Figure 2-1
Opportunities and Constraints of Land Available for Development by Zone
(see Map 2-6 for the location of each area)

Area 1
- Location of springs/aquifer limits development potential
- Can water resource be feasibly transferred/piped to east?
- Development opportunity along roadway – West Valley Gateway/ Welcome to Grantsville
- Clustered Development depends on access to water and sewer

Area 2
- Residential/neighborhood development has good potential
- Depends on access to water and sewer – can linkage be established with Stansbury Park or similar?
- Development limitations of existing airport must be honored
- Long-term expansion of airport and related impacts must be considered and planned
- Linking existing subdivisions/patterns of development with new development models (clustered development) is challenging
- Can provide unified link between Grantsville and Tooele

Area 3
- Lake Point has been planned for coordinated development/partially approved
- Water rights north of Grantsville – can it be conveyed here? If so, what is impact on area surrounding water source?
- Important gateway and entry to valley - East Valley Gateway/ Welcome to Tooele Valley

Area 4
- Erda – development agreements in existence for most of area
- Little to no potential for change without agreement of property owners
- Assume it is out of bounds?

Area 5
- Pine Canyon – primarily developed with available water rights
- Little to no potential for change?
- Assume it is out of bounds?

Area 6
- Contaminated land
- Little development potential
- Is clean up warranted?
- Protection of Stockton Bar essential – how to achieve?

Area 7
- Similar to Area 8
- Low density development/ use of septic assumed depending on access to water
- Rural development most likely scenario
- Unlikely to develop quickly
- Should additional development sustainable? Should it be supported?

Area 8
- Similar to Area 7
- Possible value for industrial development, depending on access to water/need for direct transportation linkage
- Unlikely to develop quickly
- Should additional development sustainable? Should it be supported?

Area 9
- Good location for industry
- Topography limits extents
- Depends on access to water/need for direct transportation linkage
- Unlikely to develop quickly
- Should additional development sustainable? Should it be supported?

Step 1: Identifying Land Available for Development

In order to understand where land is available for future growth, a system of overlays was used to eliminate developed and otherwise unsuitable land areas. As illustrated in Map 2-3 and detailed in Appendix B, the overlay process eliminated the following areas from consideration:

- Municipalities and Developed Land;
- Transportation Corridors;
- Federal and State Lands;
- Critical and Sensitive Lands (water bodies, streams, shorelands, wetlands, floodplains, areas with high water tables, steep slopes unsuitable for development)
- Declared Annexation Areas

This process resulted in a composite map that highlights the land available for development (Map 2-4.) The results were further refined, eliminating urban annexation areas from the mix (Map 2-5.) The resulting land was then analyzed to determine inherent opportunities and constraints (Map 2-6.) A description of this analysis is described in Figure 2-1.

Step 2: Establishing Key Land Use Principles

Once the land available for development was determined, principles for guiding future growth and development were established. As listed below, four principles emerged from a large preliminary list

Land Use Principle 1

Create density and intensity near cities, services and gathering places, including schools and centers.

Land Use Principle 2

Use flexible and creative planning to achieve better neighborhood growth and development.

Land Use Principle 3

Develop Tooele County into a self-sufficient region that includes adequate employment and service opportunities.

Land Use Principle 4

Preserve public lands, historic sites, cultural landscapes and scenic resources as part of a comprehensive planning approach.

The four principles were then illustrated as "image boards", applying a variety of images to capture the essence of each principle (see Appendix C.) These were presented to the members of the public during a planning workshop, helping to determine the preferred look and visual characteristics of each principle (see Figures 2-2 through 2-5 on the following pages for a ranking of the images.) This process helped define the preferred types of growth and development, which were ultimately used to create Land Use Options for the valley, as described below.

Step 3: Creating and Analyzing Land Use Options

A series of Land Use Options were developed, each addressing the uses supported by the four principles. These were eventually refined into three distinct options, which are illustrated in Appendix D and described here:

