council.

The Duties of the Planning Commission as the Recommending Body

- Prepare a proposed Annexation Policy Plan.
- Provide notice and hold a public meeting to allow Affected Entities, as defined in the Utah State Code, to examine the proposed Annexation Policy Plan and to provide input on it.
- Accept and consider any additional written comments from Affected Entities after the public meeting.
- Make any modifications to the proposed Annexation Policy Plan the Planning Commission considers appropriate, based on input provided at or following the public meeting.
- Provide notice and hold an official public hearing on the proposed Annexation Policy Plan.
- Make any further modifications to the proposed Annexation Policy Plan the Planning Commission considers appropriate, based on input provided at the public hearing.
- Submit its recommended Annexation Policy Plan to the Tooele City Council for their consideration.

The Duties of the City Council as the Legislative and Adopting Body

- Provide notice, including notice to Affected Entities, of a public hearing.
- Hold a public hearing on the Annexation Policy Plan recommended by the Planning Commission.
- After the public hearing, make any modifications to the recommended Annexation Policy Plan that the City Council considers appropriate.
- Adopt the recommended Annexation Policy Plan, with or without modifications.

Responsibilities of Petitioners for Annexation

Although not formally a part of the dictates in the Utah State Code, it is important to recognize the responsibilities of the petitioners for annexation. This is particularly poignant considering that the process for annexation is driven by the petitioner's intent rather than a City initiative in the vast majority of cases and by its very nature originates outside of the City as a request for inclusion into and burden upon the city's resources and infrastructure. As such the emphasis should be placed upon the petitioner to demonstrate the viability and benefit to the community of the annexation request. The petitioner for any annexation should be solely responsible for providing, to the satisfaction of the City, professionally-prepared analyses and studies

that clearly, thoroughly, and specifically identify and outline the viability of the petition and resulting impacts to the community, should the petition be approved, in at least each of the areas:

- Culinary Water: source provision, storage, delivery, and infrastructure
- Sewer & Wastewater: collection, treatment, secondary water, and infrastructure
- Storm Water: collection, disposal, regionalization, and infrastructure
- Transportation: vehicular, non-motorized, active transportation, transit, pedestrian modes, and infrastructure
- Parks, Recreation, & Open Space: services provided, impact on existing facilities and programs, needs for additional and expanded facilities and programs, active recreation, and open space preservation
- Public Safety: services provided, impact on existing facilities, needs for additional and expanded facilities, and impacts on response capabilities to the area(s) proposed for annexation, and infrastructure
- Taxes: implications to the public funds from added areas and land uses proposed in the immediate circumstances as well as over 5- and 10-year horizons

Although the strict consideration of this procedure suggests the Planning Commission and City Council conduct their respective portions of the process in a bubble, it is anticipated and reasonable that both bodies will have review and input throughout the entire process of General Plan development, including the Annexation Policy Plan. It is also anticipated that the meetings outlined in the procedure above will not be the only opportunities for Affected Entities or the general public to review and provide feedback on the Annexation Policy Plan and General Plan as a whole. Although more specific than the adoption procedure for the entire General Plan, the procedure for adoption of the Annexation Policy Plan will be followed and incorporated into the process followed by Tooele City for the adoption of both. Even after adoption of the General Plan, it is appropriate for Affected Entities and members of the general public to review the Plan and provide comment to City staff, Administration, the Planning Commission or the City Council.

Annexation Goals And Considerations

The management of growth and expansion should be in consideration with all types development applications and activities. These considerations should separate areas of the unincorporated county into areas that the City has identified as possible areas of expansion that can reasonably be accommodated with municipal services by Tooele City. These areas should be coordinated with Tooele County and other entities to ensure that growth is consistent with appropriate goals and plans. By discouraging growth in outlying areas and encouraging growth in areas where services are available, or can easily be extended, the City can discourage sprawl development and allow for the efficient cost effective provision of municipal services.

The growth areas of the City should be of sufficient size to accommodate planned residential and non-residential growth consistent with the General Plan, taking into account the following:

1. Land with natural constraints, i.e. sensitive lands, water sheds, water drainage, cliffs, steep slopes, views, vegetation preservation, rock slides, liquefaction, and fault lines, etc.;
2. Agricultural land to be preserved;
3. Greenbelt and open space lands;
4. Transportation corridors and preservation;
5. Existing projects with development potential;
6. Land use patterns already created by existing development;
7. Development buildout potential and timing;

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8. Preservation of public infrastructure and water sources;
9. Preservation of viewsheds and scenic vistas where possible; and
10. Needs for preservation of open-space, parks, and wildlife habitats.

The following factors should be considered in determining the precise location of annexation growth area boundaries:

1. Geographic, topographic, and manmade features;
2. The location of public facilities;
3. Availability of needed services, limits of capacities and extension limits;
4. Jurisdictional boundaries of other public entities and improvement districts; and
5. Location of natural resource lands and critical areas.

Planning growth in this way could provide the following advantages to the City:

1. An efficient development pattern;
2. Identification and maintenance of protected agricultural areas;
3. Avoidance of unnecessary and premature consumption of land that cannot be developed or serviced efficiently;
4. A focused plan for preserving existing public facilities, capital investments and extension of public facilities in the future;
5. Development and maintenance of fiscal integrity in City operations by encouraging the full utilization of existing infrastructure;
6. Diversification and strengthening of the tax base of the community;
7. Development of local job opportunities;
8. Protection and preservation of natural and environmental features that are desired by the community; and
9. Facilitation of development by providing sufficient areas to support anticipated populations.

Annexation Policy Plan Information

Tooele City is not required to adopt an Annexation Policy Plan. Without an adopted Annexation Policy Plan the City would be prohibited from considering petitions for annexation. Aside from being good practice, an Annexation Policy Plan is required to review and address specific topics and aspects of property annexation. Based on current Utah State Code requirements, the following aspects and topics are required and included within this Annexation Policy Plan:

- A map of the Expansion Areas which identify those areas considered reasonable for potential annexation and those that are not.
- A statement of the specific criteria that will guide the city's decision whether or not to approve future annexation petitions, addressing matters relevant to those criteria including:
  - The character of the community
  - The need for municipal services in developed and undeveloped unincorporated areas
  - The city's plans for extension of municipal services;
  - How the services will be financed
  - An estimate of the tax consequences to residents both currently within the municipal boundaries and in the Expansion Area
  - The interests of all affected entities

- The justification for excluding from the Expansion Areas any area containing urban development within ½-mile of the city's boundary
- A statement addressing any comments made by Affected Entities at or after the public meeting and public hearings

This plan shall be construed neither as an expression of the City's intention or ability to annex property or extend municipal services and infrastructure to any particular property, nor to do so in any particular time frame or at all. Rather it should only be considered as a statement of policy by which consideration of petitions for annexation will be reviewed and areas where that consideration may be possible. Simply put, should the City choose to annex any land identified in this plan, the City's stated policy is for the land owners and developers to construct and dedicate all land and facilities necessary to extend and provide municipal services, e.g., roads, water, sewer, storm drain, etc., as a condition to annexation.

Expansion Areas Map

Each Annexation Policy Plan is required by state law to include a map of the Expansion Areas which may be considered by the City for possible inclusion into the City at some point. Identification of properties within an Expansion Area does not suggest or entitle any of those properties to annexation into the city just as it doesn't mean that any properties will be annexed at all. Adoption of an Expansion Area Map represents solely the scope of properties that could be considered for potential annexation. The Tooele City Expansion Area Map is included herein as Appendix A to this General Plan Element. Utah State law also states that, if practicable and feasible, annexation boundaries should be aligned with surrounding entities under the following considerations:

- The boundaries of existing local districts and special service districts for sewer, water and other services
- The boundaries of school districts whose boundaries follow city boundaries
- The boundaries of other taxing entities
- To eliminate islands and peninsulas of territory that are not receiving municipal-type services
- To facilitate the consolidation of overlapping functions of local government
- To promote the efficient delivery of services
- To encourage the equitable distribution of community resources and obligations

The City has weighed each of these considerations in determining the proposed Expansion Areas illustrated in the Expansion Area Map. This Tooele City Annexation Policy Plan anticipates the possible annexation of the following 11 areas.

Expansion Area A. Expansion Area A is located at the west border of Tooele City's current municipal boundaries and is comprised of approximately 155 acres of private property. Area A is outlined by: the east boundary of Sheep Lane on the west; State Road 112 on the southwest; the existing boundary of incorporated Grantsville City on the north; and the existing boundary of incorporated Tooele City on the east and south. The western boundary of Expansion Area A also matches up with the eastern incorporation boundary of Grantsville City. Expansion Area A is currently undeveloped with some active agricultural activities. This area may be best suited for commercial and industrial uses, motor sports and recreationally related businesses, and hospitality uses.

Expansion Area B. Expansion Area B is located at the northwest border of Tooele City's current municipal boundaries and is comprised of approximately 580 acres of private property. Area B is

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outlined by: the existing boundary of incorporated Grantsville City on the west; the planned alignment of the Tooele County Parkway corridor, inclusive, on the north; and the existing boundary of incorporated Tooele City on the east and south. Expansion Area B is currently undeveloped with some active agricultural activities. This area may be best suited for uses to support the planned industrial area to the west and some residential uses.

Expansion Area C. Expansion Area C is located adjacent to the northeast corner of Tooele City's current municipal boundaries and is comprised of approximately 230 acres of private property. Area C is an area outlined by: the current incorporated boundary of Tooele City and the State Road 36 right-of-way on the west; the Tooele County Parkway Corridor on the north; the existing Brookfield Estates Subdivision development in unincorporated Tooele County on the east; and the current incorporated boundary of Tooele City on the south. The properties making up Area C are currently undeveloped. This area may be suited for commercial and residential uses.

Expansion Area D. Expansion Area D is located adjacent to the northeast corner of Tooele City's current municipal boundaries and is comprised of approximately 1,530 acres of private property. Area D is made up of two parts. The first portion is an expansive area outlined by: the current incorporated boundary of Tooele City on the west; the Smelter Road right-of-way on the north; and eastern and southern boundaries that follow private property boundaries roughly following the developable bounds of land along the foothills of the Oquirrh Mountains. The second portion is a smaller block of land, approximately 40 acres in size, immediately to the southwest of the first portion made up of the properties of the Cassity Subdivision. Area D straddles the mouth of Middle Canyon and is made up of largely undeveloped land, open space and agricultural land. The second portion of Area D consists of an existing, very low-density residential hillside subdivision. Expansion Area D, as shown in the Exhibits to this Element, depict a jagged eastern boundary that follows current property lines as they currently lie roughly along the developable toe of the mountain slope. Although not necessarily following current property lines, the extent of annexation along this boundary should be considered as the specifically developable extents of property in this area. Area D is best suited for residential development, more specifically of a lower density nature, with natural and developed open spaces. Depending on the slope of the area, future development may be limited. Area D also offers a unique opportunity for open space preservation, in cooperation with property owners, consistent with the City's open space preservation priorities.

Expansion Area E. Expansion Area E is located adjacent to the southern extent of Tooele City's current municipal boundaries and is comprised of approximately 1,250 acres of private property. Area E is a triangle-shaped area made up of a number of properties along the foothills of the Oquirrh Mountains south of the city. This area is outlined by: the current incorporated boundary of Tooele City on the north and northwest; the Union Pacific railroad corridor on the southwest; with the eastern and southern boundaries following private property boundaries. Area E lies along the east side of the State Road 36 right-of-way and straddles the right-of-way for the southern half of this area. Area E is made up of undeveloped land that east of State Road 36 is sloped foothills. Although not necessarily following current property lines, the extent of annexation along the eastern boundary should be considered as the specifically developable extents of property in this area. Area E offers a unique opportunity for open space preservation along the easternmost portions of the area, with potential for residential uses east of State Road 36 and non-residential uses, more likely commercial uses towards the north and light industrial and industrial uses towards the south, along the frontages of State Road 36.

Expansion Area F. Expansion Area F is located along to the west side of Tooele City's current municipal boundaries and is comprised of approximately 140 acres of private property. Area F is made up of two parts. The first portion is a narrow peninsula of incorporated property straddling the railroad corridor that lies between Industrial Depot area and the main geographical body of the city. This portion is outlined entirely by the current incorporated boundary of Tooele City with the exception of a narrow southern boundary formed by the ownership boundary of the Tooele Army Depot. The second portion is a block of property at the northwest corner of the Industrial Depot area. This portion is outlined by the current incorporated boundary of Tooele City with the exception of the west boundary formed by the ownership boundary of the Tooele Army Depot. Area F is largely vacant property. The first portion has some industrial type uses and overflow from other industrial type uses on it in addition to the Union Pacific railroad corridor cutting down the center. Annexation of this property would round off the privately owned properties in the area all being within incorporated Tooele City and fill in the gap between the Industrial Depot and the main geographic body of the city creating a more cohesive incorporated City boundary. The second portion is entirely Army Depot surplus property under ownership of the United States Army branch of the federal government but its location and configuration make it difficult and unlikely for use with military purposes. Although potentially difficult to achieve, annexation of this area would square off the boundary between the city and the Army Depot, allow this surplus Army property to be developed for beneficial purposes, and bring the primary transportation corridor in and out of the Industrial Depot area (Industrial Loop Road) completely into the City. Area F presents the opportunity for property utilization as industrial uses.

Expansion Area G. Expansion Area G is located along to the southwest of Tooele City's current municipal boundaries and is comprised of approximately 1,540 acres of private property. Area G is not, and would not be, contiguous to the incorporated Tooele City boundaries without the annexation of Area E. Area G is outlined by: the Tooele Army Depot on the northeast; the southwestern boundary of Expansion Area E, the Tooele County Solid Waste Facility, and the Union Pacific railroad corridor to the east; with the southern, western, and northwest boundaries formed following private property boundaries. Area G is currently vacant property with anticipated future uses most suitable as industrial.

Expansion Area H. Expansion Area H is located adjacent to the northeast corner of Tooele City's current municipal boundaries and is comprised of approximately 146 acres of private property. Area H is a relatively square area bounded by: the current incorporated boundary of Tooele City on the west; the existing Brookfield Estates Subdivision development on the north; the Droubay Road right-of-way on the east; and other unincorporated private properties on the south, east of the Union Pacific railroad corridor. The area is divided diagonally from the northeast corner to the southwest corner by the existing Union Pacific railroad corridor, effectively separating Area H into two sub-areas. The property making up Area H is currently a single undeveloped parcel. This area may be best suited for residential uses with some research and development or other non-residential uses west of the railroad corridor and towards the southwest corner of Area H that abuts existing industrial uses. See the Expansion Area Map in Exhibit A to this Plan Amendment for a graphic representation of this Expansion Area.

Expansion Area I. Expansion Area I is located adjacent to the northwest corner of Tooele City's current municipal boundaries and is comprised of approximately 240 acres of private property. Generally Area I is the shape of an upside-down "L" outlined by: the current incorporated boundary of Tooele City on the south; the Erda Way right-of-way on the north; the 1200 West right-of-way and

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private property boundaries on the west; and private property lines along the eastern boundary. This boundary is not wholly inclusive with three areas along the Erda Way frontage not being included. Those three areas not included are an individual property at the northwest corner of Area I, an individual property at the southwest corner of the 1200 West and Erda Way intersection, and a group of properties at the northeast corner of Area I. Area I is made up of undeveloped agricultural land. Area I is best suited for residential development, most likely of a medium density nature. See the Expansion Area Map Amendment in Exhibit A to this Plan for a graphic representation of this Expansion Area.

Expansion Area J. Expansion Area J is located adjacent to the northern extent of Tooele City's current municipal boundaries and is comprised of approximately 752 acres of private property. Area J borders the City's current incorporation boundary on the west side of State Road 36 and is also immediately adjacent to the northern boundary of Annexation Expansion Area B on the east side of State Road 36. On the east side of State Road 36 Area J follows existing property boundaries to include those properties that abut State Road 36 between Expansion Area B and Erda Way with the addition of two parcels along Erda Way, one on the south side of the road and one on the north side of the road. On the west side of State Road 36 the boundary of Area J is more irregular. It includes; the first four properties on either side of Cimmarron Way; properties abutting State Road 36 between Cimmarron Way and Erda Way; the existing school properties on Erda Way; properties along Erda Way between the school properties and State Road 36; existing agricultural properties between Erda Way and Church Road, Liddell Lane and State Road 36; and the existing church site and businesses at the northwest corner of the intersection of Erda Way and State Road 36. Area J is made up of a combination of vacant land, agricultural land, existing residences, existing businesses, schools, and a church. Area J offers an opportunity for a variety of uses with areas for continued agricultural uses, varying scale residential, commercial uses, and other specialty uses integrating with existing uses. See the Expansion Area Map in Exhibit A to this Plan Amendment for a graphic representation of this Expansion Area.

Expansion Area K. Expansion Area K is located adjacent to the east edge of Tooele City's current municipal boundaries and is comprised of approximately 61 acres of private property. Area K is a relatively triangular area bounded by: the current incorporated boundary of Tooele City on the west; the current incorporated boundary of Tooele City along the existing Carr Fork Subdivision along most of the northern boundary; private properties in unincorporated Tooele County on approximately the eastern third of this Expansion Area; and other unincorporated private properties on the southeast boundary of Expansion area. The property making up Area K is currently a single undeveloped parcel. This area may be best suited for residential uses. See the Expansion Area Map in Exhibit A to this Plan Amendment for a graphic representation of this Expansion Area.

Annexation Petition Criteria

Utah State Code Section 10-2-401.5(3)(b) specifies that each community's Annexation Policy Plan shall include a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including: 1) the character of the community; 2) the need for municipal services in developed and undeveloped unincorporated areas; 3) the municipality's plans for extension of municipal services; 4) how the services will be financed; 5) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the Expansion Area; and 6) the interests of all affected entities.

Community Character

Tooele City represents the urban hub of Tooele County and serves as the County seat. Historically, the Tooele Valley served as an agricultural community; however, housing affordability and the relative proximity to the Salt Lake Valley have attracted more and more residential growth over the years. This has subsequently led to an increase in commercial opportunity and the need for public services. The Annexation Policy Plan seeks to embrace and balance the agricultural history of Tooele City, where appropriate, while providing areas for continued residential and commercial growth. In addition, Expansion Areas C and D offer unique open space preservation opportunities.

Tooele City must plan carefully for a mix of residential and commercial development that will generate a sustainable and diversified economic base for the community. Because residential development often costs more to service relative to the revenues generated by this development type, it is important to provide for appropriate non-residential development that will generate jobs, increase the property tax base of the area, and generate additional sales tax revenues as well as be consistent with the City's open space preservation priorities. Therefore, the City should consider an appropriate mix of development when considering annexation petitions, taking into consideration the existing and planned land uses already within Tooele City and those that will remain outside of the city that will border an area proposed for annexation.

Need for Municipal Services

The need for services must be outlined on the petition for annexation by the petitioners with a suggestion for how these services are to be provided. For each annexation proposal received, the Planning Commission and City Council must review and consider what services are actually needed, how and when those services are to be provided and financed, and consider the most logical and efficient service provider. The projected uses for each of the Expansion Areas is described below in order to better understand the following discussion of the need for municipal services.

In general, the City should consider, as a minimum, the following factors for all areas of service provision:

1. If the proposed area is in an existing special service district (SSD);
2. Whether or not it would be more logical and efficient for the municipal services to continue to be provided by the SSD;
3. Whether or not municipal services are currently being provided by another jurisdiction;
4. If municipal services are already being provided, whether or not it would be more logical and efficient for the City to contract with that jurisdiction to continue the provision of municipal services;
5. The cost of the capital facilities to be incurred that are associated with the proposed Expansion Area; and
6. Whether or not the capital facilities costs can be entirely offset through developer contributions and impact fees.

Expansion Area A. There are currently no households in this area and no households are anticipated in the next five years. This area is currently occupied by agricultural uses and is master planned for Commercial Tourism (C-T) by the Tooele County General Plan. Thus, if developed under Tooele County jurisdiction, it is anticipated that this area will, in time, be developed for non-residential uses, likely in support of recreational, motor sports, and industrial uses in the area. Annexation of property in this area would place the developability and anticipated uses under Tooele City control.

Existing Municipal Services. A special service district for water and sewer services (Deseret Peak Special Service District) has been established for the area northwest of Tooele City. This special

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service district overlaps with Expansion Area A; however, the service district is not functioning at the moment. With the nature of the existing land uses, there are currently no developed culinary water and sanitary sewer systems in this Expansion Area. There is also no developed Tooele City infrastructure extended into the incorporated area immediately adjacent to this area. There is no centralized storm drain system in the area. There are no developed roads in this area but what roads are planned would be under Tooele County jurisdiction, unless a road becomes a state road. Public safety is provided by the Tooele County Sheriff's Office and the North Tooele County Fire Protection Service District. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. Future water and sewer infrastructure would need to be constructed by new development and maintained by Tooele City following annexation or arrangements and accommodations made for services from adjacent Grantsville City. It is not anticipated that the City will need to provide any capital improvements to this area within the next five years. If annexed, Tooele City will be responsible to maintain and regulate the roads, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area A. Due to the geographic location of this area and the accessibility to the area from the developed portion of the city, public safety service provision at an appropriate level could be challenging.

Expansion Area B. There are currently no households in this area and no households are anticipated in the next five years. The Tooele Valley Parkway is master planned by Tooele County to run along or through the northern end of this area, connecting at least State Road 36 to Sheep Lane. This area is currently occupied by agricultural uses which is planned to continue as master planned to be Agricultural (A-20) by the Tooele County General Plan. Thus, if developed under Tooele County jurisdiction, it is anticipated that a change of land use designation would first be necessary. Annexation of property in this area would place the developability and anticipated uses under Tooele City control.

Existing Municipal Services. With the nature of the existing land uses, there are currently no developed culinary water and sanitary sewer systems in this Expansion Area. There is also no developed Tooele City infrastructure extended into the incorporated area immediately adjacent to this area, with the exception of those trunk lines connecting to the city's Water Reclamation Facility. There is no centralized storm drain system in the area. There are no developed roads in this area with the exception of the 1200 West providing access to the northeast corner of the Expansion Area off of Erda Way to the north. The 1200 West roadway falls under County jurisdiction as would planned roads within the Expansion Area, unless a road becomes a state road. Public safety is provided by the Tooele County Sheriff's Office and the North Tooele County Fire Protection Service District. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. Future water and sewer infrastructure would need to be constructed by new development and maintained by Tooele City following annexation or arrangements and accommodations made for services from another jurisdiction or through private service systems. It is not anticipated that the City will need to provide any capital improvements to this area within the next five years. If annexed, Tooele City will be responsible to maintain and regulate the roads, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area B. Due to the geographic location of this area and the accessibility to the area from the developed portion of the city, public safety service provision at an appropriate level could be challenging.

Expansion Area C. The Tooele County General Plan identifies this area largely for residential uses with the exception of an area for commercial uses along the northern end adjacent to the planned Tooele Valley Parkway, connecting at least Droubay Road to State Road 36. With the anticipated land uses if annexed into Tooele City largely mirroring that identified in the Tooele County General Plan, the City would be gain better decision-making and control of the densities that would be developed in the area.

Existing Municipal Services. There is currently no water, sewer, or storm drain infrastructure in place in this area. State Road-36, which is regulated by the State, borders the west boundary and is the only developed road adjacent to this Expansion Area. Public safety is provided by the Tooele County Sheriff's Office and the North Tooele County Fire Protection Service District. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. Future water and sewer infrastructure would need to be constructed by new development and maintained by Tooele City following annexation. New development would need to connect to the closest existing facilities, general located in the area of the 2400 North roadway. It is anticipated that future infrastructure would consist of sewer and water service for new residential and commercial growth. Future developers would be required to design for and install appropriate storm drain facilities. Road infrastructure will likely consist of neighborhood streets connected to State Road-36 and 2400 North. Tooele City would be responsible to maintain and regulate the roads, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area C if this area is annexed.

Expansion Area D. Most of this area is currently master planned by Tooele County for future residential, visual open space, or not master planned at all. This closely mirrors the anticipated land uses for the area identified by the Tooele City. The buildout of this area will likely not support dense residential development because of the sloping nature of the land. However, the distant location of the area relative to the geographic center of the community would create a somewhat unnatural extension of the infrastructure to serve the area. This typically would serve to benefit higher density uses to maximize the return from the cost of implementing infrastructure through utilization. To balance these diverging interests, careful zoning assignments at the time of annexation and attention to development planning can provide the opportunity for residential land uses together with preservation of natural features and open spaces, thereby reducing the need for resources and infrastructure. No commercial or industrial development should be implemented through this area. Currently this area is bordered or traversed by four existing avenues. The north boundary of this Expansion Area is the Smelter Road right-of-way. The southwest boundary of the larger portion of this Expansion Area is the existing city boundary formed by the 1400 East right-of-way south of Skyline Drive. Skyline Drive, and its planned extension, also forms a portion of that southwest boundary of Expansion Area C. 1400 East also provides the primary access into the second, smaller part of this Expansion Area. The final avenue is the existing Middle Canyon Road right-of-way. This road, currently under the jurisdiction of Tooele County, cuts diagonally across the southern extend of the larger portion of this Expansion Area.

Existing Municipal Services. Expansion Area C consist of two unique areas: the Cassity subdivision just southwest of the mouth of Middle Canyon; and the area stretching from the Buzianis area at the mouth of Middle Canyon. Sewer and water for the Cassity subdivision is provided by the City through an historic agreement. The Buzianis area, which consists of four existing residential units, is served by individualized septic tanks, but water is provided by Tooele City through an historic agreement. The

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remainder of this Expansion Area currently has no water or sewer service. There currently are no storm drain services throughout this area. Existing roads are maintained and regulated by Tooele County. Public safety is provided by the Tooele County Sheriff's Office and the North Tooele County Fire Protection Service District. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. Future infrastructure would need to be constructed by new development. New development will need to connect to the closest existing facilities and provide new or upgraded infrastructure as required. Future developers would be required to install storm drain facilities. Road infrastructure to service new residential development will likely need to consist of collector roadways to move motorists through the area that connect to existing roadways in addition to neighborhood streets to provide access to individual properties. Tooele City will be responsible to maintain and regulate the roads, unless designated as a State and County road. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area D if this area is annexed.

Expansion Area E. This area is currently master planned by Tooele County for residential, visual open space, or not master planned at all. Since this land is along State Road 36 and, particularly east of the highway, is not very flat and located to the southern extent of the developed area of the valley, it is anticipated that development in this area is some of the longest projected timelines.

Existing Municipal Services. There is currently no sewer or storm drain infrastructure in or around Expansion Area E. The Tooele Army Depot to the northwest maintains its own private sewer system that is completely disconnected from the public system. The Tooele County Detention Center immediately on the west side of State Road 36 from this Expansion Area is served by a long, extended, single-feed sewer line that snakes its way to the northwest, away from this Expansion Area, to the Industrial Depot area. There is a single-feed dead end waterline that runs down the west side of State Road 36 to provide service to the detention center. Existing roadways consist of State Road 36 which is regulated by the State. Public safety is provided by the Tooele County Sheriff's Office and the North Tooele County Fire Protection Service District despite being on the opposite side of Tooele City from the entirety of their station and infrastructure locations. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. Future infrastructure would need to be extended and constructed by new development to connect to the closest existing facilities. It is anticipated that sewer and water services will be provided by Tooele City following annexation. If the area is annexed, developers would also be required to install storm drain facilities. Tooele City will be responsible to maintain and regulate the roads, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area E if this area is annexed.

Expansion Area F. The southern portion of this Expansion Area is master planned by the County for additional industrial activities to match that in the immediate vicinity. The southern portion is sandwiched between two industrial areas. The northern portion is master planned for continued use as part of the Tooele Army Depot of which it is the current owner.

Existing Municipal Services. Within this defined Expansion Area there is currently no water or sewer service to these properties. Water and sewer service to surrounding properties of both portions within the industrial depot is provided by the City. The southern portion has no roads that go through

it or provide direct access but is traversed by the Union Pacific Railroad corridor. The northern portion is crossed by the Industrial Loop right-of-way as the primary entrance into the industrial depot area, as well as the Utah Avenue/State Road 112 right-of-way which borders the northern portion along its northern edge. Public safety is provided by the Tooele County Sheriff's Office and the North Tooele County Fire Protection Service District. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. Future infrastructure would need to be constructed by new development. New development would need to connect to the closest existing facilities, which would likely be within the industrial depot or along State Road 112. It is anticipated that sewer and water services will be provided by Tooele City following annexation. Future developers would be required to install storm drain facilities. Tooele City would be responsible to maintain and regulate the roads, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area F if this area is annexed.

Expansion Area G. This Expansion Area is master planned by the County for Manufacturing activities and land uses. Adjacent land uses includes extents of vacant property with the County's landfill facility to the east between the Expansion Area and the State Road 36 right-of-way. Being located beyond the area identified as Expansion Area E, the timeline for development activities on this property are anticipated to be well beyond the horizon for this plan.

Existing Municipal Services. There is currently no existing sewer, water, or storm drain infrastructure in the area of Expansion Area G. Existing roadways consist of Bauer Road which is maintained by the County. Public safety is provided by the Tooele County Sheriff's Office and the North Tooele County Fire Protection Service District despite being on the opposite side of Tooele City from the entirety of their station and infrastructure locations. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. Future infrastructure would need to be constructed by new development. New development would need to extend and connect to the closest existing facilities. It is anticipated that sewer and water services would be provided by Tooele City following annexation. If the area is annexed, development of the properties would need to provide storm drain services. Tooele City would be responsible to maintain and regulate the roads, other than State and County roads following annexation. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area G if this area is annexed.

Expansion Area H. There are currently no households in this area. While the area currently contains vacant properties, the portion west of the railroad corridor is master planned for Mixed Density Residential and the portion east of the railroad corridor is master planned for Rural Residential by the Tooele County General Plan. The property is currently zoned RR-5 Rural Residential by Tooele County. Thus, if developed under Tooele County jurisdiction, it is anticipated that approximately 20 to 25 new residential properties could result from this Expansion Area. Annexation of property in this area would place the developability and anticipated uses under Tooele City control. With these zoning designations requiring significantly higher acreages for development than what could be expected under Tooele City jurisdiction, the development potential for residential uses, if annexed, is anticipated to be a higher yield than under County jurisdiction.

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Existing Municipal Services. There is current no known water or sewer service within Area H although the portion of the area east of the railroad corridor lies relatively close to water service existing in the Pine Canyon area. There is no centralized storm drain system in the area. There are no developed roads in this area but there is an existing roadway that runs along the southern edge of Area H on the east side of the railroad corridor. What roads are planned would be under Tooele County jurisdiction, unless it becomes a State road. Public safety is provided by the Tooele County Sheriff's Office and the North Tooele County Fire Protection Service District. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. There is limited developed Tooele City infrastructure extended into the incorporated area immediately adjacent to this area. Water and sewer mainlines have been extended to the current terminus of the 2400 North right-of-way located in the vicinity of the southwest corner of Area H. If this area is annexed into Tooele City, water and sewer infrastructure would need to be extended to the area and service provided by Tooele City. The presence of the railroad corridor and the distance from the current City boundary east of the railroad corridor each present challenges for the extension of utility infrastructure to the portion of Area H east of the railroad. Future developers would be required to design for and install appropriate storm drain facilities. If annexed, Tooele City will be responsible to maintain and regulate the roads, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area H. Due to the geographic location of this area and the accessibility to the area from the developed portion of the city, particularly the portion east of the railroad corridor, public safety service provision at an appropriate level could be challenging.

Expansion Area I. The Tooele County General Plan identifies this area for residential uses under the Rural Residential land use category. The properties within this Area have been assigned two different zoning classifications by Tooele County. The portion of Expansion Area I that extends north from the current City boundary to Erda Way has been assigned the RR-1 Rural Residential zoning classification that requires a minimum of 1 acre per residential unit. Development of this portion of Area I under this zoning classification could be anticipated to yield approximately 150 to 175 new residences. The portion of this Expansion Area that extends further west along Erda Way has been assigned the A-20 Agricultural zoning designation. Development of this portion of Area I would likely require a change in the zoning designation in order to be feasible. With these zoning designations requiring significantly higher acreages for development than what could be expected under Tooele City jurisdiction, the development potential for residential uses, if annexed, is anticipated to be a higher yield than under County jurisdiction.

Existing Municipal Services. There is no municipal water, sewer, or storm drain infrastructure in place in this Expansion Area. There are existing agricultural wells within Area I that support the existing agricultural activities of the properties. The road infrastructure in the vicinity of Expansion Area I consists of access from the east and west only by way of Erda Way. The 1200 West right-of-way does extend through Area I south from Erda Way but does not currently provide access to the area from the south beyond the City's water reclamation and animal shelter facilities which are located within Tooele City limits south of this Expansion Area. Public safety is provided by the Tooele County Sheriff's Office and the North Tooele County Fire Protection Service District. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. Future water, sewer and storm drain infrastructure would need to be constructed by new development and maintained by Tooele City following annexation. New development would need to connect to the closest existing facilities. Currently water and sewer

service is extended to the City's water reclamation and animal shelter facilities. Future developers would be required to design for and install appropriate storm drain facilities. Road infrastructure will likely consist of neighborhood streets connected to Erda Way and 1200 West. Tooele City would be responsible to maintain and regulate the roads, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area I if this area is annexed.

