PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for ***Wednesday, April 24, 2024*** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecity or searching for our YouTube handle ***@tooelecity****. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecity.gov any time after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

AGENDA

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Public Hearing and Decision** – Request by the Church of Jesus Christ of Latter-day Saints for Conditional Use Permit approval for a religious facility (new seminary building) on property located at the northwest corner of Berra Boulevard and 2200 North in the R1-8 zoning district. *Jared Hall, City Planner presenting*

4. **Review and Decision** – Request by the Tooele County Housing Authority for Preliminary Plan approval of the Harvey Subdivision, a single-family residential subdivision located at approximately 188 West 600 North in the R1-7 zoning district. *Jared Hall, City Planner presenting.*

5. **City Council Reports**

6. **Review and Approval** – Planning Commission Minutes for the meeting held on March 27, 2024.

7. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Jared Hall, Tooele City Planner prior to the meeting at (435) 843-2132.

Tooele City Planning Commission
Business Meeting Minutes

Date: Wednesday, March 27, 2024
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:
Tyson Hamilton
Melanie Hammer
Chris Sloan
Weston Jensen
Alison Dunn
Kelley Anderson

Commission Members Excused:
Matt Robinson
Jon Proctor

City Council Members Present:
Maresa Manzione
Ed Hansen

City Employees Present:
Andrew Aagard, City Development Director
Jared Hall, City Planner
Paul Hansen, City Engineer
Roger Baker, City Attorney

Minutes prepared by Katherin Yei

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

1. Pledge of Allegiance
The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call
Melanie Hammer, Present
Alison Dunn, Present
Chris Sloan, Present
Tyson Hamilton, Present
Weston Jensen, Present
Kelley Anderson, Present
Matt Robinson, Excused

DRAFT

Jon Proctor, Excused

3. Public Hearing and Recommendation – Consideration of proposed changes to 7-14-9, Parking Lots, regarding landscape island requirements in parking lots
Presented by Andrew Aagard, Community Development Director presenting

Mr. Aagard presented an amendment to Tooele City Code 7-4-9 in regards to landscaping in the parking lots. This code is what requires landscaping in all parking lots. Staff is seeing issues with how the code is currently written. The proposed ordinance amendments include updating verbiage, changing section E from landscaping islands to end caps, the calculations of trees for single end row cap and double end caps. The ordinance amendments waive the tree requirement in the case of pedestrian's walkways.

The Planning Commission asked the following questions:
Is there a way to put an enforcement to help these areas be maintained?
Why are there ordinances in place, when the City cannot enforce them?

Mr. Aagard addressed the Commission's questions. That can be added into the ordinance. However, the enforcement mechanism is hard to enforce. This code is applied during the review period and can be enforced during the initial process.

Mr. Baker addressed the Commission. When the site plan is submitted, staff will have direct input on landscaping that will work with the project.

The public hearing was opened. No one came forward. The public hearing was closed.

Commissioner Sloan motioned to forward a positive recommendation on the proposed changes to 7-14-9, Parking Lots, regarding landscape island requirements in parking lots based on the findings listed in the staff report. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Chairman Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Dunn, "Aye", and Commissioner Anderson, "Aye". The motion passed.

4. Review and Decision – Consideration of a request for Preliminary Plan approval for the Overlake 2T Phase 1 Subdivision
Presented by Jared Hall, City Planner

Mr. Hall presented a preliminary plan approval for Overlake 2T phase 1 subdivision. There are 28 lots in the subdivision in the R1-7 Zone.

Commissioner Jensen motioned to approve Preliminary Plan approval for the Overlake 2T Phase 1 Subdivision based on the findings and subject to the conditions listed in the staff report. Commissioner Dunn seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Chairman Hamilton, "Aye", Commissioner

DRAFT

Jensen, “Aye”, Commissioner Dunn, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

5. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: During the work meeting, the sewer master plan was presented, including new water and sewer fees. A Public Infrastructure District was approved. The Council approved a contract to widen the road, add a trail, and retention wall along Droubay Road near the golf course. SR-201 will have construction during the summer for bridge work.

6. Review and Approval – Planning Commission Minutes

There are no changes to the minutes.

Commissioner Anderson motioned to approve the minutes. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Dunn, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

7. Discussion – Planning Commission attendance at Wednesday Pre-development Meeting.

Mr. Aagard extended the invitation to attend the pre-development meetings. The Planning Commission members signed up for the following:
April, Commissioner Sloan
May, Commissioner Anderson
June, Commissioner Jensen
July, Commissioner Hammer
August, Commissioner Hamilton
September, Commissioner Sloan
October, Commissioner Dunn
November, Commissioner Jensen
December, Commissioner Hamilton

8. Adjourn

Chairman Hamilton adjourned the meeting at 7:30 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 ____ day of April, 2024

_____
Tyson Hamilton, Tooele City Planning Commission Chair

DRAFT

STAFF REPORT
April 19, 2024

To: Tooele City Planning Commission
Business Date: April 24, 2024

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: **Deseret Peak Seminary Building – Conditional Use Permit Request, Religious Facility**

Application No.:	2024-005
Applicant:	Church of Jesus Christ of Latter-day Saints
Project Location:	Northwest corner of Berra Boulevard and 2200 North
Zoning:	R1-8, Residential
Acreage:	0.88 acres
Request:	Conditional Use Permit approval for a Religious Facility

BACKGROUND

The application is to allow a new seminary building for the Church of Jesus Christ of Latter-day Saints associated with the new Deseret Peak High School, which is currently under construction. The seminary building will be located across from the new high school on the west side of Berra Boulevard, which will be extended as a part of the development of the seminary building, school, and other projects in the area.

ANALYSIS

General Plan and Zoning. The subject property is located in the R1-8 Residential zoning district. "Churches and Religious Facilities" are allowed in the R1-8 Zone with conditional use approval. The purpose of the R1-8 zoning district is "to provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live." Schools, churches, and other educational and religious facilities are integral parts of the residential communities in which they are located. Properties to the immediate north and west are undeveloped. The high school campus is under construction to the east, and to the south most of the uses are residential in nature. All of the immediately surrounding properties are located in the R1-8 or RR-5 zoning districts. Staff finds that the proposed use as a seminary building is in keeping with the zoning, and compatible with the overall development pattern in the surrounding area. Mapping pertinent to the subject property can be found in Exhibit "A", attached to this report.

Site Plan Layout. The proposed seminary building is 9,204 ft^2, with five classrooms, offices, lobby and restrooms. The site also includes a parking area to the west of the building accessed from 2200 North and a lawn area and pavilion in the northwest corner of the property. Other features of the development will include the continuation of Berra Boulevard northward, and pedestrian crosswalks to the site from the south and east to accommodate students crossing to the seminary from the high school campus. The applicant has provided a site plan for review which is attached to this report with Exhibit "B".