Figure 2-2
Land Use Principle 1

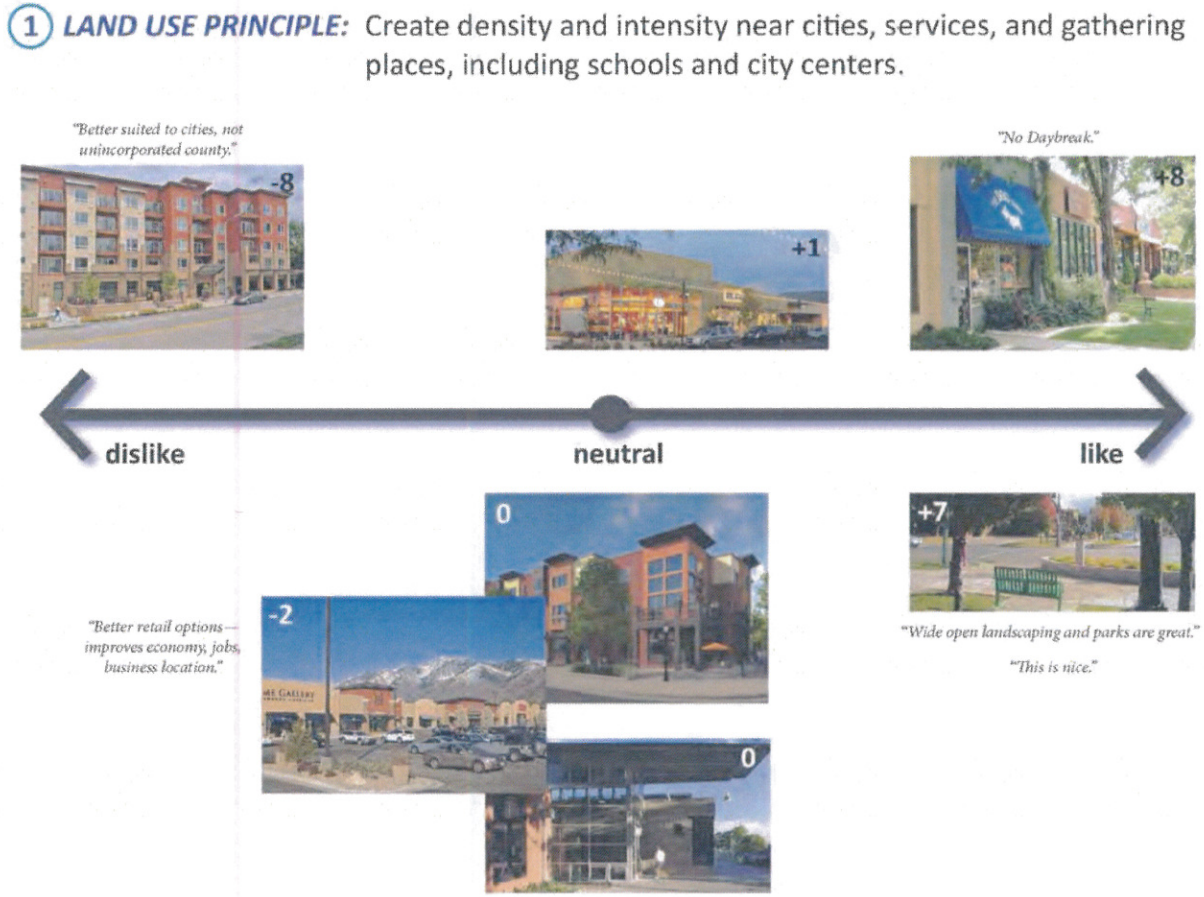
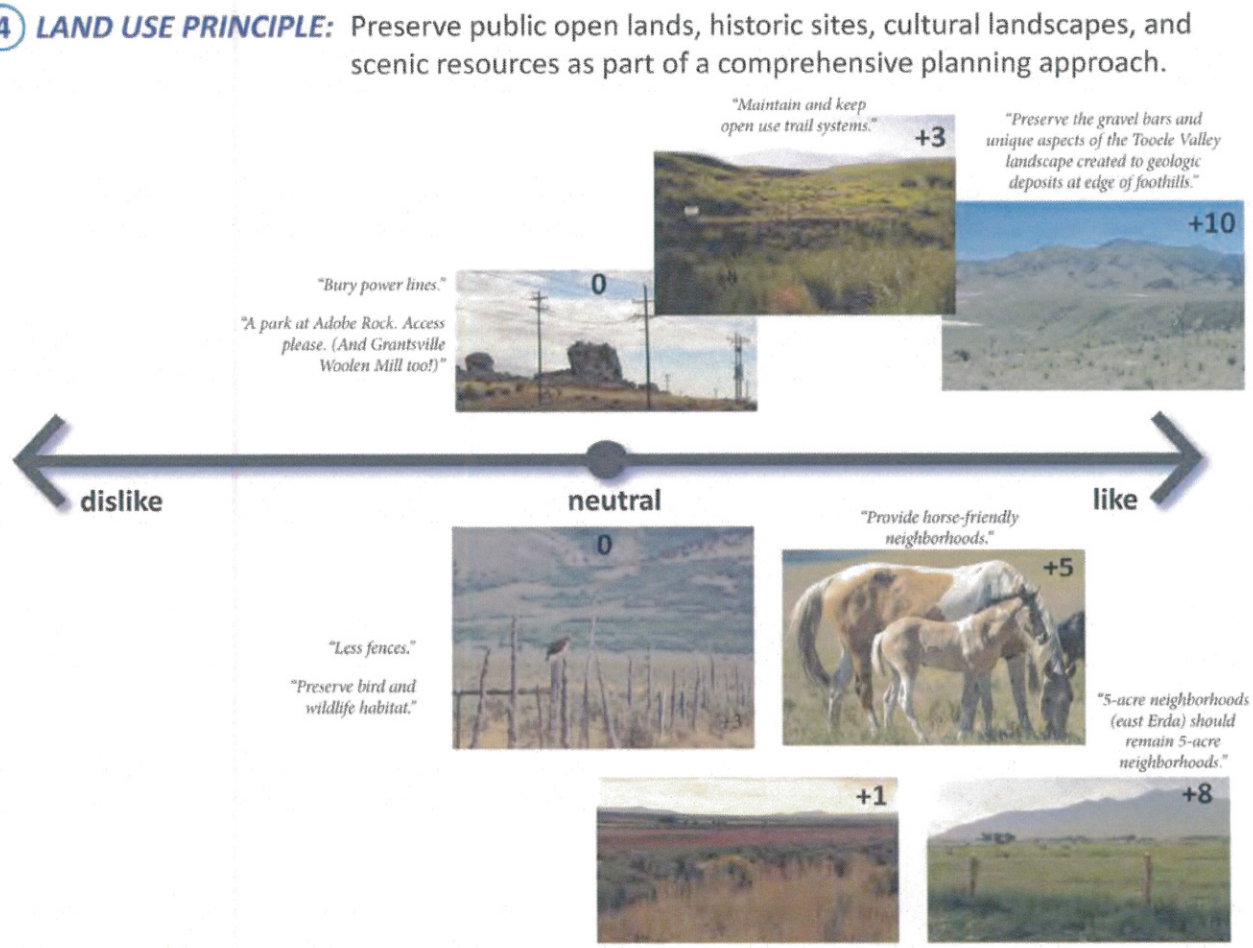


Figure 2-3
Land Use Principle 2

Figure 2-4
Land Use Principle 3

Figure 2-5
Land Use Principle 4



Land Use Option 1: Baseline

This option assumes that development continues as currently permitted, with an emphasis on sprawling, large lot development. Growth and development is controlled by access to limited water resources and the use of septic sewage systems. Strip commercial will continue along SR-36 and be allowed along the yet-to-be realized Midvalley Highway.

Outcomes include the following:

- *Continuation scattered development patterns;*
- *Inefficient and costly utilities and infrastructure;*
- *Long commutes to work in the Salt Lake Valley; and*
- *Tooele Valley's role as bedroom community to the Wasatch Front is maintained.*

Land Use Option 2: Centers & Industry

This option assumes that development shifts to new nodes and centers along SR-36, that water rights can be directed to these locations to accommodate denser development and urban-type services. Density is directed near existing cities, enhanced by new transit and multi-modal transportation opportunities.

Possible Outcomes are significantly different from current directions and patterns, as follow:

- *Clustered development and the preservation of open space are the norm;*
- *Walkable/bikeable places and destinations;*
- *Light industry shifts to the valley core and heavier industries remain along the north and west valley edges. Opportunities for low-density and dispersed residential development are maintained along the east and west edges of the valley.*

Land Use Option 3: Dispersed Centers/Unified Structure

Assumes that development shifts to new nodes and centers along SR-36 and Erda Road, water-rights can be directed to these locations to accommodate denser development and urban-type services. Density is directed near existing cities, enhanced by new transit and multi-modal transportation opportunities.

Possible outcomes diverge significantly from current directions and patterns, as follow:

- *Clustered development and the preservation of open space are the norm;*
- *Walkable/bikeable places and destinations;*
- *Light industry shifts to the valley core and heavier industries remain along the north and west valley edges;*
- *Opportunities for low-density and dispersed residential development are maintained along the edges of the valley.*

The three alternatives were presented to members of the Steering Committee, who helped select Concept 2 as the Preferred Land Use Concept.

Future Land Use

Based on the input received, there is clear support for a new model of growth and development in the Tooele Valley, one that sidesteps the scattered/low-density development patterns and sprawl which have predominated in the past. Concentrating growth and density at centers and transportation nodes is supported, although the form and intensity of these places should be tempered to fit in with the rural setting. There is also strong support for clustered development and the preservation of meaningful open space for trails and recreation purposes.