Expansion Area J. Most of this Expansion Area is currently master planned by Tooele County for future residential under the Mixed-Density Residential / Cluster land use category with Mixed-Use Centers identified for primary intersections at Tooele Valley Parkway and State Road 36 as well as at Erda Way and State Road 36. As a part of the size and scope of this Expansion Area, Tooele County zoning assignments provide a variety of zoning assignments. South of Erda Way, the frontage along the east side of State Road 36, including the existing commercial center at Cimmarron Way, has been assigned the CG Commercial General zoning designation. The frontage strip on the west side of State Road 36 in the area of Erda Way has been assigned the CH Commercial Highway zoning designation. The reminder of Area J south of Erda Way has been assigned the RR-5 Rural Residential zoning designation which required at least 5 acres of land per residential unit. The one property on the north side of Erda Way east of State Road 36 is also assigned the RR-5 Rural Residential zoning designation. North of Erda Way, the existing commercial center on the west side of State Road 36 in the area of Erda Way has been assigned the CH Commercial Highway zoning designation. The remainder of Area J north of Erda Way has been assigned the RR-1 Rural Residential zoning designation which required at least 1 acre of land per residential unit. Development of the residentially zoned portions of Area J under their current zoning classifications could be anticipated to yield approximately 220 to 260 new residences. The commercial zoning designations by the County are likely similar to what could be expected should those areas be annexed into Tooele City. With the assigned residential zoning designations requiring significantly higher acreages for development than what could be expected under Tooele City jurisdiction, the development potential for residential uses, if annexed, is anticipated to be a higher yield than under County jurisdiction. Expansion Area J is divided nearly in half in both the north-south and east-west directions by primary roadways creating essentially four quadrants. State Road 36 runs north and south, nearly down the middle of Area J and Erda Way runs east and west, nearly down the middle of Area J. The Tooele Valley Parkway is master planned by Tooele County to run along or through the southern end of Area J, connecting State Road 36 to Droubay Road and extending further west across the valley towards Grantsville. The Church Road right-of-way runs along the northernmost extent of Expansion Area J. North of Erda Way, the Liddell Lane right-of-way runs along the western edge of a portion of Expansion Area J. South of Erda Way one finger of land extends to the east to make the Droubay Road right-of-way the eastern border to Expansion Area J along the length of that parcel. Within the interior of Expansion Area J there is only one developed roadway which is the Cimmarron Road right-of-way toward the southern end of Area J.

Existing Municipal Services. The majority of properties within Area J are vacant or agricultural land and therefore have no municipal water, sewer, or storm drain services. Those properties that are developed or which do contain structures and uses of the property are provided water services by way of individual private water wells or localized private water companies. There are also existing agricultural wells within Area J that support the agricultural activities of the properties. Wastewater service to those developed properties and structures is provided by way of individual private septic systems. There currently are no formal storm drain services throughout this area. Some areas with developed uses have been built with swales on the property to control runoff. Existing roads are maintained and regulated by Tooele County or the State. Public safety is provided by the Tooele

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County Sheriff's Office and the North Tooele County Fire Protection Service District. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. Future infrastructure would need to be constructed by new development. New development will need to connect to the closest existing facilities and provide new or upgraded infrastructure as required. If any properties with existing water and septic sewer services should be annexed into the City, those properties may be required to connect into the City's public water and sewer systems when it becomes available to those properties or may be allowed to maintain their existing service by policy or agreement of the City Council. Future developers would be required to install formal storm drain facilities. Road infrastructure to service new and existing development will likely need to consist of collector roadways to move motorists through the area that connect to existing roadways in addition to local class streets to provide access to individual properties. Tooele City will be responsible to maintain and regulate those roads, unless designated as a State or County road. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area J if annexation happens within this area.

Expansion Area K. There are currently no households in this area. While the area currently contains vacant properties, this area is master planned for Rural Residential land uses by the Tooele County General Plan. The property is currently zoned RR-5 Rural Residential by Tooele County. Thus, if developed under Tooele County jurisdiction, it is anticipated that approximately 40 to 55 new residential properties could result from this Expansion Area. Annexation of property in this area would place the developability and anticipated uses under Tooele City control. With the existing zoning designation requiring significantly higher acreages for development than what could be expected under Tooele City jurisdiction, the development potential for residential uses, if annexed, is anticipated to be a higher yield than under County jurisdiction.

Existing Municipal Services. There is current no known water or sewer service within Area H although the portion of the area east of the railroad corridor lies relatively close to water service existing in the Pine Canyon area. There is no centralized storm drain system in the area. There are no developed roads in this area but there is an existing roadway that runs along the southern edge of Area H on the east side of the railroad corridor. What roads are planned would be under Tooele County jurisdiction, unless it becomes a State road. Public safety is provided by the Tooele County Sheriff's Office and the North Tooele County Fire Protection Service District. Mosquito abatement services are provided by the Tooele Valley Mosquito Abatement District.

Future Municipal Service Needs. There is limited developed Tooele City infrastructure extended into the incorporated area immediately adjacent to this area. Water and sewer mainlines have been extended to the current terminus of the 2400 North right-of-way located in the vicinity of the southwest corner of Area H. If this area is annexed into Tooele City, water and sewer infrastructure would need to be extended to the area and service provided by Tooele City. The presence of the railroad corridor and the distance from the current City boundary east of the railroad corridor each present challenges for the extension of utility infrastructure to the portion of Area H east of the railroad. Future developers would be required to design for and install appropriate storm drain facilities. If annexed, Tooele City will be responsible to maintain and regulate the roads, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area H. Due to the geographic location of this area and the accessibility to the area from the developed portion of the city, particularly the portion east of the railroad corridor, public safety service provision at an appropriate level could be challenging.

Plans for Extension of Municipal Services

Tooele City plans to provide services within its boundaries first and foremost. Tooele City's policy is to consider annexation only in those areas where the City has the potential to efficiently and effectively provide municipal services which may include culinary water, sanitary sewer, road maintenance and regulation, recreation, and public safety services. Petitions for annexation should be required to perform appropriate infrastructure planning and financing to determine the feasibility of and provide for the infrastructure needs within the petitioned area for annexation to ensure adequate services can be provided. As stated earlier in this Element, the Expansion Areas identified in this Element do not represent areas that *will* be annexed by Tooele City, but rather represents areas that the City may be willing to accept and consider petitions for annexations whether or not those petitions are approved and the property annexed. As future capital facilities are built, they must conform to the appropriate master plans and standards of the City.

At this point, Tooele City has no plans to build any capital facilities in any of Expansion Areas A through J. Any capital facilities that may be needed would be required of the developers as a condition of annexation and development approval.

How the Services Will be Financed

The construction and development of infrastructure for the provision of services should be financed by the developer installing the improvements as a condition of annexation and development. As a condition of annexation, developers of annexed areas should be responsible to pay for master planning and capital facilities planning, with oversight, review and approval by the City, in at least six areas: transportation, water, sewer, storm drain, public safety, and parks and recreation.

An Estimate of the Tax Consequences

Petitioners for annexation should be required to prepare and submit a report showing the tax consequences to properties covered by the annexation petition and present these with the petition for annexation. The tax impact, among other considerations, within the municipal boundaries should also be reviewed by the City Council before a final decision is made on annexation.

The impact to the City's General Fund are determined largely on the ultimate development pattern and land use types constructed. Using detached single-family residential uses as an example, the implications are two-fold: developed land, typically through a subdivision, would yield more properties that each provide property tax income than does a single piece of undeveloped property; and a development pattern that, for example, yields five units per acre results in more properties providing property tax revenues than would a development pattern of two or three units per acre, for example. Additionally, the same works in the inverse for expenditures. The more dense the development, as a general statement, the more efficiently utilized the serving infrastructure becomes providing a more favorable cost to expenditure ratio for the City, although it typically increases the public safety services needed. Similar is the case for non-residential development patterns, although the density component plays less of a role.

It is not the intent of this Plan to provide specific tax impacts as the variability of the ultimate development types and patterns and changing tax rates year to year can make significant differences in resulting revenues and expenditures. This Plan is intended solely to give a general overview of the fiscal impacts of annexation into Tooele City using the tax rates for Fiscal Year 2019-2020.

The properties identified within the various Expansion Areas are currently largely undeveloped. Properties in these Expansion Areas are currently assigned to taxing districts 10 (O.D. Mosquito), 19 (North Tooele County

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Fire District), and 36 (Deseret Peak Com). These are not the only taxing entity or district assigned to properties in these Expansion Areas. As an example, the properties in these Expansion Areas are also a part of the North Tooele County Fire Protection Special District, Tooele County, and Tooele County School District but the tax funding for these other districts make up a portion of the overall rate of each Taxing District. The Tooele Valley Mosquito Abatement District and North Tooele County Fire Protection Special District represent those districts that could potentially be affected by annexation of properties into Tooele City. Taxing districts 10 and 36 currently carry the same overall taxation rate of 0.013758. Taxing district 19 currently carries the overall taxing rate of 0.013441. Annexing property from these districts into Tooele City, thereby reassigning them to taxing district 1 (Tooele City), would adjust their taxation rate to 0.014936. This results in an anticipated tax increase of 8.56% overall to those properties annexed from districts 10 and 36 and 11.12% from district 19 simply through being annexation. From that overall tax rate, Tooele City receives approximately 20% of those tax revenues (a certified tax rate of 0.003024) with the remainder going to various other taxing entities such as Tooele County and the Tooele County School District. Development of properties for anticipated non-residential land uses generally provides a significant increase in taxable value through the transition to improved land and constructed value but the overall difference in this increase tax burden to the property owner is anticipated to remain with a consistent difference between that development activity happening with or without annexation. As an example, development of non-residential land uses would also provide an increase in the number of properties, albeit to a lesser quantity than residential development as these land uses each typically consume larger areas of land compared to individual residential properties. This also does not take into account the added benefit from those non-residential developments that would also generate sales tax which provides an added revenue stream for the City as well as the property owner. For properties that would ultimately develop for residential uses, the same holds true difference in revenues relative to annexation although the overall revenue would not be as significant considering the 45% taxation credit provided to primary residential units. This credit also impacts the cost-benefit ratio for the City as residential uses are typically a net draw on resources on a per unit basis whereas non-residential uses are typically a net gain on the cost of providing services. As an example, development of residential uses on newly annexed land at an average five units-per-acre density with an average $250,000 home would provide, on average, around $2,400 in property tax revenue per unit, of which around $485 goes to the City coffers. That adds up to around an additional $2,425 of property tax revenue per acre (0.012% of the City total General Fund budget) of residential development, not considering the costs from the net draw on resources and services.

Expansion Area A. This Expansion Area contains properties assigned to taxing district 36.

Expansion Area B. This Expansion Area contains properties assigned to taxing district 10.

Expansion Area C. This Expansion Area contains properties assigned to taxing district 10.

Expansion Area D. This Expansion Area contains properties assigned to taxing districts 10 and 19.

Expansion Area E. This Expansion Area contains properties assigned to taxing districts 10 and 19.

Expansion Area F. This Expansion Area contains properties assigned to taxing district 10.

Expansion Area G. This Expansion Area contains properties assigned to taxing district 10.

Expansion Area H. This Expansion Area contains properties assigned to taxing district 10.

Expansion Area I. This Expansion Area contains properties assigned to taxing district 10.

Expansion Area J. This Expansion Area contains properties assigned to taxing district 10.

Expansion Area K. This Expansion Area contains properties assigned to taxing district 10.

The Interests of All Affected Entities

In consideration of this Annexation Policy Plan, the determined Affected Entities would be those taxing entities that provide services to currently unincorporated properties within the various Expansion Areas identified within the plan. Tooele City, desiring to be good neighbors and partners, also includes neighboring jurisdictions in the identified roster of affected entities. The affected entities identified for Tooele City's Annexation Policy plan include: Tooele County School District, Tooele County (acting not only in their own capacity, including the Tooele County Sheriff's Office, but also under their jurisdictional responsibility to the Erda Township area, Pine Canyon Township area, and the Tooele County Recreation Special District), Deseret Peak Special Service District, Tooele Valley Mosquito Abatement District, Tooele County Sheriff's Department, North Tooele County Fire Protection Service District, Mountain West Ambulance Service, Grantsville City and Stockton Town. The Tooele County School District currently serves the educational needs of the proposed Expansion Areas and will continue to do so if any or all of the annexations should occur. Therefore, there are no projected impacts to the Tooele County School District other than the effect of revenues from additional development of land, which could occur with or without annexation. Service obligations currently provided by the Tooele County Sheriff's Department and North Tooele County Fire Protection District would be transferred to the Tooele City Police Department and Fire Department, respectively, should annexation occur. Annexation would result in properties being removed from the District's responsibility resulting not only in a reduction of tax revenues for the District but also a corresponding reduction in service requirements. The City has opted out of the Tooele Valley Mosquito Abatement District. Should annexation occur, properties being removed from the District's responsibility resulting not only in a reduction of tax revenues for the District but also a corresponding reduction in service requirements. Mountain West Ambulance service provides universal emergency medical services to the entire Tooele Valley regardless of governmental jurisdiction so the occurrence of annexation would not affect their provision of services. The governmental organization and leadership of Tooele County in their various capacities, has the underlying responsibility for administering the Deseret Peak Special Service District, Erda Township area, and the Pine Canyon Township area as well as their own governmental responsibility for unincorporated properties within the County. Annexation of properties into Tooele City would transfer the governmental oversight and responsibility for those properties from Tooele County to the City. Grantsville City currently has no properties identified within this plan that are currently within their incorporated boundaries. Similarly, Grantsville City adopted a new General Plan in January 2020. Grantsville's Annexation Policy Plan shows potential expansion areas that overlap with potential expansion areas shown in this Element. Since that time, Grantsville City has completed an annexation which brought their incorporated boundaries all the way to Tooele City's boundaries in between Expansion Areas A and B. With that process complete, that area was removed from Tooele's potential expansion areas, in fact splitting what was previously Area A into what is now shown as separate Areas A and B. Stockton Town currently has no properties identified within this plan that are currently within their incorporated boundaries.

The following table is a comparison of the services provided by affected entities to the Expansion Areas shown in this plan as they currently exist and as they would be provided if annexed into Tooele City.

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TABLE 1
COMPARISON OF SERVICES IN EXPANSION AREAS

SERVICE	CURRENT PROVIDER		PROVIDER, IF ANNEXED	
Education	Tooele County School District		Tooele County School District	
Mosquito Abatement	Tooele Valley Mosquito Abatement District		None (Tooele City has opted out of the Tooele Valley Mosquito Abatement District)	
Water	Area A:	Private Wells	Area A:	Tooele City
	Area B:	Private Wells	Area B:	Tooele City
	Area C:	Private Wells	Area C:	Tooele City
	Area D:	Tooele City (limited)	Area D:	Tooele City
	Area E:	No Services	Area E:	Tooele City
	Area F:	Tooele City (limited)	Area F:	Tooele City
	Area G:	No Services	Area G:	Tooele City
	Area H:	None	Area H:	Tooele City
	Area I:	Private Wells	Area I:	Tooele City
	Area J:	Private Wells	Area J:	Tooele City
	Area K:	None	Area K:	Tooele City
Sewer	Area A:	No Services	Area A:	Tooele City
	Area B:	No Services	Area B:	Tooele City
	Area C:	No Services	Area C:	Tooele City
	Area D:	Tooele City (limited), Septic Systems	Area D:	Tooele City
	Area E:	No Services	Area E:	Tooele City
	Area F:	No Services	Area F:	Tooele City
	Area G:	No Services	Area G:	Tooele City
	Area H:	No Services	Area H:	Tooele City
	Area I:	No Services	Area I:	Tooele City
	Area J:	Septic Systems	Area J:	Tooele City
	Area K:	No Services	Area K:	Tooele City
Storm Drain	No Services		Tooele City	
Roads	Tooele County (except for State Roads)		Tooele City (except for County and State Roads)	
Fire Protection	North Tooele County Fire Protection Service District		Tooele City Fire Department	
Law Enforcement	Tooele County Sheriff's Department		Tooele City Police Department	
Emergency Medical Services	Mountain West Ambulance		Mountain West Ambulance	

Exclusions from Expansion Area

One of the requirements from the Utah State Code for Annexation Policy Plans is a justification for the exclusion from identified Expansion Areas of any area containing urban development within one-half mile of the municipality's boundary. That regulation defines urban development to be either a housing development with more than 15 residential equivalent units and an average density greater than one residential unit per acre or a commercial or industrial development for which cost projections exceed $750,000 for all phases.

A ½-mile buffer was drawn around the existing municipal boundaries to identify any development that could be defined as an urban development that may not be a part of an Expansion Area identified in this Plan, see the ½-mile buffer area map in Appendix D. The following areas were identified within the ½-mile buffer and have been excluded along with an explanation for their exclusion:

1. There are three residential neighborhoods located within a ½-mile of Tooele City's northern boundary. These residential developments are part of either the Erda Township or Pine Canyon Township areas. None of these three neighborhoods can be defined as an urban development under the Utah State Code definition. Similarly, according to Tooele County's General Plan, Erda is an agricultural community and includes some of the County's most ideal farmland. The township area of Erda faces the greatest development pressure in areas that are already being subdivided into five-acre lots. The County has stated that residents of Erda desire to preserve the agrarian community and maintain the association with the County, although there is currently an active effort seeking possible incorporation of Erda. However, no areas have been excluded from the Annexation Policy Plan that have densities higher than one unit per acre.
2. The Tooele Army Depot administration and maintenance areas are located within the ½-mile buffer of the City. This facility is a United States Government institution and as such is not considered within the Annexation Policy Plan.
3. All other developed areas in the vicinity of the City's current incorporated boundaries, or within ½-mile of those boundaries are already incorporated into other jurisdictions' boundaries whether or not they meet the definition of urban development.

Considerations Of The Planning Commission And City Council

The decision whether or not to annex a piece of property for any purpose is one that should not be taken lightly by the City. In the process of their review, the Planning Commission is charged with the weighty task of not only a making recommendation whether or not the petition for annexation is justified as an asset to the community and whether it's best served being annexed or remain outside of the incorporated boundaries of the city, but also what types of land uses should be incorporated into the areas they believe to be justified. Similarly, in making decisions the City Council, in their role as the municipal governing body, not only has to weigh the recommendations of the Planning Commission but also determine the terms and conditions upon which property is to be annexed, should that be the ultimate decision, that reduce or eliminate the burden on the City's existing infrastructure and services. These are not simple decisions to be made by either body and should not be rushed. It is anticipated, and highly appropriate, that these decisions could be debated, discussed possibly at length, vetted thoroughly, differing opinions expressed, and decided without unanimous consent. Aside from and in addition to the concerns for infrastructure and services involved with annexation, there are other political, social, and financial considerations that should be considered.

Relationship with Expansion Areas of Other Municipalities

Grantsville City and Stockton Town are the closest municipalities to Tooele City, as shown in Appendix B. As such, the annexation policies of these Cities should be considered in the adoption of this plan. Tooele City and Grantsville City have had a mutual understanding, albeit informal, that each city has the greatest interest in the unincorporated properties between the two communities as they fall on either side of the Sheep Lane right-of-way. Grantsville City has pursued this more vigorously than Tooele City has thus far, in fact annexing properties all the way to Sheep Lane in recent years. Through negotiation with developers and owners of property that lies between the two communities, Grantsville City took the step in May 2020 to annex property from that area, crossing Sheep Lane. As discussed earlier, incorporating that area into Grantsville City removed the area from Tooele's expansion previous Expansion Area A, resulting in two newly configured Areas A and B. Should Tooele City reach a point where the extents of Expansion Areas A and B are annexed into the City, or should Grantsville City opt to annex into these same areas, the municipal boundaries between the two communities would coincide.

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Stockton Town is much greater distance from Tooele City than is Grantsville but that should not and does not make Stockton a lesser consideration. This distance however, does make the likelihood of the boundaries of these two communities coming together a much longer timeline consideration and one that will likely need to be considered with greater attention and detail in future revision efforts to this General Plan. There is also an important geographic separation between these two communities. Immediately north of Stockton Town is a geologic feature commonly referred to as "the sand bar." Rightfully so, Stockton Town has, and has demonstrated, a vested in the activities on and around the sand bar as those activities most directly affect their community. The sand bar also would place a significant hurdle on the expansion abilities of Tooele City should the city ever develop a desire to expand that far. For these reasons it is most appropriate that this area be most closely involved with Stockton Town long term.

Willingness and Probability of Other Municipality to Annex the Area

Expansion Area A. According to their newly adopted General Plan Annexation Policy Plan, Grantsville City has indicated a potential of annexing into this area, just as this plan identifies. Grantsville City provides both water and sewer services to the area immediately adjacent.

Expansion Area B. According to their newly adopted General Plan Annexation Policy Plan, Grantsville City has indicated a potential of annexing into this area, just as this plan identifies.

Expansion Area C. There is no other surrounding municipality that would be able to annex into this area, thus there is no probability of another municipality annexing for the foreseeable future.

Expansion Area D. There is no other surrounding municipality that would be able to annex into this area, thus there is no probability of another municipality annexing for the foreseeable future.

Expansion Area E. There is no other surrounding municipality that would be able to annex into this area, thus there is no probability of another municipality annexing for the foreseeable future.

Expansion Area F. There is no other surrounding municipality that would be able to annex into this area, thus there is no probability of another municipality annexing for the foreseeable future.

Expansion Area G. Stockton Town is the only municipality with any potential of annexing into this area. Considering the distance and geographic constraints between this area and the existing Stockton Town boundaries it is unlikely that would be feasible in the near term.

Expansion Area H. Currently there are no incorporated communities to the east and north of Tooele City, thereby making annexation into an incorporated municipality only possible through Tooele City or an incorporation effort to form a new municipality within the county.

Expansion Area I. Currently there are no incorporated communities north of Tooele City or in the vicinity of Area I, thereby making annexation into an incorporated municipality most reasonable through Tooele City or an incorporation effort to form a new municipality within the county. The closest point of Grantsville City's incorporated boundary is some distance to the west. An effort to incorporate Expansion Area I into Grantsville City would have to involve a significant amount of property in addition to this Expansion Area and require an amendment to their current Annexation Policy Plan.

Expansion Area J. Currently there are no incorporated communities north of Tooele City, thereby making annexation into an incorporated municipality only possible through Tooele City or an incorporation effort to form a new municipality within the county.

Expansion Area K. Currently there are no incorporated communities to the east of Tooele City, thereby making annexation into an incorporated municipality only possible through Tooele City or an incorporation effort to form a new municipality within the county.

Current and Projected Costs of Infrastructure

It is the position of Tooele city that future capital costs for the establishment and construction of infrastructure should be financed by the developer installing the improvements. It is not the City's position that the City should incur costs related to capital improvements into the Expansion Areas.

In developing, considering, and adopting an Annexation Policy Plan, the Planning Commission and City Council are to consider current and projected costs of infrastructure, urban services, and public facilities necessary to expand the infrastructure, services, and facilities into the area being considered for inclusion in the Expansion Area.

Expansion Area A Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility systems, which may first constitute extension of infrastructure into the Expansion Area. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area A. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Expansion Area B Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility systems, which may first constitute extension of infrastructure into the Expansion Area. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area B. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Expansion Area C Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility systems, which may first constitute extension of infrastructure into the Expansion Area. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area A. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Expansion Area D Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility systems, which may first constitute extension of infrastructure into the Expansion Area. Some of this infrastructure is already in place and being maintained by the City. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion

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Area A. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Expansion Area E Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility systems, which may first constitute extension of infrastructure into the Expansion Area. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area A. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Expansion Area F Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility systems, which may first constitute extension of infrastructure into the Expansion Area. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area A. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Expansion Area G Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility systems, which may first constitute extension of infrastructure into the Expansion Area. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area A. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Expansion Area H Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility system, which may first constitute extension of infrastructure to the Expansion Area. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area H. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Expansion Area I Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility system, which may first constitute extension of infrastructure to the Expansion Area. Development within this Expansion Area may also require the added infrastructure burden of facilities specifically to address the serviceability of the area considering its elevation difference from the closest existing infrastructure and facilities. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area I. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Expansion Area J Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility system, which may first constitute

extension of infrastructure to the Expansion Area. Development within this Expansion Area may also require the added infrastructure burden of facilities specifically to address the serviceability of the area considering its elevation difference from the closest existing infrastructure and facilities. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area J. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Expansion Area K Future Capital Costs. Development within this area after annexation will need to connect to the City's water, sewer, and storm drain utility system, which may first constitute extension of infrastructure to the Expansion Area. If annexed, Tooele City would be responsible to maintain and regulate the roads, once constructed by development activities, other than State and County roads. Tooele City's Police and Fire Departments would be responsible to provide emergency services to Expansion Area K. All other anticipated costs would be of an operations and maintenance nature as typical with the various areas of the existing community.

Consistency with the General Plan for Additional Land Suitable for Development

The City should encourage development within the municipal boundaries as a primary focus in an effort to utilize undeveloped lands first, before extensions are made to existing City boundaries. Policies should be adopted to encourage the appropriate use of undeveloped lands within the City consistent with its General Plan. If lands within the City are not available to be built on, annexations may be considered when services can be provided consistent with the General Plan.

All annexations should be considered from the point of view of the General Plan. The goals and objectives of the General Plan should serve as a guide to the consideration and land use assignments of the annexed area.

Tooele City is experiencing a pattern of rapid growth that is anticipated to continue. Projections have shown that Tooele City's population can be expected to grow by 10,000 to 15,000 people in the next decade. The City's indicators outside of formal projections suggest that this rate may serve as a baseline for the anticipated growth with actual growth outpacing those projections. The new households that will make up this growth should be accommodated on infill and existing sites within Tooele City's current boundaries primarily and supplement by future annexed areas as deemed appropriate. The amount of residential acreage needed for these new households is dependent on the overall density associated with new residential development. In addition, non-residential land uses would also be needed to support a community in which the residents can enjoy the ability to live, work, shop, and recreate.

Inclusion of Agricultural, Forest, Recreational and Wildlife Areas

Tooele City has established and pursued a policy of open space acquisition for the protection of values important to Tooele City's residents, including viewsheds, scenic vistas, watersheds, drinking water source protection, non-motorized recreation, and wildlife habitat. Some of the areas contemplated for possible annexation by this plan, including Expansion Areas C and D, present unique opportunities for open space preservation through fee acquisition, conservation easement, or other regulatory means.

Agricultural Areas. Active agricultural areas are included in the Expansion Areas and should be considered for annexation when it is consistent with the Agriculture Protection Act of Utah, the General Plan, and the desires of the owners of said properties. In general, agricultural areas should be

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protected from development as feasible, unless it is the desire of the property owners of said lands to develop their properties.

Forested Areas. Forested areas should be considered for annexation with consideration to the preservation and beauty of surrounding environmental land consistent with the General Plan. Hillside protection and cluster housing should be used where practicable to preserve these areas when being considered for annexation. Expansion Areas D and E include some forested and hillside areas. These areas are primarily BLM and SITLA lands.

Recreational Areas. Recreational areas should be considered for annexation to the City with the intent that municipal services are generally not needed and the recreational and open space benefits are effectively consistent with the General Plan.

Wildlife Areas. There are an abundance of areas in and around Tooele City that currently enjoy the benefit of wildlife. As annexations occur further into these areas, a balance between the needs of people and the needs of wildlife should be considered and appropriate steps taken to plan for these needs.

Agriculture Protected Areas

The Annexation Policy Plan intends to recognize Agriculture Protection Areas adopted by the County. Expansion Areas are intended to be sensitive to the future development of these lands with planning in coordination with the property owners in these areas with the intent of protecting agricultural lands consistent with right-to-farm laws. To be included in an agriculture protection area established within Tooele County, land must comply in nature and configuration with the requirements of the state code and applicable Tooele County ordinances. Appendix C to this Plan Amendment shows the relationship between established agricultural protection areas and Expansion Areas of the Tooele City Annexation Policy Plan. Expansion Areas I and J contain properties within established agricultural protection areas. These areas should be protected and conserved through the agricultural activities currently operating on those properties until it is the desire of the property owner to have their agricultural designations removed for other types of land use.

Comments From Affected Entities

Tooele City's Planning Commission and City Council, in their capacity as the municipal legislative body, have held multiple public meetings and public hearings to consider this Annexation Policy Plan, and the General Plan as a whole. Compliant with the requirements of the Utah State Code, the City has also provided an opportunity to identified affected entities to provide comment on the Annexation Policy Plan. From this effort, the City has included the following statements regarding comments and information received from those affected entities during the public comment period as well as a logging of the comments and information received from the affected entities:

Log of Affected Entities' Comments and Information Received

Section 10-2-401.5 of the Utah State Code specifies, in part, that the City is to provide a window of time at least 10 days in length for affected entities, as defined in the Utah State Code, to provide written comment regarding the adoption of an Annexation Policy Plan or an amendment to an adopted Annexation Policy Plan. This window of time is called for in the Utah State Code is to occur following an initial discussion of the proposal during a public meeting of the Planning Commission and before a public hearing is held by the Planning Commission. For the review of this proposed amendment to the Tooele City Annexation Policy Plan, as a part of the comprehensive General Plan

Amendment, the Planning Commission granted a window of time lasting 30 days for affected entities to provide written comment. All written comment received during this window of time can be found in Appendix E to this Plan Amendment.

Tooele City Statement from Affected Entities' Comments and Information Received

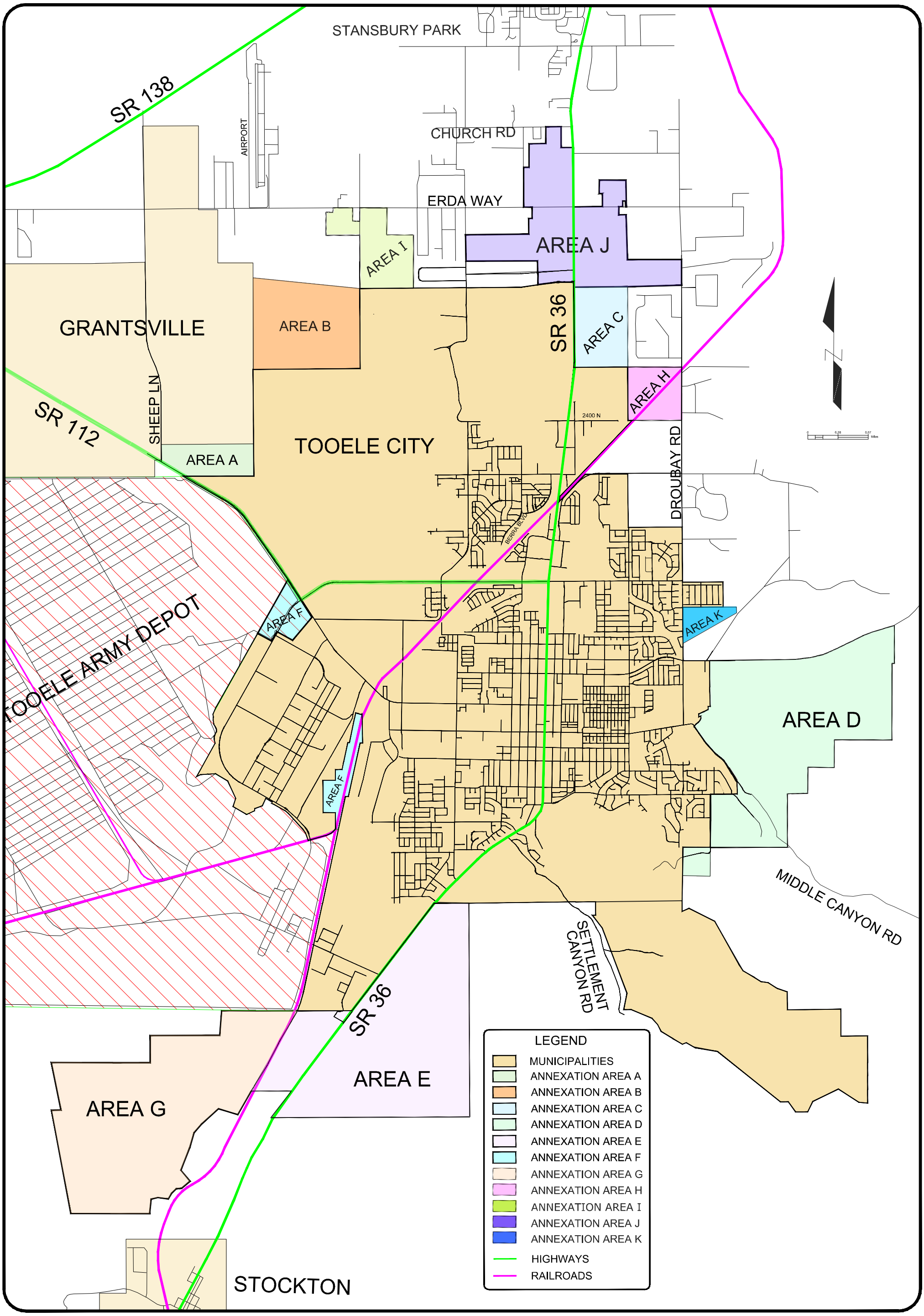
Tooele City is grateful to its affected entity partners that have taken the time and interest to review this proposed amendment for the identification and inclusion of three new expansion areas into the adopted Annexation Policy Plan. Their input and information is valuable to the City. We have great respect and appreciation for the services they provide to our valley-wide community whether or not they offered comment on this proposed amendment. It is the desire of Tooele City to continue the working relationship with these entities to provide the best services possible to all residents of the Tooele Valley regardless of the provider. Tooele City also respects the rights and decisions of property owners. One of those rights is the right to make application and be heard. As such, Tooele City's intent is to allow property owners to make application for annexation, should they choose to do so, and be heard upon which time Tooele City intends to make decisions based on what is best for the community.

