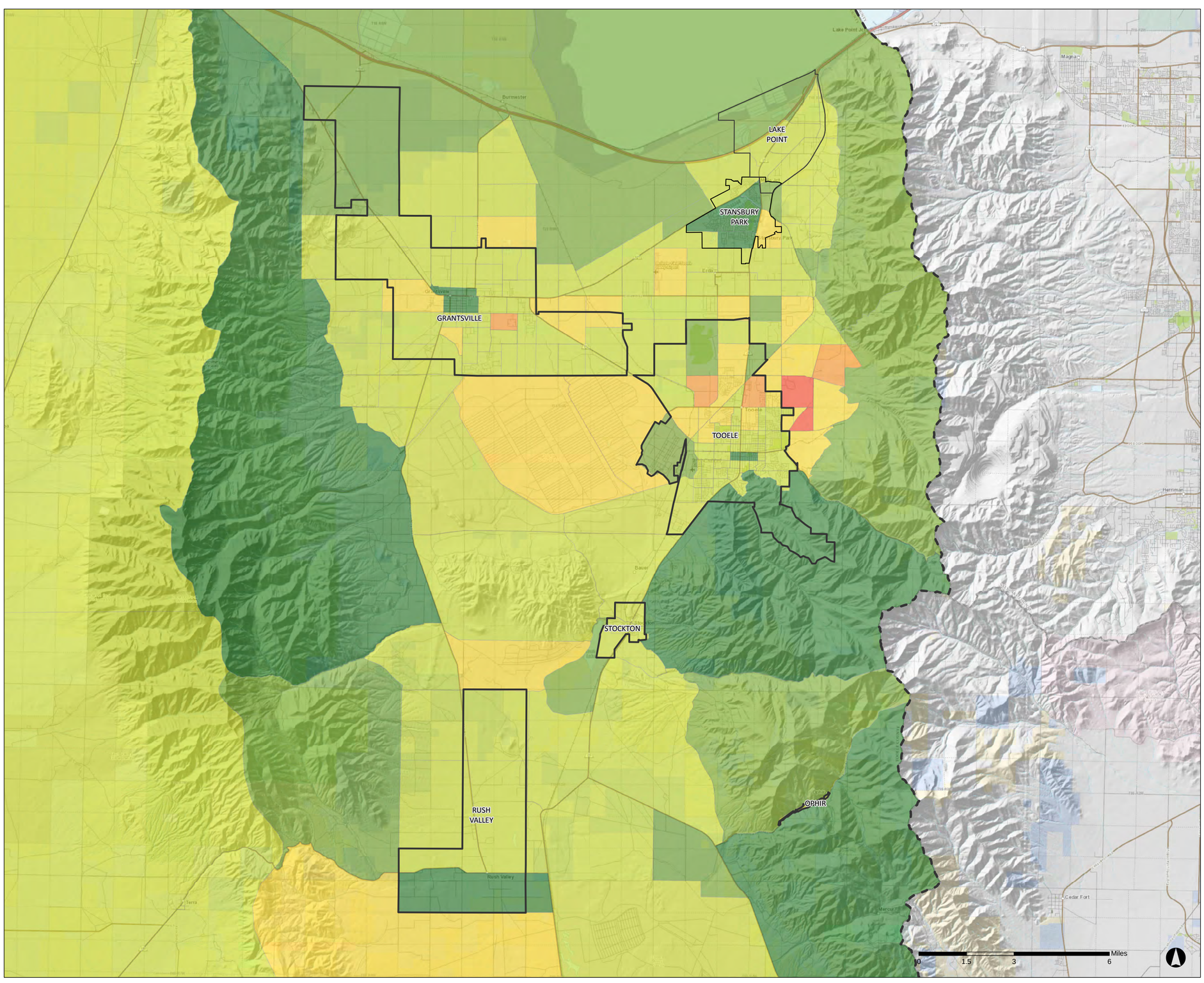
PROJECT PURPOSE

- Update the General Plan in accordance with recent changes
- 10-year planning horizon
- Focus on Tooele Valley
- Focus on Land Use and Housing Elements
- Update population and demographic projections