Building Elevations. The proposed seminary building is a single level structure. Materials include two types of stone veneer and brushed aluminum. While the building's principal entrance is oriented east toward the high school, all elevations include significant structural relief, varied materiality, and windows / doors. These types of

elements are commonly required in residential structures, and will help the building fit into the surrounding area. Elevations and renderings are included in Exhibit "B".

Parking: The parking area is designed to accommodate 15 spaces, including one ADA compliant, van accessible space. The majority of visitors to the building will be students on foot from the adjacent high school. While the applicants are seeking conditional use approval as a religious facility, the building functions as an education facility. Parking standards for educational uses are listed in City Code to be "as determined by the director." Staff recommends that the proposed 15-space parking area will more than accommodate the teaching and support staff for the building without causing parking problems in the larger neighborhood.

Access: A single vehicular access to the building is proposed from 2200 North Street directly to the parking area. The building itself is oriented to Berra Boulevard. Pedestrian access is the most important component of the site, since a large number of students from Deseret Peak High School will be walking between the high school property and the proposed seminary building several times each day. Crosswalks are at and Berra Boulevard and 2200 North. Berra Boulevard is an important north-south route, connecting existing residential and commercial development south of the new high school with existing and future commercial development in the vicinity of 2400 North. Planning staff recommends that the developer work with Public Works to consider the possibility of additional street signage north and south of the crosswalks or the possible use of raised crosswalks to draw attention to the crossing and make the situation as safe as possible.

Landscaping: The project includes 18,660 ft^2 of landscaping, which is just over 50% of the total site. Much of the proposed landscaping is comprised of beds and planters for low water-use shrubs and trees. The exception are two small areas of lawn framing the front walkway to Berra Boulevard and a lawn area at the northwest corner for use with a pavilion. Site Plan reviews will require any necessary adjustments to the plan to assure compliance with City regulations. Landscaping plans are included in Exhibit "B".

Fencing: No plans are currently in place for fencing of the property. Residential subdivisions often include perimeter fencing and it may be beneficial to wait and make certain that fencing is compatible between the subject property and future development. Staff will also review fencing during the processing of the subdivision and site plan applications.

Lighting: The site is not large, and no parking lot lights are proposed. Most of the need for lighting on the property will be accomplished through building mounted lights and street lights on the public rights-of-way. Staff recommends that all building mounted lights be hooded and directed down to eliminate light pollution across property lines.

Criteria for Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

(3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.

(4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

(1) The reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;

(2) The evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;

(3) The reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;

(4) The reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;

(5) The evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff responses and comments on the potential effects this application, should it be approved, upon adjacent and nearby persons and property:

1. The application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely, particularly for connection into the City's public infrastructure, for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Engineering, Public Works, Fire Department and Building Division plan reviews, permitting, and inspection processes.

2. The proposed site is a non-residential use located in a largely residential area. The site is proposed to be heavily landscaped, with a single story building and limited hard surfaces. The limited need for parking allows this more 'residential' ratio of site elements, making the site more compatible with the surrounding neighborhood.

3. The proposed use does not generate heavy vehicular traffic, limiting the impact to the neighboring properties.

4. Concerns about light pollution between non-residential and residential properties can be mitigated by the use of hooded, down-directed lighting.

5. Foot traffic from the adjacent high school across Berra Boulevard will be significant. The impact of the pedestrian traffic should be mitigated by careful consideration and implementation of the pedestrian crossings, including signage and other possible methods to promote safety.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request with the following comments:

1. The applicant shall meet all City requirements for Site Plan Approval and Subdivision.

2. The applicant shall work with Tooele City Public Works to consider, determine, and implement the best methods for the pedestrian crossings of Berra Boulevard and 2200 North Street associated with the project.

Engineering and Public Works Review. The Tooele City Engineering Division and the Public Works recommend approval with the condition that the applicant continue to work with the City on applications for Site Plan and Subdivision approval, and meet all requirements of the City during development of the site.

Tooele City Fire Department Review. The Tooele City Fire Department recommends approval with the condition that the site development meets all applicable requirements of the Building and Fire Codes.

NOTICING

Notice of the public hearing has been properly posted and issued as outlined in the City and State Codes. Notices were also sent to adjoining property owners as required. No comments or questions have been received as of the writing of this report, 4/19/24.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request for Conditional Use Permit to allow a religious facility in the R1-8 zoning district, subject to the following conditions:

1. All requirements of the Tooele City Engineering Division shall be satisfied throughout the development and construction of the site, including permitting.

2. All requirements of the Tooele City Public Works Department shall be satisfied throughout the development and construction of the site, including permitting.

3. The applicant shall meet all applicable Building and Fire Codes, and all requirements of the Tooele City Fire Department shall be satisfied throughout the development and construction of the site, including permitting.

4. The applicant shall meet all City development requirements to obtain Site Plan Approval for the project.

5. The applicant shall meet all City subdivision requirements and record a single-lot subdivision dedicating required right-of-way and public improvements required for the development.

6. Proposed building-mounted lighting on the property shall be down-directed and hooded to eliminate light pollution at property lines.

7. The applicant shall work with the Tooele City Public Works Department to consider, determine, and implement the best methods for the pedestrian crossings of Berra Boulevard and 2200 North Street associated with the development.

This recommendation is based on the following findings:

1. The proposed use meets the intent, goals, and objectives of the Tooele City General Plan and the R1-8 zoning district.

2. With conditions, the proposed use will meet the requirements and provisions of the Tooele City Code.

3. With conditions, the proposed use will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.

4. With conditions, the proposed use will not negatively impact public services in the area.

5. Potential impacts of the use have been identified in this report. The recommended conditions are intended to mitigate those impacts as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – "I move we APPROVE the request for Conditional Use Permit, application #2024-005 by the Church of Jesus Christ of Latter-day Saints to allow a religious facility on the subject property located in the R1-8 zoning district based on the findings of fact and subject to the conditions listed in the Staff Report dated April 19 2024."

1. List any additional findings of fact and/or conditions

Sample Motion for Denial – "I move we DENY the request for Conditional Use Permit, application #2024-005 by the Church of Jesus Christ of Latter-day Saints to allow a religious facility on the subject property in the R-1-8 zoning district based on the findings of fact."