Appendices: Annexation Policy Plan Maps And Information

This section includes maps and information related to the Annexation Policy Plan. Included herein are the following maps and information:

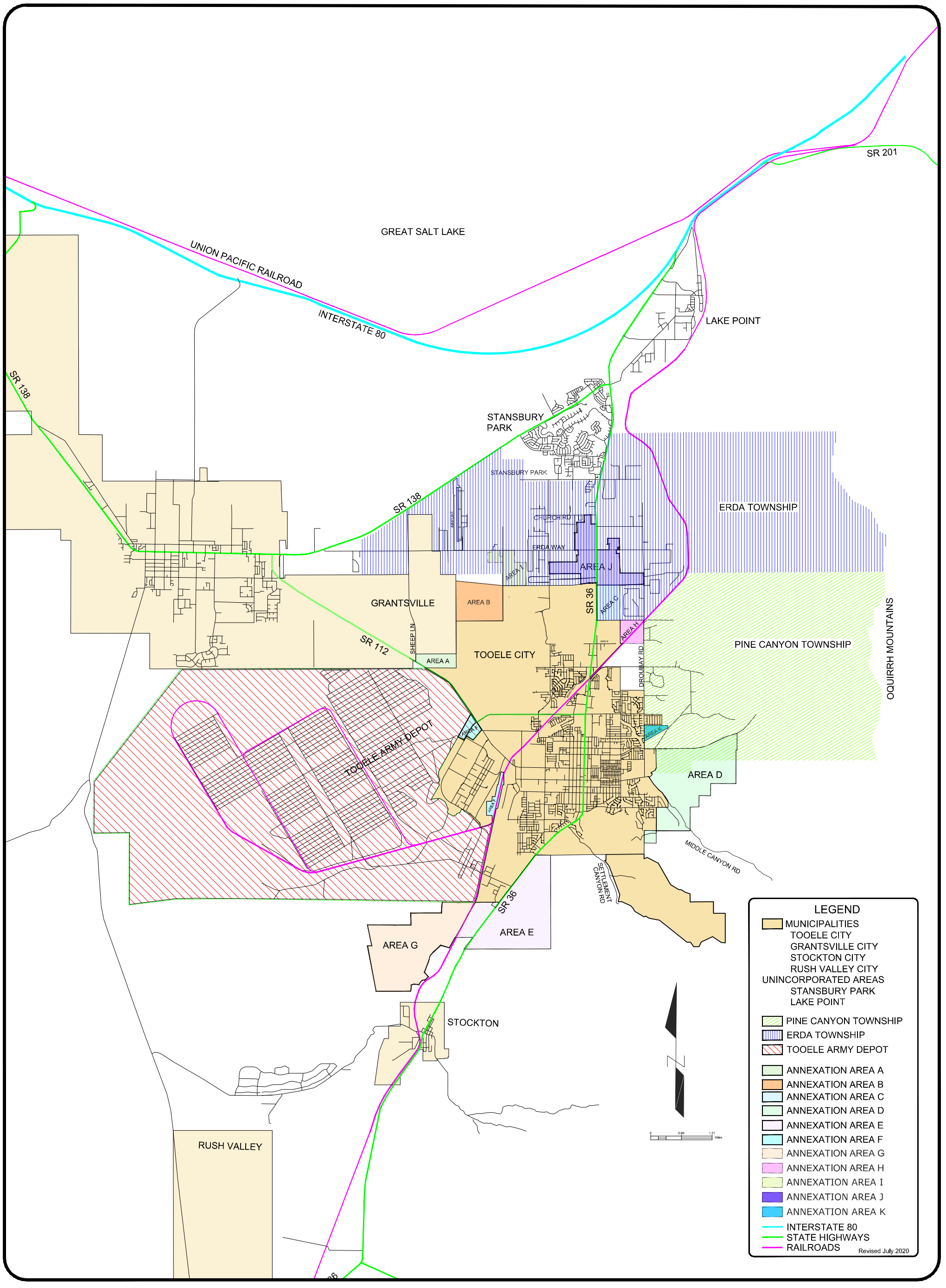
Appendix A: Expansion Area Map
Appendix B: Illustration of Surrounding Municipalities
Appendix C: Agricultural Protection Areas
Appendix D: ½-Mile Buffer of Tooele City Municipal Boundaries
Appendix E: Log of Written Comment Received From Affected Entities

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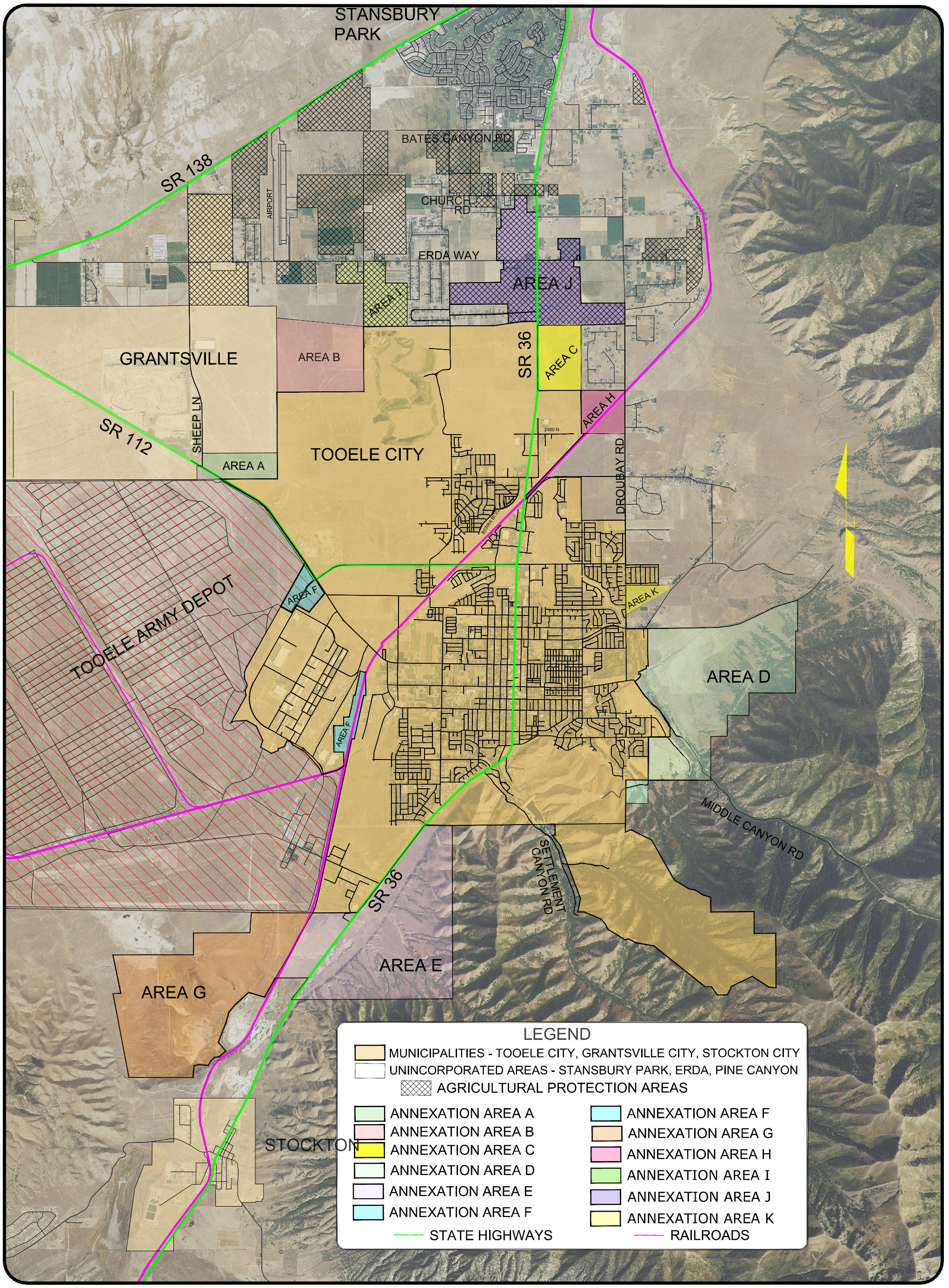
APPENDIX A
TOOELE CITY GENERAL PLAN
ANNEXATION POLICY PLAN
EXPANSION AREAS

Tooele City
Est. 1853



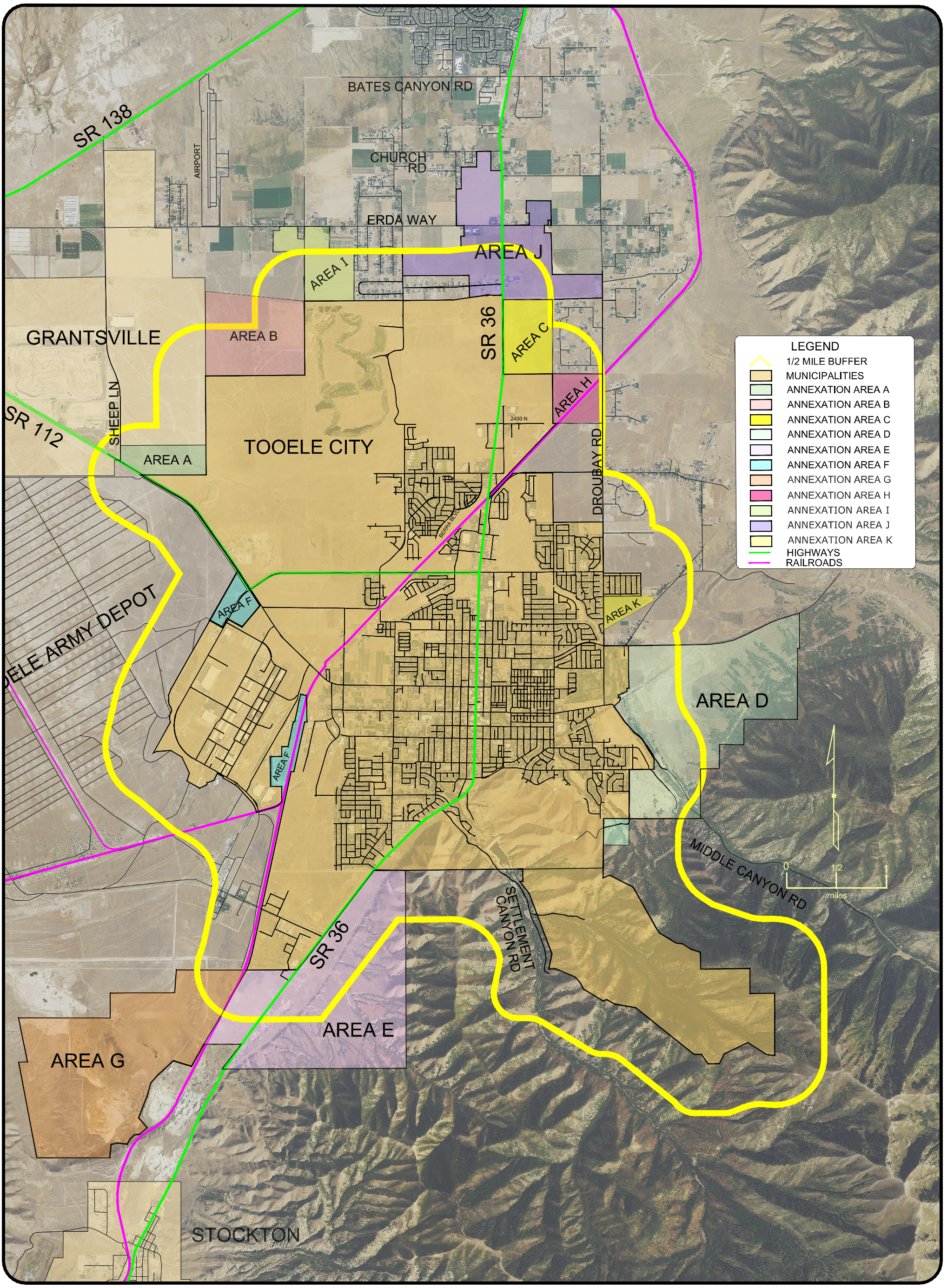
APPENDIX B
TOOELE CITY GENERAL PLAN
ANNEXATION POLICY PLAN
SURROUNDING MUNICIPALITIES

Tooele City
Est. 1853



APPENDIX C
TOOELE CITY GENERAL PLAN
ANNEXATION POLICY PLAN
AGRICULTURAL PROTECTION AREAS

Tooele City
Est. 1853



APPENDIX D
TOOELE CITY GENERAL PLAN
ANNEXATION POLICY PLAN
1/2 MILE BUFFER

Tooele City
Est. 1853

Appendix E

Log of Written Comment Received From Affected Entities

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Tooele City received no written comment from defined affected entities during the 30-day comment window on the Annexation Policy Plan as a part of the comprehensive General Plan Amendment.

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TRANSPORTATION ELEMENT

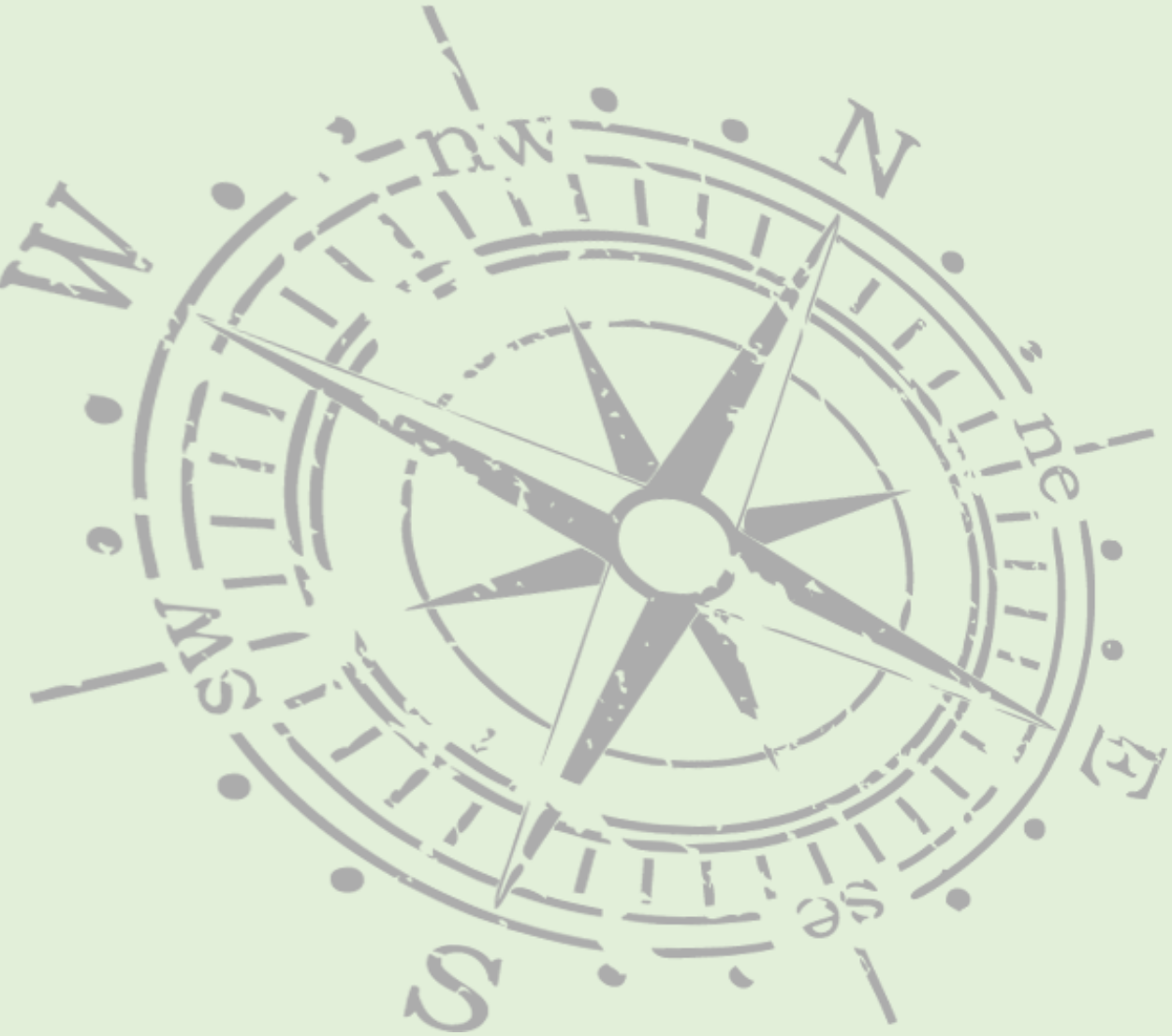


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Transportation Element
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Parks, Open Space And Recreation Element

Transportation Element

Introduction

In November 2010, Tooele City concluded the process of developing the latest comprehensive Transportation Master Plan for the city. Transportation planning for Tooele City existed prior to that plan but the growth seen in the community through the 1990's and 2000's made the development of that plan necessary. Similarly, with the aging nature of that plan and the continued growth in the community, the development of the Transportation Master Plan was built upon that 2010 plan and prior policy. Tooele City enlisted the assistance and transportation engineering expertise of Hales Engineering, Inc. for the development of the master plan. The Transportation Master Plan is a highly technical and detailed document, atypical of the overall intent of a General Plan. For this reason, the Transportation Element of the General Plan is an extraction from the Transportation Master Plan intended to serve as background alongside the guidelines, goals, and objectives upon which the details and analysis of the full Transportation Master Plan is built and based.

Overview

The City continues to see rapid growth with the development of the Overlake area and many other residential and commercial developments. With a high number of residents traveling in and out of the City to commute to work during peak hours, there are existing challenges with transportation in the City. The purpose of the Transportation Master Plan (TMP) is to plan for the multi-modal transportation needs of Tooele City, accounting for the projected future growth.

Key to planning for Tooele's transportation needs is an understanding of the city's goals and policies related to transportation. The other portions of the General Plan include future land use, development plans, and goals in the City and how those will be achieved. This Element provides details regarding the City's transportation needs, including future demand and improvements, to meet the goals outlined by the City. The TMP expands the vision, goals, and objectives from the General Plan into an actionable mobility-related outline to guide Tooele's near- and long-term transportation investments.

Employment And Journey To Work

Unlike population, the employment opportunities within the City have not seen significant growth until the last few years. Tooele has seen an increase in regional retail developments along Main Street (SR-36) between 1000 North and 2000 North. Approximately 40% of residents work outside of Tooele County.

Data were collected from the U.S. Census American Community Survey results for Tooele to determine the mode split in the City. The recent mode split in the City based on survey results from 2014 to 2018 is shown in Figure 1.

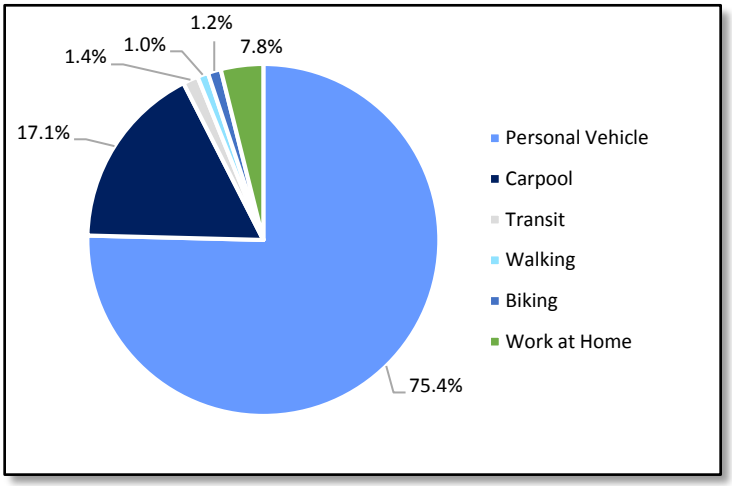
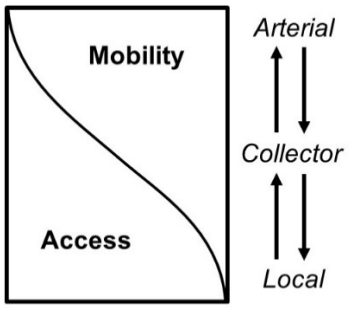


Figure 1 - Tooele Mode Split

As shown, approximately three-fourths of workers drive alone in a personal vehicle to work. Approximately 17% carpool and 1.4% ride transit. It is anticipated that as transit, pedestrian, and bicycle facilities improve in the city the percentage of personal vehicle usage for commuting will decrease. Approximately 30% of workers leave between 7:00 and 9:00 a.m. to travel to work. The average commute time to work for Tooele residents is 28.6 minutes.

Roadway Network

Roads are categorized into a hierarchal system and given a functional classification based on right-of-way (ROW) width. The higher a street classification, the more mobility it provides with limited access. Lower street classifications have less mobility, but more access. The five major classifications of Tooele City roadways identified are principal arterials, arterials, major collectors, minor collectors, and local streets.



The following are the five typical street classifications for Tooele City roadways:

- Principal Arterial – Principal Arterials are designed to provide high mobility between population centers. Access control is highly restricted. Tooele City does not currently have principal arterials, although they are planned as part of future improvements in the TMP. Principal arterials have a ROW of 112 feet.
- Arterial – Arterials are designed to have greater mobility and connect traffic between population centers and regional attractions. Because of their increased mobility, arterials typically have higher speeds and a high degree of access control, with the exception of some historical sections. Arterials have a ROW of 106 feet.
- Major Collector – Major collector roads are designed to connect with and augment the arterial system and provide access control. Generally, these streets are intended to carry traffic for shorter distances than arterials and have lower speeds. Major collectors have a ROW of 84 feet.
- Minor Collector – A minor collector road is designed to carry low-speed traffic and provides greater access than limited-access collectors. Minor collector roads are also designed for greater mobility than local streets as they are generally wider and as a result have less side friction with on-street parking. Minor collectors have a ROW of 66 feet.
- Local Street – Local streets are designed for accessibility and have less mobility than any other functional classification. The primary purpose of these is to provide access to surrounding properties and carry low-speed traffic. Some local streets may be designed to discourage through-traffic in neighborhoods. Local streets have a ROW of 60 feet.

A summary of the Tooele roadway classifications is shown in Table 1. Typical cross-sections were designed for each of the Tooele street classifications primarily based on the existing City cross-section standards. Bike treatments are not included in these concepts and may require additional ROW and/or pavement. The colors shown in Table 1 correspond to colors shown in the

TABLE 1
ROADWAY CLASSIFICATIONS

	CLASSIFICATION	CHARACTERISTICS
Mobility ↕ Access	Principal Arterial	ROW: 112 feet (7 lanes)
	Arterial	ROW: 106 feet (5 Lanes)
	Major Collector	ROW: 84 feet (3 Lanes)
	Minor Collector	ROW: 66 feet (2 Lanes)
	Local Street	ROW: 60 feet (2 Lanes)

roadway network figures shown later in this Element. The Principal Arterial classification does not yet exist on current roadways but is introduced in a later section.

Level Of Service Analysis

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F. LOS A represents the best performance and LOS F represents the worst performance. Calculating a planning-level LOS for a roadway segment is completed based on volume-to-capacity ratios. The volume is the average daily traffic for the given roadway segment and the capacity is based on factors such as lane count and traffic signal spacing. A visual representation of the various levels of service is shown in Figure 2.

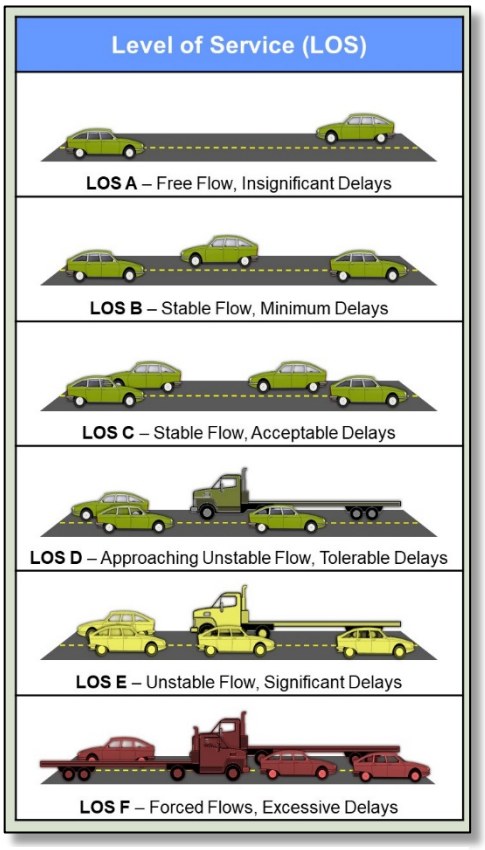


Figure 2 - Visual Representation of LOS

Intersection LOS

Intersection LOS looks at individual intersections and provides a microscopic view of a roadway network. LOS at intersections can be broken down into directions and respective movements (left-turns, through movements, or right-turns). A detailed look at intersections should occur as frequently as necessary since they are a source of bottlenecks.

Existing Roadway Network

Major roadways in Tooele have been designed on a grid system as is the pattern along much of the Wasatch Front. Many north-south roads are located approximately every 400 or 800 feet. Spacing of major east-west roads varies between approximately 650 feet and 800 feet.

State Route 36 (SR-36) is the City's primary north-south highway through town. Other major north-south roadways include Coleman Street, 200 West, 100 West, 100 East, Broadway Avenue, Seventh Street, and Droubay Road. 1000 North is the City's primary east-west roadway, which is designated as State Route 112 (SR-112) west of SR-36. Other major east-west routes include 700 South, 200 South, Vine Street, Utah Avenue, 200 North, 400 North, 2000 North, and 2400 North.
Local roadways in Tooele are a mixture of grid systems in some areas and unconnected roads with cul-de-sacs in other areas. Discontinuous local road systems can lead to unnecessary congestion and delay on collector and arterial roads, as vehicles are forced to take those routes even for short trips. Therefore, it is recommended that the grid system be followed as much as possible as areas develop.

The functional classifications discussed previously were assigned to the roadways in Tooele based on existing roadways widths, the degree to which the roadway provides connectivity through the community, and the intended LOS. The Existing Roadway Network Map in Appendix A that shows the functional classifications is shown in Table 1. Most roadways in Tooele City are maintained by the City. Main Street (SR-36) and 1000 North (SR-112) are state roadways and maintained by the Utah Department of Transportation (UDOT).

Land Use

It is anticipated that Tooele City will experience rapid growth in the next several years. Because future traffic estimates are dependent upon development projections, Tooele City provided potential development locations, types, and densities that would contribute to a full-build scenario. Since 2000, Tooele City has experienced an average growth of approximately 3.7% per year. If this growth rate holds, Tooele City could reach near full-build conditions of the city's existing boundaries around the year 2040. It is estimated that approximately 12,000 new dwelling units consisting of single-family housing, townhomes, and apartments will be constructed. It was also estimated that 3.5 million square feet of commercial space will be constructed, as well as 1.4 million square feet of industrial space. The new high school was also factored into the analysis. While not factored into the analysis, the extent to which Tooele City will be able to fully develop will depend on water resource availability among other factors.

Roadway Improvements

As Tooele continues to develop, new roads will be constructed to connect developments to arterial streets. The Future Roadway Network Map in Appendix B includes signal locations and roadway functional classification. Functional roadway classifications on this map shall serve as the basis for roadway improvements and applicable to development and land use applications. Future signal locations were assigned based on the current corridor agreements with UDOT and the proposed roadway network.

Truck Routes

In order to minimize the impact of trucks on most city streets, truck routes have been designated for existing and future roadways. These truck routes are primarily located on arterial roadways, including all state-maintained arterials located in Tooele City. Section 10-2-7 of the Tooele City Code outlines the following public streets that are designated as truck routes:

- Main Street (SR-36)
- SR-112
- Tooele Boulevard (1100 West)
- Droubay Road
- Pine Canyon Road

Alternative Modes Of Transportation

A transportation system is composed of more than roadways. It also includes provisions for other modes of transportation including public transit, cycling, and walking.

Public Transportation

Public transportation in Tooele City is served by the Utah Transit Authority (UTA), currently, consisting of bus and flex shuttle service. There is one existing UTA bus route that services Tooele City, which is Route 451. Route 451 has five buses leaving Tooele to Salt Lake City from 5:00 to 7:00 a.m. and five buses leaving Salt Lake City to Tooele from 3:45 to 5:45 p.m. All buses have approximately 30 minutes of headway. There are three existing UTA flex shuttle routes that service Tooele City: Routes F400, F402, and F453. These routes provide comprehensive service to the City of Tooele and Route F453 provides service to and from Salt Lake City. The shuttles follow the assigned route but also change course to pick up riders. These routes vary in headway from 30 minutes to one hour. Future transit projects could include increasing express service to and from Salt Lake City, potentially during off-peak hours. Internal routes could be added to Tooele City as residential and

commercial development continues to increase.

Active Transportation

Providing safe and convenient bicycle and pedestrian facilities in Tooele City is critical to promoting active and multi-modal transportation. If citizens have easy access to these facilities, use of the bicycle and pedestrian modes of travel will increase. The City has a few existing routes to facilitate these modes. The Parks, Open Space and Recreation Element of this General Plan identifies routes and pathways for these alternative methods for getting around the community.

Safety

One of the most vital aspects of any community's transportation system is the ability for citizens of the community to get around safely. Unsafe conditions, even if only perceived to be unsafe, can be one of the biggest detractors for an element or segment of the transportation system. Unsafe conditions, whether they are at a specific location such as an intersection or a segment of roadway, can be addressed or mitigated through the construction of additional facilities, upgrading of existing facilities, or the implementation of innovative features.

Traffic Calming

Traffic calming can involve measures to influence behavior or reduce the speed of vehicles on a given road or intersection. These can take the form of physical or non-physical measures. There is no one solution to address safety concerns. Prior to implementing any traffic calming measures, careful study and analysis should be performed to determine the most appropriate method to address the nature of the safety concern at issue. A few examples are outlined below:

- Speed Enforcement. Targeted speed enforcement by local law enforcement agencies can have a significant impact on the prevailing speed in certain locations. Enforcement efforts can be targeted at specific locations at certain times of the day to encourage drivers to comply with the posted speed limit.
- Driver Feedback Signs. Driver feedback signs, as shown in Figure 3, can help drivers be more aware of their speed in relation to the posted speed limit. Driver feedback signs can be permanently mounted, temporary installations, or mounted on a trailer. In each case the current speed of the approaching vehicles is detected and shown on a digital display, along with the posted speed limit on a static display.



Figure 3 - Driver Feedback Sign

- Lane Striping. Lane striping not only delineates the lane of travel but can also create a narrow feel on the roadway without narrowing the paved surface. The narrow feel can encourage some drivers to reduce speeds. Lane striping can also be used to create bicycle lanes, parking spaces, or delineate other uses.
- Signage. The placement of signage such as speed limit signs or signs dictating various restrictions can be used for traffic calming purposes. Restriction type signs can include signs prohibiting trucks, turning movements, through movements, or others.
- Speed Legends. Speed legends consist of letters and numbers painted on the roadway surface, usually in conjunction with roadside mounted signs, indicating the posted speed limit.

- Traffic Circles. Traffic circles are raised islands, usually circular in shape, that are constructed in the center of an intersection. The presence of these features requires that vehicles slow down to navigate around the traffic circle. For an example, see Figure 4.
- Roundabouts. A roundabout is like a traffic circle in that it features a circular center island. However, roundabouts are generally much larger and have raised islands on the approaches to divert traffic in the direction of the travel in the roundabout. Vehicles approaching a roundabout yield to traffic already in the roundabout. Due to the large footprint required to construct a roundabout, this traffic calming measure is generally unfeasible in established neighborhoods.
- Chicanes. Chicanes are short curb extensions or "edge islands" that alternate from one side of the road to the other on a roadway segment, as shown in Figure 5. These features required vehicles to "zig zag" slightly as they travel on the roadway, resulting in reduced speeds.
- Lateral Shifts. Like a chicane, a lateral shift requires traffic to shift to one side. However, with this countermeasure the lanes only shift once, and it usually occurs near an intersection approach.
- Bulb-outs and Neckdowns. Bulb-outs and neckdowns are curb extensions at intersection approaches, as shown in Figure 6. These curb extensions narrow the lane at the approach, shorten the curb radius, and results in lower speeds. Bulb-outs also shorten crossing time and distances for pedestrians.
- Chokers. Chokers are curb extensions that occur midblock, as opposed to bulb-outs and neckdowns which occur at intersections. Chokers create a narrowed traveled way, resulting in lower speeds. For an example, see Figure 7.
- Raised Pedestrian Crossings. A raised pedestrian crossing is similar to a speed hump, but they are intended to be wide enough to allow for a pedestrian crossing. Their function is to slow traffic, decrease volumes, and increase visibility of pedestrians. Raised pedestrian crossings are generally not a preferred method of traffic calming in areas of high volume or high speed traffic or in parts of the country where snow plowing is a primary concern. Raised pedestrian crossings can be effective measures for areas of very localized traffic mixed with high pedestrian



Figure 4 - Traffic Circle



Figure 5 - Chicane



Figure 6 - Bulb-outs and Neckdowns



Figure 7 - Chokers

traffic.

Access Management

Access spacing should vary by functional classification type. As a general rule, the greater the mobility on a roadway, the lower the accessibility. Arterials and major collectors are typically designed as major routes to allow vehicles greater ease of travel with few interruptions. These roads should have limited access points so as not to disrupt flow of traffic. In contrast, local streets experience comparatively little traffic and are designed to allow access to individual properties, which should keep the speed down.

When possible, streets and accesses should line up with the street or access across the intersection. Offset intersections are categorized as either positive or negative, depending on the orientation. Negative offsets occur when left-turning movements off the major street conflict with each other, i.e. where vehicles trying to turn left overlap their travel path with vehicles coming in the opposite direction also trying to turn left. Negative offsets create potential for head-on collisions, as shown in Figure 8. Positive offsets are preferred over negative ones, but the ideal option is to have streets line up.

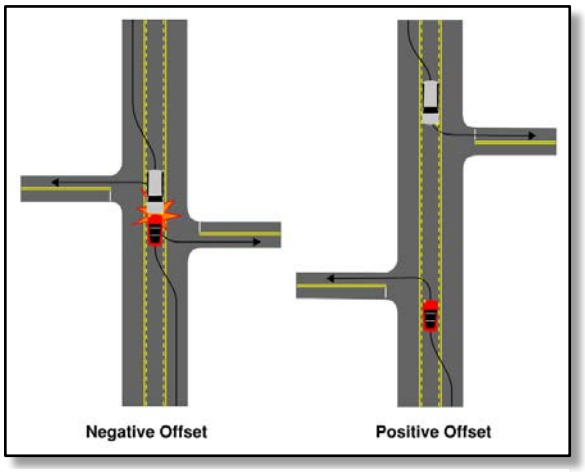


Figure 8 - Offset Diagram

Transportation Goals And Objectives

Goal #1 *Provide a transportation system than balances traffic needs and those creating a safe, livable, and attractive community.*

- With future road planning, incorporate aspects of balanced traffic needs with alternate transportation modes and aspects that promote livable and safe streets.
- Review street construction design standards and details for possible updates to reflect the balance between traffic demands and livable streets.
- Strike a balance between optimizing for traffic needs and making streets livable, attractive, and safe.