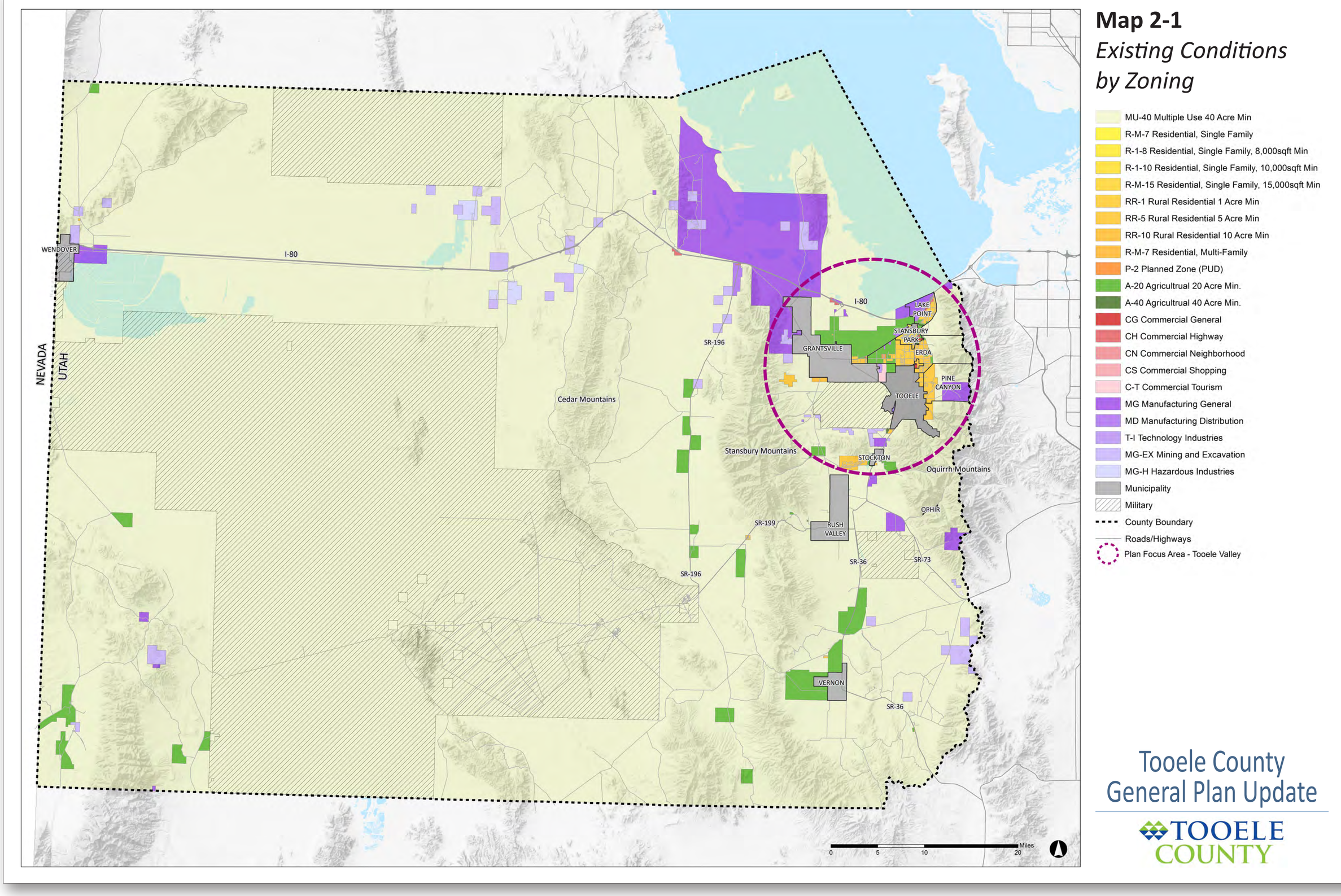


Map 1-1
Population Change 2015-2040

- Less than 0
- 0
- 1 - 500
- 501 - 1,000
- 1,001 - 1,500
- 1,501 - 2,000

Tooele County
General Plan Update

TOOELE COUNTY

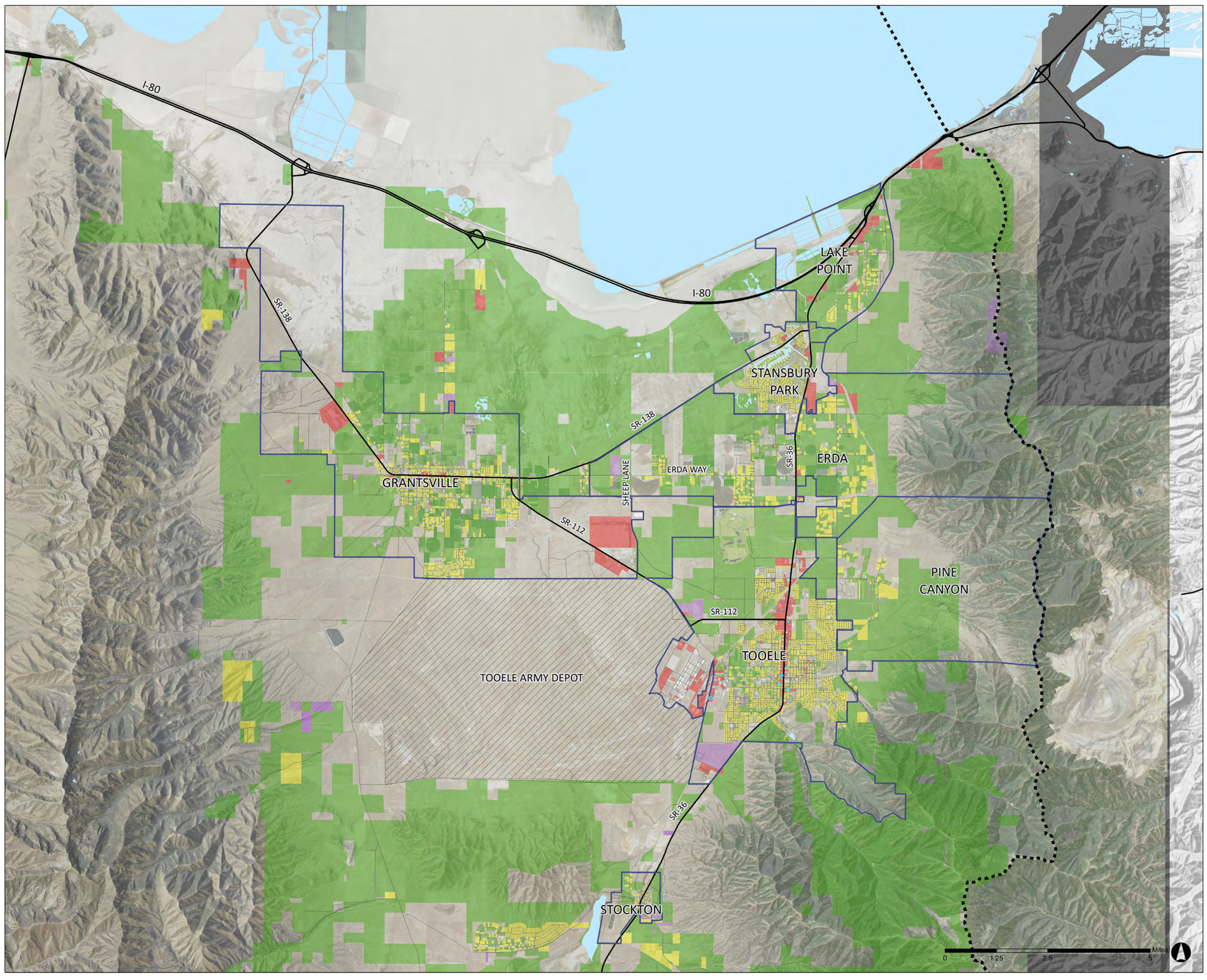


Map 2-1
Existing Conditions by Zoning

- MU-40 Multiple Use 40 Acre Min
- R-M-7 Residential, Single Family
- R-1-8 Residential, Single Family, 8,000sqft Min
- R-1-10 Residential, Single Family, 10,000sqft Min
- R-M-15 Residential, Single Family, 15,000sqft Min
- RR-1 Rural Residential 1 Acre Min
- RR-5 Rural Residential 5 Acre Min
- RR-10 Rural Residential 10 Acre Min
- R-M-7 Residential, Multi-Family
- P-2 Planned Zone (PUD)
- A-20 Agricultrual 20 Acre Min.
- A-40 Agricultrual 40 Acre Min.
- CG Commercial General
- CH Commercial Highway
- CN Commercial Neighborhood
- CS Commercial Shopping
- C-T Commercial Tourism
- MG Manufacturing General
- MD Manufacturing Distribution
- T-I Technology Industries
- MG-EX Mining and Excavation
- MG-H Hazardous Industries
- Municipality
- Military
- County Boundary
- Roads/Highways
- Plan Focus Area - Tooele Valley

