



## **Planning and Zoning**

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**GPA 2023-014**

# **General Plan Update to the Moderate-Income Housing Implementation Plan**

**Public Body:** Tooele County Planning Commission

**Meeting Date:** February 1, 2023

**Request:** Approval for updates and on Moderate Income Housing Plan

**Planner:** Trish DuClos

**Applicant Name:** Tooele County Planning Staff

**Planning Commission Recommendation:** Not yet received.

**Planning Staff Recommendation:** Approval

## **PROJECT DESCRIPTION**

When Tooele County adopted the Tooele County General Plan 2022 version the state required counties and cities to implement at least 3 Moderate Income Housing Plans. During and after the adoption of the general plan the state made more requirements that do not reflect in the 2022 plan. Because Tooele County is not in compliance with the state requirements funding is being withheld until compliance can be verified. These updates should allow the county to be in compliance with the new requirements.

## **PLANNING COMMISSION RECOMMENDATION**

Not yet received.

## **PLANNING STAFF ANALYSIS**

Utah state legislature (HB 462) has made changes to the requirements in the Moderate-Income Housing Implementation Plan. Tooele County must update that area of the Tooele County General Plan 2022 in order to receive funding. The changes listed in UCA 17-27a-408 need to reflect a timeline for each of the county's 7 plans and include measures and benchmarks on how we plan to achieve these goals. In order to get the 2022 funding these need to be updated before February 16, 2023.

Moving forward for future reports we must show and report to the state for each of the plans listed in the general plan. Because there are 7 plans, staff has determined the state's updates have become burdensome to have all 7 plans to report every year and would like to reduce it to 3-4 plans. Also, with the recent incorporations, the county may have a hard enough time reporting for more than 3 plans in order to receive funding each year.

The requested changes are outlined in red in the attached document.

## **PLANNING STAFF RECOMMENDATION**

Planning Staff recommends that the Tooele County Planning Commission makes a motion to recommend approval of the Moderate-Income Housing Implementation Plan to the County Council as an official amendment to the Tooele County General Plan 2022.

## Current Tooele County General Plan 2022

### STRATEGIES FOR ENCOURAGING THE CONSTRUCTION OF MODERATE-INCOME HOUSING

As required by HB 462 in the 2022 Legislative Session, Tooele County encourages the implementation of the following implementation strategies, to encourage the construction of moderate-income housing within the unincorporated areas of Tooele County:

1. **Rezone for densities necessary to ensure the production of moderate-income housing –** Tooele County has recently adopted the Planned Community Zone (PC), which encourages master planned communities with a variety of housing types, some of which would be suitable for moderate-income housing. Tooele County recently rezoned a large area of parcels to the PC zone. It is anticipated that additional properties in appropriate locations will be proposed to be rezoned to the PC zone in the future. When the Tooele County General Plan is updated (anticipated in 2020), additional areas within the county can be identified, as suitable locations for rezones necessary to ensure the production of moderate-income housing. (Implementation Timeline 1–2 Years)
2. **Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing –** Tooele County has actively worked with the Utah Department of Transportation (UDOT) to be awarded funding for the Midvalley Highway project at the north end of the Tooele Valley (construction has started in the third quarter of 2019). Additionally, funding has recently been set aside by the County to go towards infrastructure improvements for construction of a wastewater trunk line. (Implementation Timeline 3–5 Years)
3. **Create or allow for and reduce regulations related to internal or detached accessory dwelling units in residential zones –** Tooele County currently allows for accessory dwelling units (both attached and detached) in various zoning districts. Additional updates can be made to our zoning districts and county ordinances in order to allow for and reduce regulations related to accessory dwelling units. (Implementation Timeline 1 Year)
4. **Zone or rezone for higher density or moderate-income residential development in commercial and mixed-use zones, near major transit investment corridors, commercial centers, or employment centers –** The Tooele County General Plan Update 2022 promotes the creation of “development nodes” along SR-36, SR-138, and in other appropriate areas

throughout the Tooele Valley. These “development nodes” would be appropriate locations for moderate-income housing. Tooele County should establish a mixed-use zone that would further promote a mixture of commercial and residential uses with the potential for moderate-income housing. (Implementation Timeline 1–2 Years)