Goal #2 *Promote transportation safety and functionality.*

- Provide multiple routes through the community for emergency vehicles and services.
- Coordinate future road planning projects with the Utah Department of Transportation, Wasatch Front Regional Council, Tooele County, and other local entities.
- Require interconnecting streets to provide alternative circulation options to reduce the pressure on major streets.
- Implement roadway and intersection improvements in harmony and coordination with the City's Impact Fee Facilities Plan.
- Implement traffic calming measures where appropriate.
- Implement access management protocols that improve capacity by encouraging shared and cross-access easements, access consolidation for redevelopment, and minimizing conflict points.

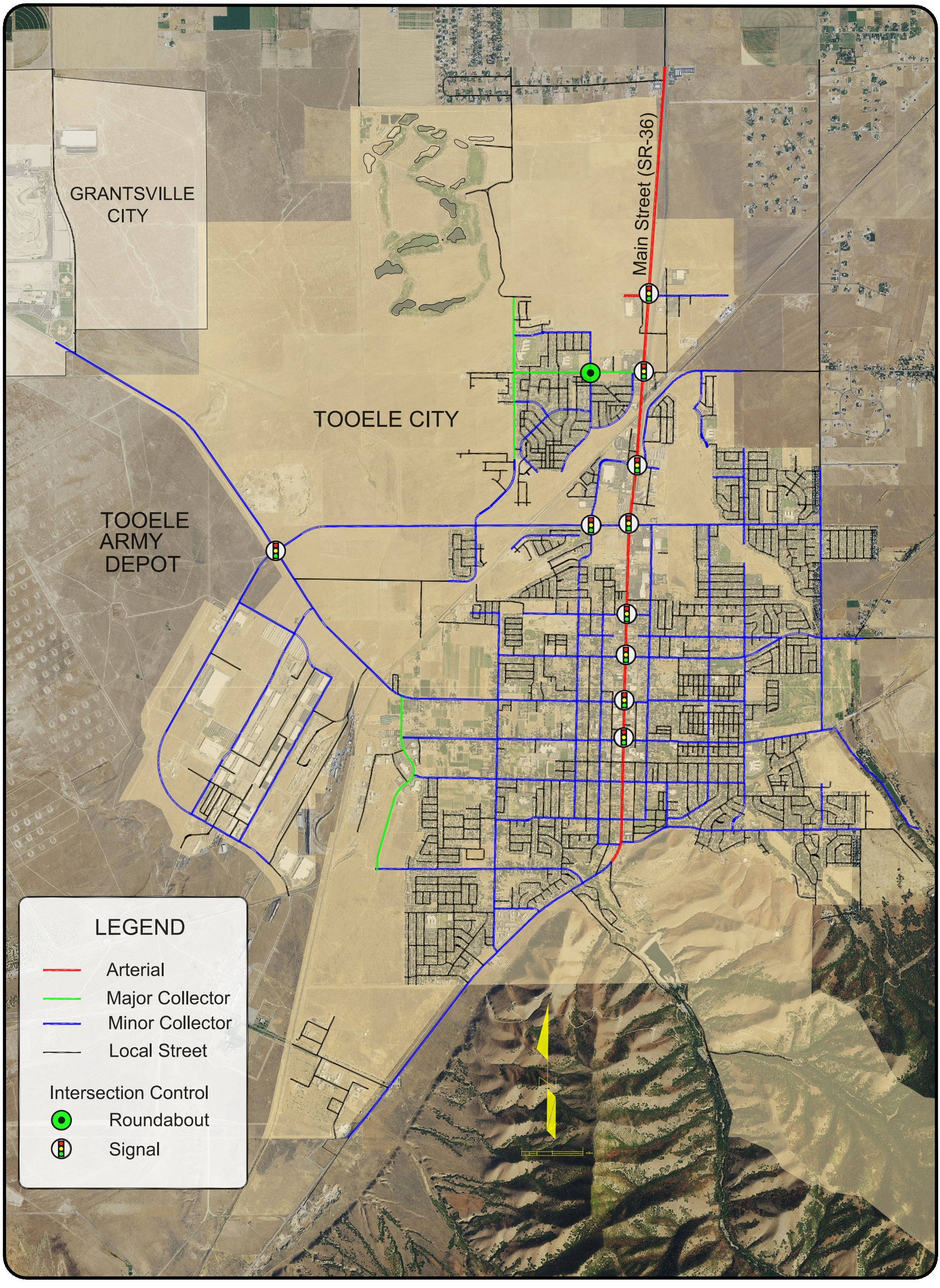
Goal #3 *Merge transportation character with the built environment (i.e. neighborhood character).*

- Develop and implement a phased improvement program for street improvements in neighborhoods.

- Continue the existing street grid pattern as new development occurs, providing uninterrupted connectivity with existing development.
- Install sidewalks where needed based on prioritization, funding availability, and development opportunity.

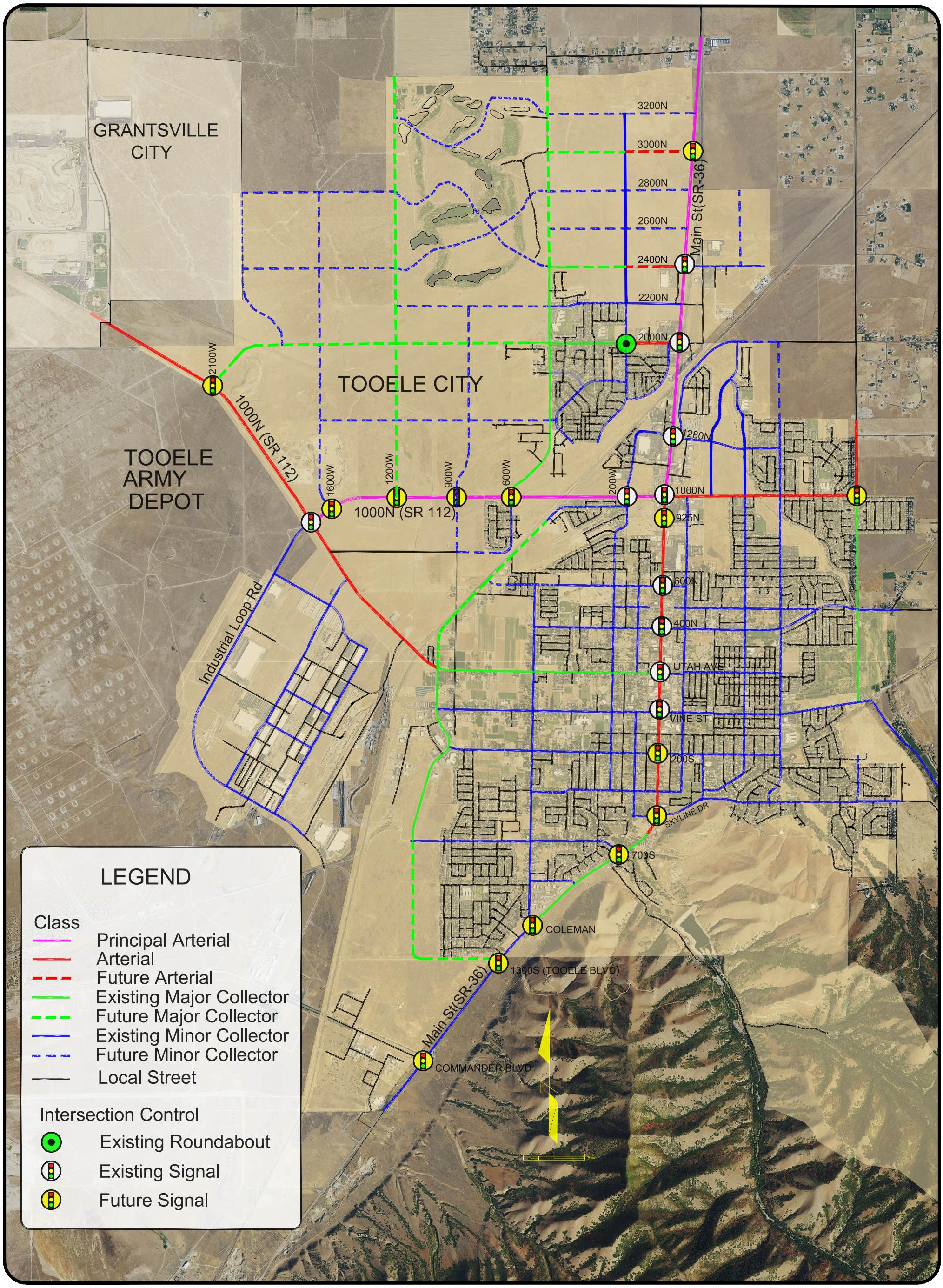
Goal #4 Expand transportation options.

- Create a transportation network that will safely accommodate bikes, pedestrians, and vehicles through the City.
- Provide alternate transportation pathways in an interconnected system that links major designations.
- The City should continually seek additional funding for road projects from all possible sources.
- Study ways to improve east-west traffic flow within the City.
- Study ways to relieve commuting traffic pressure on limited north-south corridors.



APPENDIX A
TOOELE CITY GENERAL PLAN
EXISTING ROADWAY NETWORK MAP
TRANSPORTATION ELEMENT

Tooele City
Est. 1853



APPENDIX B
TOOELE CITY GENERAL PLAN
FUTURE ROADWAY NETWORK MAP
TRANSPORTATION ELEMENT

Tooele City
Est. 1853

ECONOMIC VITALITY ELEMENT

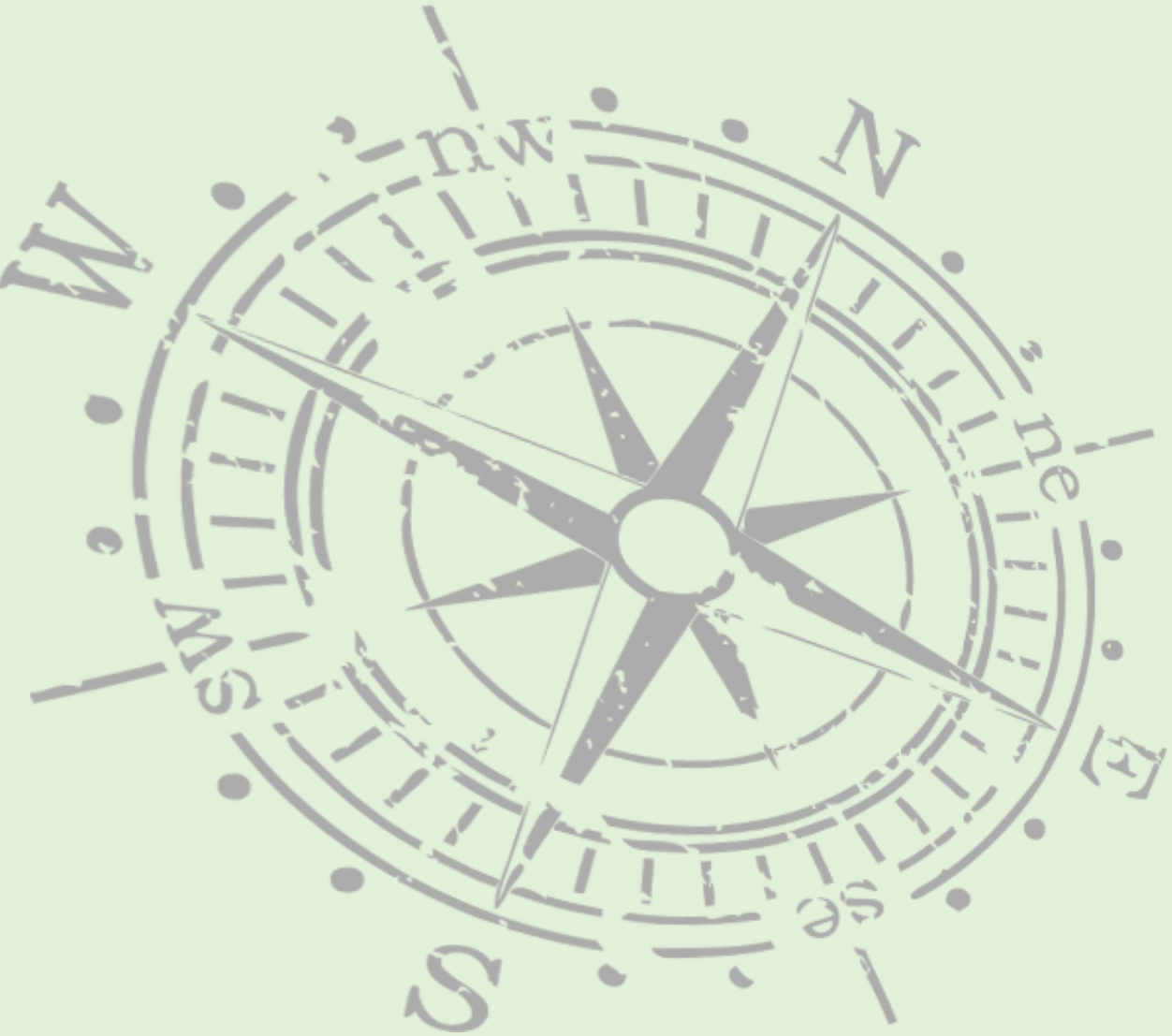


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Economic Vitality Element

Introduction

The Economic Vitality Element intended to address fundamental goals and objectives upon which the City can develop and employ specific criteria and policies to better evaluate business decisions and encourage economic development that will sustain the community. This element has been prepared to balance the needs of Tooele's neighborhoods with those of its business community. The goals emphasize compatibility, diversity, growth, uniqueness, and flexibility. Furthermore, this element acknowledges the economic factors that strongly influence the future well-being of the community, as well as its current and future residents and neighborhoods. The sustainability of Tooele's quality of life relies directly on the economic prosperity of the community balanced with the preservation of the natural environment. The goals and objectives of the Economic Vitality Element are designed to support and enhance this sustainability. To assure a high quality of life for Tooele residents, economic growth must be fostered.

The importance of a strong, vibrant economy to Tooele's way of life cannot be overstated. Tooele relies on its economic strength to provide a high quality of life, to provide high quality services for citizens, and to provide employment for its citizens. Without these economic strengths, citizens would experience decreased levels of city services and amenities, and/or increased taxes and costs of services. The city is committed to supporting and expanding its existing economic base. This can be done by targeting new opportunities that will further diversify the economic foundation and provide for the future fiscal health of the city and long-term sustainability, while protecting the city's unique character.

Tooele's economic base is quite diverse. This is a change from the agricultural dependent economy of the past. Today many activities cultivate Tooele's economic vitality including retail, services, industrial, and varied employment opportunities along the major thoroughfares that dissect the city. By focusing on these strengths, Tooele will be able to continue broadening its tax base and provide high quality employment opportunities for its citizens.

Economic Profile

As a brief summary about Tooele's economy, acknowledging that more detailed information is referenced in other sections of this General Plan, significant new commercial, industrial and residential development typifies recent growth. In order to support community and economic development there has been widespread construction of the community's infrastructure. A solid economic foundation that targets quality development and attract a lucrative tax base sets Tooele on a track for a prosperous future. All told, as the hub of the Tooele County region, Tooele City is the focal point of area commerce, community, and the arts.



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Tooele's growing retail market is an integral part of Tooele's distinctiveness and is one of the major economic drivers in the community. The City's retail businesses will continue to be challenged by the draw from other metro area communities and the changing nature of economic activity towards online sources. Therefore, it is crucial for Tooele to preserve a strong, aggressive position in maintaining and supporting existing businesses in addition to bringing in new, high quality retail, commercial, and industrial activities to the community.

The primary industrial and manufacturing areas occur along the western edge of the community. The growth in this sector has included redevelopment and the import of diverse new businesses to go along the growth of existing businesses. The City actively seeks targeted business services appropriate to the community that provide quality jobs for the citizens of Tooele. These activities help to further diversify the economy and provide services and amenities to the community.

Vision

Tooele's future as an attractive place to live and work is dependent upon a dynamic, diversified, and growing economic base that compliments the character of our community. Tooele City is regionally competitive and will attract businesses that offer employment to our citizens, provide essential services, respect our mountain environment, compliment our outdoor lifestyle, and enhance our tax base. Tooele will foster its strengths in business, employment and higher education opportunities, as well as diversify and develop new opportunities through emerging technologies that change how we do business. Tooele's economic competitiveness and prosperity supports a quality of life that is distinctive among Valley communities. By following the goals and objectives of this element, the competing needs of Tooele residents and businesses will be balanced so that neighborhoods are protected, while business districts are competitive and attractive.



Tooele's Economic Values

- Business entities that complement Tooele's community characteristics such as quality design standards, mountain environment, and friendly community lifestyle.
- Continuation of a strong, unique retail environment.
- Quality of life for residents, quality of its businesses, and the quality of the environment surrounding the community.
- Access to high quality employment opportunities, resources, and services for citizens.
- Economic stability and a continued high level of public services for citizens and visitors.
- A diverse array of goods and services locally provided for consumers.
- A vibrant community with cultural and recreational opportunities for residents and visitors supported by community business partners.

Business Climate Factors

Business climate factors contribute both positively and negatively to the environment in which businesses

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operate. A good business climate is one that offers a safe and stable place for business. Strong and supportive government, quality education and labor resources, public safety, favorable taxation policies, and loyal consumers are just some of the important factors that contribute to a positive business climate.

Opportunities:

- The city has competitive tax and utility rates.
- The city has a relatively low unemployment rate.
- Tooele's high quality of life is a positive attraction.
- The city has experienced growth in retail sales over the past decade.
- Potential specialty retail stores need an expanded market in Tooele.
- Tooele is diverse in population and income levels which provides for a wide range of needed employment, service, and commercial opportunities.
- The proximity of higher education provides opportunities for research and business development, conferences, and special events.
- Tooele has a beautiful natural setting to attract new residents and tourists.

Increased risk, uncertainty, and instability in the market place negatively impact businesses, as well as the communities in which they operate. To the extent that local communities support the creation and expansion of local businesses they are able to create a business climate that is more inviting to private business owners.

Challenges:

- The housing market has been growing quickly, leaving Tooele with relatively low stock of available housing which leaves few options for new renters and homebuyers.
- Although there are strong and viable retailers in the downtown area there is a perception that the commercial heart of the community has shifted away from the downtown area.
- Almost 26% of retail spending is “leaking” from Tooele.
- Points of interest, city amenities, and other identifiers for visitors are not evident to those unfamiliar with the area.

Revitalization

Revitalization and redevelopment, particularly in the downtown area, become a critical part of the economic vitality of the community as the city matures. Tooele should prevent decline in mature areas by acting before they lose their attractiveness. Additionally, housing and the stability of residential neighborhoods is an essential counterbalance to Tooele’s quality of life. While discussed in other elements of the General Plan, the Economic Vitality Element recognizes that quality housing is a crucial component to the stability of the local economy. Retaining and enhancing the vitality of maturing areas of the city, both residential and non-residential, is a critical priority in maintaining the city’s overall economic health.

Tooele’s economic vitality faces several new economic challenges as the community matures. As the traditional model by which new opportunities for economic growth and sustainability were defined must be rethought and redefined. There are new and non-traditional demands for what the Tooele economy should not only provide for its citizens but also what economic uses should comprise the economy. The community must establish a balance of these demands with the complexities of the "new economy." Tooele’s economic position must be agile enough to respond to the dynamic needs and demands of the new economy while actively supporting existing businesses. Suitable response to these demands is critical to ensuring Tooele’s economic future.

Retail Leakage

The economic vitality of a community is directly tied to the various income streams from properties within the city's jurisdiction. Most notably these revenue streams come in the form of property taxes, licensure and application fees, utility fees, sales taxes, and other miscellaneous revenues. Property tax and sales tax typically provide the most prominent segments of a community's income stream. Residential properties contribute property tax income, but do so at a 45% reduced rate. Non-residential properties provide not only a full rate property tax but the added aspect of sales and use taxes. With Tooele City's relative close proximity to the Salt Lake metro area and the broad commercial opportunities there, combined with the expansive digital marketplace the internet provides, it is relatively easy for sales tax dollars to escape the community for other destinations. A study performed for Tooele City has shown that the city's leakage of retail sales tax dollars is as high as 26%. This is supported in the same study by the statistic sales tax dollars make up barely more than 20% of the City's General Fund budget. Although this isn't a glowing statistic, it is a clear opportunity to boost the city's revenues within the existing population of the community. Strategies designed to expand the ability of Tooele residents to live, work, and spend their money in Tooele rather than having to look elsewhere will reduce this leakage and naturally boost the City's General Fund which, in turn, can provide a greater return in services and recreation back to the residents.



Goals And Objectives

Goal #1 *Foster new and existing economic activities and employment opportunities that are compatible with Tooele's lifestyle.*

Objectives

- Strive to grow and expand the economic base on pace and in harmony with the population and supporting built and natural environment.
- Support businesses in adapting to the constantly changing market as a result of new technologies and support those companies that are integral to the "new economy".
- Target specific economic sectors for expansion or relocation in Tooele that will provide for the greatest positive impact and the fewest negative impacts. These include medical and health care services, biomedical research and development, technology related research and development, business and professional services, administrative offices, corporate and regional headquarters.
- Strongly pursue economic opportunities that enhance the quality of life of the community as well as have a positive economic impact. This would include those businesses that provide medical, educational, cultural or recreational amenities for the community.
- Focus on opportunities that are non-polluting and that support telecommuting and alternative transportation modes. Recruit quality companies at the forefront of economic and technological change.
- Emphasize the retention and expansion of businesses in Tooele and provide support mechanisms for small businesses in Tooele.

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- Support entrepreneurial development and 'incubator' activities to grow and support start up businesses.
- Identify those factors that are most important to the community and articulate those factors through design criteria and requirements on new development proposals.

Goal #2 *Encourage and maintain a level of diverse, unique retail and entertainment activity in Tooele that supports the needs of Tooele's residents and visitors.*

Objectives

- Encourage the location of new, high quality, regionally oriented retail activities in Tooele. New retail activity should focus on unique and diverse retail ventures.
- Maintain a strong, aggressive position in dealing with bringing new, high quality retail and entertainment experiences to the community.
- Encourage the concentration of new retail and entertainment in the historic Downtown areas.
- Advocate the development of additional retail opportunities, especially those that capture the unique flavor of Tooele and complement the quality, and outdoor, rustic character of the community.

Goal #3 *Encourage and support a diversity of businesses that contribute to Tooele's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services can be efficiently provided.*

Objectives

- Nurture and support established businesses as well as new businesses.
- Ensure adequate opportunities for future as well as expanded commercial and business activity throughout the community.
- Diversify Tooele's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.
- Promote Tooele as a diverse shopping and entertainment destination.
- Develop existing and attract new high value/low impact businesses.

Goal #4 *Sustain and strengthen Tooele's position as a unique destination and recreational community.*

Objectives

- Maintain the quality and character of the area's recreational amenities.
- Preserve Tooele's natural, social, and cultural environments to enhance the Tooele experience.
- Enhance Tooele's support services including fine dining, specialty retail, and entertainment.
- Provide destination attractions that celebrate Tooele's heritage. These should include the key theme areas of the arts, contemporary arts, pioneer lore, the mountain environment and Native American Culture.
- Build on Tooele's strength for attracting and providing entertainment opportunities and events such as the Arts Festival, Fridays on Vine, 4th of July activities, etc.
- Ensure a wide variety of active and passive outdoor recreational opportunities, for visitors and residents alike, such as golf, hiking, horseback riding, scenic walks, etc.
- Ensure the golf experience remains a positive and readily available destination activity.

Goal #5 *Create and maintain linkages between non-residential development and residential neighborhoods,*

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thus improving access, visibility and protecting the integrity of those neighborhoods.

Objectives

- Regional and larger community retail centers are encouraged to locate on major streets where access is available or in close proximity to customers.
- Maintain and create distinctive commercial, retail, and entertainment districts that benefit through clustering uses together.
- Maintain and develop neighborhood-shopping areas that are in proximity to neighborhoods and residential concentrations.
- Focus major employment uses in targeted areas such as the industrial depot area and the northern gateway area.
- Insure neighborhoods are adequately protected from major commercial development through design sensitivity, land use buffering, traffic management, etc.
- Promote pedestrian, bicycle, and non-motorized transportation improvements and provide options for alternative modes of transportation to access commercial, retail, and entertainment centers.
- Encourage neighborhood commercial development as part of large residential subdivisions that complements the style and scale of the residential community.

Goal #6 *Maintain and develop partnerships that will support and promote quality employment and business opportunities.*

Objectives

- Maintain and develop relationships with businesses that provide the contacts that can bolster the city's presence and position in enhancing and attracting quality and innovative business opportunities.
- Encourage partnerships to work on the renovation or reuse of underutilized or vacant buildings and shopping centers
- Work with other jurisdictions and agencies (i.e. Chamber of Commerce, School Districts, adjacent communities, Envision Utah, Wasatch Front Regional Council, EDC Utah, etc.) to coordinate business and employment opportunities.
- Work with appropriate entities within the local and metropolitan community to address issues and economic hindrances.

Goal #7 *Sustain the long-term economic wellbeing of the city and its citizens through redevelopment and revitalization efforts.*

Objectives

- Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Tooele market.
- Encourage and support the renovation and reuse of underutilized or vacant parcels, buildings, and shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.
- Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.
- Improve and enhance the links between the physical and social relationship between non-

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residential land uses and the surrounding residential neighborhoods.

- Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.
- Work with merchants and property owners to identify and address issues that are negatively impacting the area's business districts.

Goal #8 Encourage and expand business development and assistance.

Objectives

- Strengthen the commercial identity, organization, and coordination of merchants located in the downtown area and along the State Road 36 corridor.
- Actively recruit general merchandise stores to locate in Tooele.
- Creation of a business incubator to help educate and promote business in Tooele.
- Increase the city's capacity to support new commercial development.
- Improve the utilization of existing prime retail space in Tooele for retail uses.
- Enhance the flexibility and user-friendly qualities of local permitting to encourage commercial expansion and construction activities.
- Establish and maintain coordination efforts with businesses to encourage retention and vitality of existing businesses.

Goal #9 Implement strategies to protect and enhance the historic downtown area.

Objectives

- Diversify retail and service offerings in downtown Tooele to meet both resident and family needs.
- Implement parking solutions that address the need for expanded, convenient, and attractively designed parking.
- Increase the organization, promotion, and marketing of the downtown area and recruit new businesses.
- Encourage the upgrading of buildings in the downtown area to encourage higher end retail development.
- Create unique attraction linkages to the downtown area that will draw citizens to the area and create an exciting sense of place and attract families, students, visitors, and shoppers.
- Promote community festivals, markets, and downtown events to attract consumers to the downtown area.
- Create opportunities for new retail space in the downtown area.
- Market the downtown area as a specialty retail destination.
- Develop a mechanism to promote and encourage the maintenance, security, events planning, and management of downtown area.

Goal #10 Encourage innovative and creative design that provides enhancement to neighborhoods that link to and support non-residential uses.

Objectives

- Protect established single-family neighborhoods from the encroachment of rental and commercial conversions.
- Enhance the appearance and safety of Tooele's neighborhood districts.
- Ensure that the "evolution" of Tooele does not compromise its small city quality of life.

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- Enhance the attractive, safe community for local residents, businesses, and visitors.
- Actively promote and enhance environmental protection and open space.
- Work to meet the projected demand for multi-family housing.
- Encourage the creation of an appropriate amount of affordably-priced housing in Tooele.
- Clearly articulate the city's development standards and requirements to the development community.

Goal #11 Capitalize on opportunities to enhance and expand the City's industrial development base.

Objectives

- Expand and support industrial development opportunities in the industrial areas.
- Recruit high tech companies and workers with connections to Tooele and higher education opportunities.
- Enhance the city's role in local and regional economic development activities.
- Support industrial-zoned land and ensure that zoning limits the development of that land to industrial purposes to maximize the utilization of those properties in the city.

Conclusions

Retail vacancy in Tooele is relatively low, indicating a fairly healthy market for commercial leases and tenants. Despite this healthy market, there is a substantial amount of sales leakage from Tooele City, indicating the potential for new and expanded opportunities. The ability of the city to recapture a portion of sales leakage for certain merchandise lines, and consequently store types, is believed to be good for new stores in Tooele. The potential to recapture this leakage is not the only contributing factor to the new store potential. These opportunities are also influenced by improving roadway access, developing new retail gravity centers and a growing population base in Tooele.

The challenges in attracting national chains to the areas are many including the limited size of some of these areas and the smaller-sized existing storefronts.

Population trends indicate that the Tooele Valley, particularly Tooele City, has been growing at a faster rate than the rest of the county and region. According to indicators, this trend should continue over the next decade, resulting in steady demand for new housing development, employment, labor, and commercial and industrial development. Employment trends indicate that this expansion will most likely be in the service, retail, manufacturing, and warehousing sectors. As a result of these trends, there will be increased demand for land and building space as well as workers with increased education and skills, particularly in white-collar occupations.

The city is positioned well to capture its fair share of the future economic growth in the region. A lack of available building space and appropriately zoned land could inhibit the City's ability to sustain its economic development efforts. The ideas and strategies of the Economic Vitality Element should be actively employed as the foundation to the development of strategies that will keep the City on the forefront of economic development opportunities and an ever changing marketplace.

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PARKS, OPEN SPACE AND RECREATION ELEMENT



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Parks, Open Space And Recreation Element

Introduction

Providing quality parks and recreation facilities and services which enhance the quality of life of the residents is an important objective of Tooele City. This includes developing plans for recreational trails for public use throughout the city. An emphasis is also placed on supporting and providing cultural activities and services that enhance the community's quality of life. Tooele City's objective is to provide comprehensive parks, recreation, and open space programs, services, facilities and resources that allow and encourage participation by all residents.

Sufficient open space, natural and developed, in addition to recreational facilities is not merely desirable, but are essential to the overall wellbeing of a community. As development occurs, open space in and around Tooele is being absorbed at a rapid pace. The growing need for public open space and recreational facilities are a key focus of the City. As a result, the city continually looks for opportunities to obtain open space and upgrade or retrofit existing park facilities to accommodate the recreational needs of the future.

Special opportunities exist in Tooele that provides unique assets, such as:

- Access to regional open space amenities
- Multi-use (pedestrian, bicycle, etc.) trails/paths
- Preserved terrain in the surrounding mountains with natural features and washes, that accommodate trails while maintaining the delicate balance with wildlife habitats
- Unique land forms
- Open space that includes access to trails
- Active and passive parks
- Scenic views

This element is intended to establish integrated visions, values, goals and implementation strategies to guide decision-making and lead toward the development of a Parks, Open Space, and Recreation Master Plan. Additionally, this element represents an important step in the City's continuing effort to enhance the public's ability and opportunities to enjoy recreation in Tooele. These facilities and programs enhance the social, psychological, and physical well-being of the citizens by providing them with enjoyable activities and settings in which to spend their leisure time.



As development pressures increase in Tooele, more potential open space areas will be lost unless they are included as features in development, or unless they are protected. Public support for preservation of open space is growing and many citizens have expressed interest in maintaining open spaces.

Parks And Recreation Master Plan

Like many communities throughout the U.S., Tooele City is experiencing a continuing desire for more recreational opportunities. This creates the need for a plan to meet the current and future recreational needs and desires of the community. This element does not take the place of more specific planning efforts and is

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more general and a Parks, Open Space, and Recreation Master Plan would be. A Parks, Open Space, and Recreation Master Plan would provide a more specific, detailed, and proactive "road map" for guiding future planning, design, funding source, and implementation decisions. The use of parks, trails and recreation facilities will become an integral part of daily life in Tooele through the implementation of such a plan.

In 1996, Tooele City adopted a Parks and Recreation Master Plan which provided a pathway towards more comprehensive parks and recreation planning and potential funding sources. Following up on that effort, in 1999 the City adopted a Parks and Recreation Capital Facilities Plan which included level of service determinations and the imposition of a parks and recreation impact fee for new developments to contribute towards parks and recreation facilities. As a result, in Tooele it has become the practice that land developers often participate in the provision of public parks where new population bases are created as a result of the development plan. In the future, provision of land for parks and open space will be a key issue, as large developments take place.

Vision

Tooele will respect and manage its open space resources and recreational amenities in ways that sustains and protects the natural environment, wildlife, our mountains, and the City's parks. This philosophy includes a balanced planning approach that seeks ways to conserve natural and recreational resources for the enjoyment of all citizens while meeting the needs of a developing community. Continuing City efforts concerning parks and recreational facilities and outdoor amenities will be enhanced to serve current and future generations. Even in developed areas, a network of parks, scenic paths, and trails will provide access to nature and the urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents. Finally, the City will continue to be involved in recreational opportunities that meet the needs of all populations including children, seniors, and people with disabilities.

Importance Of Parks, Open Spaces, And Recreation

Parks, open space, and recreation facilities are important aspects of a livable community. They provide opportunities for relaxation, stress relief, socializing, exercise, and skills Improvement. They also provide open areas as relief from development, and provide shade and color to the appearance of the City. Parks and recreation are also important economic development tools for a community. A good parks and recreation system can help attract both businesses and workers to Tooele City. In special circumstances, recreation facilities can also be a source of revenue. Some communities have assembled large complexes of athletic fields and facilities that attract regional and national tournaments, generating significant participation fees, sales taxes, hotel room taxes, and revenues from players and spectators. Other communities have mid-sized regional facilities intended to attract a more moderate scale of participants more closely located to the community, in turn producing more moderate revenues from fees and taxes. Still other communities focus their efforts on smaller facilities geared more towards an experience for local participants, but producing minimal revenues. This is not just an approach applicable to team athletics. Other recreational activities and facilities such as golf courses, running, biking, and other activities can benefit from the



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same approach and analysis. There is no one correct approach for all communities. It is important for Tooele City to develop and update a Parks, Open Space, and Recreation Master Plan with specific strategies that address the approach most appropriate for our community.