Map 2-7
Future Land Use

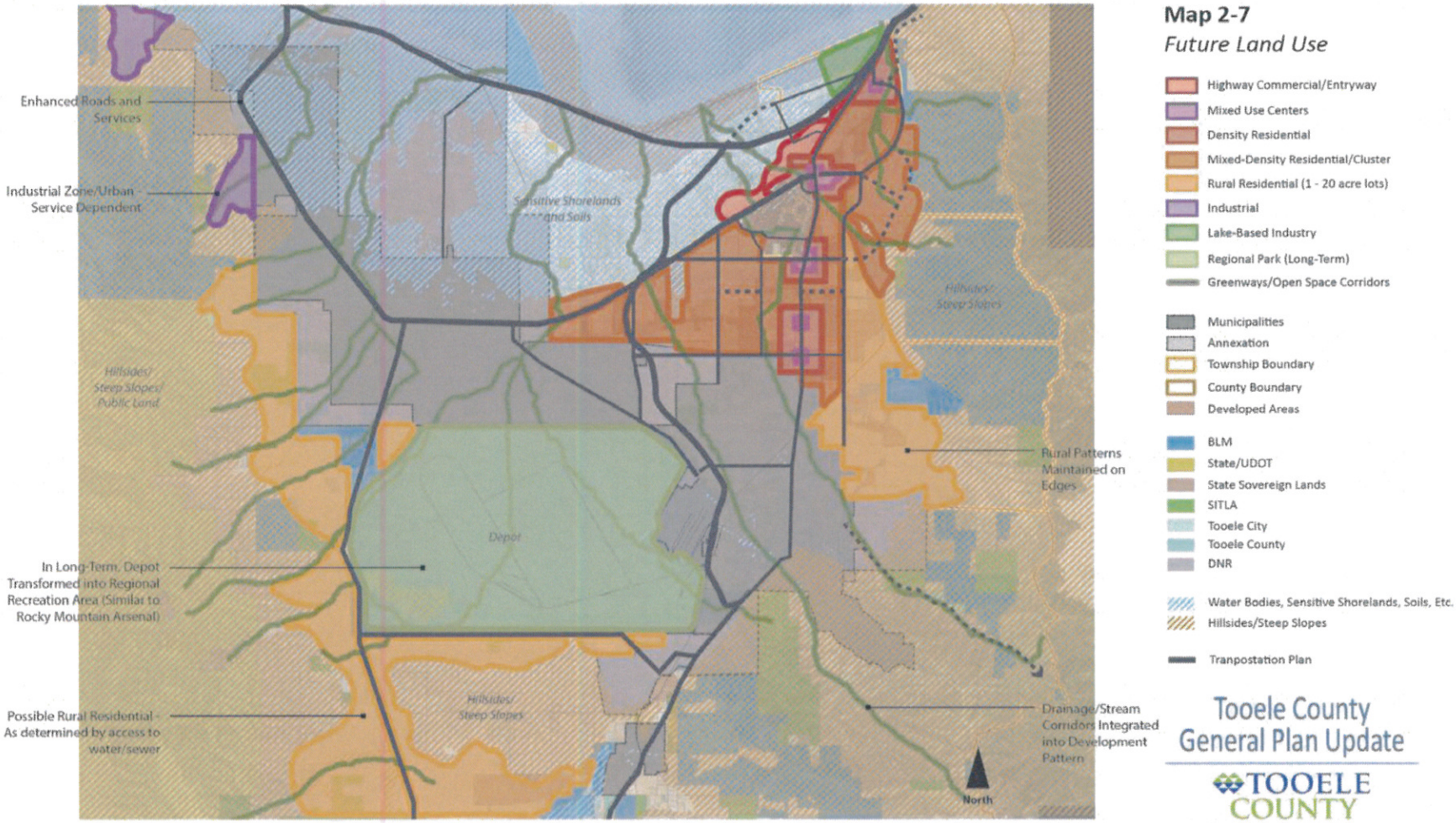
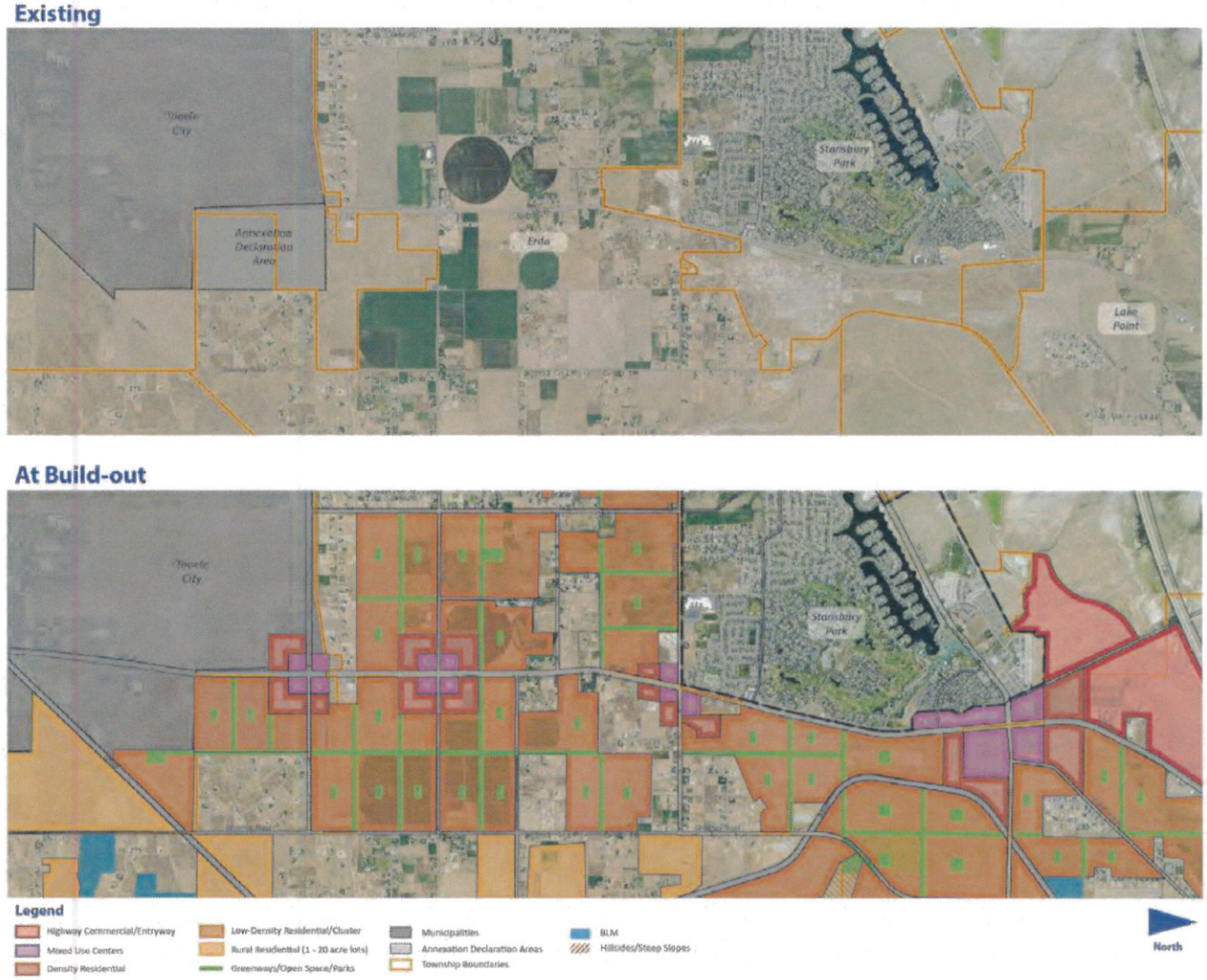