1. List findings of fact

EXHIBIT A

MAPPING PERTINENT TO THE REQUEST, DESERET PEAK SEMINARY BUILDING



1: Subject Property, aerial view



2: Subject Property, zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Conditional Use Permit Application

Community Development Department
90 North Main Street, Tooele, UT 84074
(435) 843-2132 Fax (435) 843-2139
www.tooelecity.gov

Notice: The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted well in advance of any anticipated deadlines.

Project Information

Date of Submission:	Current Zoning:	Parcel #(s):
2/12/2024	R1-8	02-143-0-0115

Project Name:	Acres:
Deseret Peak Seminary	.85
Project Address:	**Units:**
Approx. NW corner Berra Boulevard and 2200 North Street	

Project Description:
New religious seminary building

Current Use of Property:
Vacant

Property Owner(s): Church of Jesus Christ of LDS			**Applicant(s):** BHD Architects		
Address: 50 E North Temple			Address: 65 E Wadsworth Park Dr, Suite 205		
City: Salt Lake City	State: UT	Zip: 84150	City: Draper	State: UT	Zip: 84020
Phone:			Phone: 801-571-0010		
Contact Person: Mike Davey			Address: 65 E Wadsworth Park Dr, Suite 205		
Phone: 801-571-0010			City: Draper	State: UT	Zip: 84020
Cellular: 801-631-9722	Fax:		Email: mike@bhdarchitects.com		

Signature of Applicant:

Date 3 Apr 2024

*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

** By submitting this application form to the City, the applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

For Office Use Only

Fee: (213)	Received By:	Date Received:	Receipt #:

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
}ss
COUNTY OF ~~TOOELE~~ UTAH }

I/we, RYAN HAUGHTON, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my/our knowledge. I/we also acknowledge that I/we have received written instructions regarding the application for which I/we am/are applying and the Tooele City Community Development Department staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 23rd day of February, 2024

KADRIANA WALLERS
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 724803
COMM. EXP. 05/18/2026

Kadriana Wallers
(Notary)
Residing in Utah County, Utah
My commission expires: 05/18/2026

AGENT AUTHORIZATION

I/we, RYAN HAUGHTON, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), BHD Architects, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this 23rd day of February, 2024, personally appeared before me Ryan Haughton, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

KADRIANA WALLERS
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 724803
COMM. EXP. 05/18/2026

Kadriana Wallers
(Notary)
Residing in Utah County, Utah
My commission expires: 05/18/2026

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3/12/2024 10:33:31 AM

Vicinity Plan



Tooele UT Deseret Peak Sr Seminary

Approximately 2234 North Berra Boulevard, Tooele, Utah 84074

Church Property Number: 501-3450



Project Team

Architect
Mike Davey — mike@bhdarchitects.com
BHD Architects
65 East Wadsworth Park Drive, Suite 205 — Phone - 801.571.0010
Draper, Utah 84020 — Mobile - 801.631.9722

Owner - Project Manager
Ryan Haughton — rhaughton@ChurchofJesusChrist.org
Meetinghouse Facilities Department
110 East Main Street — Phone - 801.783.6285
American Fork, Utah 84003 — Mobile - 801.783.6285

Owner - Facilities Manager
Jeremy Lambert — lambertjk@churchofJesusChrist.org
Tooele UT FM Group
3602 South 7200 West — Office - 801.661.0569
Magna, Utah 84044 — Mobile - 801.661.0569

Surveyor
Nathan Weber — nate@diamondlandsurveying.com
Diamond Surveying
5243 S Green Pine Dr — Office - 801.266.5099
Murray, Utah 84123 — Mobile - 801.455.9171

Civil Engineer
Daniel Canning — daniel@mcneileng.com
McNeil Engineering
8610 South Sandy Parkway, Suite 200 — Phone - 801.255.7700
Sandy, Utah 84070 — Mobile - 801.984.2843

Landscape Architect
Greg Wolfley — greg@earthwisedesign.com
Earthwise Design
PO Box 249 — Phone - 801.619.4040
Riverton, Utah 84065 — Mobile - 801.631.7554

Structural Engineer
Matt McBride — mattm@arwengineers.com
ARW Engineers
1594 West Park Circle #100 — Phone - 801.782.6008
Ogden, Utah 84404 — Mobile - 801.782.6008

Fire Protection Consultant
Jeff Dubois — jeff.dubois@speceng.com
Spectrum Engineering
324 South State, Suite 400 — Phone - -
Salt Lake City, Utah 84111 — Mobile - 801.401.8496

Mechanical Engineer
John Alexander — jalexander@vbfa.com
Van Boerum & Frank Associates
330 South 300 East — Phone - 801.530.3148
Salt Lake City, Utah 84111 — Mobile - 801.201.2590

Electrical Engineer
David Hinckley — dgh@spectrum-engineers.com
Spectrum Engineers
324 South State Street, Suite 400 — Phone - 801.401.8435
Salt Lake City, Utah 84111 — Mobile - 801.201.8369

Acoustical Engineer
Aaron Abbott — awa@spectrum-engineers.com
Spectrum Engineers
324 South State Street, Suite 400 — Phone - 801.401.8430
Salt Lake City, Utah 84111 — Mobile - 801.678.6383

Drawings Revision Schedule

#	Date	Description
1	9 Feb 2024	Site Plan Submittal

Drawing Index

General
- G101 Cover Sheet

Demolition
- D101 Site Demolition Plan

Civil
- C101 Survey
- C102 Vicinity Site Plan
- C111 Site Architectural Plan
- C112 Site Dimension Plan
- C120 Street Plan
- C121 Grading and Drainage Plan
- C151 Site Utility Plan
- C171 Erosion Control Plan
- C501 Civil Details
- C502 Civil Details
- C503 Civil Details
- C511 Site Details
- C512 Site Details
- C513 Site Details
- C601 General Notes, Legend, and Abbreviations

Landscape
- L101 Landscape Plan
- L201 Irrigation Plan
- L501 Details
- L521 Details
- L522 Details

Architectural
- A201 Exterior Elevations
- A901 Exterior Perspectives

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT — Lafe Theodore Harris — 12 Mar 2024 — 6278-0301 — STATE OF UTAH