Parks Facilities

Typically, parks are developed in more than one park type and size. Tooele City has established four basic park and facility types: Neighborhood Parks, Area Parks, Community Parks, and Special Purpose Facilities. These facilities are typically categorized more for the services and features they provide and the range of draw to the facility than their size. The distribution of parks should be generally throughout the community. Wherever possible, parks are recommended to be located near, or in conjunction with, schools. Parks next to schools allow opportunities for dual use by the neighborhood and school. Currently, the City's park system includes nearly 350 acres of developed and undeveloped parks. The park allocation should be continually reviewed as Tooele City's Parks, Open Space, and Recreation Master Plan is updated. The City is committed to continued investments in its infrastructure and public facilities, as resources are available. This commitment requires a strong emphasis on maintenance, rehabilitation, and modernization.



Parks should be balanced for both active and passive recreational activities. To accomplish this, parks should include appropriate buffers around property boundaries and as needed between centers of activity within the park. For example, community parks are usually flatter properties with buffers concentrated heavily on property borders and between nodes of activity. Pathways or other passive amenities are commonly found within buffer areas. The inclusion of these features depends on the park activities, the orientation of adjacent structures such as residential housing, and other specific details. Individual parks are anticipated to vary from one another as their surroundings change. Parks can also aid in maintaining the integrity of watersheds, protecting water quality in streams and underground aquifers, and preservation of natural wildlife habitats.

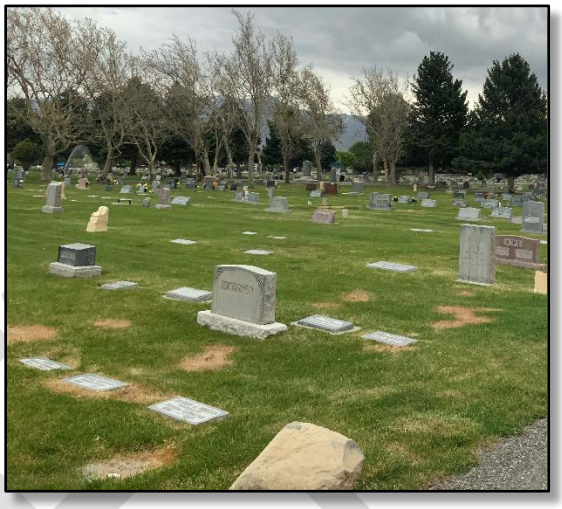
Neighborhood Parks. Neighborhood Parks are typically small parks frequently created on a single vacant building lot or on small, irregular pieces of land, usually less than an acre in size. They may be created as a component of the open space of development projects that usually serve those specific neighborhoods. These facilities can, and often do, double as storm drainage facilities for those developments as well. The development of neighborhood parks may be required of new development to match the demand created by the development.



Area Parks. Area Parks are typically mid-sized parks that serve a population within walking distance of a half mile. They typically offer features such as a playground, an open turf play area, basketball, tennis or pickle ball courts, and picnic facilities. The provision of space for the development of area parks may be required of new development but their

development is typically done by the City or through cooperative agreements to provide facilities and services that meet the demand of a larger audience.

Community Parks. Community Parks are typically large parks more oriented toward larger group activities such as soccer, softball and baseball, large group pavilions, and can have passive natural and developed areas for general uses. They are generally drive-to facilities and usually include parking lots. Since community parks typically serve multiple neighborhoods or developments, community parks are typically developed by the City.



Special Purpose Facilities and Areas. Special purpose facilities and areas are facilities that are set aside for specific purposes. Typical uses include community recreation centers, water play parks, swimming pools, gymnasiums, rodeo grounds, fairgrounds, golf courses, preservation, cemeteries, community gardens, and historic sites. Historic sites are often used for recreation and economic development, and are vitally important to the cultural identity of a community. Historic amenities are critical to the enhancement of our park, and recreation facilities and the community at large.

City Park Land

Tooele City maintains a stock of parks, open space, and recreation facilities that provide a range of amenities for the citizens of the community as well as those visiting the area. A map of the parks, open space, and recreation sites within Tooele City can be found in Appendix A to this element. The following table provides not only a listing of the various parks and open space facilities, but also a summary of the amenities provided.

TABLE 1
LIST OF PARKS AND OPEN SPACE SITES AND FACILITIES

PARK LOCATION & AMENITIES	PARK CLASSIFICATION	APPROXIMATE ACREAGE
Tooele City Park 250 West Vine Street Pavilions, Playground, Play Area, Ball Fields, Restroom	Community	12.1
England Acres Park *(Partially Developed)* 880 North 400 East Restroom, Playground, Play Fields, Walking Path, Restrooms	Community	26.6
Elton Park 400 North Broadway Avenue Play Fields, Playground, Pickle Ball, Restroom	Community	14.9
Dow James Park 438 West 400 North Recreation Building, Play Fields, Skate Park, Basketball, Pavilions, Playground, Restroom	Community	10.4
Parker's Park 202 West Dimaggio Drive Play Fields, Restroom, Concessions, Playground	Area	4.8

Rancho Park 900 West Timpie Road Playground, Play Field, Basketball, Skate Park, Restroom, Pavilion, Walking Path	Area	5.6
Red Del Papa Park 70 South First Street Play Field, Playground, Restroom	Area	6.1
Skyline Nature Park 600 East Skyline Drive Pavilion, Playground, Exercise, Interactive Equipment, Restroom, Walking Path, Open Space Preservation	Area	12.4
Copper Canyon Park 265 West Slate Drive Playground, Pavilion, Walking Path, Restroom	Neighborhood	4.0
Gleneagles Park 971 North 600 West Pavilion, Playground	Neighborhood	4.6
Linear Park 1450 North Durocher Lane Pavilion, Playground, Play Field	Neighborhood	2.0
Settlers Park 44 West 520 South Playground, Pavilion	Neighborhood	1.5
Copper Canyon Park West 410 West Tooele Boulevard Play Area	Neighborhood	3.8
Smelter Parkway 800 East Smelter Road Play Area	Neighborhood	1.5
Oquirrh Hills Ball Park 595 East Vine Street Baseball Field	Neighborhood	3.0
Oquirrh Hills Golf Course 1255 East Vine Street 18-Hole Course, Clubhouse, Driving Range, Putting Green, Pavilion	Special Purpose	145.0
Tooele City Cemetery 400 South 100 East Cemetery	Special Purpose	41.0
Pratt Aquatic Center 55 North 200 West Lap Pool, Lazy River, Slide & Play Structure, Splash Pad, Locker Rooms, Group Facilities	Special Purpose	3.6
Tooele Open Space 200 East Skyline Drive Preserved Natural Mountain Open Space	Special Purpose	2,058.0
Veteran's Memorial Park 25 West Vine Street Memorials & Tributes	Special Purpose	1.3

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WigWam 695 South Main Street Restroom, Small Amphitheater	Special Purpose	9.7
Pioneer Museum Complex 41 East Vine Street Exhibits, Archives, Historical Buildings, Relics	Special Purpose	0.6
Tooele Valley Museum & Historic Park 25 North Broadway Avenue Pavilion, Historic Buildings, Activities, Archives, Exhibits, Retired Railroad, Relics	Special Purpose	2.2
Tooele City Rodeo Grounds 300 West 600 North Equestrian, Arena	Special Purpose	20.9
Tooele City Youth Center 100 North Seventh Street Youth Programs	Special Purpose	0.5
Tooele City Pioneer Cemetery 800 South State Road 36 Cemetery	Special Purpose	0.4

TOTALS	
Community Parks	64.0
Area Parks	28.9
Neighborhood Parks	20.4
Special Purpose	2,283.2
GRAND TOTAL	**2,396.5**

Parks Goals And Objectives

Goal #1 *Encourage and cooperate with other entities, non-profits, conservation organizations, etc., to preserve and protect park space and to acquire, develop, maintain and operate regional facilities that are available to people who live, work and visit Tooele.*

- Support and encourage Tooele County, Wasatch Front Regional Council, the State of Utah, appropriate federal agencies, and established private entities to acquire, develop, protect, maintain, and operate existing and new parks in and around Tooele.
- Cooperate with other public and private agencies on the planning and development of parks and recreation sites and facilities located adjacent to city boundaries.
- Work with landowners with land suitable for future development, where possible, to dedicate park space in advance at areas where there is a park shortage with the provision of credit toward future development.

Goal #2 *Protect and improve the quality of Tooele's natural and built-up environments as defined in the quality and quantity of its park spaces.*

- Provide opportunities for education and research on the mountains, history, archaeology, and geology of the community.
- Support tourism in the community by providing scenic, outdoors, educational, and recreational

opportunities for visitors.

- Protect and use existing native plants, the design themes of character areas within which they are sited and respond to local conditions in landscape designs.
- Promote project designs that are responsive to the natural environment, people's needs, site conditions, and historic community elements to provide unique character for the city.
- Provide a comprehensive program of consistent and effective operations and maintenance for all parks and facilities.
- Investigate and implement techniques that minimize use of chemicals in maintaining turf and landscape materials in developed park areas.
- Maintain all parks and recreational facilities so they are safe and convenient for users.
- Identify revenue sources that can be allocated to operating budgets and capital improvements for parks.
- Acquire parks spaces either by fee simple purchase, transfer of development or density rights, or development exactions where appropriate.

Goal #3 *All residents, where possible, should have access to parks or similar green space located within walking distance of their place of residence, preferably one mile or less, which may include private facilities or facilities operated by other entities.*

- The City should provide a diverse selection of parks and facilities that can be actively used by all residents including features such as:
    - Nature Parks
    - Sport Fields for Play and Practice
    - Water Play Areas
    - Green Space
    - Trails and Pathways
    - Indoor Recreation
    - Tennis courts
    - Basketball courts
    - Pickle ball courts
    - Walking Trails
    - Restrooms
    - Open Green Space
    - Trees
    - Adequate Parking
    - Sidewalks
    - Playground Structures
    - Shade Structures and Pavilions
    - Seating
    - Drinking Water
    - Electricity
    - Lighting
- All Parks and Facilities should be safe, clean and well-maintained facilities.
- Operations and maintenance of parks and facilities should also be conducted with efficiency in mind, including the automation of the systems and processes where feasible.
- Plan and design public parks to be a focal point of community activity.
- Provide neighborhood parks that are easily accessible to local residents.
- Locate community parks where they are accessible from relatively long distances.
- Locate parks to enhance unique landmarks and environmentally significant areas.

Recreation

Recreation facilities and programs are considered essential community features in Tooele. These places and programs enhance the social, physical, and psychological wellbeing of citizens by providing them with enjoyable activities and settings in which to spend their leisure time. The economic benefits from offering recreational opportunities include increases in the value of surrounding properties, an enhanced quality of life in Tooele, and production of a greater draw of new residents to the community which represents added investment in the community.

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Provide inclusive facilities, including schools and private organizations that present a variety of recreational amenities including passive and active programs for residents of all ages and abilities. Tooele's recreational facilities are an important part of what makes the city a desirable place to live. The City is committed to providing new services in areas that are under-served, and in areas where change is expected in the future. New recreational amenities will help the city sustain its public service delivery.



Recreational opportunities in Tooele are available to citizens of all ages on a year-round basis. Activities and facilities available include golf, swimming, tennis, volleyball, picnicking, playgrounds, nature trails, bike trails, athletic fields, and other outdoor opportunities.

A community's private recreational facilities are important for providing additional recreation amenities in the area. Most private facilities are located in multi-family complexes and private developments. The City has required multi-unit residential complexes to provide a minimum of open and recreational space for a number of years. In addition there are several amenities throughout the City that are maintained or will be maintained by private Home Owners Associations, churches, school facilities, non-City-owned golf courses, and other paid venues. These provide areas where families can recreate but access is usually limited to local residents or paying patrons.

Recreation Goals And Objectives

Goal #1 *Improve the quality of life for all Tooele residents by ensuring a wide range of recreational facilities and services.*

- Broaden citizen participation by the community in all phases of the planning and delivery of recreational opportunities.
- Encourage the expanded use of private resources and resources owned or controlled by public entities other than the city, which are suitable for recreational purposes.
- Conduct an ongoing, systematic assessment of recreational facility needs and preferences in recreational programming.
- Consider a wide range of recreational uses, including equestrian and bicycle uses during park planning.
- Pursue unique opportunities to acquire additional land having recreational possibilities at minimal costs.
- Prioritize new facilities based on those aspects indicating the greatest need (i.e. overcrowding or unavailable resources).
- Encourage multiple use functions at recreational facilities (i.e. educational, recreational, etc.).
- Design a variety of facilities in the open space and park areas to meet the required recreation and cultural needs of the entire community.
- Provide a variety of opportunities for passive and active outdoor recreational activities such as hiking, horseback riding, mountain biking, and wildlife observation.

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Goal #2 *Provide attractive, well-maintained community recreational facilities that serve the entire community.*

- Where appropriate, maintain existing recreational facilities in public ownership to prevent potential shortages in the future.
- Design and construct new community facilities to have flexible functions to ensure adaptability to the changing needs of the community.
- Explore ways to expand the space available in the community for cultural interests.
- Develop improvement plans for the maintenance, restoration, and enhancement of community recreational facilities to keep these viable community assets by investing the necessary resources.
- Conduct comprehensive analyses of long-term infrastructure replacement requirements and costs through capital improvements planning.
- Seek alternate funding sources to develop new recreational facilities to meet the growing needs of residents and visitors of Tooele.
- Reflect the unique features and lifestyles of the surrounding neighborhoods in the character of parks.
- Provide unique recreational opportunities through specialty parks. These activities may range from having a wedding reception, horseback riding, to simply enjoying the beauty of the natural surroundings.
- Provide tourist destination attractions of a recreational, historical, archaeological, or geological nature.
- Optimize the use of existing recreational facilities.
- Adapt existing facilities to ensure accessibility to persons of all ages and abilities.
- Facilitate access to educational, recreational, and cultural services by targeting programs for residents with special needs.

Goal #3 *Cooperate with and support the Tooele County School District to be able to maintain access to school sites and facilities for suitable, safe, and reliable joint recreational use and enjoyment.*

- Establish close cooperation with the school districts for joint planning, design, development and use of recreational facilities at or contiguous to school grounds to encourage the maximum use of both properties.
- Encourage the school districts to retain school sites used for community open space and recreational programs.
- Make school site recreation facilities (basketball courts, playgrounds, tennis courts, fields, etc.) available, wherever possible, and encourage joint use of recreation and school sites by the City, County, and School District.

Open Space Facilities

Within the developed areas of Tooele, open spaces serve a variety of functions such as recreation, habitats, aesthetics, and flood control. The continual enhancement and preservation of the open space system is essential to the long-term viability of a city. Throughout Tooele, several types of open spaces create different experiences. Little Mountain is the gateway to large continuous tracts of natural open space.

A well-managed open space system that provides active and passive recreational opportunities is considered an indispensable community feature and one that should be available to all in Tooele. The need for this system has resulted from increased leisure time, greater mobility, and an increasing population in Tooele. Currently, the City's open space and park system includes nearly 2,060 acres of preserved natural open space.

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Description

Tooele's natural features help define its active environment. Passive natural open spaces preserve wildlife habitat, view corridors, sensitive historical and archeological sites, and provide areas for low impact recreational activities such as hiking, bicycling, mountain and rock climbing, and horseback riding. While the existing quality of Tooele's environment is relatively high, it is essential to maintain and enhance this level of quality while at the same time reasonably accommodating future development. Tooele's natural environment is linked to other facets of the community; therefore, other elements in the City General Plan contain segments related to the natural environment.

Land Resources

All types of open space are important and contribute to the overall quality of life in Tooele. Open spaces also help to preserve and protect natural features such as groundwater recharge areas, steep slopes, and wildlife habitats. Ridgelines, hilltops, land identified as sensitive in nature, land adjacent to existing public parks, and existing preserved open space is of significant value to the community. The protection of these significant open spaces will play an important role in guiding the future of our community.

Rural and agricultural lands provide economic value as well as contribute to the unique character of the City. The primary challenge in preserving this valuable land use, and its associated economic and aesthetic characteristics, is the realization that land suitable for agricultural use is also the most suitable land for urban development.



Erosion and sedimentation, groundwater pollution, flooding, drainage problems, and construction problems are all possible when soil characteristics are not considered when developing land. Tooele's topography includes areas of slopes approaching and greater than 30 percent, which means many of these areas are susceptible to soil erosion. These areas of high erosion potential do not only exist in large blocks of land, but they are interspersed in small parcels throughout the City.

Open Spaces, Vegetation & Wildlife Habitat

Many of the developed areas of the City have substantial tree cover, whereas the undeveloped outskirts have relatively few tree covered areas due to the prevalence of agricultural uses, steep terrain, and the relative young age of developments. The city's wooded areas contribute to its visual character, help control runoff and erosion, and provide wildlife habitats. Tooele's open space provides woodland and open habitats for a wide variety of plants and animals. Tree covered areas are a critical source for native seeds, and provide important habitat and water quality functions. Many species and habitats, including some that require special

protection.

Opportunities

- The exceptionally beautiful natural environment in the region including the mountains, agricultural land, water resources, and natural ridge and valley habitats help define Tooele's character.
- Tooele's citizens are committed to preserving the city's natural environment and open space, as well as conserving resources.
- Large areas of open space still exist within the City limits.
- The City receives little storm runoff from outside the jurisdiction because of its location along the mountains and the City can control runoff impacts and water quality within its own storm drainage system.

Challenges

- The City faces considerable growth potential and needs to develop ways to accommodate future development while enhancing and preserving environmental quality.
- Stricter growth controls in Tooele may force development pressures to construct on sensitive lands at the City's perimeter.
- There are limits on public funding, which restricts the ability to react quickly in land purchase situations.
- The quality of existing open spaces is threatened by adjacent properties with more intensive uses.
- Conflicts often exist between landowner rights and preservation interests.
- Farming operations are becoming less economically viable, forcing landowners to develop their land.
- Many owners of large tracts of land are aging. When such properties are passed on, many are divided up or developed by surviving family members.
- Regional vision in open space planning.

Open Space Goals And Objectives

Goal #1 *Manage a comprehensive open space program that is responsive to public need and exemplifies the city's commitment to leadership in environmental affairs.*

- Work toward determining funding mechanisms that purchase and preserve open space.
- Continue to encourage active citizen involvement in the development and management of open space.
- Provide a mechanism that receives and responds to public comments on the design, effectiveness and condition of sites and facilities.
- Implement innovative policies and practices that support the city's leadership in environmental affairs.
- Provide ample opportunity for people to experience and enjoy the surrounding mountains, balancing access with preservation of those areas.
- Relate the character of open spaces to the uses and character of different areas of the city (e.g., mountain versus agricultural).
- Evaluate open space design with these primary determinants: aesthetics, meaningful connections, public safety, maintenance needs, water consumption, drainage considerations, multi-use opportunities, and open space preservation.
- Protect the visual quality of open space, unique city characteristics, and community landmarks.
- Preserve scenic views and vistas of mountains, natural features, and rural landmarks.
- Continue to work with developers in designing land use plans that respect the topography, view

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corridors, wildlife corridors, and open space that exists. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

- Make infrastructure improvements on public open space only when these improvements are consistent with the goals of protecting and conserving the natural environment.

Goal #2 Acquire and develop open space identified as high priority through land dedication or purchase.

- Provide incentives, where appropriate, to promote the dedication of natural area open space by property owners.
- Require the dedication of land by developers when the property to be developed is adjacent to an existing open space identified as high priority for open space uses.
- Identify revenue sources that can be allocated to open space maintenance budgets.
- Encourage public acquisition of natural area open space through direct purchase, purchase of development rights, or purchase of open space easements.
- Educate landowners on the tax benefits of dedicating conservation easements and land for charitable causes.
- Incentivize the dedication of undevelopable land for preserved open spaces with proposals for development.

Trails, Pathways, And Active Transportation

The quality of life in a community is enhanced when it has a system of trails and pathways. Trails are linear routes on land with protected status and public access for recreation or transportation purposes such as walking jogging, hiking, bicycling, horseback riding, mountain biking, etc. Trails can be included within parks, open spaces or landscaped areas. They often follow stream corridors, abandoned railroads, power line easements, or other linear features.

A trail and pathway system is also an asset to the city transportation network. Increased walking and bicycling due to the creation of these facilities leads to a cleaner environment and a healthier population. Many local trips that Tooele residents currently make in their cars might be made on foot or by bicycle if they could do so on established safe trail and pathway corridors.

Trails And Pathways

The City's desires to develop and maintain a citywide and regionally interconnecting network of trails and pathways to provide valuable recreation and transportation opportunities for city residents and visitors. Trails and pathways can include widened sidewalks, separated concrete or asphalt paths, unimproved pathways, and marked on-street routes. Where practical, trails and pathways in Tooele should be separated from vehicular traffic and be constructed with separated bike and pedestrian lanes. Trails and pathways can function as transportation and recreation links between schools, residential areas, parks, employment centers, shopping areas, and other areas of interest. Trails and



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pathways also provide hikers, walkers, joggers, equestrians, and mountain bikers opportunities to improve health and fitness, spend time with family and friends, enjoy the natural environment, and escape the stresses of everyday life. Where possible, trails will connect to neighborhoods or serve as destinations. Where practical, parks can be used as trailheads for trails into mountain preservation areas and gateways to the trails and pathways throughout the system. A map of the trails and pathways system of Tooele City can be found in Appendix B to this element.

Active Transportation

Active Transportation refers to human powered travel, usually walking and biking. The City should collaborate with our partner agencies, where appropriate, to promote respect and safety on roadways through education, encouragement, and infrastructure development. Tooele supports active transportation planning efforts to promote a healthier, more active, and connected community.

Trails, Pathways, And Active Transportation Goals And Strategies

Goal #1 *Develop a trail and pathway system that connects to parks, community destinations, and major open spaces.*

- Require new developments to provide for the connectivity of trails and pathways with existing and potential adjacent development.
- Ensure adequate buffers adjacent to and around all trail and pathway corridors.
- Pursue the acquisition of properties for access to and expansion of the public trail and pathways system
- Identify and pursue alternate funding sources for the provision of trail, pathway, and active transportation facilities and maintenance
- Prepare a consolidated trails and pathways plan that connects neighborhoods to schools, parks, open space, and other important community destinations.
- Plan for the development of trailheads.
- Create usable open spaces from existing street rights-of-way, widening sidewalks, realignment, developing trails, etc.
- Support other agencies in the development of regional pedestrian, bicycle, and multi-use trails.
- Develop a non-paved trail system for hiking, mountain biking, and horseback riding that links those trails with other City and regional trails.
- Link open spaces to schools, commercial and employment services, and other neighborhoods by safe and attractive pedestrian ways, bicycle paths, trail systems, narrow residential streets, and short blocks.
- Promote school site design that encourages non-motorized travel for students and personnel by accommodating direct links between schools and neighborhoods in a manner that minimizes exposure to vehicles.

Goal #2 *Trails should be well maintained with regular ingress and egress points where street crossings and other opportunities occur, providing crosswalks where feasible.*

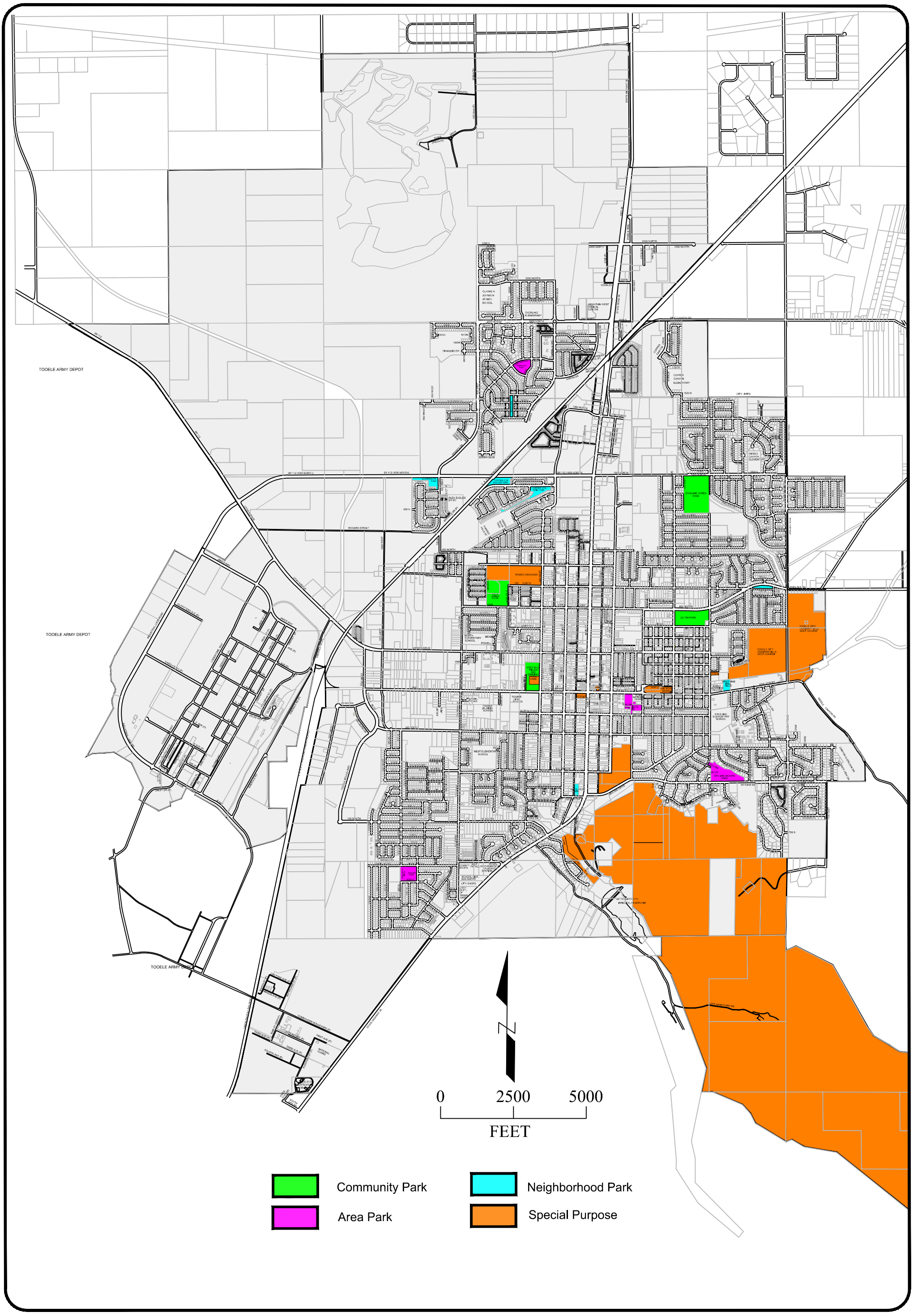
- As the trail and pathway system expands, the City will need to formalize policies to ensure street crossings are safe and well-marked.
- Preserve and integrate functional connections between major City open spaces into the design of development projects. This system should include significant Tooele landmarks, major drainage courses, regional linkages and utility corridors.
- Provide trailhead facilities that provide parking and trail access for users where needed and

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appropriate.

- Develop paths, and trails with the participation of private development through required fees, dedication of land, and construction of facilities.
- Facilitate access to parks and community facilities by a variety of transportation modes including bicycle and pedestrian modes to reduce reliance on the automobile.
- Ensure that there are bicycle and pedestrian links to recreational facilities and equestrian connections for riders to access open space riding areas.

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Appendix A
TOOELE CITY GENERAL PLAN
PARKS, OPEN SPACE AND
RECREATION ELEMENT

Tooele City
Est. 1853

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On-Street Bike Lanes

Future On-Street Bike Lanes

Future Separated Path

Tooele County Trail

Trailhead

Future Trailhead

Tooele County Trailhead

REVISED AUGUST 14, 2020

Appendix B
TOOELE CITY GENERAL PLAN
PARKS, OPEN SPACE AND
RECREATION ELEMENT

Tooele City
Est. 1853

EXHIBIT B

OCTOBER 28, 2020 PLANNING COMMISSION MINUTES

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, October 28, 2020
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:
Tyson Hamilton
Shauna Bevan
Matt Robinson
Nathan Thomas
Chris Sloan
Dave McCall
Melanie Hammer

Commission Members Excused:
Bucky Whitehouse

City Employees Present:
Andrew Aagard, City Planner
Jim Bolser, Community Development Director
Roger Baker, City Attorney
Steve Evans, Public Works Director

Council Members Present:
Council Member Justin Brady
Council Member Scott Wardle

Council Members Excused:
Council Member Ed Hansen

Minutes prepared by Kelly Odermott

Chairman Hamilton called the meeting to order at 7:00 pm.

1. **Pledge of Allegiance**
The Pledge of Allegiance was led by Commissioner Thomas.

2. **Roll Call**
Tyson Hamilton, Present
Shauna Bevan, Present
Matt Robinson, Present
Nathan Thomas, Present
Chris Sloan, Present
Dave McCall, Present

Melanie Hammer, Present

3. **Public Hearing on a Request by Tooele City for a comprehensive revision to the Tooele City General Plan.**
Presented by Jim Bolser

Mr. Bolser stated this is the culmination of a very long process for a comprehensive review of te General Plan. Mr. Bolser reminded the Commissioners of the timeline that was put in place to review the document, which began over a year prior. The General Plan is governed by State law Section 10-9a-400 and subsequent sections. There are four required elements by state code, the Land Use Element, Annexation Policy Plan, Transportation Plan and Moderate Income Housing Plan. There are a number of discretionary topics that can be included and in the Tooele City plan, four have been included. An introduction to what a General Plan is, an Overview Element, an Economic Vitality Element and a Parks, Open Space, and Recreation Element.

Mr. Bolser stated that during the process, the public has been included. There have been open public Planning Commission meetings for discussion of each element, as well as having the draft plan available to the public through the city website with comment allowed on the website, a dedicated email is available for the public and a draft was available at City Hall with comment cards. There was a general review with the City Council on August 12, 2020 and following that discussion on Monday August 17, 2020, the draft General Plan was launched for public review. The General Plan has been open for review for 73 days, and in that time, there have been two open houses, September 17, and October 6, 2020. Tonight, is the first of four public hearings that will be held, with the second public hearing scheduled for Planning Commission on November 12. 2020. There will also be two public hearings with the City Council likely in December. Following those meetings, the City Council can make a decision on the document.

Chairman Hamilton asked the commission if there questions or comments.

Commissioner Thomas stated there are summarized public comments in the packet; will there be a summary of how those comments were responded too? Mr. Bolser stated that the Staff Report and the General Plan are in the packet, the Commissioners also received a memo that was a summary of all of the minor amendments and a logging of all the public comments through the various mediums. That memo is intended to be a logging of what has been received and the options for replying lie with the Commission and Council on how to address those. Commissioner Thomas asked if that will be addressed at the next meeting? Mr. Bolser stated that the Commissioners can review the comments and can make recommendations or additions to the General Plan.

Chairman Hamilton stated that it is probably in the best interest to wait to respond until all the comments are received.

Chairman Hamilton opened the public hearing, there were no comments. Chairman Hamilton closed the public hearing for this meeting, but encouraged comment on the General Plan before the next meeting.

4. **Public Hearing and Decision on a Conditional Use Permit to allow the use of "Chemical Manufacture and Storage" for Savage Tooele Transload, an industrial rail port, located at 1752 West B Avenue in the I Industrial zoning district on approximately 12.5 acres.**
Presented by Andrew Aagard

Mr. Aagard stated this is an application is for property located in a heavy industrial area near an abundance of railroad spurs and property that was at one time a race track. The property is currently zoned I Industrial, as are all of the surrounding properties. Savage Transload has been before the Planning Commission twice previously to approve operations on two temporary locations, as they worked to secure land for a permanent facility. Having secured land for a permanent facility, they plan to transfer all operations to the new parcel of land. Being considered tonight is the use of "Chemical Manufacture and Storage" on the property. Similar to the temporary location, Savage specializes in the transfer of chemical compounds, such as ammonium nitrate and ammonia prill from railroad cars to semi-trucks to deliver chemicals to clients in the region who utilize the product. Savage does not produce or manufacture the chemical onsite. There is temporary storage of the chemical on site in railroad cars for periods up to 24 hours or slightly more, which is the reason for the Conditional Use Permit. Staff has inserted some of the same conditions that were inserted by the Planning Commission for the temporary locations, one of those being the proper containment procedures in the case of a chemical spill during the transfer process or other malfunction to prevent ground water contamination. A condition has been added to the report that all spill containment measures must be made in accordance with local, state, and federal regulations. Savage is currently operating with ammonia nitrate prill, there is a possibility to operate with another chemical in the future. A condition is added to the permit that the company must inform the Tooele City Fire Department of any changes in product prior to accepting the new product at the site. This was a condition that was present in the previous permits and Mr. Aagard stated that it was his understanding that Savage has complied with this condition. The business also has considerable semi-truck traffic and a condition is included in the Staff Report that trucks use established truck routes. As with previous applications, staff is recommending approval for the Conditional Use Permit, with the nine conditions listed in the report. This item is a public hearing and notices were mailed to property owners within 200 feet of the subject property and no comments or concerns have been registered concerning this application.

Chairman Hamilton asked if there were any comments or questions from the Commission.

Commissioner Robinson stated the list of conditions, has there been any history with problems with those conditions. Mr. Aagard stated he is not aware of any. Commissioner Sloan asked about the changes in product condition and they just need to inform, not get approval? Mr. Aagard stated correct. Chairman Hamilton asked if under a Conditional Use Permit, do they need to request approval for different chemicals? Mr. Aagard stated no and that is why there is the condition to the fire department so they are aware of a change in chemicals. Commissioner Thomas asked if there is master plan for the Depot? It seems like there are a lot of uses at the Depot. Mr. Aagard stated other than the permits there is no master plan. Commissioner Thomas asked if that has ben thought about? Mr. Aagard stated there are various companies out there and this is under the Peterson side of the Depot, who oversees a lot of the uses. It is not something the staff is involved in.