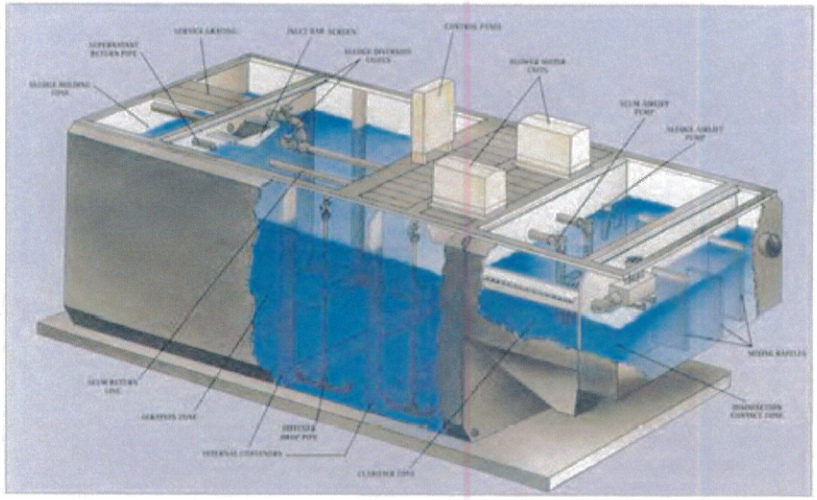
Figure 2-6
Highway 36 – Today and Tomorrow

An illustration of how the land use patterns surrounding Highway could be positively transformed through the implementation of ***Mixed Use Centers at key nodes/Density Residential/ Mixed Residential/ Clustered Development/Rural Residential.***

The result preserves existing uses while connecting them with a range of neighborhoods along a coordinated trail and open space system.



Map 2-7 (Future Land Use) is a refinement of the Preferred Land Use Option, illustrating how the Tooele Valley might appear at build-out. To summarize, Tooele Valley is envisioned to be a more sustainable place with state-of-the-art transportation infrastructure and development. It is a walkable and bikeable place, which maximizes infrastructure capacity to provide a range of services within easy access of homes and neighborhoods. The future land use vision reflects desire for a more "livable" and self-sufficient valley, with a focus on providing a wider range of housing options, the preservation of open space and critical lands, and the creation of iconic centers at key intersections that respond to the local "sense of place" (see Figure 2.6.)



It is assumed that adequate water resources and sewer infrastructure will be provided to support more concentrated development than is currently supported. This will take time and perseverance. The use of pipelines to provide to move water resources to development areas and the use of package sewage treatment plants are two ideas with good potential to meet these needs, although detailed analysis is required to determine site specific requirements.

Highway Commercial/Entryway

A gateway commercial center is envisioned at the northeast entrance to the valley, providing regional commercial needs while establishing a progressive image of the valley and county in the process. The area should build upon existing commercial uses in the area, incorporating a wider range of uses along improved road and access points to the south. The design should leverage the Great Salt Lake and surrounding landscape to create a captivating statement that will encourage visitors to stop and explore the surroundings..

Mixed Use Centers

Key nodes along SR-36 and in the Lakepoint community should be developed into mixed use centers. As Illustrated in the concept diagram in Figure 2-7, these places are located are envisioned to be thriving mixed-use destinations that serve the surrounding areas with services. The centers should range from one-quarter to one-half mile in extent, and should be carefully designed to capture the unique vernacular forms and themes that define Tooele Valley.

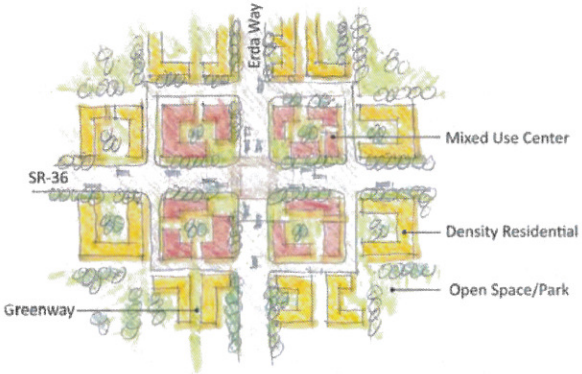
Residential density should range from a minimum of ten units per acre and up to fifteen, helping to create a core population to support alternative transit modes. The centers should merge seamlessly with Density Residential areas at the edges, utilizing carefully design open space corridors, plazas and green spaces to link the two districts into unified places

Figure 2-7
Envisioned Centers

ENVISIONED CENTERS

Mixed Use Centers

Highway Commercial/Entryway

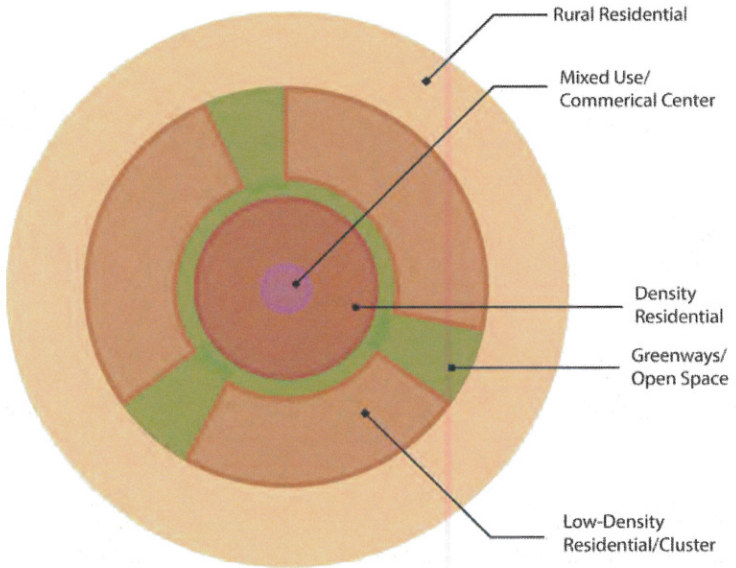


Example of Erda Way Mixed Use Center Concept

Density Residential

This category encompasses a range of residential forms, styles and densities, all laid out in a manner that results in engaging and coordinated neighborhoods. Single-family residential uses at net densities ranging from two to eight units per acre are envisioned, utilizing Clustered Development and similar techniques to help integrate residences with the natural attributes of specific sites and surrounding landscapes. The provision of neighborhood gardens, parks, corrals, trails and other amenities are all possible, depending on the concept. Clustered Development also provides opportunities to access to large tracts of regional open space and recreation amenities not otherwise possible in more typical developments.