Tooele UT Deseret Peak Sr Seminary

Approximately 2234 North Berra Boulevard, Tooele, Utah
40.569694, -112.303347

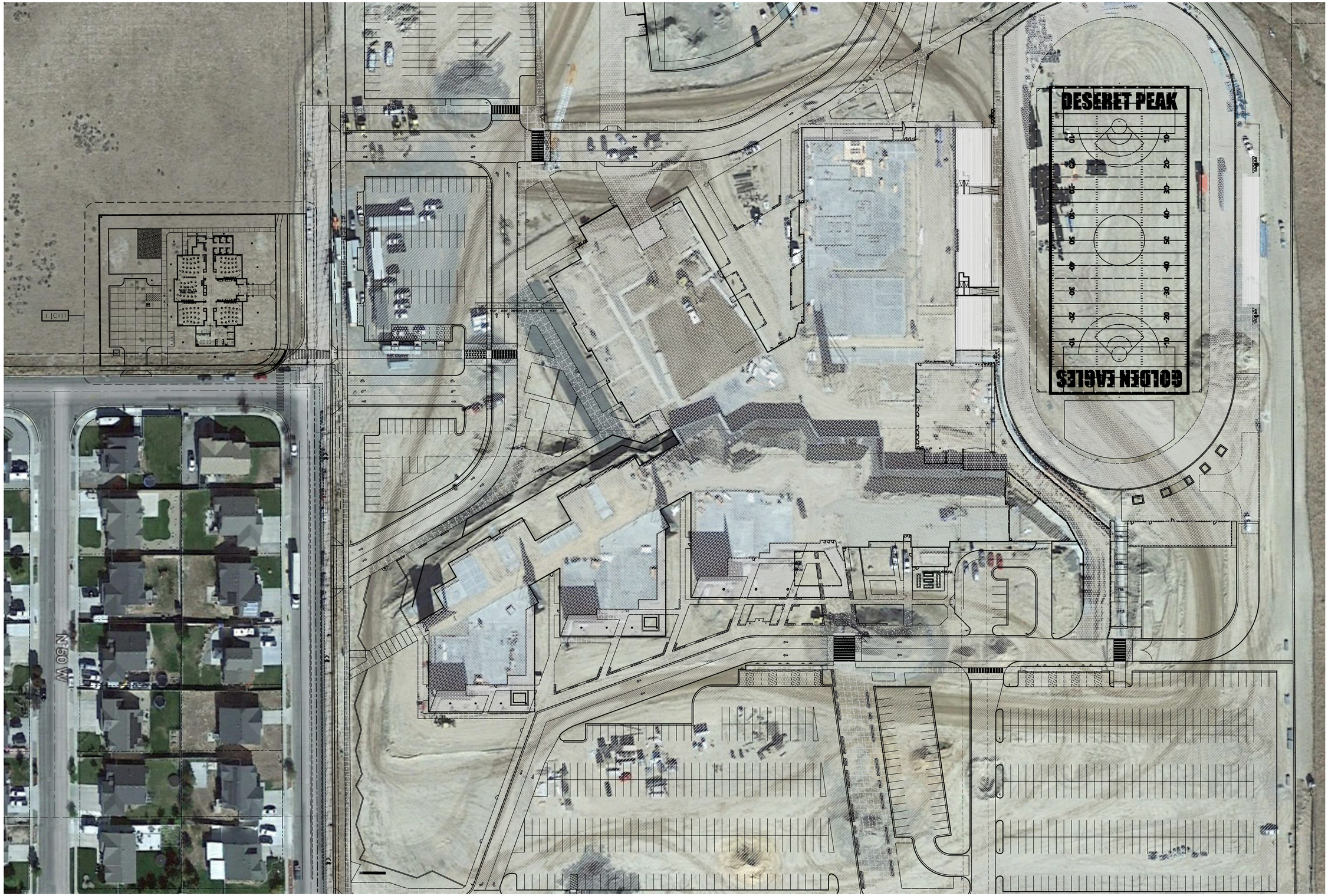
Date: 9 Mar 2024
BHD #: 2326
County Parcel: 02-143-0-0115
Plan Series: Custom 5 CR
Owner #: 501-3450

Sheet Issue and Revision Schedule

#	Date	Description
1	9 Feb 2024	Site Plan Submittal

Cover Sheet

G101



1 Vicinity Site Plan

Scale: 1" = 50'-0"

0' 25' 50' 100' 200'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lale Theodore Harris
12 Mar 2024
6278578-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Tooele UT Deseret Peak Sr Seminary

Approximately 2224 North Reno Boulevard, Tooele, Utah
40.569694, -112.303347

Date: 11 Mar 2024
BHD #: 2326
County Parcel: 02-143-0-0115
Plan Series: Custom SCR
Owner #: 501-3450