Tooele County General Plan Update

TOOELE COUNTY

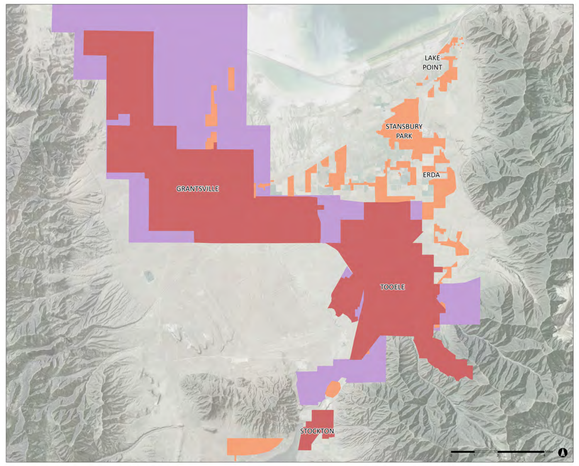


Map 2-2
Existing Land Use in Tooele Valley

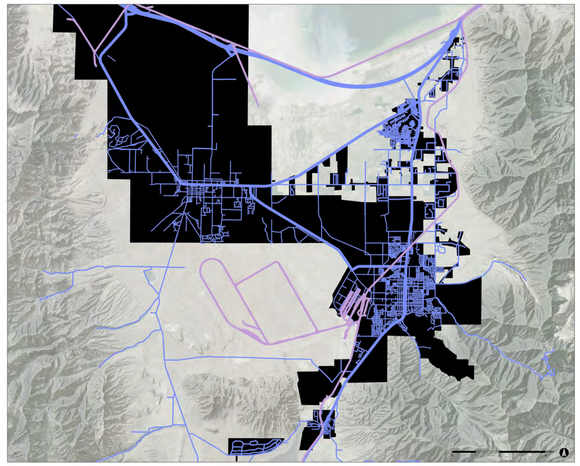
- Vacant Residential
- Single Family Residential
- Multi-Family Residential
- Commercial
- Open Space
- Agriculture
- Industrial
- Military (Tooele Army Depot)
- Roads/Highways
- County Boundary

Tooele County General Plan Update

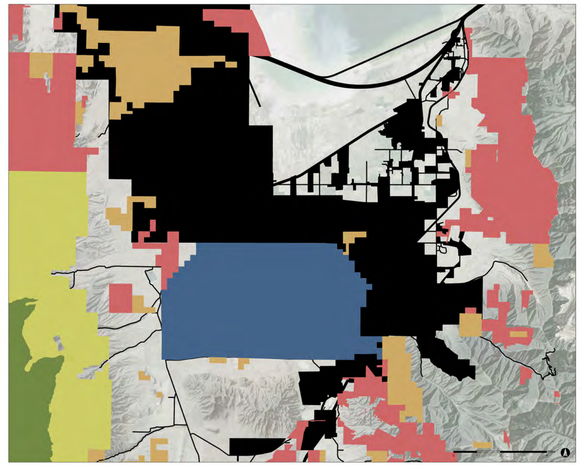
TOOELE COUNTY



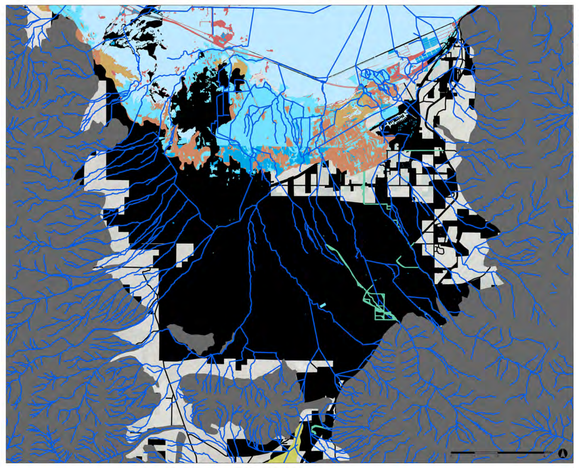
Developed Land
- Municipalities
- Developed Land
- Municipal Annexation Declaration Areas



Transportation Corridors
- Railroads
- Transportation Corridors
- Land Unavailable for Development



Jurisdictional Exclusion Areas
- Bureau of Land Management
- Military
- National Forest
- National Wilderness Area
- State Trust Lands
- Land Unavailable for Development