Chairman Hamilton opened the public hearing, there were no comments. Chairman Hamilton closed the public hearing

Commissioner Thomas asked if a master plan for the Depot would be good in the General Plan? Mr. Aagard stated he didn't have an answer for that. Commissioner Sloan stated that it is somewhat governed by the zoning and it is limited to what is doable in code. It is private property. Mr. Baker stated that the General Plan is a citywide plan and does not look at a particular development or zone. That would be handled more appropriately on a zoning or land use basis. Chairman Hamilton stated those could be reviewed during the Conditional Use Permit process.

Commissioner Robinson motioned to approve a Conditional Use Permit Request by Steve Morrey, representing Savage Services to authorize the use of "Chemical Manufacture and Storage" at 1752 West B Avenue, application number P20-990, based on the findings and subject to the conditions listed in the Staff Report dated October 21, 2020. Commissioner Sloan seconded the motion. The vote as follows: Commissioner McCall, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Thomas, "Aye." Commissioner Sloan, "Aye," Commissioner Hammer, "Aye," Chairman Hamilton, "Aye." The motion passes.

5. **Decision on a Site Plan Design Review for SR-36 Self Storage proposed to be located at 2035 North 400 East by Kelly Gallacher representing SR-36 Self Storage, LLC, on 5.53 acres in the LI Light Industrial Zoning District.**
Presented by Andrew Aagard

Mr. Aagard stated the Planning Commission just recommended approval of a minor subdivision of this property at the previous meeting and this application reviews the site plan. The property is sandwiched between SR-36 and 400 East, just north of 2000 North. Surrounding properties are largely vacant other than some industrial development to the south. The property is currently zoned LI Light Industrial as are properties to the north, east, and south. There is some GC General Commercial zoning on the north as well. The site plan review is to construct a 13 building storage unit facility. The site is laid out in a manner that has most of the buildings east to west, with the buildings running north to south. The perimeter buildings are storage buildings, but also act as a perimeter fence for the site. There will be an office located in the north east corner with five parking stalls. The parking requirement for this site is three stalls. Access into the site will be primarily from 400 East, however an emergency access for fire protection will be provided on 2000 North. Curb, gutter, park strip and sidewalk will be constructed along the frontage of 400 East and 2000 North. Mr. Aagard stated that when the zoning for the property was approved by the City Council in early 2020, they did so with specific conditions and tied those to the Zoning Map Amendment approval. One of those conditions pertain to the landscaping. Landscaping will include irrigated turf grass, and trees. Mr. Aagard shared the types of landscaping materials on each side of the property. Staff is confident the landscaping proposed satisfies the City Council. Staff has scrutinized the elevations and the buildings being proposed, due satisfy the zoning requirements. Staff is recommending approval.

Chairman Hamilton asked the Commission if there were questions or comments, there were none.

Commissioner Bevan stated she appreciated the fact that it doesn't look like a storage building. Commissioner Thomas stated this looks great and it will be really nice. He stated that the lighting is pointing up and causing lighting pollution.

Mr. Baker reminded the Commission that before conditions can be motioned, the detrimental impacts must be identified so that the conditions are appropriate.

Commissioner Thomas stated that there are impacts to wildlife, drivers, and the public with lights.

Commissioner Thomas motioned to approve the Site Plan design review Request by Kelly Gallacher, representing SR-36 Self Storage, LLC, application number P20-657, based on the findings and subject to the conditions listed in the Staff Report dated October 22, 2020 and minimize the light pollution. Commissioner Sloan seconded the motion. The vote as follows: Commissioner McCall, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Thomas, "Aye." Commissioner Sloan, "Aye," Commissioner Hammer, "Aye," Chairman Hamilton, "Aye." The motion passes.

6. **Public Hearing and Decision on a Request by Tooele City for a Text Amendment to Section 7-1-5, Section 7-2-20, and Table 1 of Chapter 7-16 of the Tooele City Code regarding Amusement Facilities.**
Presented by Jim Bolser

Mr. Bolser stated this is an item for intended to help the staff provide some clarity in our defined land uses to make it easier to identify in the City Code how a proposal should be classified and determine if the proposed use is permitted, conditional or not permitted. This is an item where there have been various discussions where an application has come forward and there is not a specific land use for the item. The staff has identified to address the definitions of recreational facilities indoor and outdoor. The proposal is to look at the two definitions and clarify them. The proposal will make a clarification of separate ideas based on the idea of physical activity versus a more entertainment purpose. The new definition for proposal is for amusement activities. This triggers other requirements in the City Code and those also have to be addressed and adds the amusement facility Land Use category to the zones which the activity is allowed in.

Chairman Hamilton asked the Commission if there were any comments or questions

Chairman Hamilton asked if he update will affect businesses in business right now. Mr. Bolser stated it will affect them by possibly assigning them to a new land use, but it would not affect if they are permitted. Commissioner Sloan asked if an indoor recreation would be permitted in the Industrial. Mr. Bolser stated the permissibility of the two uses is not suggested for change, just the definitions.

Chairman Hamilton opened the public hearing, there were no comments. Chairman Hamilton closed the public hearing.

Commissioner Robinson motioned to forward a positive recommendation to the City Council for the Amusement Facilities City Code text amendment Request v Tooele City for the purpose of

revising the City Code regarding Amusement Facilities, application number P20-833, based on the following findings as listed in the Staff Report. Commissioner Bevan seconded the motion. The vote as follows: Commissioner McCall, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Thomas, "Aye." Commissioner Sloan, "Aye," Commissioner Hammer ,"Aye," Chairman Hamilton, "Aye." The motion passes.

7. **Public Hearing and Decision on a Request by Tooele City for a Text Amendment to Section 7-4-8, Section 7-11a-10, 7-11a-25, and Table 3 of Chapter 7-14 f the Tooele City Code Regarding Residential Development Standards.**
Presented by Jim Bolser

Mr. Bolser stated this is an amendment to the City Code and it will cover a couple of things. The Commission may recall, there was a section created in the City Code earlier this year for setbacks for driveways on corner lots to the intersection. This is an item where there was an error. The original file was reviewed and the City Code provisions for the measurements were correct, but the selection of the marking in the file for the dimensions was incorrect. The proposal is to fix that dimension. Going back through the building permits it appears none were affected.

Mr. Bolser stated that the second item builds off the same idea in reviewing of the subdivision plats and having the setback of the intersection and how this affects house alignment on the lots. There are three types of developers in Tooele, developers who entitle the project, construct the improvements and build the homes, developers who entitle the project and build the infrastructure and sell the lots to other builders, and finally the builders who get the plats entitled and then sell the development to a third party who develops the project and then builds the homes or sells to an individual builders to build homes. During these processes there are scenarios where the corner lots function well and other corner lots where the placement of the home does not meet the corner setbacks. The code proposal is to add a line for corner lots for lot width requirements, unless the developer provides notation on a plat requiring a home to face a certain way.

Mr. Bolser stated the third items deal with the multi-family design standards. In April of 2019 a third multi-family zone was adopted by the City. In doing that the multi-family design guidelines were also reviewed. One of the provisions created was intended as an encouragement for rear facing garages for multi-family developments. Instead the additional setback requirement created an unaffordability scenario where builders and developers were adding onto the front of the home to setback the garages. It increased the cost to the homeowners without really providing useable space in return. This provision didn't work the way it was intended and the staff is asking to remove it from the code.

Mr. Bolser stated that for the last component of this proposal the City has created design standards for developments and specific guidelines for design. This proposal allows a builder or developer to propose an alteration to the design standards through a process with the Planning Commission, that the alteration of the design still meets the intent of the design standards or increases the return on the provisions. It is called a deviation from strict compliance, but it is not a free pass. The applicant would still have to demonstrate to the satisfaction of the Planning Commission the compliance with City Code intent. Mr. Bolser thanked Hallmark Homes in working with the city to identify these issues.

Chairman Hamilton asked the Commission if there were any questions or comments.

Chairman Hamilton stated he liked the provision for the connectivity and open space item.

Chairman Hamilton opened the public hearing.

Ms. Stephanie Bothell stated she is a private citizen and also the President of the Tooele County Association of Realtors. She has been involved in the discussions for these items. She recommends a positive recommendation and being in the midst of a historic housing shortage anything to speed up the builders to provide homes makes it easier to get people into homes.

Chairman Hamilton closed the public hearing.

Commissioner Thomas asked if there are any other glaring codes that need to be worked on? Mr. Bolser stated that the code is not perfect and there are always issues to be worked on. It is the goal to address issues as they come up and review the code regularly to address issues when they can anticipate them before becoming problems.

Commissioner Bevan motioned to forward a positive recommendation to the City Council for the Residential Development Standards City Code Text Amendment request by Tooele City Application number P20-832, based on the following findings. Commissioner McCall seconded the motion. The vote as follows: Commissioner McCall, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Thomas, "Aye." Commissioner Sloan, "Aye," Commissioner Hammer, "Aye," Chairman Hamilton, "Aye." The motion passes.

8. <u>Discussion on Attainable Housing</u>
Presented by Council Member Wardle

Council Member Wardle thanked the TCAR, and developers for their help with the attainable housing group. The committee has been working on several concepts to make housing affordable and not necessarily add track homes to the community. He introduced the idea of residential special district. This allows for developers and builders to create zoning based on the types of homes they would like to build. There are specific requirements that the developers would have to meet the Planning Commission and City Council would have to pass the zoning. He opened the idea to the Commission to discuss.

The Commissioners voiced that they liked the idea of District. There were questions on if the developers were interested in the idea. Council Member Wardle stated there are interested developers. There was discussion about the types of zones allowed, which would be all residential zones and the size minimums to these type of developments. Commissioners presented the idea of CC&R's and if those would be required for continuing maintenance. Also the idea that residents and homeowners may be turned off by the different sizes of homes in an area, example of a 2000 square footage house next to a 900 square footage house. Minimum house square footage was suggested

at 900 square feet. Trails and walking paths might be an incentive as well as finishing front yards of smaller homes by the developers.

Mr. Bolser stated that the standard text amendment is a four to six week process.

Chairman Hamilton asked Ms. Bothell her ideas on the area. Ms. Bothell stated there is a need for smaller homes. There is a need for homes with smaller yards and more open space. She added information on salary and housing mortgages and the reason these homes are needed.

Commissioner Sloan added statistics of price of homes and home ownership.

Council Member Wardle stated this will go to the Council on November 4, 2020.

9. Review and Approval of the Planning Commission Minutes for Meeting Held on October 14, 2020.

Commissioner McCall motioned to approve the minutes. Commissioner Thomas seconded the motion. The vote as follows: Commissioner McCall, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Thomas, "Aye," Commissioner Sloan, "Aye," Commissioner Hammer, "Aye," Chairman Hamilton, "Aye." The motion passes.

Mr. Bolser reminded the Planning Commission that the next meeting would be Thursday November 12, 2020.

10. Adjourn

Chairman Hamilton declared the meeting adjourned at 8:46 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 12th day of November, 2020

Tyson Hamilton, Chairman, Tooele City Planning Commission

EXHIBIT C

NOVEMBER 12, 2020 PLANNING COMMISSION MINUTES

EXHIBIT D

DECEMBER 2, 2020 CITY COUNCIL MINUTES

EXHIBIT E

DECEMBER 16, 2020 CITY COUNCIL MINUTES

MEMORANDUM

To: Tooele City Planning Commission
Tooele City Council

Cc: Debbie Winn, Mayor

From: Jim Bolser, *AICP*, Director

Date: November 23, 2020

Re: Adjustments to the Draft General Plan and Log of Comments Received – Third Update

Subject:

The development process for a community's General Plan is naturally one that takes a significant amount of time and effort. The preparation of the draft Tooele City General Plan is no exception. With the support of Mayor Winn and the City Council, staff began the initial steps to work on a new General Plan in late summer 2019. The first draft element was presented to and discussed by the Planning Commission in October 2019. In the ten months that followed, the staff, Planning Commission, and City Council diligently continued the work of developing and discussing the various elements of the draft General Plan in order to put together a document to present to the public for open review and comment. By mid-August 2020, that document was ready and issued to the public. The public review process, as of the first scheduled public hearing before the Planning Commission, will have lasted 73 calendar days and remains open for informal review and comment in addition to the formal public hearings and review until the ultimate decision for adoption by the City Council, anticipated for December 2020. Over the course of this 16 month time period, however, the work of the City, its projects, initiatives, and efforts does not stop or wait. Some of that work inevitably has an effect on the General Plan directly or indirectly and necessitates some adjustments to the document along the way to keep pace. This memo is a intended to provide: 1) a reporting of adjustments made to the draft General Plan document since the start of the public review process; 2) additional recommended adjustments and revisions to the draft General Plan through the formal review process; and 3) a record and reporting of the public comment received from the public review and comment period as of the date of this memo.

Adjustments Made to the Draft General Plan

Adjustments made to the draft General Plan accommodate issues and topics that are needed in the document either do not necessarily constitute substantive or statutory changes, or that come as a result of formal decisions made by the Planning Commission and City Council. The adjustments made to the draft General Plan since the beginning of the public review process, as of the date of this reporting memo, are as follows:

- In the Annexation Policy Plan Element, potential Expansion Area K has been added into the text and mapping of the element as well as to the associated mapping from the City Council decision on October 21, 2020 to approve that potential expansion area into the currently adopted Annexation Policy Plan.
- In the Land Use Element, descriptive language for the newly developed (IS) Industrial Service zoning district has been added into the text of the element, the listing of the IS zoning district has been added as a preferred zoning classification in the Light Industrial land use category, and the listing of the IS zoning district under the Light Industrial land use category on the Land Use Map from the City Council decision on October 7, 2020 to approve that new zoning district.
- In the Land Use and Annexation Policy Plan Elements, recent annexations into Grantsville City have been completed and the boundaries shown in the mapping of these elements have been updated to reflect the most current boundaries of Grantsville City. These boundary adjustments have no affect on Tooele City mapping but have been updated to reflect accuracy.

- Various layout and presentation adjustments to the mapping throughout the draft General Plan.
- Various correction of references made throughout the draft General Plan.
- Various typographical and grammar corrections throughout the draft General Plan.

Additional Recommended Adjustments and Revisions to the Draft General Plan

Additional Recommended Adjustments and Revisions to the Draft General Plan is a listing of topics and ideas made by staff for more substantive changes intended to strengthen and clarify the Plan. The additional recommended adjustments to the draft General Plan are as follows:

- In the Tooele's Economic Values Section of the Economic Vitality Element, it is recommended that a bullet point be added to identify Educational opportunities that support local industries
- In the Tooele's Economic Values Section of the Economic Vitality Element, it is recommended that a bullet point be added to identify Public-private partnerships between local governments, education institutions, and businesses.
- In the Goals and Objectives Section of the Economic Vitality Element, it is recommended that a bullet point be added to the objectives of Goal #2 to Research the needs of Tooele residents that are going unmet and implement strategies to recapture the leakage from those sectors.
- In the Goals and Objectives Section of the Economic Vitality Element, it is recommended that a bullet point be added to the objectives of Goal #6 to Foster partnerships with businesses and schools that prepare the next generation's workforce while filling employment needs of businesses.
- In the Goals and Objectives Section of the Economic Vitality Element, it is recommended that a bullet point be added to the objectives of Goal #6 to Promote opportunities for telecommuting to reduce the impact on infrastructure and the environment while supporting and enhancing innovation.

Record and Reporting of Public Comment Received

Since being made available to the public for review in mid-August, the City has made the General Plan available with four methods for providing comment: 1) written comment cards at any time during the public review period; 2) written comment cards at the two public open houses; 3) comment submissions through an automated form on the City website at any time during the public review period; and 4) an email address dedicated to providing comment at any time during the public review period. Below is a summary of the comments received in each of these four areas with the actual comments received attached as Exhibit A.

Written Comment Received Generally Throughout the Public Review Period

- None

Written Comments Received from Open Houses

September 17, 2020

- Susan Howard, 883 Valley View Drive, Tooele
  Stop Lights at Broadway and 1000 North, when Seventh Street/520 East and 1000 North

October 6, 2020

- Anonymous
  Have a unified effort to get Mitt Romney to approach the Dept. of Army. Why? To get the northeast corner close (northeast of entrance) so the boulevard where the old airport was can connect to SR-36.

Comments Received from Website Submissions

- Robin Mills, 135 South Third Street, Tooele

I reviewed the recreation section of the plan and saw nothing indicating any future plans for a dog park in our community. I know we have dog friendly parks, but a large area where they could be safely off leash to play and socialize would really be a nice addition.

- Jace Bankhead, 560 East 500 South, Salt Lake City
  I am a listing agent on approximately 18 acres of raw land on the [northwest corner] of 1000 North and 200 West (Parcel ID 02-126-00032). The proposed general plan converts this parcel from its current zoning (GC) to a high-density multifamily use and I am very pleased with this change. The owner of this parcel also owns the adjacent 17 acre parcel directly across 200 West to the east (behind the car dealerships) and we firmly believe that this change to multifamily on his western 18 acre parcel will facilitate future commercial and retail development on the eastern 17 acre parcel, which we feel would be a great benefit to the community as a whole. More rooftops and denser populations make a dramatic impact on retailer's interest in entering the Tooele City marketplace and supports retailer's longevity and success, which in turn generates needed tax revenues for the community. On behalf of the owner of this parcel, I wanted to pass along our strong support of this general plan land use change and believe it is an appropriate use of the land at this intersection.

Comments Received from Email Submissions

- Barbara Boss
  We, the owners of over 90 acres at the south end of town would like to request our 60 acre parcel closest to Rancho Tooele and the Army Depot be General Planned for High Density and with some Medium Density Residential next toe Rancho Tooele Subdivision. We have long since known that Light Industrial and RD are not good uses for that end of town and that far from the I-80 freeway. With LI and RD zoned closer to the freeway, it devalues our land to be kept at that use. We have met with several builders who have told us that land that far south could be useful as lower cost housing. It is our passion to create housing that is affordable for all. We intend to do a mix of Smaller Single Family, Townhomes, Cottage Courtyard and Apartments on our piece. This well help create a buffer between Rancho Tooele SFR subdivision and the city owned RD property. The parcel number of the subject property is 02-010-0-0050.
- Chris Ledding
  I'd like to give feedback on the General Plan. Can I submit the following requests:
  1. Annexation areas D & E be considered for recreation trails. Can building costs be higher in these areas vs empty lots within the city? I'd love to see something like SL County's Bonneville Shoreline trail. Our version could go along the Qquirrh's bench down to Ophir & the Jacob City trailhead (or even Five Mile Pass area). I'd also love to have a trail going from Settlement Canyon's toll booth to the Tooele Cemetery, so I don't need to drive to the trailhead or ride my bike on Hwy 36.
  2. Traffic circles take into consideration pedestrians trying to cross. My experience has been they make it harder because [cars] don't have to stop.
  3. Traffic routes. Can you 'motivate' the state or county to find ways to make it easier for Tooele residents to commute to/from SL County?
  4. Economic Vitality, sales leakage. My experience has been many times I visit a local store to purchase something the item is often out-of-stock. That occurred even pre-COVID. I wish these stores good better met local needs and keep items in-stock. If you think of a way to 'incentivize' them it would be great.
  5. Economic Vitality, target sectors. Can you target boutiques & restaurants (especially downtown) that might bring in non-Tooele residents? Maybe tie it in with recreational

opportunities. I'd love it if the golf course rented cross country skis during winter, and allowed us to use the course when it's snow covered.

6. Have some funds, laborers, or equipment available for residents to help build recreational trails/areas on their own (under guidance/permission of the city).
7. Recreation. Include winter sports like snow-shoeing and cross-country skiing into the planning.

- Greg Haerr
  I have reviewed the Tooele City General Plan and agree with the designation of proposed high density residential (MR-16 and MR-25) on the west side of 1000 North. Hopefully the City will allow for an easy process for lands within the Land Use Element Map of the General Plan to be rezoned to match, if not already, so that the City ends up actually achieving the General Plan. I believe it is the right idea to promote high density within these MR-16 and MR-25 areas so as to allow for the feasibility of larger commercial stores coming in to the area, which need increased population in order to locate within the designated Tooele Commercial areas. I'm not sure how the City plans to approve MR-16 versus MR-25 within the designated General Plan High Density Residential areas, but I think the closer in to the central portion of the City and Commercial areas, the better would be the use of MR-25. Thank you!

As the public review and comment period is intended to remain open throughout the formal review process it is anticipated that there will be additional comment that comes in after the date of this memo. As that occurs this memo will be updated and provided again to the Planning Commission and City Council. As always, should you have any questions or concerns please feel free to contact me at any time.

Exhibit A

Record of Actual Comment Received

STAFF REPORT
October 21, 2020

To: Tooele City Planning Commission
Business Date: October 28, 2020

From: Planning Division
Community Development Department

Prepared By: Jim Bolser, Director

Re: **Tooele City General Plan – General Plan Amendment Request**
Application No.: P20-1012
Applicant: Tooele City
Request: Request for approval of a General Plan Amendment regarding a comprehensive revision to the Tooele City General Plan.

BACKGROUND

This application is a request for approval of a comprehensive General Plan Amendment to approve and establish a completely new and updated General Plan for the community. The General Plan is not only a Utah State Code mandated document, it also forms the foundation upon which the planning and activities of nearly every department of the City is based. By its nature, a General Plan does not provide specifics of how things are to be done but rather outlines the fundamentals, goals, and objectives upon which decisions can be made in the future. Those decisions include land use matters as well as more specific matters such as master plans and improvement plans.

ANALYSIS

General Plan. Work on the comprehensive revision to the General Plan was initiated in late summer 2019 and consisted of the staff, Planning Commission, and City Council preparing, reviewing, and revising the eight elements that would make up the complete draft of the document over the course of ten months. That process concluded in August 2020 when the City Council and Planning Commission held a joint meeting to review a draft of the entire General Plan document. Following that discussion, the document was put out for public scrutiny on August 17, 2020. That allowed the draft General Plan to be available for public review and comment for 73 days prior to the first public hearing. That window of time included two separate evening public open house events to allow the public to view the draft document up close, talk with staff members, Planning Commissioners and City Council Members about the plan, and provide comment and feedback. The draft General Plan was made available and remains available through: 1) multiple hard copies of the draft plan located in multiple locations at City Hall for review and comment; and 2) the draft plan being posted on the City website for review and comment. Additionally, the City set up an email address, generalplandraft@tooelecity.org, for the specific purpose of receiving comment and feedback on the draft General Plan. These opportunities to review and provide feedback on the draft will remain available throughout the formal review process. Although not required to this extent by law, it is the intent of the City to conduct two public hearings each with the Planning Commission and City Council as an effort to solicit and receive the greatest level of public scrutiny, comment and feedback as reasonably possible.

Utah State Code identifies several required elements for the General Plan of every community. Those are Land Use, Transportation, and Affordable Housing. Although there is no firm requirement for an Annexation Policy Plan Element in the state law, there is a firm prohibition in the law that prevents a community from considering a petition for annexation without having such a plan and having the areas proposed for annexation identified within the identified expansion areas of that plan. The draft Tooele City General Plan has been prepared to include these four elements. Additionally, the draft plan has also been prepared to include four additional elements; an Overview Element, an Introduction Element, an Economic Vitality Element, and a Parks, Open Space, and Recreation Element. These four elements are new to the Tooele City General Plan. Historical documents for Tooele contained the four required elements which became somewhat independent as they have been individually amended over time. Some elements have gone extended lengths of time since last being reviewed and revised comprehensively where others have seen scrutiny much more recently. The Land Use Plan was last comprehensively revised in 1996, the Transportation Plan and Annexation Policy Plan were last comprehensively revised in 2010, and the Affordable Housing Plan was comprehensively revised in 2016, 2018, and most recently in December 2019 as requirements of the state law have changed. This effort to develop and adopt a new comprehensive General Plan is the first such effort certainly in several decades if not in the history of the community.

Where this effort to prepare and develop a draft General Plan, make it available and seek public comment and feedback, and conduct the formal review and adoption process is anticipated to consume 16 months or more, it is natural to assume that the day-to-day business of the City will not wait for this process to conclude. What that leads to is certain decisions being made and issues arising that may affect certain provisions of the draft General Plan. Now that the draft has been made available for public review and feedback has begun to be received, it is not the anticipation or intent to make amendments, minor or otherwise, to the General Plan except through the formal review process. As a result, Exhibit "A" to this report contains a prepared memo of proposed adjustments and logging of feedback received for consideration with the entirety of the draft General Plan document. The draft General Plan itself can be found in Exhibit "B" to this report.

Criteria For Approval. The criteria for review and potential approval of a General Plan Amendment request is found in Sections 7-1A-3 of the Tooele City Code. This section depicts the standard of review for such requests as:

(1) 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 Planning Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The Planning Commission and City Council should carefully weigh the proposed comprehensive revision to the Tooele City General Plan, consider the comments and input received from the defined affected entities and public hearings, and render a decision in the best interest of the community.

Engineering Review. The Tooele City Engineering Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The Planning Commission and City Council should carefully weigh the proposed comprehensive revision to the Tooele City General Plan, consider the comments and input received from the defined affected entities and public hearings, and render a decision in the best interest of the community.

Noticing. The applicant has expressed their desire to comprehensively revise the Tooele City General Plan and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a General Plan Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect the comprehensive revision to the Tooele City General Plan may have on potential applications regarding the character of the community.
2. The degree to which the proposed comprehensive revision to the Tooele City General Plan may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plans.
3. The degree to which the proposed comprehensive revision to the Tooele City General Plan may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed comprehensive revision to the Tooele City General Plan is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed comprehensive revision to the Tooele City General Plan on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed comprehensive revision to the Tooele City General Plan may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed comprehensive revision to the Tooele City General Plan may effect an application's impact on the general aesthetic and physical development of the community.
8. The degree to which the proposed comprehensive revision to the Tooele City General Plan may effect the uses or potential uses for properties within the community.
9. The overall community benefit of the proposed comprehensive revision to the Tooele City General Plan.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Tooele City General Plan General Plan Amendment Request by Tooele City for the purpose of adopting a comprehensive revision to the Tooele City General Plan, application number P20-1012, based on the following findings:"

1. List findings …

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the Tooele City General Plan General Plan Amendment Request by Tooele City for the purpose of adopting a comprehensive revision to the Tooele City General Plan, application number P20-1012, based on the following findings:"

1. List findings …

EXHIBIT A

MEMO OF PROPOSED ADJUSTMENTS AND LOGGING OF FEEDBACK RECEIVED

EXHIBIT B

PROPOSED TOOELE CITY GENERAL PLAN GENERAL PLAN

Resolution 2020-88
A Resolution of the Tooele City Council issuing a call for increased civility, respect for human life, freedom of expression, and property.

WHEREAS, the year 2020 will go down in history as the beginning and year of, the global pandemic known Coronavirus and,

WHEREAS, as of November 12, 2020, there have been 52,733,281 cases of COVID-19 (in accordance with the applied case definitions and testing strategies in the affected countries) that have been reported, including 1,293,181 deaths and,

WHEREAS, this disease does not discriminate who it attacks. It has affected all people, , regardless of race, belief, nationality or financial status. No matter the gender, age, sex or circumstance it has infiltrated every community and killed our citizens indiscriminately and,

WHEREAS, the Coronavirus has disrupted every aspect of what we have considered as normal life in education. Schools have been closed temporarily more than once. Families, teachers and students have had to learn how to learn in a whole new way and,

WHEREAS, we experienced for the first time in a century the shutting down of a global and local economy. Many living in Tooele City citizens not go to work for months and many businesses have lost countless amounts of money or been forced out of business and,

WHEREAS, the year 2020 has also been a time of great dissention and disregard for life, the rights of individuals and property owners. It has been a year marked with increases in our nation of murder, rioting, intimidation, looting of businesses and destruction of property and

WHEREAS, there have been many peaceful protests decrying the unfair treatment of so many citizens of our county because of discrimination and,

WHEREAS, our great nation was founded upon The Bill of Rights and The Constitution of the United States, which grants each citizen the right to peaceably assembly, the right to exercise their freedom of religion, thought and expression. It grants to all the right to own property, the freedom to vote for a candidate that each person desires to elect to be represent them and make and change laws that preserve the health, safety and freedom of its citizens and,

WHEREAS, the Declaration of Independence, the founding document of the United States of America, states, “We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of happiness.” Life being the first of these declared rights; and

WHERE AS, these very rights seem to be under attack, torn apart and forgotten based on differences of opinion, thought, and the free right to express one’s self in the public square.

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that we express our upmost gratitude and appreciation for all who work as medical personnel in hospitals, doctors offices, emergency medical services, as fire fighters, police offices and as educators for all that they that have done and are doing, to assist all people during this pandemic. We mourn with those who have lost loved ones to during this time or who have struggled with physical or emotional difficulties during this unprecedented time.

BE IT FURTHER RESOLVED that we declare that human life, regardless of age or circumstance, must be protected by the laws of our society. We mourn for those that have lost loved ones during this year of pandemic. We support legislation on the state and national levels that protects human life. We invite all to teach the importance of each individual life regardless of age, race, nationality, gender, sexual orientation, religious belief, philosophies or disability to treat all people, especially those with whom we may differ in any area with respect, civility and dignity. We call upon all to live in a manner that will decrease violence in our society and to assist in changing our culture to reflect these values.

BE IT FURTHER RESOLVED that we call upon those running for office, those who have been elected to an office, heads of business, education, social movements, that may have cause to disagree each other to do so in manner that does not lead to violence, physical retaliation, the chilling of the rights of freedom of thought and expression or the taking of life or property. We invite all who enter into the public square to discuss the many differences we each may have for one another with civility and respect. We call upon those elected to represent us set forth the example of how to disagree with civility, work toward understanding our differences and collaborating on solutions that will move us forward to protect each person, their property and rights granted under the constitution. If this change cannot be effectuated by those who are elected to represent us then we invite all to fulfill their duty as a citizens to become involved the electoral process by becoming a candidate for office or by supporting a candidate who espouses their values, and lastly to vote.

BE IT FURTHER RESLOVED when the members of our society may not agree with a policy or law that is adopted or how the force of law is used, we invite all to join in the public process and to express with civility disagreements with those elected to represent them of their values, feelings and thoughts regarding what their government is doing for and to them and,

BE IT FURTHER RESOLOVED that when there is disagreement with a law, policy or an injustice that is committed by a government or its officers, that citizens exercise the “right of the people peaceably to assemble, and to petition the Government for a redress of grievances.” We call upon all those who exercise this right to do so peacefully without intimidation, the destruction of property and businesses or the loss of life.

This Resolution is necessary for the health, safety and protection of the women, men and children living in Tooele and 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 _____, 2020.

TOOELE CITY CORPORATION

RESOLUTION 2020-97

A RESOLUTION OF THE TOOELE CITY COUNCIL ACCEPTING THE COMPLETED PUBLIC IMPROVEMENTS ASSOCIATED WITH THE GOLF COURSE VIEW SUBDIVISION.

WHEREAS, Tooele City previously approved the Golf Course View subdivision (the "Project"); and,

WHEREAS, Tooele City Code §7-11-13 and §7-19-35 require that public improvements constructed in connection with an approved site plan or 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, Charles and Crystal Lawrence, have provided a proper bond agreement and warranty bond to Tooele City for the Project's public improvements, dated February 19, 2020, in the warranty amount of $47,268.30; and,

WHEREAS, Tooele City bond agreement forms 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 Project's public improvements have been completed has been provided by way of the Certificate of Completion of Public Works, dated November 23, 2020, attached as Exhibit A; and,

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

1. The completed public improvements associated with the Golf Course View subdivision are hereby accepted, those improvements being reflected in the Bond Agreement, dated February 19, 2020, and the Certificate of Completion, dated November 23, 2020, attached hereto as Exhibit A; and,
2. the one-year warranty period on all public improvements accepted by this Resolution shall begin on the date of its approval, December 2, 2020.

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

Approved this ____ day of _____, 20__.

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

Tooele City
Est. 1853

Certificate of Completion of Public Works

(Start of One-Year Warranty)

Date: 11/12/2020

Permit No: P19-772		**Public Work Elements***	**Completed**	**Not Required**
Project Name:	Golf Course View	*Culinary Water*	☑	☐
Address:	1366 East Smelter Rd	*Water Services* _____ initial	☑	☐
	Tooele, Utah 84074	*Secondary Water Sewer*	☐	☑
		Storm Drain / Pond	☑	☐
		Roads	☑	☐
Owner/Developer:	Charles, Crystal Lawrence	*Curb & Gutter*	☑	☐
	1366 East Smelter Rd	*Sidewalk*	☑	☐
	Tooele, Utah 84074	*Street Lights*	☑	☐
		Landscaping	☑	☐
		Other:	☐	☐

** 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	11-12-2020
	Water Services	11/20/2020
	City Engineer	11-23-2020
	* No site visit Public Works	11/13/2020.
	Community Development	11/23/2020

Acknowledged and Accepted

_____ City Council, Chair

_____ Date

Revised 10/16/2019

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

Tooele City
Est. 1853

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

Permit No: P19-772







TOOELE CITY CORPORATION

RESOLUTION 2020-98

A RESOLUTION OF THE TOOELE CITY COUNCIL ACCEPTING THE COMPLETED PUBLIC IMPROVEMENTS ASSOCIATED WITH THE LEGACY APARTMENTS SITE PLAN.