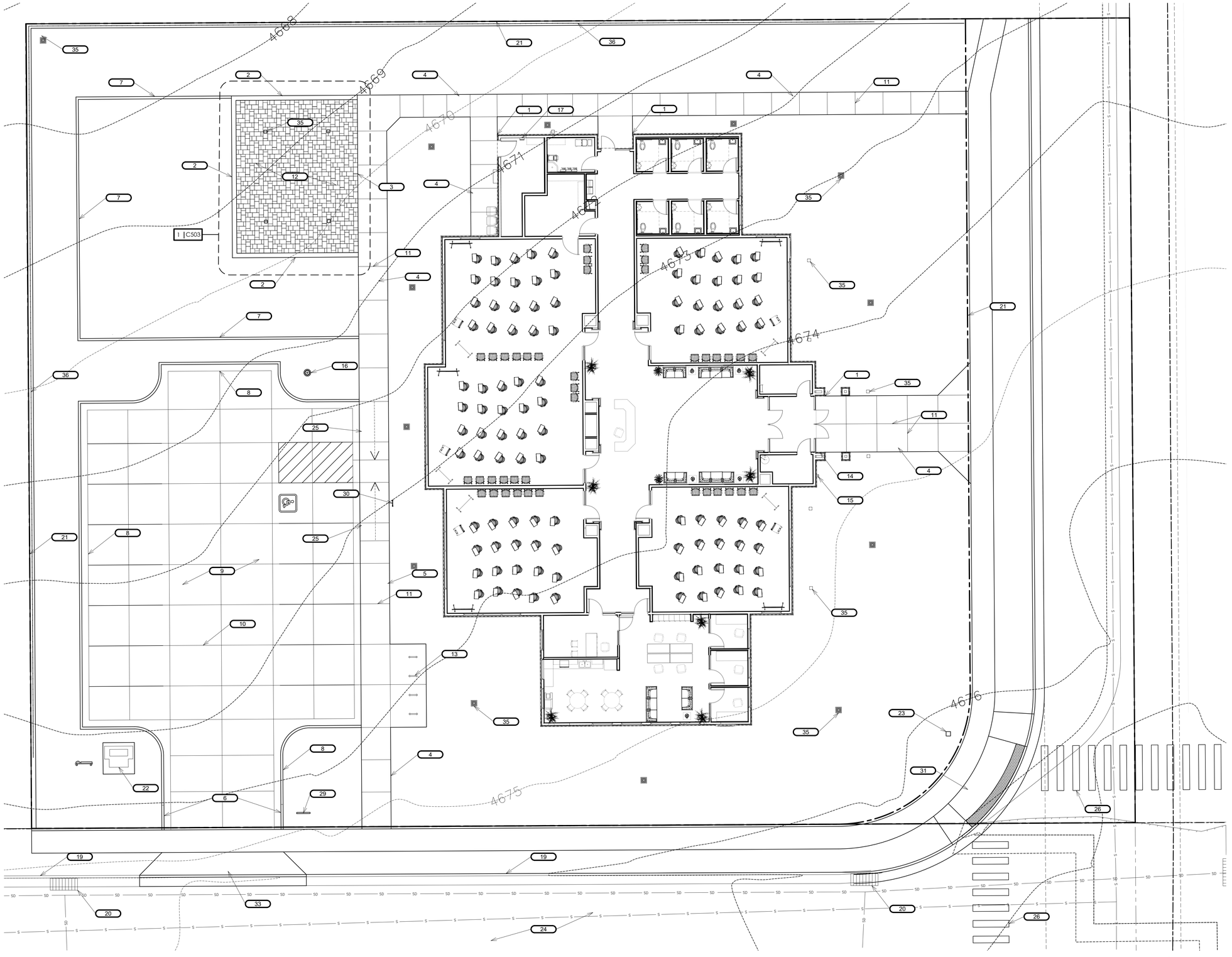
Drawing Issue and Revision Schedule

#	Date	Description

Vicinity Site Plan

C102

Printed: 12 Mar 2024 10:50 AM



1 Site Architectural Plan

Scale: 1" = 10'-0"

0' 5' 10' 20' 40'

General Notes

A. This and any other demolition drawings are not intended to be all-inclusive, nor to define the scope of all demolition work required for this project. Demolition drawings are shown only to aid the contractor in preparing his bid and performing the work. Contractor shall examine all contract documents and visit the site during bidding as required to determine the total extent and scope of the demolition portion of this work. All items that are not required to remain shall be of the demolition work whether shown specifically or not. Contractor shall be responsible for all demolition work required to carry out the work as shown in the contract documents.

B. All noted items are new unless noted otherwise.

C. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.

D. Contractor shall enclose the entire area of work with a temporary fence throughout construction - coordinate timing & location with the FM Group.

E. The building and parking lot are parallel or perpendicular to the east property line.

Keyed Notes

1. Align sidewalk with building foundation wall.
2. 12" x 12" concrete apron at masonry paver perimeter.
3. 12" thickened sidewalk face at masonry paver perimeter.
4. Concrete Sidewalk. See A/C511. Typical.
5. Integral Sidewalk. See B/C511.
6. Curb transition. See E/C511.
7. Concrete mow curb. See K/C511.
8. Concrete curb and gutter. See C and D/C511.
9. Concrete paving. See Site Details.
10. Control joint in concrete paving. Typical. See G/C511.
11. Control joint in concrete flatwork. See H/C511.
12. Masonry paver system.
13. Stainless steel bike rack. See L/C511.
14. Fire department 3200 series Knox Box recessed in stone veneer (verify with fire department).
15. Fire department connection.
16. New pole light and concrete base. See E/C511 and Electrical Sheets.
17. Irrigation controller. Refer to landscape sheets.
18. New water meter. See Civil Sheets.
19. Existing curb and gutter to remain.
20. Existing storm drain catch basin to remain.
21. Existing property line.
22. New electrical transformer. See Electrical Sheets.
23. Relocate telephone pedestal, coordinate with utility company.
24. Existing asphalt paving to remain.
25. New concrete accessible curb ramp. See B/C512.
26. New painted crosswalk.
27. New area drain box. See C/C512 and Grading and Drainage Plan.
28. New curb inlet box. see Site Details.
29. New pole-mounted seminary sign.
30. New accessible parking sign.
31. New concrete corner ramp per city standards.
32. New storm drain box. See Civil Sheets.
33. New concrete drive approach per city standards.
34. New asphalt paving, 3" asphalt paving over 8" imported aggregate base over 18" imported sub-base over compacted existing soils.
35. Pergola column.
36. New site fence.
37. Area drain. See grading and drainage plan.

Overexcavation and Fill Notes

A. For Overexcavation and Fill Detail, see C/C513.

B. Remove all unconsolidated fill and deleterious materials from the entire site prior to construction.

C. In the area of the building : Overexcavate the entire footprint and 54" beyond at a 1.5 H : 1 V slope to elevation 4668. Install imported structural fill beneath footings. Install imported structural fill up to base course under building slab.

D. Install 8" crushed rock base beneath sidewalks at building entries, full width of sidewalk and 6'-0" out from the building.

E. All crushed rock base shall be 3/4" and shall be compacted by procedural compaction.

F. At sidewalks and all site concrete pads and elements: Overexcavate 12" minimum below existing grade. Install subbase up to the base level. Install 6" aggregate base below all site concrete elements, pads and sidewalks. See site details.

G. At on-site concrete paving:

- Overexcavate as needed for the base and subbase installation as noted here and shown on the Details.
- Install subbase up to the base level.
- Install 5" concrete paving over 6" minimum aggregate base over 8" subbase.

H. At off-site asphalt paving:

- Overexcavate as needed for the base and subbase installation as noted here and shown on the Details.
- Install subbase up to the base level.
- Install 4" asphalt paving over 6" minimum aggregate base over 12" subbase.

I. All structural fill shall be imported.

J. Install imported structural fill full depth at all utility trenches.

K. ***All topsoil shall be imported. See Landscape Sheets.

L. All compacted soils shall be density tested.

M. On-site native soils may be used as fill only in landscape areas.

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Fax 801.571.0303
Toll Free 888.571.0010
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LICENSED ARCHITECT Lale Theodore Harris 12 Mar 2024 6278578-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Tooele UT Deseret Peak Sr Seminary

Approximately 2234 North Reno Boulevard, Tooele, Utah
40.565694, -112.303347

Date: 11 Mar 2024
BHD #: 2326
County Parcel: 02-143-0-0115
Plan Series: Custom SCR
Owner #: 501-3450