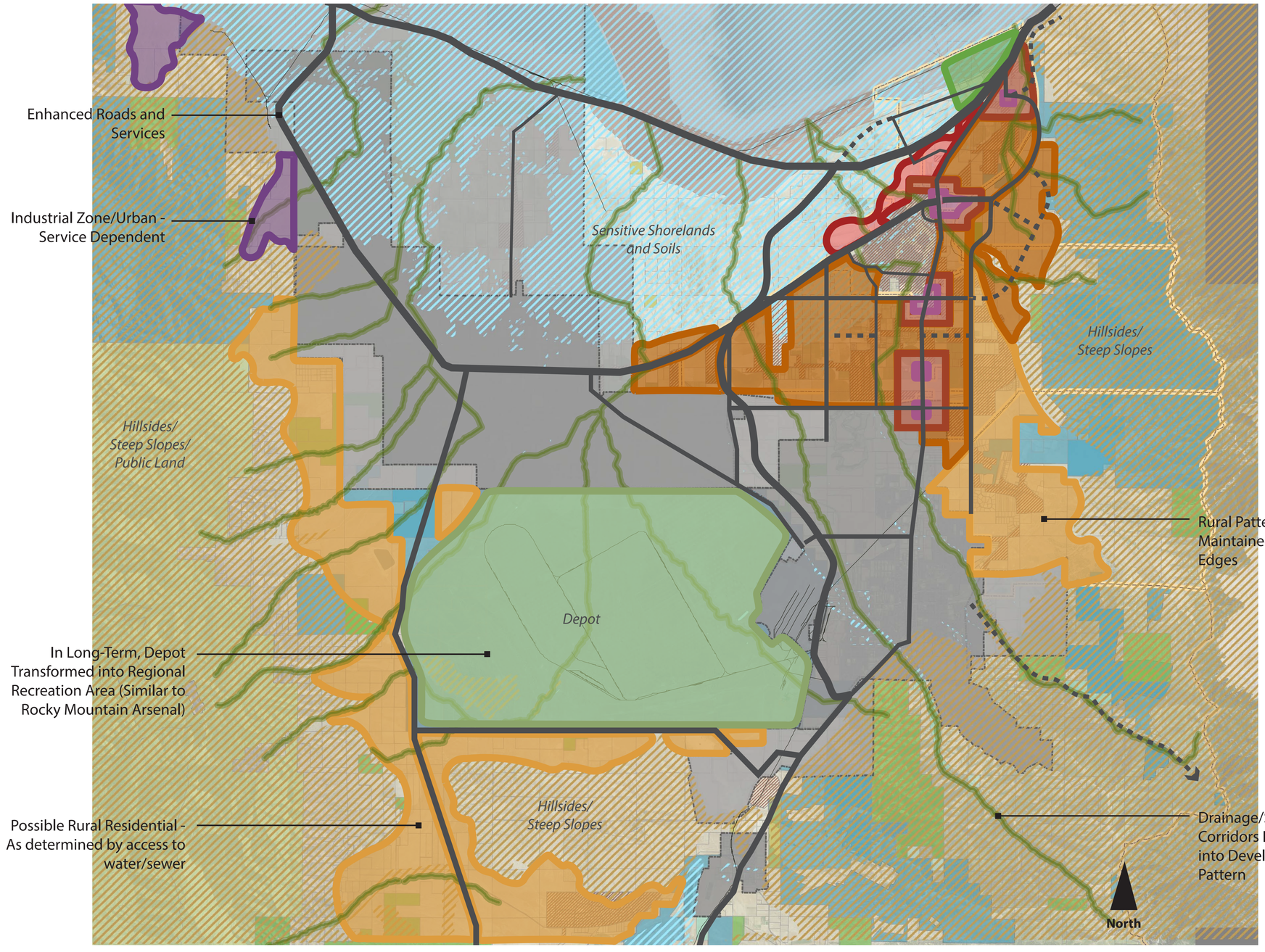
Natural Constraints
- Floodplains
- Streams
- Slopes > 30%
- Lake
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- 0-12 inches, LOGAN SILT LOAM
- 0-12 inches, SALTAIR-PLAYAS COMPLEX
- 24-36 inches, KANOSH-SALTAIR-LOGAN COMPLEX
- More than 80 inches, SKUMPAH SILT LOAM, SALINE
- Land Unavailable for Development

Composite
- Land Unavailable for Development

Map 2-3
Unavailable Land Overlay Process

Tooele County
General Plan Update

TOOELE COUNTY



Map 2-7
Future Land Use

- Highway Commercial/Entryway
- Mixed Use Centers
- Density Residential
- Low-Density Residential/Cluster
- Rural Residential (1 - 20 acre lots)
- Industrial
- Lake-Based Industry
- Regional Park (Long-Term)
- Greenways/Open Space Corridors

- Municipalities
- Annexation
- Township Boundary
- County Boundary
- Developed Areas

- BLM
- State/UDOT
- State Sovereign Lands
- SITLA
- Tooele City
- Tooele County
- DNR

- Water Bodies, Sensitive Shorelands, Soils, Etc.
- Hillsides/Steep Slopes
- Tranpostation Plan

Tooele County General Plan Update

TOOELE COUNTY

1 *LAND USE PRINCIPLE:* Create density and intensity near cities, services, and gathering places, including schools and city centers.

"Better suited to cities, not unincorporated county."

"No Daybreak."

dislike — neutral — like

"Better retail options—improves economy, jobs, business location."

"Wide open landscaping and parks are great."

"This is nice."

2 *LAND USE PRINCIPLE:* Use flexible and creative planning to achieve better neighborhood growth and development.

"Moved out of the SLC valley to avoid this type of neighborhood."

"Lots are too small."

"People don't like this look, but we have to have subdivisions."

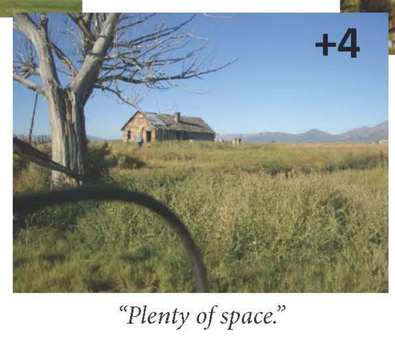
dislike — neutral — like

"Too close together."

