

**TOOELE COUNTY
ORDINANCE 2019-25**

**AN ORDINANCE AMENDING THE TOOELE COUNTY GENERAL
PLAN BY UPDATING THE MODERATE-INCOME HOUSING PLAN**

**NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF
TOOELE COUNTY, UTAH AS FOLLOWS:**

SECTION I – PURPOSE. The Utah State Legislature passed Senate Bill 34 regarding “Affordable Housing Modifications” during the most recent legislative session. This bill requires Tooele County to promote the construction of moderate-income housing by making modifications to the General Plan, per UCA 17-27a-403. Planning and Zoning Staff worked with the Tooele County Planning Commission on proposed updates to the Moderate-Income Housing Plan, which is part of Tooele County’s General Plan, to ensure compliance with state law.

The Tooele County Planning Commission held a public hearing on the proposed changes and made a favorable recommendation to amend the Tooele County General Plan.

SECTION II – GENERAL PLAN AMENDED. The Tooele County General Plan is amended by adopting the “Strategies for Encouraging the Construction of Moderate-Income Housing” attached hereto, which attachment is, by this reference, made a part hereof.

SECTION III – REPEALER. Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION IV – EFFECTIVE DATE. This ordinance shall become effective fifteen (15) days after its passage, provided it has been published, or at such publication date if more than fifteen (15) days after passage.

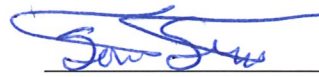
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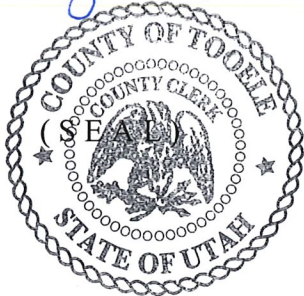
IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 3rd day of December 2019.

ATTEST:

TOOELE COUNTY COMMISSION:

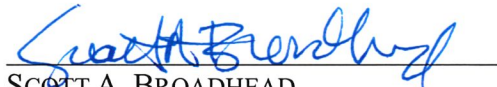

MARILYN K. GILLETTE, Clerk

 16 Dec 19
TOM TRIPP, Chairman



Commissioner Milne voted aye
Commissioner Thomas voted aye
Commissioner Tripp voted yeah

APPROVED AS TO FORM:


SCOTT A. BROADHEAD
Tooele County Attorney

STRATEGIES FOR ENCOURAGING THE CONSTRUCTION OF MODERATE-INCOME HOUSING

As required by SB 34, 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:

Implementation Strategy 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 Strategy 2: Facilitate the rehabilitation or expansion of infrastructure that will encourage 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 Strategy 3: Create or allow for, and reduce regulations related to, 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 Strategy 4: Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers

The Tooele County General Plan Update 2016 promotes the creation of “centers” along SR-36, and in other appropriate areas throughout the Tooele Valley. These “centers” 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 Strategy 5: Encourage higher density or moderate-income residential development 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 Strategy 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 Strategy 7: Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization

Tooele County has an established partnership with the Wasatch Front Regional Council (WFRC). The County can work with WFRC to identify programs and additional funding that would support the construction of moderate-income housing.