Drawing Issue and Revision Schedule

#	Date	Description

Site Architectural Plan

C111

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TREE LEGEND

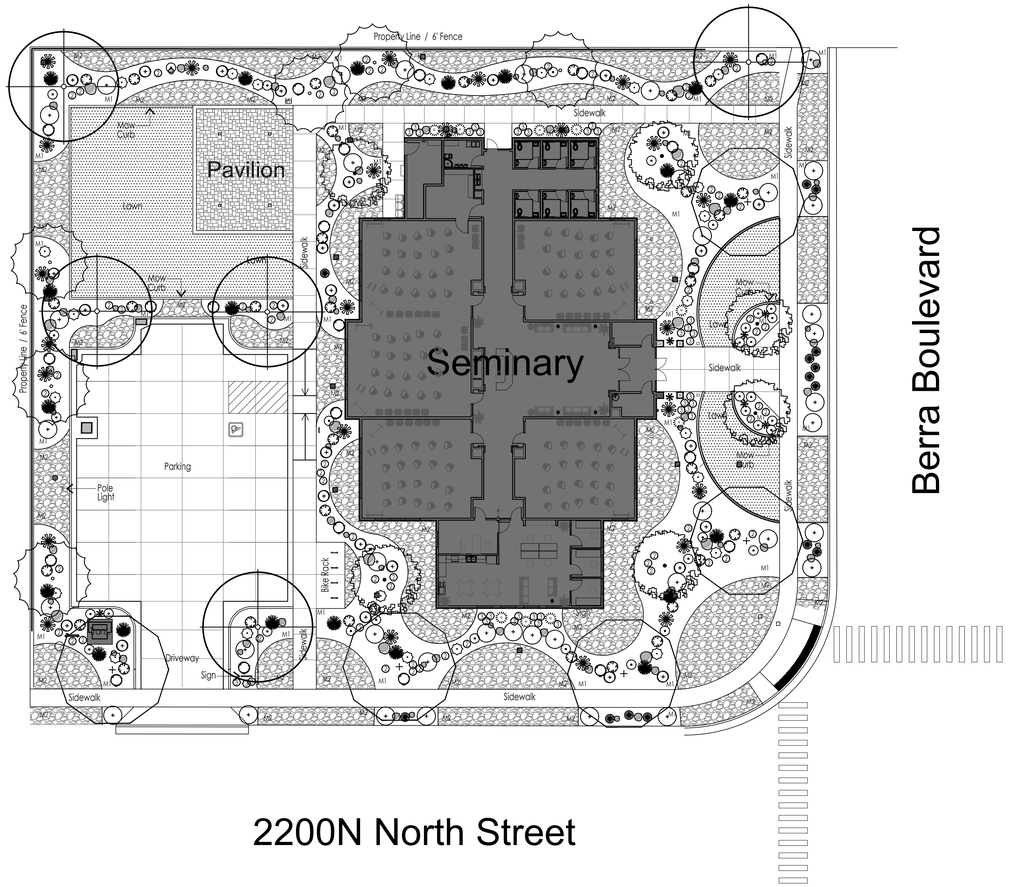
Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size Height	Planting Size Width	Mature Size Height	Mature Size Width
	Deciduous	Quercus rubra 'Shumardii' Shumard Red Oak	25 Gal. Container	8'	3'	40'	35'
	Deciduous	Quercus macrocarpa Burr Oak	25 Gal. Container	8'	3'	50'	40'
	Deciduous	Prunus virginiana 'Canada Red' Canada Red Choke Cherry (3 Tr.)	25 Gal. Container Multi-Stem 3	7-8'	4'	20'	20'
	Deciduous	Amelanchier x grandiflora Autumn Brilliance Serviceberry	25 Gal. Container Multi-Stem 3	7-8'	3'	20'	15'

SHRUB LEGEND

Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size Height	Planting Size Width	Mature Size Height	Mature Size Width
	Evergreen	Pinus mugo 'Mughus - Tyroleon' Dwarf Mugo Pine	5 GAL. Container	12"	18"	4'	5'
	Evergreen	Juniperus h. 'Blue Chip' Blue Chip Juniper	5 GAL. Container	6"	12"	8"	6'
	Evergreen	Yucca filimentosa Yucca	5 GAL. Container	12"	12"	3'	5'
	Deciduous	Caryopteris clandonensis Blue Mist Spirea	5 GAL. Container	14"	12"	3'	4'
	Deciduous	Euonymus alatus 'Compacta' Dwarf winged Euonymus	5 GAL. Container	18"	12"	4'	4'
	Deciduous	Berberis thunb. atrop. "Nana' Crimson Pigmy Barberry	5 GAL. Container	18"	12"	2'	3'
	Deciduous	Rosa 'Kockout' Knockout Rose	5 GAL. Container	24"	12"	2'	2'
	Deciduous	Potentilla fruticosa 'Gold Drop' Jackman Potentilla	5 GAL. Container	4"	18"	3'	3'
	Deciduous	Cornus sericea 'Kelseyi' Kelseys Dwarf Red Twig Dogwood	5 GAL. Container	4"	18"	3'	2-3'

GRASS & PERENNIAL LEGEND

Symbol	Type	Scientific Name / Common Name	Root Ball Size	Planting Size Height	Planting Size Width	Mature Size Height	Mature Size Width
	Perennial	Perovskia atriplicifolia 'Filigran' Filigran Russian Sage	1 GAL. Container	6"	12"	3'	3'
	Grass	Calamagrostis s. acutiflora 'Karl Foerster' Feather Grass	1 GAL. Container	18"	6"	4'	2'
	Grass	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 GAL. Container	12"	6"	30"	30"
	Perennial	Hemerocalis 'Texas Sunlight' Daylilly	1 GAL. Container	10"	6"	24"	18"
	Perennial	Nepeta faassenii Catmint 'Blue Wonder'	1 GAL. Container	8"	6"	18"	24"
	Perennial	Shasta Daisey Leucanthemum x superbum	1 GAL. Container	10"	6"	24"	2'



DESIGN CRITERIA

Eco-Region	10.1 - Northern Cold Desert
Climate zone	Zone 3
Zoning ordinance	University District Zone
Water availability	City Culinary Water / 1.25" Connection / 90 psi
Soil type	
Slopes	Mild slope entire site
Wind	From the North
Setbacks/easements	See site plan
Microclimates	Windy Site, Especially in winter
Soil ph	On-site topsoil has excellent characteristics except it has 38.5% rock over 1/4"
Lawn Area Percentage	17.8%
Undeveloped property	0 sq. ft.
Irrigation system	Yes -automatic

LANDSCAPE DATA

Total Site Area	37,223 sq.ft.	% of Landscape	%/# Required by Local Jurisdiction
Total Landscape Area	18,660 sq. ft.	50.1%	15% Minimum
Recreation Lawn	2,151 sq.ft. % of total landscape area	12%	NA
Other Lawn	1,180 sq.ft. Recreation lawn area not included.	6%	NA
All Shrubs/Groundcover	15,329 sq.ft. % of total landscape area	82%	NA
Trees on site	None existing		