Figure 2-8
"Centers" Concept Diagram



Mixed - Density Residential/ Clustered Development

This category will continue to be the most prevalent residential use, encompassing new development areas and infill within existing single-family neighborhoods. New neighborhoods should be developed with a wider range of housing types, including Clustered Development, which should become the norm rather than the exception. Anticipated densities should range from two to four units per acre, depending on specific site and infrastructure opportunities.

Rural Residential (5 to 20 Acres Lots)

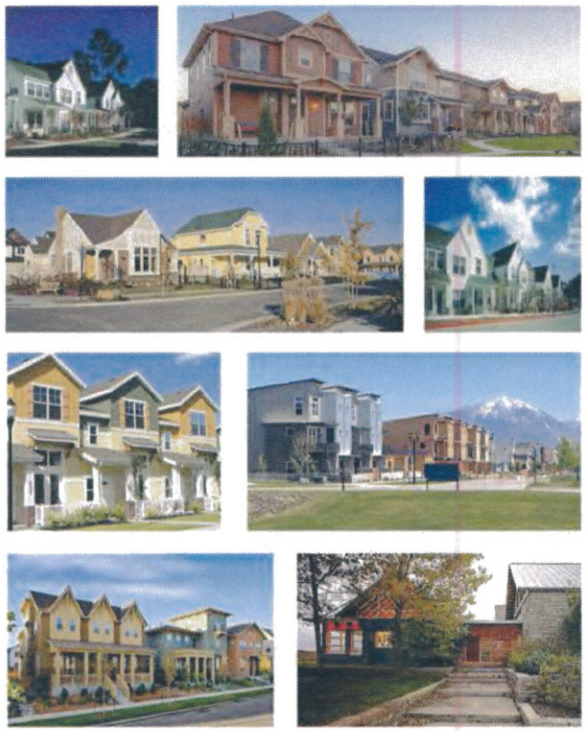
This category will continue along the east and south edges of the valley where water is limited, septic systems are the norm, a rail line limits access, and contaminated land limit development potential. Both infill and new neighborhoods should be considered, with Clustered Development utilized to preserve meaningful open space corridors. One-acre lots should be the minimum lot size, meeting county health department limitations for septic sewer systems, which are assumed. Five-acre, 20 and 40-acre lots should also be permitted according to existing standards and regulations.

Industrial

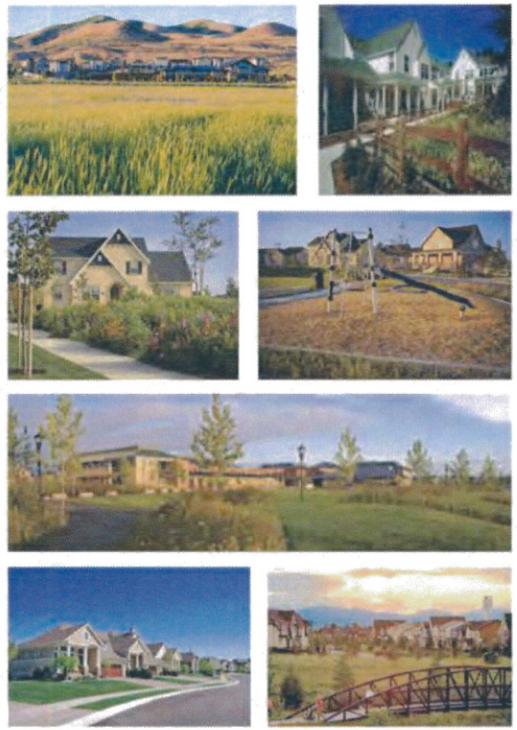
These areas provide opportunity to implement a wide range of industrial and business park developments as part of strengthening the local economy and job market. Establishing a business park should be a top priority. Heavy and polluting industries should be expressly forbidden, in deference to nearby residential uses and to maintain the good air quality that currently exists in the valley.

Figure 2-9
Envisioned Residential

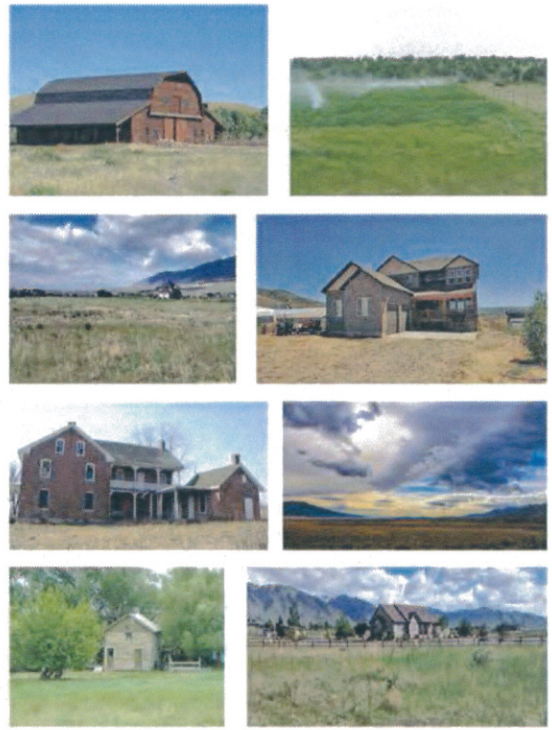
ENVISIONED RESIDENTIAL



Density Residential



Mixed Residential/
Clustered Development



Rural Residential

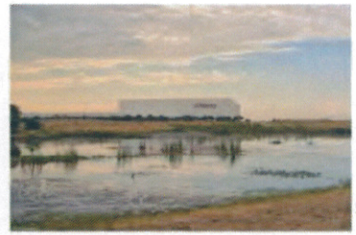
Figure 2-10
Envisioned Industry

ENVISIONED INDUSTRY





Industrial development should be grounded on past traditions while looking forward to new opportunities.



Lake-Based Industries

Lake-Based Industry

Existing salt extraction operations should continue to be supported along the lake shore, with limited ancillary industries and commercial operations encouraged as part of diversifying the economic profile of the valley. Care should be taken to ensure that future development considers sensitive lands as part of receiving development approvals. Furthermore, the provision of public access to the lake shore should be encouraged as a long-term goal, perhaps including a shore preserve and interpretive trials and facilities.

Regional Park (Long-term)

A large regional park is envisioned to be created at the Tooele Army Depot. The reality of achieving this lofty goal is demonstrated by the transformation of the former Rocky Mountain Arsenal into the Rocky Mountain Arsenal National Wildlife Refuge, ten minutes from downtown Denver. A similar facility to the Tooele depot, the new refuge is nearly 17,000 acres in extent, making it one of the largest urban wildlife refuges in the United States. Consisting of open lakes, wetlands, prairie grasslands and woodland, the Denver project should serve as a model and inspiration for the long-term transformation of the depot into a world-class regional park to serve the valley and visitors alike.