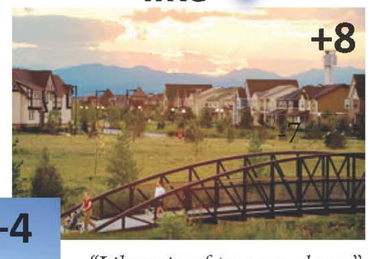
"Too high density."

"Limit high density housing."

"Need for increase in fire equipment for high rise."



"Plenty of space."



"Like mix of types and use."

"Looks like Daybreak. :("

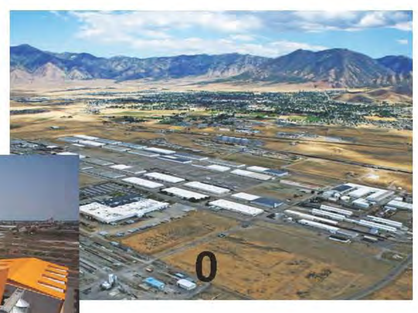
3 *LAND USE PRINCIPLE:* Develop Tooele County into a self-sufficient region that includes adequate employment and service opportunities.

"Less industries involving toxic waste."

"Auto/med/tech. Yes!"

dislike — neutral — like

"I don't think anyone knows what this is."



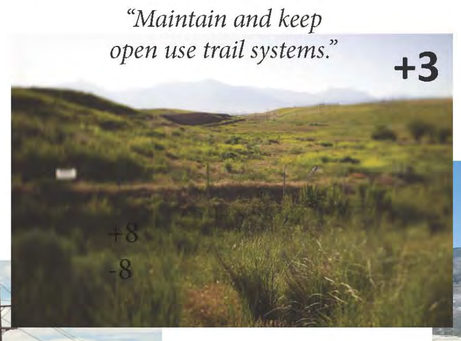
"Dislike this statement."

"Great attraction to lure out-of-towners."

"Auto/med/tech. Yes!"

4 *LAND USE PRINCIPLE:* Preserve public open lands, historic sites, cultural landscapes, and scenic resources as part of a comprehensive planning approach.

"Maintain and keep open use trail systems."



"Preserve the gravel bars and unique aspects of the Tooele Valley landscape created to geologic deposits at edge of foothills."

"Bury power lines."

"A park at Adobe Rock. Access please. (And Grantsville Woolen Mill too!)"

dislike — neutral — like

"Provide horse-friendly neighborhoods."

"Less fences."

"Preserve bird and wildlife habitat."

"5-acre neighborhoods (east Erda) should remain 5-acre neighborhoods."

ENVISIONED PARKS, OPEN SPACE, TRAIL CORRIDORS & NATURAL AREAS

ENVISIONED RESIDENTIAL

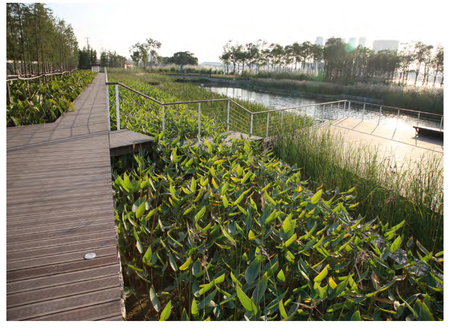
Density Residential

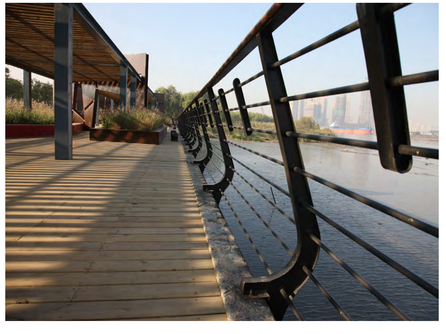
Mixed Residential/
Clustered Development