PLANT COVERAGE

Coverage Area	Recommended mature shrub coverage	Actual	Recommended Tree Effect	Trees Provided / Trees required
Street Frontage	30% - 55%	38%	Frame Building	? / ?
Primary Entries	25% - 60%	50%	Frame Entry	NA
Building Perimeter	15% - 35%	35%	Accent Building	NA
Perimeter Sides	10% - 25%	15%		NA
Perimeter Rear	5% - 25%	15%		NA

Landscape Notes

1. TOPSOIL: ALL LAWN AREAS TO RECEIVE FIVE (5) INCHES OF IMPORTED APPROVED TOPSOIL. ALL IMPORTED TOPSOIL MUST MEET THE CONTRACT DOCUMENTS SPECIFICATIONS. SUBMIT A RECENT, WITHIN 60 DAYS, TOPSOIL ANALYSIS ON PROPOSED IMPORTED TOPSOIL FOR REVIEW AND APPROVAL. ADD AMENDMENTS, IF REQUIRED, AS PER ARCHITECTS RECOMMENDATIONS. M1 SHRUB AREAS TO RECEIVE STOCKPILED TOPSOILS OR SOIL. M2 COBBLE ROCK AREAS DO NOT NEED TOPSOIL. DO NOT INSTALL ANY TOPSOIL UNTIL THE SUB-GRADE HAS BEEN CHECKED AND APPROVED FOR PROPER DEPTH BY THE LANDSCAPE ARCHITECT.

2. ALL LANDSCAPE AREAS NOT LAWN TO BE COVERED WITH VARIOUS ROCK MULCH PRODUCTS. SEE KEY ON THIS DRAWING. ALL COBBLE ROCK TO BE INSTALLED THREE (3) INCHES DEEP MINIMUM AND DEEP ENOUGH TO COMPLETELY COVER THE FABRIC. ALL COBBLE ROCK TO BE FINISH GRADED ONE (1) INCH BELOW ADJACENT CONCRETE EDGES. SUBMIT ROCK PRODUCT SAMPLES FOR APPROVAL BEFORE INSTALLATION. ALL COBBLE ROCK TO BE WASHED AND REMOVED OF DIRT BEFORE DELIVERY. THERE SHALL BE NO LOOSE DIRT OR CLODS IN THE ROCK.

3. WEED BARRIER FABRIC TO BE PLACED UNDER ALL COBBLE AND CRUSHED ROCK MULCH. OVERLAP 6" AT JOINTS AND ADHERE TO GROUND USING 1" BY 6" STEEL WIRE STAKES PLACED 4' O.C.

4. LAWN SHALL BE A BLEND OF AT LEAST THREE KENTUCKY BLUEGRASS VARIETIES. LAWNS SHALL BE INSTALLED IN THE FORM OF SOD FROM A LOCAL GROWER. THE SOD SUPPLIER MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE DELIVERY AND INSTALLATION.

5. INSTALL TOP OF DRAIN CATCH BASINS FLUSH WITH FINISH GRADE ELEVATIONS TO ALLOW WATER TO DRAIN IN. REMOVE THE WEED BARRIER FABRIC FROM COVERING THE GRATE OPENINGS. MAKE SURE LOCATIONS ARE NOTED ON RECORD DRAWINGS.

6. FREE STANDING BOULDERS TO BE SIZES INDICATED ON THE DRAWINGS. BOULDERS TO BE OF A NATURAL APPEARANCE, QUARTZ OR OTHER HARD ROCK, OF A BROWN COLOR. SUBMIT A FULL SIZED SAMPLE FOR APPROVAL BEFORE USE. PARTIALLY BURY AND PLACE BOULDERS SO THEY HAVE A NATURAL LOOKING APPEARANCE. THE DIAMETER SIZE INDICATED IN THE LEGEND SHALL APPLY TO ALL THREE DIMENSIONS OF THE BOULDERS, HEIGHT, WIDTH AND DEPTH. SEE DETAIL "J" ON DRAWING L501.

7. CONCRETE MOW CURB INSTALLATION IS DESCRIBED ON THE SITE PLAN DETAILS AND CONCRETE SPECIFICATIONS. MOW CURBS BETWEEN THE TWO SIZES OF COBBLE ROCK ARE NOT REQUIRED.

8. MAKE SURE ALL LANDSCAPE AREAS HAVE POSITIVE DRAINAGE OUT OF PLANTERS FOLLOWING FINISH GRADING AS PER CIVIL GRADING AND DRAINAGE DRAWINGS.

9. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Landscape Objects Legend

- M1 — CRUSHED ROCK 1.5" DIA. Light Colored Rock
- M2 — Screened ROCK 3-5" DIA. Dark Colored ROck
- LAWN SOD KENTUCKY BLUEGRASS
- 18" 2' 3' 4' — BOULDERS
- CONCRETE MOW CURB 6"X6" SEE CIVIL DRAWINGS
- CONTOUR LINES 12" INTERVAL

Site Data

Landscaping	18,660 sf (50.1%)
Grass	3,331 sf (17.8%)
Planter Areas	15,329sf (82.2%)
Concrete Pavement	4,821 sf (4.4%)
Concrete	4,538 sf (12.2)
Building	9,204 sf (24.7%)
Total Site Area	37,223 sf (100%)

0' 10' 20' 40' 80'

W N E S

1 Landscape Plan

Scale: 1" = 20'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

GREGORY WOLFLEY LICENSED LANDSCAPE ARCHITECT STATE OF UTAH
05212024

DESIGN earthwise LANDSCAPE - IRRIGATION - PLANNING
801-619-4040
greg@earthwisedesign.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Tooele UT Deseret Peak Sr Seminary

Approximately 2234 North Berra Boulevard, Tooele, Utah
40.569694, -112.303347

Owner #: 501-3450
Plan Series: Custom SCR
County Parcel: 02-143-0-0115
BHD #: 2326
Date: 11 Mar 2024

Drawing Issue and Revision Schedule

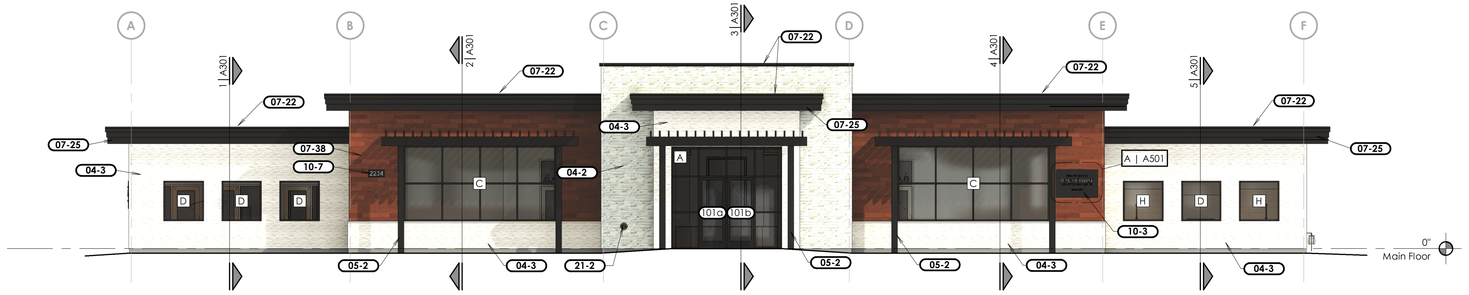
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Landscape Plan