5. **Amend land use regulations to allow for higher density or new moderate income residential development near in commercial or mixed-use zones near major transit investment corridors –** Tooele County has a number of major transit corridors within the Tooele Valley (Interstate 80, Midvalley Highway, SR-36 & SR-138). Moderate income residential development could be supported near these major corridors in appropriate locations. It is anticipated that significant financial investments will be made to these corridors as residential growth increases within the county. (Implementation Timeline 1–2 Years)
6. **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 –** Tooele County can work in tandem with the Tooele County Housing Authority to identify State or Federal funds or tax incentives that would promote the construction of moderate-income housing. (Implementation Timeline 1–5 Years)
7. **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 –** Tooele County can work in tandem with the Tooele County Housing Authority to identify State or Federal funds or tax incentives that would promote the construction of moderate-income housing. (Implementation Timeline 1–5 Years)

## Requested changes to Tooele County General Plan 2022

### STRATEGIES FOR ENCOURAGING THE CONSTRUCTION OF MODERATE-INCOME HOUSING

As required by HB 462 in the 2022 Legislative Session, Tooele County encourages the implementation of the following implementation strategies, to encourage the construction of moderate-income housing within the unincorporated areas of Tooele County:

- 1. Rezone for densities necessary to ensure the production of moderate-income housing –**  
Tooele County has recently adopted the Planned Community Zone (PC), which encourages master planned communities with a variety of housing types, some of which would be suitable for moderate-income housing.  
~~Tooele County recently rezoned a large area of parcels to the PC zone. It is anticipated that additional properties in appropriate locations will be proposed to be rezoned to the PC zone in the future. When~~ With the Tooele County General Plan 2022 update is updated ~~(anticipated in 2020)~~, additional areas within the county can be identified, as suitable locations for rezones necessary to ensure the production of moderate-income housing.  
~~(Implementation Timeline 1–2 Years)~~  
**Implementation Timeline:** Ongoing  
**Benchmark:** Rezone at least 1 acre for higher-density residential than is currently zoned.  
**Measures:** Staff creates a tracking report in software and rezones are recorded as ordinances.
- 2. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing**  
– Tooele County has actively worked with the Utah Department of Transportation (UDOT) to be awarded funding for the Midvalley Highway project at the north end of the Tooele Valley. Phase 1 is completed and the remainder is under . Tooele County is continually looking for grants and other options to fund infrastructure. Additionally, funding has recently been set aside by the County to go towards infrastructure improvements for construction of a wastewater trunk line. ~~(Implementation Timeline 3–5 Years)~~  
**Implementation Timeline:** Ongoing  
**Benchmark:** Apply for at least one grant per year to improve infrastructure to encourage moderate income housing growth.  
**Measures:** Monitor number of Moderate Income housing permits and their locations.
- 3. Create or allow for and reduce regulations related to internal or detached accessory**

**dwelling units in residential zones** – Tooele County currently allows for accessory dwelling units (both attached and detached) in various zoning districts. Additional updates can be made to our zoning districts and county ordinances in order to allow for and reduce regulations related to accessory dwelling units.

~~(Implementation Timeline 1 Year)~~

**Implementation Timeline:** Ongoing

**Benchmark:** Have at least 1 ADU a year, whether internal or detached.

**Measures:** Staff creates a tracking report in software for CUPs or building permits.

- ~~**4. Zone or rezone for higher density or moderate-income residential development in commercial and mixed-use zones, near major transit investment corridors, commercial centers, or employment centers** – The Tooele County General Plan Update 2022 promotes the creation of “development nodes” along SR-36, SR-138, and in other appropriate areas throughout the Tooele Valley. These “development nodes” would be appropriate locations for moderate-income housing. Tooele County should establish a mixed-use zone that would further promote a mixture of commercial and residential uses with the potential for moderate-income housing. (Implementation Timeline 1–2 Years)~~
- ~~**5. Amend land use regulations to allow for higher density or new moderate-income residential development near in commercial or mixed-use zones near major transit investment corridors** – Tooele County has a number of major transit corridors within the Tooele Valley (Interstate 80, Midvalley Highway, SR-36 & SR-138). Moderate income residential development could be supported near these major corridors in appropriate locations. It is anticipated that significant financial investments will be made to these corridors as residential growth increases within the county. (Implementation Timeline 1–2 Years)~~
- 6. 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** – Tooele County can work in tandem with the Tooele County Housing Authority to identify State or Federal funds or tax incentives that would promote the construction of moderate-income housing. ~~(Implementation Timeline 1–5 Years)~~  
**Implementation Timeline:** 1-5 years  
**Benchmark:** Work cooperatively with the Tooele Housing Authority on financing for the construction of moderate income housing

**Measures:** Receipt of funding for moderate income housing.

7. ~~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—~~Tooele County can work in tandem with the Tooele County Housing Authority to identify State or Federal funds or tax incentives that would promote the construction of moderate income housing. (Implementation Timeline 1–5 Years)