Rural Residential

ENVISIONED INDUSTRY

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



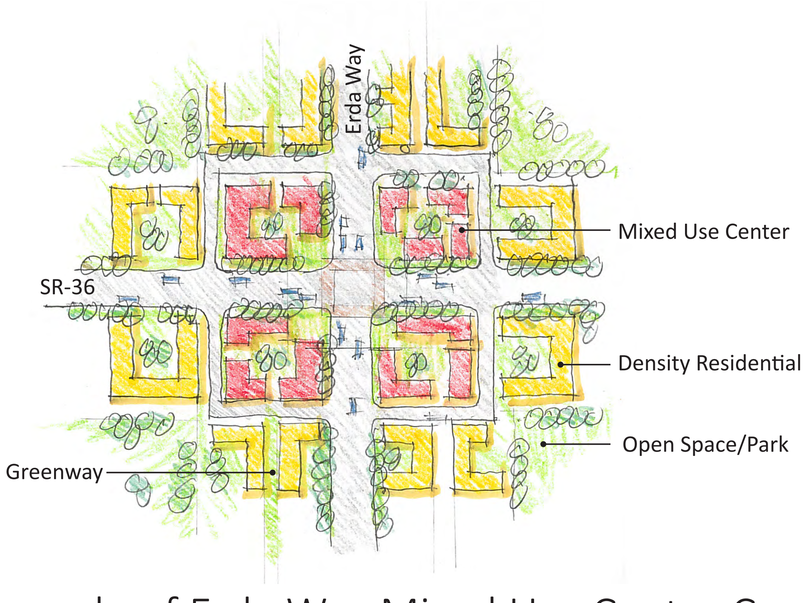


Lake-Based Industries

ENVISIONED CENTERS

Mixed Use Centers

Highway Commercial/Entryway

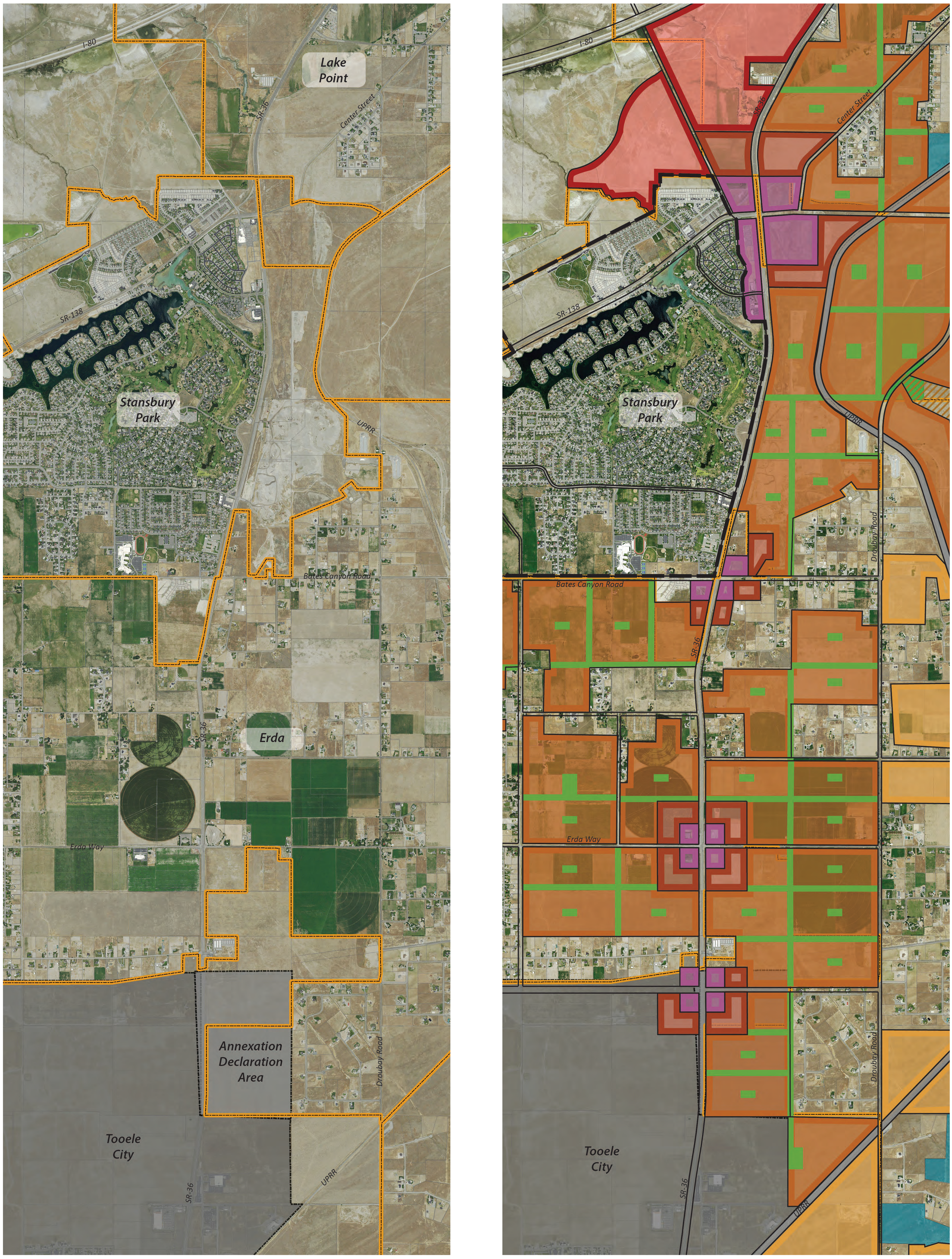


Example of Erda Way Mixed Use Center Concept

Map

Highway 36: Today and Tomorrow

Existing



At Build Out

Legend

- Highway Commercial/Entryway
- Mixed Use Centers
- Density Residential
- Low-Density Residential/Cluster
- Rural Residential (1 - 20 acre lots)
- Greenways/Open Space/Parks
- Municipalities
- Annexation Declaration Areas
- Township Boundaries
- BLM
- Hillsides/Steep Slopes

Population Projections

Population projections are based on past population growth trends. **Actual numbers could be greater** if technological advances resolve current growth constrains, including water and sanitation.