WHEREAS, Tooele City previously approved the Legacy Apartment site plan (the "Project"); and,

WHEREAS, Tooele City Code §7-11-13 and §7-19-35 require that public improvements constructed in connection with an approved site plan or 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, Regency Legacy Apartments LLC, has provided a proper bond agreement and warranty bond to Tooele City for the Project's public improvements, dated September 17, 2018, in the warranty amount of $33,544.68; and,

WHEREAS, Tooele City bond agreement forms 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 Project's public improvements have been completed has been provided by way of the Certificate of Completion of Public Works, dated November 19, 2020, attached as Exhibit A; and,

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

1. The completed public improvements associated with the Legacy Apartments site plan are hereby accepted, those improvements being reflected in the Bond Agreement, dated September 17, 2018, and the Certificate of Completion, dated November 19, 2020, attached hereto as Exhibit A; and,
2. the one-year warranty period on all public improvements accepted by this Resolution shall begin on the date of its approval, December 2, 2020.

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

Approved this ____ day of _____, 20__.

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

Tooele City
Est. 1853

Certificate of Completion of Public Works

(Start of One-Year Warranty)

Date: 11/10/2020

Permit No: P18-94

Project Name: Legacy Apartments

Address: 852 North 100 East
Tooele, Utah 84074

Owner/Developer: Regency Legacy Apartment
880 South Island View Dr.
Centerville, Utah 84014

Public Work Elements*	Completed	Not Required
Culinary Water	☑	☐
Water Services _____ initial	☑	☐
Secondary Water Sewer	☑	☐
Storm Drain / Pond	☑	☐
Roads	☑	☐
Curb & Gutter	☑	☐
Sidewalk	☑	☐
Street Lights	☑	☐
Landscaping	☑	☐
Other:	☐	☐

* *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	11/10/2020
	Water Services	11/19/2020
	City Engineer	11-16-2020
	Public Works *NO site visit	11/13/2020
	Community Development	11/19/2020

Acknowledged and Accepted

_____ City Council, Chair

_____ Date

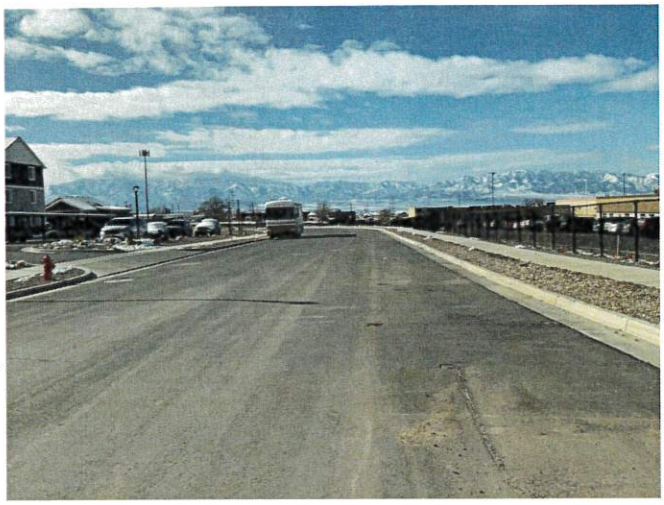
Revised 10/16/2019

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

Tooele City
Est. 1853

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

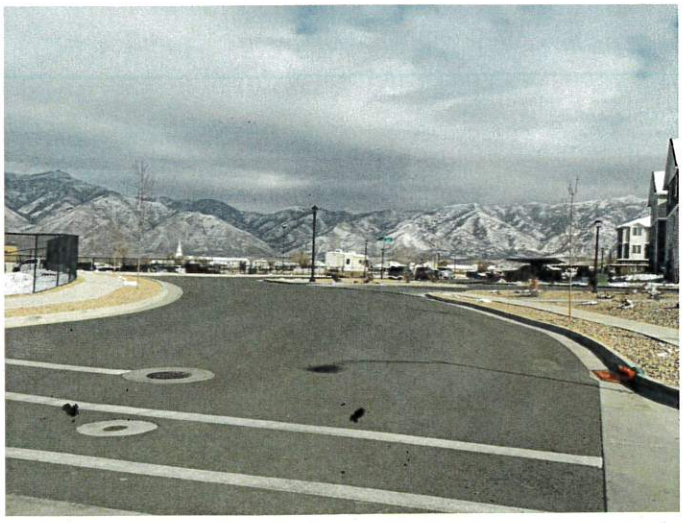
Permit No: P18-94



East side of 870 North Looking West



870 North at curve looking West



Intersection at 870 North and 100 East looking East

Tooele, UT
90 N Main St
Tooele, UT 84074
http://tooelecity.org/

P Case #: P18-94
Date of Inspection: 11/10/2020
Inspected By: Alder, Brad

Address of Inspection: APN: 18-099-0-0003 & 18-099-0-0004
852 N 100 E, TOOELE, UT 84074

Owner / Property Manager: Regency Legacy Apartments LLC **Occupant / Tenant:** _____

Civil Inspection Report

Sewer	*Status*	*Notes*
Slope		
Bedding		
Manhole		
Laterals		
Other		

Water	*Status*	*Notes*
Valves		
Thrust Blocks		
Hot Taps		
Water Laterals		
Meter Vault		
Other		

Storm Drain	*Status*	*Notes*
Size		
Bedding		
Manhole		
Inlet Boxes		
Other		

Roadway	*Status*	*Notes*
Deflection		
Road Base		
Grade		
Curb and Gutter		
Sidewalk		
ADA Ramps		
Monuments		
Other		

Signs/Miscellaneous	*Status*	*Notes*
Street Signs		
Landscaping		

Street Lighting

Property Markers

Utility Marks in Curb

Other

Start of Warrant Inspection	*Status*	*Notes*
Final	*Approved*	Start Of Warranty

Contractor Questions	*Status*	*Notes*

Status: Pass

Comments:
Faults noted have been corrected. Revised as built drawings provided with a stamped detention pond certification. No faults noted.

Signature: Brad Adcock

Date: 11/10/2020

TOOELE CITY CORPORATION

RESOLUTION 2020-99

A RESOLUTION OF THE TOOELE CITY COUNCIL ACCEPTING THE COMPLETED PUBLIC IMPROVEMENTS ASSOCIATED WITH THE YOUNG MINOR SUBDIVISION.

WHEREAS, Tooele City previously approved the Young Minor Subdivision (the "Project"); and,

WHEREAS, Tooele City Code §7-11-13 and §7-19-35 require that public improvements constructed in connection with an approved site plan or 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, Chris and Toni Young, has provided a proper bond agreement and warranty bond to Tooele City for the Project's public improvements, dated June 25, 2020, in the warranty amount of $588.00; and,

WHEREAS, Tooele City bond agreement forms 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 Project's public improvements have been completed has been provided by way of the Certificate of Completion of Public Works, dated November 19, 2020, attached as Exhibit A; and,

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

1. The completed public improvements associated with the Young Minor Subdivision are hereby accepted, those improvements being reflected in the Bond Agreement, dated June 25, 2020, and the Certificate of Completion, dated November 19, 2020, attached hereto as Exhibit A; and,
2. the one-year warranty period on all public improvements accepted by this Resolution shall begin on the date of its approval, December 2, 2020.

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

Approved this _____ day of _____, 20__.

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

Tooele City
Est. 1853

Certificate of Completion of Public Works

(Start of One-Year Warranty)

Date: 11/10/2020

Permit No: P19-727

Project Name: Young Minor Subdivision

Address: 417 West 200 South
Tooele, Utah 84074

Owner/Developer: Christopher Young
417 West 200 South
Tooele, Utah 84074

Public Work Elements*	Completed	Not Required
Culinary Water	☐	☐
Water Services ____ initial	☑	☐
Secondary Water Sewer	☑	☐
Storm Drain / Pond	☐	☐
Roads	☐	☐
Curb & Gutter	☐	☐
Sidewalk	☐	☐
Street Lights	☐	☐
Landscaping	☐	☐
Other:	☐	☐

** 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	11/10/2020
	Water Services	11/19/2020
	City Engineer	11-16-2020
	Public Works	11/13/2020
	Community Development	11/19/2020

* no site visit

Acknowledged and Accepted

City Council, Chair — Date

Revised 10/16/2019

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

Tooele City
Est. 1853

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

Permit No: P19-727



Street patch 400 West



Two section of sidewalk replaced



Water meter vault

Tooele, UT
90 N Main St
Tooele, UT 84074
http://tooelecity.org/

P Case #: P19-727
Date of Inspection: 11/10/2020
Inspected By: Alder, Brad

Address of Inspection: APN: 02-075-0-0004
417 W 200 S, TOOELE, UT 84074

Owner / Property Manager: Young Christopher **Occupant / Tenant:**

Civil Inspection Report

Sewer	*Status*	*Notes*
Slope		
Bedding		
Manhole		
Laterals		
Other		

Water	*Status*	*Notes*
Valves		
Thrust Blocks		
Hot Taps		
Water Laterals		
Meter Vault		
Other		

Storm Drain	*Status*	*Notes*
Size		
Bedding		
Manhole		
Inlet Boxes		
Other		

Roadway	*Status*	*Notes*
Deflection		
Road Base		
Grade		
Curb and Gutter		
Sidewalk		
ADA Ramps		
Monuments		
Other		

Signs/Miscellaneous	*Status*	*Notes*
Street Signs		
Landscaping		

Street Lighting

Property Markers

Utility Marks in Curb

Other

Start of Warrant Inspection	*Status*	*Notes*
Final	*Approved*	Start Of Warranty

Contractor Questions	*Status*	*Notes*

Status: Pass

Comments:
Sewer and water service stubs have been installed to divided property in compliance with applicable code requirements. Street repair / patch has been completed on 400 West. Sections of sidewalk removed for service line installation have been replaced. No faults noted.

Signature: Brad Adola

Date: 11/10/2020

TOOELE CITY CORPORATION

RESOLUTION 2020-100

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT WITH MIDWEST D-VISION SOLUTIONS, LLC, FOR THE PRATT AQUATICS CENTER LOCKER REPLACEMENT PROJECT.

WHEREAS, the Pratt Aquatics Center's metal lockers have deteriorated to the point of needing to be replaced for the public's safe enjoyment of the Center; and,

WHEREAS, the City Administration has accepted bids for the Locker Replacement Project in accordance with the procedures of §11-39-101 et seq., Utah Code Annotated, as amended; and,

WHEREAS, Midwest D-Vision Solutions, LLC, has submitted a Project cost proposal in the amount of sixty-nine thousand four hundred twenty dollars ($69,420.00), which is the lowest responsible responsive bid. A copy of the Bid Tabulation is attached as Exhibit A; and,

WHEREAS, the Project is needed for the public's safe enjoyment of the Pratt Aquatics Center:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the agreement attached as Exhibit B with Midwest D-Vision Solutions, LLC, is hereby approved, in the amount of sixty-nine thousand four hundred twenty dollars ($69,420.00), for completion of the Pratt Aquatics Center Locker Replacement Project.

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 _____, 2020.

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, Tooele City Attorney

EXHIBIT A

Bid Tabulation

Pratt Aquatics Locker Replacement, Bid Results

CONTRACTOR	BID AMOUNT
Midwest D-Vision Solutions LLC (Phenolic Lockers)	$69,420.00
Jorgenson Companies (Plastic Lockers)	$77,786.00
Jorgenson Companies (Phenolic Lockers)	$82,490.00

EXHIBIT B

Agreement

Tooele City
Est. 1853

00 52 00

AGREEMENT

TOOELE CITY CORPORATION, a municipal corporation of the State of Utah, (hereinafter "City"), and Midwest D-Vision Solutions, LLC, a Corporation (hereinafter "Contractor") enter into this Agreement on the _____ day of _____, 20___ (the "Effective Date").

Now, therefore, in consideration of the promises contained in this Agreement, the City and the Contractor agree to the following:

1. Services (Scope of Work). The Contractor shall provide the following services to the City:

   Pratt Aquatic Center - Locker Replacement Project - Work of this Construction Contract comprises the removal and replacement of 30 single tier, 136 double tier, and 7 three tier lockers in the women's and men's changing rooms and hallway at the Pratt Aquatic Center.

2. Disclaimer of Right of Control. Contractor shall perform its duties competently. The City disclaims any right to control the Contractor's performance of the Services.

2. Compensation.
   a. Rate. The City shall pay the Contractor the not to exceed sum of Sixty Nine Thousand Four Hundred Twenty Dollars ($69,420.00) for fully performing the Services, pursuant to invoice.
   b. Total Cost Contract. This Agreement is a "**Not to Exceed Contract**." The contract Rate includes all costs and expenses associated with the provision of the Services.
   c. No Benefits. The parties specifically agree that as an independent contractor, Contractor neither claims nor is entitled to benefits accorded City employees.
3. Term of Agreement. Contractor shall fully perform the Services by **March 1, 2021.**
4. Termination. The City may terminate this Agreement at any time. Should the City terminate this Agreement prior to the Services being fully performed, the City shall pay for those Services performed.
5. Indemnification and Insurance.
   a. Contractor Liability Insurance. Contractor shall obtain and maintain liability insurance in the amount of at least $250,000.
   b. Contractor Indemnification. Contractor shall indemnify and hold the City and its agents harmless from all claims of liability for injury or damage caused by any act or omission of Contractor or its agents in performance of this Agreement.
   c. Contractor Workers Compensation Insurance. Contractor shall purchase and maintain workers compensation insurance for all of its employees. If Contractor is a sole proprietor, Contractor shall purchase and maintain workers compensation insurance or obtain an exclusion from Workers Compensation Fund of Utah.

d. Evidence of Contractor Insurance. Contractor shall provide written evidence of liability insurance and workers compensation insurance or exclusion to the City within ten (10) days of the Effective Date. The City will not make any payments under this Agreement until it receives from Contractor the evidence of insurance.

e. Status Verification Indemnification. Contractor shall indemnify and hold the City and its agents harmless from all claims resulting from any violation of immigration status verification obligations contained in U.C.A. §63G-11-103 et seq.

f. Post-Retirement Release. Contractor shall release the City from all claims related to any alleged violation of State of Utah post-retirement employment rules, and shall complete and return to the City the attached certification and release.

7. Business License. Contractor shall obtain a Tooele City business license as required by Tooele City Code §5-1-1 *et seq*.

8. Complete Agreement. This Agreement is the only agreement or understanding between the parties, and may be modified or amended only by a written document signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

TOOELE CITY CORPORATION

_____
Debra E. Winn, Tooele City Mayor

CONTRACTOR

_____
Signature
Print Name/Title:_____

Attest:

_____
Michelle Y. Pitt, Tooele City Recorder

SEAL

Approved as to form:

_____
Roger Evans Baker, Tooele City Attorney

TOOELE CITY CORPORATION

ORDINANCE 2020-48

AN ORDINANCE OF TOOELE CITY AMENDING TOOELE CITY CODE CHAPTER 3-4 TO TRANSITION BUSINESS LICENSE FUNCTIONS FROM THE CITY RECORDER TO THE COMMUNITY DEVELOPMENT DEPARTMENT.

WHEREAS, by Ordinance 2019-26, approved on November 20, 2019, the City Council approved the transition of business license functions in TCC Title 5 (Business Regulation) from the City Recorder to the Community Development Department; and,

WHEREAS, the purpose of this Ordinance is to accomplish the same transition, for the same reasons, in TCC Chapter 3-4 (Fireworks), the proposed amendments being shown in Exhibit A:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that Tooele City Code Chapter 3-4 (Fireworks) is hereby amended as shown in Exhibit A.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, and welfare of Tooele City and shall take effect immediately upon publication.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 2020.

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

Proposed Amendments to TCC Chapter 3-4

CHAPTER 4. FIREWORKS

3-4-1. Short title.
3-4-2. Definitions.
3-4-3. Sale or use of unauthorized fireworks unlawful.
3-4-4. Enforcement - Seizure of fireworks sold unlawfully - Revocation of license.
3-4-5. Time for sale of fireworks.
3-4-6. Dates and time for use of fireworks.
3-4-6.1. 2002 Winter Olympics
3-4-7. Business license required.
3-4-8. Business license application.
3-4-9. License approval or denial.
3-4-10. Display of business license and sales tax license.
3-4-11. General requirements.
3-4-12. Indoor sales.
3-4-13. Temporary stands and trailers.
3-4-14. Repealed. (Ord. 97-05, 02-05-97)
3-4-15. Display Fireworks.
3-4-16. Permits for display fireworks or pyrotechnic displays inside public buildings.
3-4-17. Appeal
3-4-18. Limitation.

3-4-1. Short title.

This act shall be known and may be cited as the "Tooele Fireworks Act." (Ord. 1988-24, 08-03-1988)

3-4-2. Definitions.

The definitions in Utah Code §53-7-202, as amended, apply to this act.
(Ord. 2010-13, 10-06-2010) (Ord. 1988-24, 08-03-1988)

3-4-3. Sale or use of unauthorized fireworks unlawful.

Except as provided hereafter, it is unlawful for any person or entity to sell, offer for retail sale, or discharge within the limits of Tooele City any fireworks other than Class C common state approved explosives. Any person or entity who is found in violation of this section is guilty of a class B misdemeanor
(Ord. 2011-12, 06-15-2011) (Ord. 2010-13, 10-06-2010) (Ord. 1997-05, 02-04-1997) (Ord. 1988-24, 08-03-1988)

3-4-4. Enforcement - Seizure of fireworks sold unlawfully - Revocation of license.

(1) Every Tooele City officer charged with the enforcement of state and municipal laws including all fire enforcement officials and the division of public safety is charged with responsibility to enforce this act.

(2) Fireworks sold or offered for sale in violation of this chapter may be seized and destroyed and the license of the person selling or offering fireworks for sale may be revoked, without refund of license fee or bond. (Ord. 1988-24, 08-03-1988)

3-4-5. Time for sale of fireworks.

Class C common state approved explosives may be sold each year beginning on June 24 and ending on July 25; beginning on December 29 and ending on December 31; and two days before and on the Chinese New Year's eve.
(Ord. 2018-09, 07-18-2018) (Ord. 2012-14, 05-16-2012) (Ord. 2011-12, 06-15-2011) (Ord. 2010-13, 10-06-2010) (Ord. 88-24, 08-03-1988)

3-4-6. Time for use of fireworks.

(1) Dates. Fireworks authorized by this act may be discharged each year beginning on July 2 and ending on July 5; beginning on July 22 and ending on July 25; on January 1 and December 31; and on the Chinese New Year's eve.

(2) Times. Fireworks authorized by this act shall not be discharged before 11 a.m. or after 11 p..m. on any given day, except that fireworks may be displayed

(A) on December 31 after 11 p.m. through 1:00 a.m. on January 1,

(B) from 11 a.m. on the Chinese New Year's eve through 1:00 a.m. on the following day,

(C) on July 4, from 11 a.m. to midnight, and

(D) on July 24, from 11 a.m. to midnight.

(3) Violation. A person discharging or displaying fireworks in violation of this section is guilty of an infraction.
(Ord. 2018-09, 07-18-2018) (Ord. 2012-14, 05-16-2012) (Ord. 2011-15, 08-17-2011) (Ord. 2011-12, 06-15-2011) (Ord. 2010-13, 10-06-2010) (Ord. 88-24, 08-03-1988)

3-4-6.1. 2002 Winter Olympics. Repealed.

(Ord. 2010-13, 10-06-2010) (Ord. 2002-04, 01-23-2002)

3-4-7. Business license required.

No person shall offer for sale or sell at retail any fireworks authorized by this act without first having obtained a Tooele City Business License pursuant to section 3-4-8.
(Ord. 2010-13, 10-06-2010) (Ord. 1988-24, 08-03-1988)

3-4-8. Business license application.

All applications for a license to sell, store or handle fireworks authorized by this act shall:

(1) be made in writing accompanied by a fee of $350 per stand, per year, which fee shall apply to business operations maintained for the sale of fireworks, and which fee shall be paid in addition to any and all

other required business license fees;

(2) set forth the proposed location of the fireworks stand;

(3) include for delivery to the Department ~~City Recorder~~ insurance certificates evidencing public liability coverage in favor of the applicant or the licensee in the amount of $1,000,000 per injury, $3,000.000 per incident, and which designate Tooele City as an additional insured, and which include a minimum of $1,000,000 product liability coverage;

(4) include a statement that the applicant agrees to comply strictly with the terms of the license and to furnish any additional information upon request.

(Ord. 2010-13, 10-06-2010) (Ord. 1990-04, 04-12-1990)

3-4-9. License approval or denial.

After a review by the Business License Specialist ~~City Recorder~~ and Building Inspector, applicants for a license shall be notified of approval or denial of a license applicant no later than ten days after the application is originally made.

(Ord. 1988-24, 08-03-1988)

3-4-10. Display of business license and sales tax license.

The license to sell fireworks and the sales tax permit shall be displayed in a prominent place in the fireworks stand.

(Ord. 1988-24, 08-03-1988)

3-4-11. General requirements.

(1) All fireworks retail sales locations shall be under the direct supervision of a responsible person who is 18 years of age or older. A salesperson shall remain at the sales location at all times unless suitable locking devices are provided to prevent the unauthorized access to the merchandise by others, or unless the merchandise is removed.

(2) Fireworks shall not be sold to any person under the age of 16 years unless accompanied by an adult.

(3) Buildings and temporary stands or trailers for the retail sales of fireworks shall be constructed in compliance with local rules, or if none, in accordance with nationally recognized good practice.

(4) All retail sales locations shall be kept clear of dry grass or other combustible material for a distance of at least 25 feet in all directions.

(5) Storage of fireworks for sale shall not be located in residential areas.

(6) Smoking shall not be permitted within 25 feet of any fireworks either on display for retail sale or being stored. "Smoking prohibited within 25 feet" (or similar wording) signs shall be conspicuously posted at all sales and storage locations. Sign lettering shall be not less than 2" high with a minimum 3/8" stroke on a contrasting background.

(7) A sign, clearly visible to the general public, shall be posted at all fireworks sales locations, indicating the legal dates for discharge of fireworks. Sign lettering shall be not less than 1" high with a minimum 3/16" stroke on a contrasting background.

(8) All retail sales locations shall be equipped with an approved, portable fire extinguisher having a minimum 2A rating.

(Ord. 1988-24, 08-03-1988)

3-4-12. Indoor sales.

Fireworks shall be permitted inside permanent buildings subject to the following regulations:

(1) Up to 250 pounds of fireworks (gross weight), display of fireworks is unrestricted.

(2) From 251 to 500 pounds of fireworks (gross weight), display of fireworks must be within constant visual supervision.

(3) Above 500 pounds of fireworks (gross weight), display of fireworks must be constantly attended by a sales person.

(4) The area where fireworks are displayed or stored shall be at least 50 feet from any flammable liquid or gas, or other highly combustible material. Fireworks shall not be stored (including stock for sale) near exit doorways, stairways or in locations that would impede egress.

(5) Fireworks shall be stored, handled, displayed and sold only as packaged units.

(Ord. 1988-24, 08-03-1988)

3-4-13. Temporary stands and trailers.

Retail sales of fireworks shall be permitted from temporary stands and trailers, and shall be subject to the following regulations:

(1) Each stand less than 24 feet in length must have at least two exits. Each stand in excess of 24 feet in length must have three exits. Exits shall swing out and be located at opposite ends of the stand. Door locking devices, if any, shall be easily released from the inside without special knowledge, key, or effort.

(2) Each stand or trailer shall have a minimum three feet wide unobstructed aisle, running the length of the stand or trailer, inside and behind the counter.

(3) The passthrough openings for sales of fireworks in stands or trailers shall be arranged to permit the customer to view the merchandise for sale but prevent the touching or handling of non-pre-packaged fireworks by the customer.

(4) Temporary stands or trailers for the sale of fireworks shall be located in properly zoned areas, at least 50 feet from other fireworks stands or trailers, liquid propane gas, flammable liquid or gas storage and dispensing units.

(5) If the stand or trailer is used for the overnight storage of fireworks, it shall be equipped with suitable locking devices to prevent unauthorized entry.

(6) Stands or trailers shall not be illuminated or

heated by any device requiring an open flame or exposed heating elements. All heaters and lighting devices shall be approved by the Building Inspector.

(7) The general public shall not be allowed to enter a temporary stand or trailer.

(8) A sign prohibiting the discharge of fireworks within 100 feet of the stand or trailer shall be prominently displayed.

(9) No vehicles shall be permitted to park closer than 25 feet of the stand.

(10) All stands must be erected upon private property.

(11) Fireworks stands shall be removed no later than 15 days after the holiday designated in section 3-4-6. No stand shall be erected more than 15 days prior to holidays designated in section 3-4-6.

(12) Prior to the issuance of a license, each applicant shall file with the Department ~~City Recorder~~ a cash deposit, certificate of deposit, or surety bond made payable to the City in the amount of $250.00 to assure compliance with the provisions of this section, including, but not limited to, the removal of the stand and the cleaning of the site. In the event the permittee does not comply or remove the stand and clean the site, the City may do so, or cause the same to be done by other persons, and the reasonable cost shall be a charge against the permittee and his deposit or surety bond.

(13) No person(s) shall sleep in a fireworks stand.

(14) A receipt of sale shall be provided with each sale of fireworks.

(Ord. 1988-24, 08-03-1988)

3-4-14. Repealed. (Ord. 97-05, 02-05-97)

(Ord. 1988-24, 08-03-1988)

3-4-15. Display Fireworks.

No person shall discharge any display fireworks without first obtaining a display operator license from the State Fire Marshal Division pursuant to Utah Code §53-7-223 and securing a permit from the Fire Chief pursuant to Section 3-4-16. Any person or entity found in violation of this Section is guilty of a class B misdemeanor.

(Ord. 2010-13, 10-06-2010)

3-4-16. Permits for display fireworks or pyrotechnic displays inside public buildings.

(1) Any display operator desiring a permit to discharge display fireworks or persons or entities desiring to discharge pyrotechnic displays in public buildings must submit an application to the fire department no later than thirty (30) days prior to the planned event. A separate permit is required for each public display. The fee for a single permit shall be set forth in the City fee schedule.

(2) Application for each permit shall be in writing on an application form supplied by the fire department which at a minimum shall:

(a) Include the name, address, and telephone number of the display operator or person or entity desiring to discharge a pyrotechnic display in a public building;

(b) Include the name, address, and telephone number of each sponsor of the event;

(c) Describe the precise location of the discharge, display, fallout, and spectator locations;

(d) Include evidence of commercial general liability insurance in an amount not less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00), aggregate insuring the display operator, with the sponsors and the City as additional entities insured;

(e) Describe a plan for monitoring weather conditions, crowds, and contingency plans for medical emergencies and changing conditions;

(f) Include any other information reasonably required by the City.

(3) The fire department shall give a copy of the permit application to the chief of police and to the Mayor's office no later than two working days after receiving the application.

(4) The fire department shall review the information in the application, the display operator's permit, and all applicable fire and safety standards. The fire department shall also confer with the police department to ensure that there shall be sufficient public safety personnel available to ensure the health and welfare of all persons attending the event.

(5) The fire department shall approve or disapprove the application no later than fifteen (15) days after receiving the application. The fire department may approve the application as submitted or approve the application subject to reasonable conditions relating to the safety of the event. If the fire department disapproves the application, it shall do so in writing, stating the grounds for disapproval, including reference to the specific fire or safety standards or public safety considerations applicable to the event.

(6) Governmental subdivisions and governmental entities are exempt from the permit fee requirements of this section. However, an application must be timely submitted and a permit obtained prior to the planned discharge of display fireworks by governmental subdivisions.

(Ord. 2010-13, 10-06-2010)

3-4-17. Appeal.

Any person or entity aggrieved by a decision of the fire department regarding the approval or denial of a permit under Section 3-3-16 may appeal such decision in writing to the Mayor within five (5) days of the fire department's denial. The appeal shall specifically state the basis upon which the appellant believes that the fire department is in error. The Mayor shall render a decision on the appeal within five (5) days. The Mayor's decision shall be final.

(Ord. 2010-13, 10-06-2010)

3-4-18. Limitation.

This act does not apply to class A, class B, and class C explosives that are not for use in Utah, but are manufactured, stored, warehoused, or in transit for destinations outside of Utah.
(Ord. 2010-13, 10-06-2010)

Tooele City Council
Business Meeting Minutes

Date: Wednesday, November 18, 2020
Time: 7:00 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:
Tony Graf
Scott Wardle
Melodi Gochis
Ed Hansen Present through Telephone
Justin Brady

City Employees Present:
Mayor Debbie Winn
Jim Bolser, Community Development Director
Chief Ron Kirby, Police Department
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Roger Baker, City Attorney
Darwin Cook, Parks and Recreation Director
Shannon Wimmer, Finance Director
Jared Stewart, Economic Development Coordinator
Jami Lynn Carter, Library Director
Kami Perkins, Human Resource Director
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Council Member Brady was conducting the meeting and called the meeting to order at 7:00 p.m.

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Council Member Brady.

2. **Roll Call**

Tony Graf, Present
Scott Wardle, Present
Melodi Gochis, Present
Ed Hansen, Present through telephone
Justin Brady, Present

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3. **Public Comment Period**
Council Member Brady opened the public hearing, there were no comments. Council Member Brady closed the public comment period.

4. **Public Hearing**
   a. **Public Hearing on Community Development Block Grant (CDBG)**
   Presented by Jared Stewart, Economic Development Coordinator

Mr. Stewart stated that the purpose of the public hearing is to provide residents with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the 2021 funding cycle. It was explained that the grant money must be spent on projects benefiting primarily low income and moderate-income persons. The Wasatch Front Regional Council (WFRC), in which Tooele City is a member, is expecting to receive approximately $978,712 in the new program this year. The members are Tooele, Morgan and Weber counties, excluding Ogden City are eligible to apply for the funds. No one municipality can be awarded over $250,000. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures manual and interested persons can review it at any time. Mr. Stewart read several of the eligible activities listed including examples, such as Construction of public works and facilities, e.g. water and sewer lines, fire statins acquisition of real property, provision of public services such as food banks or homeless shelters. Mr. Stewart indicated that in the past Tooele City has received minimal funds and the last year of receipt was 2010, which was used for the Tooele County Housing Authority for a down payment assistance program and for a kitchen in the new Reflections House. The City will get points for not having been awarded funds in the recent past. The city has handed out its capital investment plan as part of the regional "Consolidated Plan."

Council Member Brady asked the Council if there were any questions or comments from the Council.

Council Member Gochis asked if there was a specific project in mind for the grant? Mr. Stewart stated there are a couple of proposed projects, Tooele County Housing Authority has approached the City to partner on a housing project, the Murdock subdivision. There are lots of sewer line and water line needs in New Town.

Council Member Wardle asked if it would be good idea to get money for the purchasing of a new fire truck or to use for a fire station. The City could match for a fire truck. Mr. Stewart stated that those would certainly be allowable activities, but there is a timeframe of when the funds need to be spent. Council Member Wardle stated that it takes a year to build a truck and the City could match.

Council Member Brady opened the public hearing, there were no comments. Council Member Brady closed he public hearing.

b. Public Hearing and Motion on Resolution 2020-95 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2020-2021
Presented by Jim Bolser Community Development Director

Ms. Wimmer stated that there were five budget adjustments, two are very small amounts to move money from the trust funds to the department line items; $324 to the police department for the crime victims advocate to buy gift cards for victims and $2680 for donations to the fire department for purchase of hoodies. Other amounts include, $38,500 which is for the mower which was approved at the last meeting. The remaining items are for the fire department for the truck which is $33,500 and the part time positions which are being moved to the Community Development and Parks.

Council Member Brady opened the public hearing, there were no comments. Council Member Brady closed the public hearing.

Council Member Wardle motioned to approve Resolution 2020-95. Council Member Graf seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

5. First Reading Items

a. Resolution 2020-92 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointments of David McCall & Eugene Smith to the Planning Commission
Presented by Mayor Winn

Mayor Winn stated there was an opening on the Planning Commission and the City used the Applicant Pro system to gather applications. There were a lot of submissions and it was a difficult decision. She had four candidates at the end which she interviewed for the position and the one she would like to appoint is Mr. Eugene Smith. He has been attending the Planning Commission and is a former City Councilman for Midvale and on the Board of Boys and Girls Club for Greater Salt Lake. He is being appointed to the alternate position and the second action would move Commission Member Mr. Dave McCall to a permanent position. Both of these appointments will be four-year terms ending December 31, 2024.

Council Member Graf stated he thinks they are great additions to the planning Commission.

Council Member Graf motioned to approve Resolution 2020-92. Council Member Gochis seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council

Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

b. Resolution 2020-93 A Resolution of the Tooele City Council Consenting to the Appointment of Emily Lee & the Reappointment of Donilyn Leary & Amanda Plaizier to the Library Board of Directors
Presented by Mayor Debbie Winn

Mayor Winn stated the resolution is for Emily Lee to the Library Board. She also applied to the Planning Commission and had stated during that process that she had previously applied for the Library Board. A position on the Library Board came open, so the Mayor asked her to be on the Library Board instead of the Planning Commission. She is an attorney by profession and has served in leadership and as a volunteer. The resolution will also cover the reappointments of Doniylyn Leary and Amanda Plaizier who have served for three years and will be reappointed for the second term.

Council Member Brady asked if there were any comments or questions from the Council, there were none.

Council Member Gochis motioned to approve Resolution 2020-93. Council Member Graf seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

c. Resolution 2020-91 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property
Presented by Michelle Pitt, Tooele City Recorder

Ms. Pitt stated the purchasing policy states that when goods are deemed surplus, outdated, or no longer needed by a department and are valued at a value over $100, those items must be brought to the Council for surplus. A list was included in Exhibit A and are from various departments. The goods are not evidence in a criminal prosecution or not lost or mislaid property in the possession of the Police Department. Staff is asking for them to be deemed surplus to dispose of them.

Chairman Hansen asked the Council if there were any comments or questions, there were no comments.