Greenways & Open Space Corridors

Numerous small drainages and stream beds are located in the valley. These features not only provide a connection with the natural setting, they can be used to help mitigate the impacts of flood and rain events. Rather than burying and piping these features, they should be incorporated into the structure of the City to serve as natural drainage ways, trail corridors and wildlife corridors, to the greatest degree possible.

A robust web of regional and local greenways and open space corridors is envisioned, helping to link the cities and townships with new and established unincorporated neighborhoods. The greenway system should be established as part of a "green spine", utilizing the natural drainages and waterways as primary routes, which are

Figure 2-11
Envisioned Parks, Open Space, Trail Corridors & Natural Areas

interlinked with smaller, more localized corridors. It is assumed that multi-purpose trails will be provided in all of these spaces, with natural parks, agricultural fields and natural open spaces preserved along the edges to maintain the coveted rural look and feel that defines the valley.

Commercial

Commercial uses should be integrated at identified centers and nodes in the unincorporated areas, avoiding the pitfalls of typical roadside sprawl. It is assumed that larger commercial uses will be sited at the Highway Commercial/entryway district in Lakepoint and within the surrounding cities.

Parks, Open Space & Natural Landscape Areas

Tooele Valley is dominated and defined by the large tracts of open land, some of which is likely to remain undeveloped due to natural constraints and others will be developed. Since the focus of this plan is on density radiating from the centers and clustered development, the preservation and linkage of large tracts of open space is assumed, creating a unique place to live and helping to maintain the unique Tooele Valley sense of place.

The Stockton Bar – Preserve and Protect

The Stockton Bar is perhaps the most important natural feature in the area. Well known as being the biggest and best preserved, wave-deposited sandbar in the Western Hemisphere, this unique feature attracts geology buffs and scientists. The sandbar is an important open space amenity, providing a place to hike and explore the unique geologic feature and surrounding landscape.

Over the years there have several attempts to mine the bar, which would be an incalculable loss. Tooele County citizens and decision-makers should remain vigilant to ensure this unique feature is preserved and protected.

"The Great Bar at Stockton, Utah" as illustrated in Lake Bonneville, U.S. Geological Survey Monograph 1, by G.K. Gilbert (1890). The name has subsequently been shortened to Stockton Bar. US Geologic Society

Infrastructure & Utilities

Existing utility corridors (pipelines, canals, power lines and similar conveyances) will remain in the future, with new facilities required as need to meet the needs of a growing valley. Existing utilities should be maintained as required, and land reserved to meet the future needs. Existing and future utility corridors should be incorporated as part of the county open space and trail corridor system, as appropriate, with water and wastewater treatment facility sites located and preserved in to meet future needs.

Roads and Transportation Facilities

Future road, rail, transit, trail and other transportation facilities should be maintained and extended to meet the transportation needs of the community. This is particularly critical in areas earmarked for new development (see the *Updated Transportation Plan 2015* for details.)

Preserving the Tooele Valley Sense of Place

As already established, the Tooele Valley has a distinctive "sense of place". Maintaining the characteristics which contribute to this feeling is a critical aspect of this plan. The following is a list of specific tools for maintaining the Tooele Valley identity and allure.

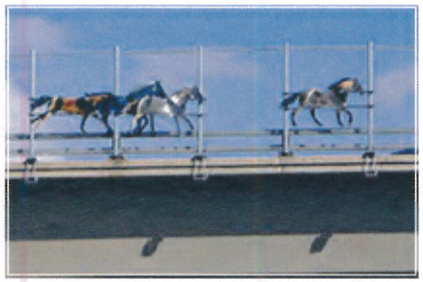
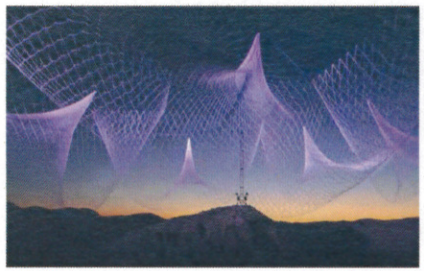
Maintaining Views and Viewsheds in the Tooele Valley

Since first impressions often establish one's perception of a place, special efforts should be taken to improve the sweeping views of Tooele Valley for Interstate-80 motorists. Efforts should include cleaning up unsightly properties immediately adjacent to the roadway, limiting building heights, and carefully coordinating development to maintain fully connected viewsheds to the south.

Under most circumstances the use of trees and vegetation could help soften and buffer freeway views. Since the surrounding

landscape is so open and stark, the introduction roadside trees and plants might seem out of place and difficult to maintain. Such screening efforts are likely to contrast with the surroundings, drawing attention away from the unique landscape and diminishing the intended effect.

It is therefore suggested that freeway enhancements be restrained, focusing on public artwork and carefully-conceived man-made features rather than ineffective and difficult to maintain landscape enhancements.


Roadway Enhancements (Primary & Secondary)

Special streetscape improvements should be provided along key entry roads and valley boulevards, such as SR-36, Midvalley Highway and Erda Way, for example. Primary and secondary boulevard treatments should be developed for the various street types (see *Transportation Master Plan Update 2015)*, providing a unified yet distinct series of streetscape treatments. Each boulevard should incorporate street trees, landscaping, lighting and similar enhancements that distinguish each boulevard as an attractive passageway.

Community Gateway Enhancements

Clear indications that one has arrived in the various Tooele Valley destinations should be developed as part of a unified Community Gateway Program. Special gateway treatments should be created at key entrances to Grantsville, Tooele, Stansbury Park and Lakepoint.

A variety of methods and forms can be used to create these features, including enhanced landscaping, coordinated signage, landforms and berms, landscape art and sculpture, walls and structures, special lighting, in addition to the removal or relocation of unattractive properties and uses.

Key Intersection Enhancements

Smaller gateway treatments should be considered at the various Mixed Use Centers proposed along SR-36 and in the heart of Lakepoint community. These nodes should receive special design attention to help lead visitors to and through the valley. Design inputs should go beyond wayfinding, incorporating public art and special landscaping to help reinforce unique neighborhood characteristics and special flavors that define each destination.

The gateway treatments should utilize a unified palette and design language, with individual variations highlighting the special qualities of each community. The basis of gateway design should be related to the special qualities of The Tooele Valley, including the open valleys, steep mountain slopes, the Stockton Bar and Great Salt Lake shorelands.

Possible Tools to Preserve Private Open Space and Protect Sensitive Lands

1. Open Space Design Standards - Clustered Development

Open Space Design Standards (OSDS) can be used to preserve agricultural land, wildlife habitat, and open spaces while allowing an equal or higher level of development on a smaller area of land. OSDS's may establish and dictate sites to be preserved such as sensitive lands, farmlands, stream corridors, rural road buffers, view corridors, and other open space features that have been identified by the community as important. OSDS's generally require the "clustering" of development in order to preserve open space and protect property rights.