Population Projections (Source: ZBPF; UDOT)

	2015	2020	2030	2040
Tooele Valley	**62,425**	**70,918**	**91,400**	**118,540**
Grantsville	10,198	11,794	16,216	22,139
Lake Point	1,266	1,400	1,633	1,880
Ophir	39	41	45	50
Rush Valley	451	457	477	502
Stansbury Park	8,998	9,145	9,290	9,537
Stockton	687	771	966	1,192
Tooele City	35,367	39,839	49,855	63,183
Unincorporated Tooele Valley	5,419	7,471	12,917	20,057
Remaining County	**3,356**	**3,963**	**5,523**	**8,800**
Vernon	248	252	268	319
Wendover	1,576	1,779	2,240	2,818
Remaining Tooele County	1,533	1,931	3,014	5,663
TOTAL	**65,782**	**74,881**	**96,922**	**127,340**

Based on the average persons per household for each of the communities and the County, about **19,557 additional households will be created between 2015 and 2040**, or **an average of 782 households per year**. Determinations will need to be made on how to best accommodate this growth if it occurs.

Average Annual Household Growth Projections (Source: ACS 5-year Estimate; ZBPF; UDOT)

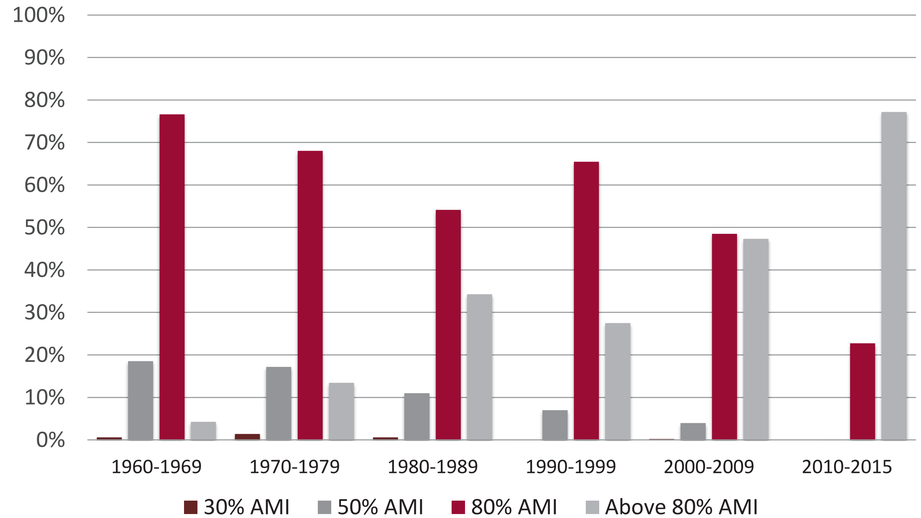
	2015-2020	2020-2030	2030-2040
Tooele Valley	**539**	**650**	**860**
Grantsville	100	138	185
Lake Point	8	7	8
Ophir	0	0	0
Rush Valley	0	1	1
Stansbury Park	8	4	7
Stockton	6	7	8
Tooele City	288	322	429
Unincorporated Tooele Valley	128	170	223
Remaining County	**40**	**51**	**105**
Vernon	0	1	2
Wendover	15	17	21
Remaining Tooele County	25	34	83
TOTAL	**579**	**701**	**966**

Housing

Although the majority of homes in the County are affordable to moderate-income households, **there is a lack of affordable units for households with very low income.**

Housing Affordability Analysis

Household Income Level	Income Range	Affordable SFR, Condo, PUD, Duplex Units	Affordable Multi-Family Units	Total Affordable Units	% of All Units	Cumulative % of All Units	% of Households at Income Level
< 30% of AMI	< $19,450	845	276	1,121	5.82%	**5.82%**	**10.92%**
30% to 50% of AMI	$19,450 - $32,417	2,658	605	3,263	16.94%	**22.76%**	**9.19%**
50% to 80% of AMI	$32,417 - $51,867	8,955	585	9,540	49.53%	**72.29%**	**17.12%**
Total		**12,458**	**1,466**	**13,924**	**72.29%**		**37.22%**

Recent trends indicate that new construction is less affordable for moderate- and low-income households. Having increased property values is beneficial for the County and its municipalities because higher property values increase the fiscal impacts of property taxes to the municipalities. **Future development needs to include a balance between the construction of homes of higher value and providing affordable housing to moderate- and low-income households.**

Affordability of Single Family Residential by Year Built