Council Member Gochis motioned to approve Resolution 2020-91. Council Member Wardle seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

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d. **Resolution 2020-90 A Resolution of the Tooele City Council Authorizing the Mayor to Distribute the Budgeted Funding for the Salary Schedule Adjustment Due to a Cost of Living Adjustment (COLA) for the Months of July, August, September, & October of 2020 to Regular & Appointed Status Employees in a One-Time Equitably Divided Lump Sum Payment In lieu of Retroactive COLA Effective Date**
Presented by Kami Perkins, Human Resource Director

Ms. Perkins stated that the Council approved a 1.8% to the salary schedule as part of the budget process. Covid hit and the City delayed implementing the adjustment until there was a better idea of revenues. A couple of weeks ago it was determined that the salary schedule adjustment was to be implemented on November 1, 2020. It had been asked if the 1.8% adjustment could be paid for the back to the retroactive date when it was to be implemented. This was discussed and it is administratively challenging, however a lump sum was proposed. The money that would have been spent those four months will be used to do a lump sum payment in an equal amount based on status and months employees were working. It is $30-70 a month per employee, that is still on payroll. The lump sums are a flat across the board and does benefit some of the lower earning employees more generously, but it is reasonable. This was brought to the Council as the Council approves the policy and procedures for the budget and this is not in the policy and is a unique onetime payment. She asked for consideration on the first read to get the payments made.

Council Member Brady asked if there were any questions from Council.

Council Member Wardle stated that this is great and takes care of the employees. Ms. Perkins stated that it is hard when employees look forward to a salary adjustment, but several employees stated that they understood the delay.

Mayor Winn stated she expressed the appreciation to the staff and their hard work to get through this challenging time and step up to fulfill the duties of the city.

Council Member Graf echoed the comments made.

Council Member Gochis motioned to approve Resolution 2020-90. Chairman Hansen seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

e. **Resolution 2020-94 A Resolution of the Tooele City Council Approving the Annual Moderate-Income Housing Report for Tooele City for 2020**
Presented by Jim Bolser, Community Development Director

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Mr. Bolser stated in the 2019 general legislative session, the state legislature adopted changes to the state law regarding moderate income housing requirements for cities. It required almost all cities to amend the adopted Moderate-Income Housing Plan, to address the specific sets of strategies to address moderate income housing within the communities. That was to be done and submitted by December 1, 2019. That legislative also required each of the communities to file an annual report on the strategies and how the community is addressing of the strategies. The City has prepared the annual report with the required documentation and has also supplemented the submission with the General Plan draft update which is occurring currently. This is the first report and self-assessment. it has to be submitted by December 1, 2020. State legislature identified that either the legislative body or administration could approve the submitted report. After discussions between the Mayor and Mr. Bolser it was determined that this report should be approved by the City Council to allow for transparency.

Council Member Graf motioned to approve Resolution 2020-94. Council Member Wardle seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

f. **Resolution 2020-96 A Resolution of the Tooele City Council Approving an Agreement with RH Johnson Construction Regarding Storefront & Keycard Access Improvements to Tooele City Hall**
Presented by Jim Bolser, Community Development Director

Mr. Bolser stated this is a project that the Council has approved for bidding. There will be renovations in City Hall to address safety and security of staff and the covid-19 pandemic. It is accomplishing a couple of goals and using a couple of funding sources; some through CARES Act and the Council's allotment of emergency management projects. The low bidder was RH Johnson Construction which was a little over $63,000 and just under $38,400 will be CARES Act funding. This accomplishes two of the three goals for security upgrades and safety of employees. The third goal will not be CARES Act funding eligible. Mr. Bolser asked for consideration of a vote in the meeting to meet time sensitive deadlines with eh CARES Act funding.

Council Member Wardle thanked the Mayor and Mr. Bolser for their work on this project.

Council Member Gochis motioned to approve Resolution 2020-96. Council Member Graf seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

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g. **Subdivision Preliminary Plan for Drumore at Overlake Phase 2 Proposed to be Located at Approximately 1733 North Aaron Drive by Hamlet Development Corporation for the Creation of 42 Single-Family Residential Lots in the R1-7 Residential Zoning District**
Presented by Jim Bolser, Community Development Director

Mr. Bolser stated this is the second phase of the Drumore property. The subject property is located north of the railroad tracks, northwest of Walmart. The first phase is to the north east between this phase and Aaron Drive. The zoning for the property is R1-7 Residential, as are the properties in phase 1 and to the southwest which will be a different development. The triangle property to the south is the city well site and it will have associated improvements with that well. The plat itself is 42 single family lots. The Planning Commission has reviewed this and forwarded a unanimous positive recommendation.

Council Member Wardle motioned to approve the Drumore Subdivision Preliminary Plan. Chairman Hansen seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

6. **Second Reading Items**

a. **Ordinance 2020-45 An Ordinance of the Tooele City Council Amending Sections 7-4-8, 7-11a-10, 7-11a-25, & Table 3 of Chapter 7-14 of the Tooele City Code regarding Residential Development Standards**
Presented by Jim Bolser, Community Development Director

Mr. Bolser stated that the information requested was provided through email.

Council Member Brady asked if there were any questions or comments from the Council.

Council Member Wardle stated that there was input of any deviation from the standard should go through the City Council and the text is that same way, is that something the Council wants to amend or does the City Council want to take it as it is written in the packet.

Mr. Bolser stated that the ordinance which is in the packet has not changed since the last meeting. If that was something that was desired by the Council, Mr. Bosler could provide the Council with a text that is prepared. Council Member Brady stated that currently the way it reads, it would go only to the Planning Commission.

Council Member Gochis stated that she made a recommendation through email that it goes through Planning Commission, but is reviewed by the City Council. She stated that she feels that deviations are unique and sometimes they are precedent setting, so the Council should be aware of it and vote on it.

Council Member Brady stated that he has thought about this and he doesn't want the Planning Commission to think that by it coming back to the Council that it changes the way they vote on anything. It was brought up to the Planning Commission and he hopes that they don't get that impression. He thinks that it is in the best interest of the city to bring it back to the Council, but he appreciates the recommendations from the Planning Commission. He recommends to have it brought back to the Council.

Council Member Graf stated that he appreciated the information provided to the Council. He has gone back and forth and the doesn't feel that the City Council needs to look at it and thinks the Planning Commission could deal with it. He respects the differences of opinions.

Mr. Bolser stated that there is some time sensitivity as there are projects waiting on some of these provisions. He provided some adjusted text to the Council.

Council Member Wardle stated that there is a text amendment to Planning Commission to City Council. Mr. Bolser stated that the text provided is not the entire text, but addresses the one section. It shows what would be amended from what has been presented and would reflect similarly to a zoning map amendment.

Council Member Wardle stated that he appreciated the comments on the Planning Commission and this is new and it can be changed in the future. He stated that he thinks it is critical for the Council to see what it looks like before the Planning Commission takes full control.

Council Member Wardle motioned to amend the current city ordinance as it has been presented from Mr. Bosler so that it reflects the deviation process would go through City Council.

Council Member Graf asked for clarification, that the Council shall have the obligation, but are under no obligation to approve; what is the triggering mechanism of a deviation. Mr. Bolser stated that every request would go to City Council and then the City Council would have the discretion to approve it. It would go to the Planning Commission for recommunication and then to the City Council for approval. Council Member Wardle stated the Council would have to weigh the deviation against the criteria in section 3. Mr. Bolser stated that the legislation would create under section 3, deviation criteria and the applicant would have the burden of proof that the deviation satisfies the criteria.

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Council Member Wardle motioned to amend the current city ordinance as it has been presented from Mr. Bolser so that it reflects the deviation process would go through City Council. Council Member Gochis seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Nay." The motion passed.

Council Member Wardle motioned to approve the amended Ordinance 2020-45. Council member Gochis seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Nay," Council Member Gochis, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Nay." The motion passed.

7. **Minutes**

Minutes include November 4, 2020 Work Session and City Council Business Meetings.

Council Member Gochis motioned to adopt minutes. Council Member Graf seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, "Aye," Chairman Hansen, "Aye." The motion passed.

8. **Approval of Invoices**

Presented by Michelle Pitt

An invoice in the amount of $135,000, to Equipment Technology, LLC, for a bucket truck.

An invoice in the amount of $38,900, to Arnold Machinery, for a forklift.

An invoice in the amount of $36,938.43, to Mountain Land Supply Company, for water meters.

An invoice in the amount of $29,798.00, to Safety Supply & Sign, for a portable message board.

An invoice in the amount of $39,291.47, to Ken Graff Ford, for a Ford F-150 for the fire department.

Wardle added that the council portion for the bucket truck be reimbursed.

Council Member Gochis motioned to approve invoices with the Council portion of the bucket truck be reimbursed. Council Member Wardle seconded the motion. The vote was as follows: Council Member Wardle, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Council Member Brady, Aye," Chairman Hansen, "Aye." The motion passed.

9. **Adjourn**

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Chairman Hansen adjourned the meeting at 7:46 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 2nd day of December, 2020

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Ed Hansen, Tooele City Council Chair

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Tooele City Council
Work Session Meeting Minutes

Date: Wednesday, November 13, 2020
Time: 6:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main Street, Tooele, Utah

City Council Members Present:
Tony Graf present through phone
Melodi Gochis
Scott Wardle
Ed Hansen
Justin Brady

City Employees Present:
Mayor Debbie Winn

Minutes prepared by Kelly Odermott

Chairman Hansen called the meeting to order at 6:00 p.m.

1. **Open City Council Meeting**

2. **Roll Call**
Tony Graf, Present by phone
Melodi Gochis, Present
Scott Wardle, Present
Ed Hansen, Present
Justin Brady, Present

3. **CARES Act Funding**

Chairman Hansen opened the discussion about CARES funding by asking Council Member Brady to give a brief report on the CARES committee discussions.

Council Member Brady stated there were four points discussed including removing the business license requirements, restructuring the reports, covering the costs of principal and interest of loans for covid expenses, additional grants to cover losses for the third quarter of 2020 and it was decided to continue the grant program as it is currently administered.

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Council Member Gochis and Council Member Wardle asked for explanation for the decision on the business license requirement. Council Member Brady stated that the committee would like an active business license for grant awardees and they had to have one during the quarter which was used for funding requests. The committee felt that it is a requirement of the City to have a business license and that an incentive of getting one for the grant was not in line with the requirement.

Council Member Brady stated that it was recommended by CARES committee member Jess Clifford, Director of the Small Business Center, that the loans were too risky, as it was hard to prove what the loans were taken for and used for. Council Member Brady stated that Mr. Clifford was open to discussing this with anyone who had questions. Council Member Brady stated opening the losses to the third quarter would allow more businesses to apply for grant funding, without having to claim the PPP. This would allow businesses that continued to experience loss to apply for grant funding. A lot of businesses received PPP loans in the second quarter. The committee decided to run the two grants; one for second quarter and one for third quarter concurrently to meet the deadline of December 31, 2020.

Council Member Brady stated the committee reviewed the applicants for the second funding cycle. Chairman Hansen asked if there was the same problem with PPP in the second round as the first round. Council Member Brady satted he doesn't recall. Mayor Winn stated she recalled that everyone who qualified, the PPP did not kick anyone out. In the first round there were only three applicants who had losses which did not exceed PPP. Council Member Wardle asked if the amount awarded was decreased by PPP. Council Member Brady stated that was correct. The way that the FAQ is read, the City cannot give more than the loss if the business received PPP.

Council Member Graf stated there was one more issue from the committee which was discussed and that was businesses are required to have a business license for all businesses required under law. It was determined that non profits do not need a business license under the law and would then qualify for a grant. That slight change would be added to the application. The nonprofit would have to submit a 501c-3.

Council Member Gochis asked about the reports? Council Member Brady stated that it has more to do with using third quarter financials rather than second quarter. Council Member Gochis stated she received an email from business owners Tracy and Brian Shaw and they had good ideas in their email. They were in attendance at the meeting. Council Member Gochis stated the PPP was answered and she did not want to consider loans, as it is risky. Businesses can prove losses through profit and loss reports. She asked if there was a final report that had to be provided by the businesses. Council Member Brady stated that the profit and loss reports are presented. There were businesses that have done better based on the profit and loss reports. The business may have lost in one area of the business but overall, the profit and loss had a profit. The application had the information of the profit and loss. Council Member Brady stated that the City will keep the information of the grants for future audits. Chairman Hansen stated that part

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of the grant was the businesses could apply for reimbursement of actual covid expenses. Council Member Brady stated there were several businesses that had line items for gloves, sanitizer and those businesses were rewarded, regardless of a profit or loss. There was a business that did make more this year and the committee did pay for the covid related items.

Council Member Gochis asked if there were any companies that applied that had 50 or more employees? Council Member Brady stated he did not hear of any. He added that the application that was used for the program was taken from another county and modified to be used by the City. This did not come from scratch. The other counties were successful and it helped build the program.

Council Member Wardle asked about fourth quarter losses? The tranche is being used for police funds to have money in 2021 for covid. Can the General Fund give grants? Council Member Brady stated that wasn't discussed. Council Member Gochis stated she didn't think fourth quarter would apply. Chairman Hansen stated that from the League of Cities and Towns the money can be used for police expenses, but has to be spent by December 31, 2020. The money would be in the General Fund and could be earmarked, but that is the question on if that can be done.

Council Member Wardle sated that he likes the change that takes PPP out, but there are businesses that are being impacted today more than earlier in the year. If a business were to have a shift of workers, the workers would have to be quarantined for two weeks. If the City is holding onto $947,000 is there the ability to spend it outside of City costs to provide the funds? That is an important question to determine.

Council Member Wardle stated he takes a more liberal stance on business licenses as the City has been taking the taxes from the businesses all year. It is a great way to get compliance. Chairman Hansen stated he knew of contractors that thought their contractor license was adequate. Council Member Brady stated this was discussed in-depth, but it wasn't fair to have a business that had a business license in the first and second round, to then open it to everyone in the third round who hasn't had a business license. That was a concern.

Council Member Wardle asked what if the business has a business license at the time they apply? As long as a business license is needed for an application?

Council Member Wardle continued about the use of CARES money and the use of the funds by the City if the City did not have loss, then the City should be held at the same standard as the businesses that are receiving the grant. Should the City take the money, if the City doesn't have a loss? Council Member Gochis stated that is not the intent. The CARES money is to keep the economy flowing. Council Member Wardle stated that should the City take the money if the City is holding businesses to a different standard. If the taxes haven't been impacted, where is the harm. Council Member Brady stated the covid-19 crisis will not go away on December 31.

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It will go into next year and the city does not know if it will get anymore money. Putting money into Tooele City now, it is giving a cushion. There will be additional costs next year. Council Member Wardle asked if there are more projects coming for covid money. Mayor Winn stated there are no more projects. Council Member Gochis stated the City didn't have to prove losses to get the money, but the money is intended to stimulate growth. Council Member Wardle stated that he did not believe the money could go into the General Fund and be used for general purposes, under the rules from October 10, 2020. The police can be paid for, and then the General Fund is reimbursed. Council Member Brady stated other counties have done it. Council Member Wardle stated if the City is up on taxes and on the revenues for water, why would the City need the money. He stated he doesn't think the money can prepay the expenses.

Council Member Brady stated that there is a million dollars left, how do we help businesses, because the businesses have to show a loss. There are still several thousand dollars in the grant, do we lose the money. Council Member Wardle stated what is wrong with that. Council Member Gochis stated she would never agree to that. The state of Utah doesn't want the city to shut down. This is money to be used to stimulate the economy.

Council Member Wardle stated there needs to be an answer on the fourth quarter losses and if that can come out of the General Fund for both grants. He will sit down with Mr. Clifford to discuss the loans. There was a brief discussion on loans and allowability of loans. It was decided that some of the Council members are not comfortable with loans and Council Member Wardle was open to the idea.

Council Member Gochis asked when the third quarter grant will be offered? Council Member Brady stated the application is being modified, hopefully before Thanksgiving. Chairman Hansen stated that there can be discussion with the loan or grant from the General Fund and asked Council Member Wardle to talk with Mr. Clifford. He stated more businesses need to apply for the money. The grant information needs to get out. Mayor Winn stated that everyone that has a Tooele City business license will get a letter about the grants. Chairman Hansen stated that would be wonderful and maybe more money could be earmarked. It has been advertised, but the letters will help.

Council Member Wardle asked to see the improved applications before they are sent out. The wording on the current application is determinantal to the businesses. Mrs. Tracy Shaw stated that she saw the application and thought they wouldn't qualify based on the wording, but they called Ms. Wimmer and found out they would qualify for some reimbursement. Council Member Brady stated it is frustrating that if a business is struggling, then why wouldn't that contact Ms. Wimmer with questions. Council Member Wardle stated the application states more than 50% in losses due to covid-19 then businesses that lost less than 50% won't apply. There are policy considerations being made and he doesn't know why it wasn't looked at. Council Member Brady stated it is fine to have the Council look at it. Mr. Jed Winder stated that he had a 45% loss with Tooele Vision Medical, PPP covered a lot of that, but he applied to the City and

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was denied because the PPP covered the loss for second quarter. He printed off the third quarter and he had a more significant loss. It is not always easily seen and covid is taking a toll on businesses.

Council Member Brady stated that the money has to go to businesses that prove they have a loss. It was discussed to give a grant of money without a loss. Council Member Wardle stated it has to go to losses in expenditures, payroll, or equipment losses. Council Member Brady stated they have to protect the City because it will get audited

Council Member Wardle stated third quarter is when the losses are hitting and it will get worse in fourth quarter. Council Member Brady stated money can go into the fund for the grants. The businesses have to prove a loss. Mr. Winder stated don't put a percentage on the loss. Everyone has lost due to PPE. Ms. Shaw stated that she spent many hours proving a 50% loss on the frozen yogurt side of the business which was shut down due to covid. She spent hours going through the information, but the sales in smoothies shot up and she made more money. There are still machines and product. She got zero dollars for that because her PNL stated she did make a profit. Mr. Shaw stated that they are grateful for what they got. They are attending to help the businesses. One of their business is only in the third quarter for Snowie, but the events were shut down.

Council Member Wardle stated they are in agreement for the two different grants, they need an answer for the next quarter of losses from General Fund. When will this be discussed again and can this be put on the work session?

Mayor Winn suggested that the grants move forward with the second and third quarter programs, rather than reallocate a specific money right now, let the city get the applications in and notify the businesses. Once the requests are reviewed, if the City can afford to pay all the grants, then the City should fund the requests. The staff can come back to the Council and approve that. There are two addresses on file for businesses and the city will notify them of the grants. If there is a large of amount of grants, it will take time. The money could be allocated. Council Member Wardle asked that the grant information come back to the Council . Mayor Winn stated that was brought back to the Council. The City is being protective of business private financial information as it is private. She would not want the profit and loss information public. Council Member Wardle stated the Council can be trusted with the information if it is asked for. Mayor Winn stated they are looking at how to deal with GRAMA requests. If any of the Council Members would like to review the information Ms. Wimmer is willing to review it with the Council Members. Mayor Winn stated she has not reviewed the profit and losses of any of the businesses. The recommendations for the second quarter applications did have a quick review of the applications, to ensure the committee could say it was done correctly.

Chairman Hansen suggested that application just states a loss instead of the 50%, so that it can go out quickly. The question could be asked for the legal opinion on the General Fund grants.

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Council Member Wardle could contact, Mr. Clifford. The item will be added to the work session for Wednesday November 18, 2020. Council Member Wardle stated that under the CARES act asked if there is a way to increase the rapid testing for businesses. He stated that there could be a preapproval of a grant for vaccinations. It may be up to $200,000 for rapid testing. Council Member Gochis asked who that would be awarded too? Council Member Wardle stated they would have to go to someone in the community already doing rapid testing. This would help assist the medical community. Mayor Winn asked if the rapid tests are available for purchase. Council Member Brady stated at the hospital, the state is allocating so many at the hospital. Council Member Wardle stated money could be given to a medical facility, but they have to administered by a pharmacist, if it is a pharmacy, therefore the costs include the cost of administration. Generally, the rapid test shows in day five or seven. One school district has cut the quarantine time. It would be wise to look into it. Council Member Brady stated would it be wise to give money to the health department, he would hate to choose a business. Council Member Wardle stated they put it out for proposals with the local medical business and then make a decision. For a business it is easier to get the people back to work. Council Member Gochis stated she likes the Health Department or the Hospital to make that decision. Council Member Brady stated that Birches or Walgreens are charging for the tests and the Hospital cannot profit from the tests. Council Member Wardle stated that the Health Department may not have the infrastructure.

Council Member Graf stated the application was taken from three counties and used the best practices. If the City received another round of funding, then we need to help private programs for rental assistance and utility assistance. There is no mortgage assistance for Tooele County. If there is money to help the private citizens. He also stated for future assistance to install equipment, such as a sneeze guard. If there was a future program to be proactive.

The Mayor excused herself from the meeting.

Chairman Hansen stated he was surprised that businesses didn't apply. Council Member Wardle stated that he did not believe this discussion will change in 2021.

There was a brief discussion of money to individuals if there is money available in 2021.

4. **Adjourn**

Chairman Hansen adjourned the public meeting at 7:19pm.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 2nd day of December, 2020

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Ed Hansen, Tooele City Council Chair

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Tooele City Council
Work Session Meeting Minutes

Date: Wednesday, November 18, 2020
Time: 5:30 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:
Tony Graf
Melodi Gochis
Scott Wardle
Ed Hansen Present through Telephone
Justin Brady

City Employees Present:
Mayor Debbie Winn
Jim Bolser, Community Development Director
Police Chief Ron Kirby
Steve Evans, Public Works Director
Darwin Cook, Parks and Recreation Director
Shannon Wimmer, Finance Director
Roger Baker, City Attorney
Kami Perkins, Human Resource Director
Paul Hansen, City Engineer
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Council Member Brady was conducting and called the meeting to order at 5:30 p.m.

1. **Open City Council Meeting**

2. **Roll Call**
Tony Graf, Present
Melodi Gochis, Present
Scott Wardle, Present
Ed Hansen, Present through telephone
Justin Brady, Present

3. **Mayor's Report**

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Mayor Winn invited the Council, staff and residents to the Virtual Tree Lightening Ceremony on Monday November 30, 2020 at 6:30pm on the Facebook Page. The lights will be turned on at the Veterans Memorial Park. Mayor Winn wished everyone a wonderful Thanksgiving Holiday.

4. **Council Member's Report**

Council Member Wardle stated he appreciated the edits he got from Council Member Graf on the Life and Civility Resolution. The textual edits will be made and he would like to bring it to the next meeting in December. The Council agreed. Secondly, he met with the attainable housing committee and they will be bringing forth the RSD item. Finally, he stated he sent an email and the election was certified the prior day. He will be resigning from City Council effective December 31, 2020. He thanked those who he has worked with and the time he has had with the City.

Council Member Graf stated there was a meeting on Friday night to discuss the CARES grant.

Council Member Gochis stated she attended the RDA executive board meeting and the CARES grant funding meeting. There were suggestions to make the application process to make it easier. She attended the Tooele City Arts Council meeting and there will be a virtual Christmas Concert featuring Thurl Bailey on December 7, 2020 7:00pm and two offerings on the consecutive Mondays after the live performance. There is a YouTube channel which is dedicated to the Tooele City Arts Council. She thanked Mr. Bolser with the Planning Commission meeting for technical assistance and congratulated the Planning Commission on the work on the General Plan. Council Member Gochis recognized Kelly Odermott for her completion of her Master's degree program.

Chairman Hansen thanked those who have worked on the application for covid grants for the businesses.

Council Member Brady stated he attended the Planning Commission meeting and he gave the Council Member report, which the Planning Commission appreciated, He also attended the CARES funding meeting.

5. **Discussion Items:**

- **Upgrades to Wastewater Reclamation Facility**
  Presented by Steve Evans, Public Works Director

  Mr. Evans stated that he was going over the packets that were handed out in the prior work session. The $2,000,000 is budgeted for the 2020/2021 year for repairs. The $8,000,000 is an improvement to the plant and the $25,000,000 would be for an expansion. He has met with Justin Logan of Aqua Engineers which has put together the three items. He has also consulted with Steve

Williams with the Magana Water District which runs a similar plant and got suggestions for upgrades.

Council Member Gochis stated regarding the expansion of the plant, what is the capacity currently and the required capacity for expansion? Mr. Evans stated the plant is going through 2.1 to 2.2 million per day and 4.1 million is maximum capacity. If the plant reaches 75% of maximum capacity, the state requires the start of the expansion process. Council Member Gochis asked how much time until the expansion is needed? Mr. Evans stated he doesn't have the answer. Mayor Winn stated that a capital facilities plan could be put together with the financial advisors as to determine when and how to fund the projects.

Council Member Brady asked if there are any projections at how many years until this is required? Mr. Evans stated that is up to the Council. It is hard to project, with the annexations, it is too hard to know. The packet was provided for planning purposes.

Chairman Hansen stated with a lot of building, there isn't an estimate of reaching capacity? Mr. Evans stated he doesn't. Mayor Winn stated the sewer model is underway and will give some feedback for the future.

- **Resolution 2020-A Resolution of the Tooele City Council Issuing a Call for Increased Civility, Respect for Human Life, Freedom of Expression, & Property**
  Presented by Council Member Wardle

  Discussed under Council Reports

- **Abandoned Projects City Code Text Amendment**
  Presented by Jim Bolser, Community Development Director

  Mr. Bolser stated this is being brought to gauge the Council's interest for an amendment to address one specific issue. In the City Code there are existing provisions for expiration of certain applications, such as preliminary plans or recording a plat. What the City doesn't have is a mechanism by which applications are not followed through on and have not gone through an approval yet are expired? Currently it is fairly uncommon, but there are two applications which this would potential address. As an example, the applicants turn in a full application packet, went through a couple of redline processes and the applicants go quiet for whatever reason. That presents staff with issues, with no finalization of the application, or some level of due diligence to continue amendments for formal approval and code and laws change that don't apply to the applications,

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but have to be tracked as the application is vested to the ordinances when the application was placed. The suggestion is to do something similar to a building permit, if an application doesn't have progress in 180 days then the application vacates.

Council Member Brady asked if the Council had questions.

Council Member Gochis asked about fees paid with the application and would those be refunded? Mr. Bolser stated the proposed language in the packet was if there is a situation that an application vacates, then it would have to reapply as if the fees never happened. Council Member Gochis asked who would make the determination. Mr. Bolser stated the fees are paid when filed. In this case with the entire fee being forfeited there wouldn't be a refund.

Council Member Graf asked if the application is intended to be amended to state the abandonment clause? Mr. Bolser stated it would and it wouldn't be invoking this clause without applicant notification.

Council Member Wardle stated that applicants can take longer than 180 days to get items done and what is their recourse? Mr. Bolser stated the recourse is through activity. If the applicant was to submit something it would restart the 180 days. The 180 days is rolling. Council Member Wardle stated examples of what would trigger the continuation of the application would be helpful. Council Member Wardle stated that discussed subdivision design and review and asked what other actions needs to be taken by the City Council and they have paid several thousand, there needs to be some flushing out what is given back as a refund. The application should not have to lose all the fees.

Council Member Brady stated he is concerned about refunding money and how to make that work. Mr. Bolser stated the department can do a refund and it has been done before in limited circumstances. The department can use the calendars and email to determine what funds have been expended in effort on the part of staff, ,then refund the balance.

Council Member Wardle asked if this is standard practice among other citiies. Mr. Bolser stated some do this and some do not. Council Member Brady stated it is an appropriate item to discuss, but he doesn't want to create more work. Mr. Bolser stated they can get pretty close on the time. Chairman Hansen stated that h agrees that there should be a refund, but he agrees with the six months deadline.

Council Member Brady stated the Council appears to want a refund in the ordinance.

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- **Police Department Surplus Property**
  Presented by Police Chief Ron Kirby

  Chief Kirby stated this is slightly different item and he wanted to discuss it with the Council. The Police Department typically recovers a lot of property and tries to dispose in the best way possible. Most things are junk, fire arms are used, and items can be converted to city use. He stated the Council has a list of items which is mostly jewelry and collector coins. The department has been collecting this for quite awhile and attempting to return it to owners. He is proposing to donate to the Explorer Program to give the Explorers a life experience and learn to value the items and bid the items. He wants to set a cap on the amount the Explorers receive just in the event that an item might be worth something.

  Council Member Gochis asked if there was a cap? Chief Kirby stated he suggests $5,000, in case there is a rare item.

  Council Member Brady asked how the items would be auctioned? Chief Kirby stated he sees explaining the process to the Explorers and asking them to work through the process by contacting coin and jewelry dealers. Eventually working with a dealer to sell the items.

  Council Member Graf stated that there was one item, a Nazis coin that may not be sold and may be disposed of if it has a nominal value. He agrees with the program suggestion. Chief Kirby stated he could explorer the coin and if there is no historical value it could be destroyed.

  Council Member Gochis asked how long the items were held? Chief Kirby stated these were held a significant time, some for decades.

  Chairman Hansen stated there was a comment on the Facebook asking what the Explorers program was. Chief Kirby stated that the Explorer Program is through the boy scouts of America, but is for life experience. This is for boys and girls from 14-21, so that they can explore the public safety program and gain life experience in law enforcement. Chairman Hansen stated he is for this going to the Explorer program.

  Council Member Brady clarified the cap at 5000, the Council agreed.

- **Equipment Requests**
  Presented by Darwin Cook, Parks & Recreation Director

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Mr. Cook gave a brief overview of the work done to replace the bucket truck. City staff was able to find a demo vehicle that has 3,850 miles with a full warranty and had a reduced price from $188,000 to $135,000.

Council Member Gochis asked what the life expectancy for the truck? Mr. Cook satted it would be years. The last truck was owned for 30 years. This truck has many features which the City would never had been able to afford.

Council Member Graf commended Mr. Cook for thinking out of the box.

Council Member Wardle stated he echoes the prior comments and this process was time consuming. This allows the Council to be a little more educated and it is a great product. Out of the general fund. Mr. Cook stated that the money budgeted for the 400 West project, came in about $88,000 under budget and this could use that budget.

There was a brief discussion about the funding over the $80,000 and it was recommended that the Council be reimbursed for the $88,000 so that the budget comes out of the General Fund.
The council agreed.

- **Cares Funding**
  Council Member Brady stated this was discussed on Friday. Chairman Hansen stated there were changes discussed, taking the business license off of the appclaition, changing the amount from $10,000 to $20,000, taking off the loss percentage off the appclaition, and adding the third quarter to the appclaition.

  There was a lengthy discussion about the business licenses and ranking the applications for monies. It was decided that all businesses that apply for grant monies have to have applied for a business license prior to the application. The ranking system would give 10 points for business that had a business license at the time of the loss and 5 points if it was applied for just prior to the application. The Council is committed to discussing capped amounts on the grants after the next applications are received to determine how much funding the Council would like to spend on the grants.

  Council Member Gochis asked if the $20,000 is per quarter. Council Member Brady stated there would have to be a ranking to place the businesses that have received funding below businesses that haven't received money.

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Council Member Graf stated the City should use the electronic billboard to get the word out about the grants. Council Member Wardle asked if the City could partner with Tooele County to use the EOC boards.

Ms. Wimmer asked what the Council would like to do with the first round applications, which were only given $10,000 and if those applicants have to refile for the additional $10,000 since the amounts have been increased to $20,000. The Council voted on the funding the first round of applications at $20,0000 without an additional appclaition

Votes were Council Member Wardle, "Aye," Council Member Graf, "Nay," Council Member Brady, "Nay," Council Member Gochis, "Nay," Chairman Hansen, "Abstain.".

Council Member Brady stated it stays as it is and the businesses can reapply.

6. **Closed Meeting**
   No closed meeting

7. **Adjourn**

   Council Member Brady adjourned the public meeting at 6:45pm.

   The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

   Approved this 2nd day of December, 2020

   _____
   Ed Hansen, Tooele City Council Chair

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TOOELE CITY CORPORATION
FISCAL NOTE TO PROPOSED EXPENDITURE

11/30/20

DESCRIPTION OF EXPENDITURE:

VENDOR: ACME CONSTRUCTION V# 10369

SEVENTH STREET SIDEWALK

REVENUE LINE ITEM:	ACCOUNT NUMBER	CURRENT BUDGET	RECEIPTS TO DATE	ADDITIONAL FUNDING	TOTAL FUNDING
					0.00

EXPENDITURE LINE ITEM	ACCOUNT NUMBER	ADJUSTED BUDGET	Y. T. D. EXPENSES	PROPOSED EXPENSE	BUDGET BALANCE
NONBUILDING IMPROVEMENTS	10 4411 731000	0.00	0.00	62,889.18	(62,889.18)

*PROJECT WILL BE REIMBURSED TO BUDGET BY THE STATE

REQUESTED 15/ Steve Evans
DEPARTMENT HEAD

REVIEWED Shannon Wimmer
FINANCE DIRECTOR

APPROVED _____
MAYOR

APPROVED _____
COUNCIL CHAIRMAN

To(OWNER): Tooele City Corporation
90 North Main Street
Tooele, UT 84074

U# 10369

From: Acme Construction, Inc.
170 S 1200 W
North Salt Lake, UT 84054
(801) 280-1232

Project: Seventh Street Sidewalk
7th Street & Utah Avenue
Tooele, UT 84074

Via(Architect/: Engineer)

Application No: 1
Invoice No: 7567
Invoice Date: 11/23/2020
Period To: 11/23/2020
Project No: 20052
Contract Date: 10/27/2020

For:

No.	Description	Total Quantity		Unit Cost	Total Cost	Completed Units	Current Value	Prior Value	Due This Request
1	Demolition and Disposal of Drive Approaches	475	SF	7.85	3,728.75	794.5	6,236.83	0.00	6,236.83
2	Demolition and Disposal of Curb & Gutter	75	LF	30.00	2,250.00	78.67	2,360.10	0.00	2,360.10
4	Furnish and Install Curb and Gutter with base	75	LF	75.00	5,625.00	80.67	6,050.25	0.00	6,050.25
5	Furnish and Install 6" Thick sidewalk with base	4,300	SF	10.00	43,000.00	4,824.2	48,242.00	0.00	48,242.00
					54,603.75		62,889.18	0.00	62,889.18

Contract sum	54,603.75
Completed to date	62,889.18
Retainage	0.00
Total earned less retainage	62,889.18
Previous billings	0.00
Current payment due	62,889.18
Sales tax	0.00
Total due	62,889.18