OSDS's allow, encourage or require development to be "clustered" onto a portion of the site. The remaining property is preserved as open space through a conservation easement. Open space preservation in new development areas can be encouraged through incentives, such as allowing full density with clustering or reduced density without clustering. These mechanisms are not considered a "taking" because there is still reasonable and beneficial use of the property. They do not regulate density per se, just the pattern of development.

In order to encourage and facilitate clustered development, it is important to: 1) treat cluster developments equally with conventional subdivisions in the development review process; 2) favor clustering in special areas; and 3) encourage cluster development as a standard specifically for the preservation of open space. As a general rule, OSDS's are a part of an overlay or special district.

As described below, Open Space Design Standards have several advantages over other means of preserving open space.

- They do not require public expenditure of funds such as for the purchase of property;
- They do not depend on landowner charity or benevolence such as in land or easement donations;
- They do not need a high-end market to make them affordable;
- They do not involve complicated regulations for transfer of development rights; and
- They do not depend on cooperation between two or more adjoining property owners.

The accompanying figure illustrates a typical clustered subdivision design . Note that homes have been clustered, allowing approximately half of the site to be preserved as open space. Access to the open space in such areas may be accessible by the public or limited to subdivision residents, depending on the purpose of the open space and the specific conditions of each project. However, it is assumed that public trail corridors will be a primary use in such places.

Figure 2-12
Clustered Development Concept Diagram

Source – Randall Arendt, *Rural by Design*

It is understood that use of the **Tooele County Planned Unit Development (PUD) provisions** contained in the existing land use ordinances have been ineffective for preserving open space and creating better designed neighborhoods. Most cluster subdivision ordinances specify that multiple parcels may participate in a clustered development provided the parcels are adjacent to each other. This allows the transfer of density from one or more parcels onto a single parcel, or portion of a single parcel. Similarly, non-adjacent parcels could be allowed to combine density and transfer it onto a concentrated site where services such as sewer and culinary water may be available. This technique allows land owners to seek development partnerships that may not otherwise be available between adjacent owners, and may encourage the free market to preserve more continuous greenbelts of open space, and concentrate development of new homes and businesses into a more compact growth pattern. The advantages of this development pattern include reduced costs to service growth, greater opportunities for farming or wildlife habitat activities, and larger, more continuous open space areas.

Several Clustered Development model ordinances are provided in Appendix 5 for reference and inspiration.

2. Zoning and Development Restrictions: Sensitive Lands Overlay Example

This tool requires additional regulation on underlying zoning districts, with special restrictions on unique resources, hazards or sensitive lands. However, a Sensitive Lands Overlay does not provide for complete control of the land. Such overlays might be applied over core habitats, grazing land, stream and river corridors, and other sensitive lands described in a corresponding Sensitive Lands Overlay Zone. Specific measures are then created to protect these areas. Within each category of protected land, specific regulations can be devised to treat specific density, open space, site design and building design requirements.

3. Fee Simple Title (Outright Purchase)

Desirable open space properties (recreational or agricultural) may be purchased and held by a responsible agency or organization for that purpose. Because of the potential for a very high cost of acquisition, fee simple acquisition should be reserved for highly important, critical parcels for which no other strategy can feasibly be used. Although fee simple title or out-right purchase can be the most expensive option, there are other opportunities that are available to help recover some of the initial investment.

4. Purchase and Sellback or Leaseback

Purchase and Sellback enables a government agency to purchase a piece of land along with all the rights inherent in full ownership, and then sell the same piece of land without certain development rights, depending on the preservation objective related to that parcel of land. The restrictions placed on development can range from no development to requiring clustered development. *Purchase and Leaseback* is similar, although instead of selling the land, the agency leases it with restrictions in place. In this manner the agency is able to recoup some of its investment in the form of rent.

5. Conservation Easements

Conservation Easements have gained favor and popularity with property owners and preservation groups alike in recent years. These easements remove the right to develop from the usual bundle of property rights. Separation of development rights is accomplished in three ways:

- Donations: The property owner willingly donates the development value of the property to a land trust or other organization, and agrees that the property will never be developed. Tax incentives are available for such donations.

- Purchases: The property owner sells the right to develop the property to a land trust or other organization, which agrees that the property will never be developed.

- Transfers: The property owner transfers or trades the value of the right to develop the property to another entity, which may use that right on another property agreed upon by the jurisdiction administering the trade.

Conservation Agreements prevent alterations to a designated piece of land. Most land uses are prohibited, although certain uses such as farming, nature conservation, passive recreation and other "open space" uses may be allowed. Of the three methods (donations, purchases and transfers), transfers are the most complicated.

The conservation easement "runs" with the land and is recorded with the deed. Typically, the easement is granted to a land trust, land conservancy, or a government entity. The easement is typically agreed upon with the property owner who retains ownership of the property, but gives up the right (by selling, donating, or trading) to develop it or to use it in ways that are incompatible with the open space goal. The entity receiving the development rights agrees to hold the development rights in order to maintain the area as open space. Often there are IRS tax advantages to the benefactor for the value of the donated development rights.

6. Land Banking

Local governments have used this option only rarely as a means for preserving land, primarily due to its often-prohibitive costs. This tool involves the purchase of land and holding it for possible future development. Often the land is purchased and leased back to the original owners so as to continue its immediate use, such as agricultural production. Agencies interested in this option should have the ability to purchase and condemn land, to hold and lease land, and to obtain debt financing for its purchase.

Goals and Policies

Goal: To conserve limited water resources.

Policy: Encourage water conservation through policies and ordinances that reduce indoor and outdoor water use.

Implementation Measure: Adopt a water conservation landscape ordinance.

Implementation Measure: Adopt an indoor water use ordinance that requires low flow plumbing fixtures and other means to conserve water.

Implementation Measure: Utilize water conserving landscape design and methods on all public projects.

Goal: To maintain and protect critical open lands and other sensitive lands in the Tooele Valley.

Policy: Modify the existing county code to address the need to protect critical open space and sensitive land.

Implementation Measure: Identify and map critical open space and sensitive lands with the intent of establishing protection and preservation areas.

Implementation Measure: Develop a Critical Open Space and Sensitive Lands Overlay Zone which addresses specific lands to be protected and the tools and mechanisms available for implementation.

Implementation Measure: Ensure that future growth does not extend into critical habitat areas for sensitive and threatened wildlife.

Goal: To encourage a wider range of residential and mixed uses to meet projected future population growth.

Policy: Allow and encourage new residential development models that meet the future needs of the community.

Implementation Measure: Modify existing ordinances and codes to facilitate Clustered Development.

Implementation Measure: Investigate the applicability of utilizing of packaged sewer plants in areas of the Tooele Valley that are designated for higher density development.

Implementation Measure: Modify existing ordinances and codes to allow mixed-use development at key nodes and destinations.

Implementation Measure: Create detailed guidelines and educational information regarding the benefits of new residential models, including Clustered Development and Mixed Use development.

Policy Implement specific improvements to enhance key roadways in the valley.

Implementation Measure: Investigate a variety of improvements within the public realm (road right-of-way) and private realm (parking lots, front yards, etc.). Specific ideas to be investigated include streetscape enhancements, redevelopment, coordinated signage, etc.

Goal: To improve valley views along Interstte-80 and along major road corridors in the City.

Policy: Create a coordinated program of streetscape and right-of-way improvements.

Implementation Measure: Prepare a landscape master plan for each corridor, identifying special enhancements.

Goal: To ensure the future needs for schools and other public services meet future demand.

Policy: Cooperate with Tooele School District officials and other public service providers to locate and reserve appropriate sites for schools and other public services, as needed.

Goal: To protect transportation corridors and minimize impacts on surrounding land uses.

Policy: Introduce minimum setbacks between new residential uses, railways and road corridors.

Policy: Utilize transitional land uses, physical buffers such as walls fences and vegetation to separate residential land uses from industrial and similar incompatible land uses.

Goal: To protect and conserve critical agricultural land.

Policy: Investigate new zoning ideas to help maintain existing agricultural uses in key open space areas.

Policy: Modify existing ordinances and codes to protect critical open space and view corridors in the valley.

Goal: To protect and conserve critical agricultural land, sensitive lands and sensitive natural features in the community.

Policy: Modify existing ordinances and codes to ensure sensitive lands, stream corridors, drainage ways, and critical natural features in Tooele Valley are preserved.

Goal: To promote implementation of the land use concepts contained in the General Plan.

Policy: Integrate the concepts and ideas contained in the Comprehensive Plan into short-term action plans (1- 5 years).

Policy: Prioritize Comprehensive Plan implementation measures as part of capital funding plans.

Policy: Modify the existing County Code to ensure land use changes contained in the Comprehensive Plan are codified.

Implementation Measure: Allow and encourage a broader mix of housing types and options.

Implementation Measure: Allow and encourage mixed-density residential uses, clustered development housing developments and mixed use districts in select locations.

Implementation Measure: Ensure the Stockton Bar and other irreplaceable natural features are preserved and protected in perpetuity.

Implementation Measure: Ensure that the Tooele Valley Municipal Airport Master Plan is reviewed when considering new development in the vicinity of the airport.

Implementation Measure: Coordinate and Cooperate with Tooele Valley Airport authorities to ensure adjacent landowners are apprised of future expansion/buffer needs and compensation is provided accordingly.

3 Housing

Current Housing Supply

The vast majority of housing units in Tooele County are single-family units (attached or detached). Of the 19,261 units, 15,862, or 82 percent, are attached or detached single-family units.

Table 3-1: Current Housing Supply
(Source: Tooele County Assessor's Office; ZBPF)

	Total	Percent of Total
Single-Family Residential	**17,440**	**91%**
Condo	595	3%
Mobile Home	799	4%
Multiple Residences	184	1%
SFR	15,862	82%
Multi-Family Residential	**1,821**	**9%**
Apartments	649	3%
Duplex	246	1%
Fourplex	192	1%
Low-Income	718	4%
Mixed-Use	16	0%
Total	**19,261**	**100%**

Table 3-2: Current Housing Supply by Municipality
(Source: Tooele County Assessor's Office, ZBPF)

	Condo	Mobile Home	Multi Resid.	SFR	Apts.	Duplex	Four plex	Low Income	Mixed Use	Total
Tooele Valley	595	725	154	14,382	465	222	148	718	16	17,425
Grantsville	23	203	40	2,620	91	18	16	104	0	3,115
Lake Point	0	30	8	289	0	14	0	0	0	341
Ophir	0	0	0	31	0	0	0	0	0	31
Rush Valley	0	8	12	151	0	0	0	0	0	171
Stansbury Park	180	0	0	2,600	0	0	0	126	0	2,906
Stockton	0	0	0	216	0	2	0	0	0	218
Tooele City	392	484	94	8,475	374	188	132	488	16	10643
Remaining County	0	70	10	202	184	14	36	0	0	516
Vernon	0	3	0	80	0	0	0	0	0	83
Wendover	0	67	10	122	184	14	36	0	0	433
Unincorporated County	0	4	20	1,278	0	10	8	0	0	1,320
TOTAL	595	799	184	15,862	649	246	192	718	16	19,261

The Utah Affordable Housing Database, managed by the Utah Department of Housing & Community Development, lists the following apartment complexes as low-income apartments. Rental rates for these units may be determined in various ways, including rents to be no more than 30 percent of the tenant's income or a fixed rental fee that is lower than the average market rate for rent in the area.

Table 3-3: Low-Income Apartments in Tooele County
(Source: Utah Affordable Housing Database)

Community	Address	City	Units
Briarwood Apartments	145 Gardenia Way	Wendover	32

Community	Address	City	Units
Canyon Cove (Senior)	178 East Vine Street	Tooele	21
Clark Street Apartments*	316 East Clark Street	Grantsville	24
Five-plex*	132 East Utah Avenue	Tooele	5
Heritage Path Apartments	278 West Main	Grantsville	20
Lake View Apartments*	742 North 100 East	Tooele	76
Landmark Apartments	350 West 400 North	Tooele	52
Old Mill Stansbury*	161 East Hilary Lane	Stansbury Park	128
Oquirrh View Apartment	586 North 270 East	Tooele	16
Orchard Park	Country Haven Lane	Grantsville	63
Remington Park (Senior)	500 Utah Avenue	Tooele	72
South Willow Apartments	211 South Hale	Grantsville	
Sumerset Gardens (Senior)	143 North 400 West	Tooele	28
Tooele CROWN*	Various Locations	Tooele	11
Tooele Gateway Apartments*	232 Fenwick Lane	Tooele	130
Valley Meadows*	600 North 600 West	Tooele	40
Westwood Mesa	780 West 770 South	Tooele	22
Willow Creek (Senior)	236 West Plum	Grantsville	83
Total			**843[1]**

**Tax credit Section 42 program rents are not subsidized*

Housing Conditions

Year Built

Thirty-one percent of all homes in Tooele County were built since 2000, with another 22 percent built between 1990 and 1999.

Table 3-4: Residential Year Built
(Source: ACS 2013)

Year Structure Built	Tooele County	Tooele City	Grantsville
2010 or later	0.7%	0.6%	0.9%
2000 to 2009	30.0%	26.4%	32.2%
1990 to 1999	22.3%	27.0%	15.8%
1980 to 1989	7.7%	5.2%	7.9%
1970 to 1979	13.2%	11.7%	16.1%
1960 to 1969	7.7%	9.4%	7.8%
1950 to 1959	8.0%	8.9%	5.5%
1940 to 1949	4.5%	4.9%	5.8%
1939 or earlier	5.8%	5.9%	8.1%

[1] *The number of low-income units listed by the County Assessor's Office differs from the Utah Affordable Housing Database, likely because there are some affordable units that are not identified as low-income by the Assessor's Office.*

Map 3-1
Residential Units by Year Built