L101

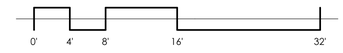
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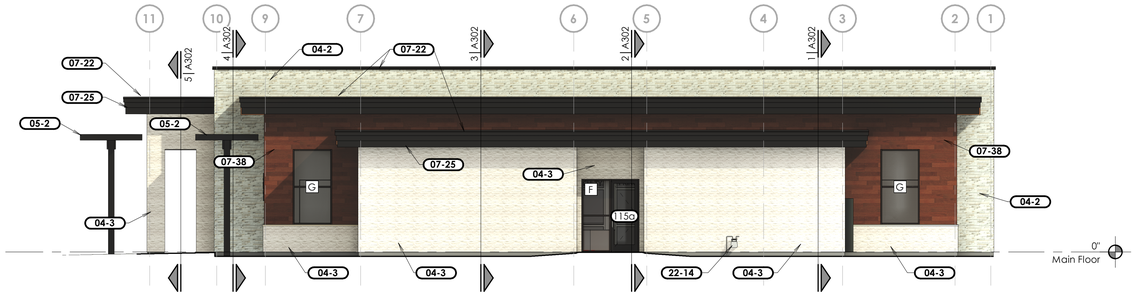
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1 East Elevation

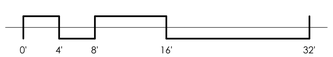
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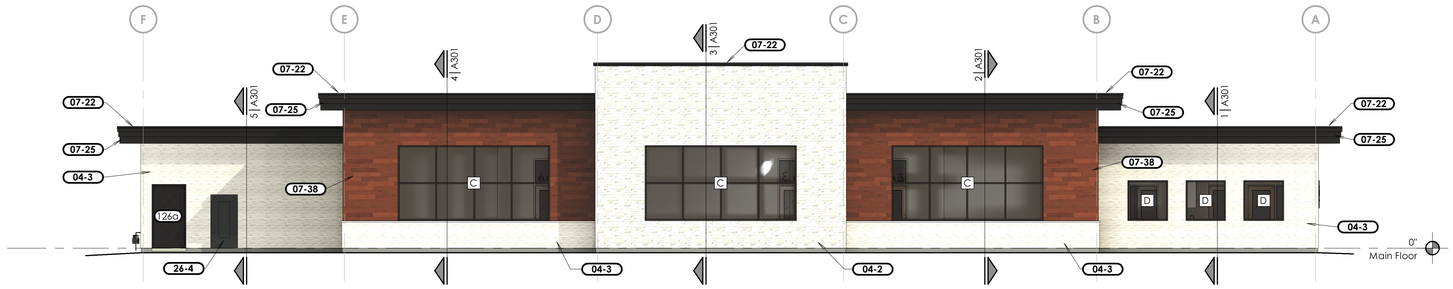




2 North Elevation

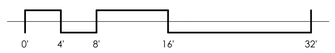
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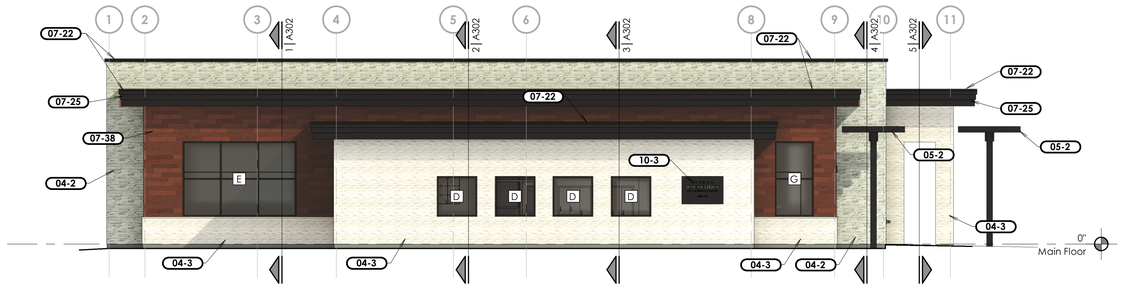




3 West Elevation

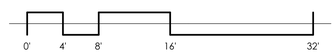
Scale: 1/8" = 1'-0"





4 South Elevation

Scale: 1/8" = 1'-0"



General Notes

1. At all exterior wall-mounted equipment mounted on manufactured stone veneer, including the FDC, electrical panels and equipment, hose bibbs, fire alarm strobes, roof drain scuppers, door operators, irrigation controller, etc., grind the manufactured stone veneer flat behind the equipment prior to installation. Ground stone shall match the size of the installation surface of the wall-mounted equipment with no more than a 1/8" gap.

Keyed Notes

04-2	Manufactured stone veneer system. Stone Type #1.
04-3	Manufactured stone veneer system. Stone Type #2.
05-2	Pergola. Refer to pergola details.
07-22	Prefinished metal wall cap with standing seam joints and 1" drip edge each side. Install self-sealing underlayment beneath wall cap.
07-25	Prefinished metal fascia.
07-38	Prefinished aluminum cladding system.
10-3	Metal pan sign furnished by owner and installed by contractor. Install per manufacturer's recommendations.
10-7	Metal address sign furnished by owner and installed by contractor. Install per manufacturer's recommendations.
21-2	Fire department connection.
22-14	Natural gas meter. Refer to plumbing Sheets.
26-4	Electrical panel. Refer to electrical sheets.

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LICENSED ARCHITECT
Lafe Theodore Harris
12 Mar 2024
6278578-0301
STATE OF UTAH

Tooele UT Deseret Peak Sr Seminary

Approximately 2234 North Berra Boulevard, Tooele, Utah
40.569694, -112.303347

Date: 9 Mar 2024
BHD #: 2326
County Parcel: 02-143-0-0115
Plan Series: Custom 5 CR
Owner #: 501-3450

Sheet Issue and Revision Schedule

#	Date	Description

Exterior Elevations

A201

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1 Perspective
Not to Scale:



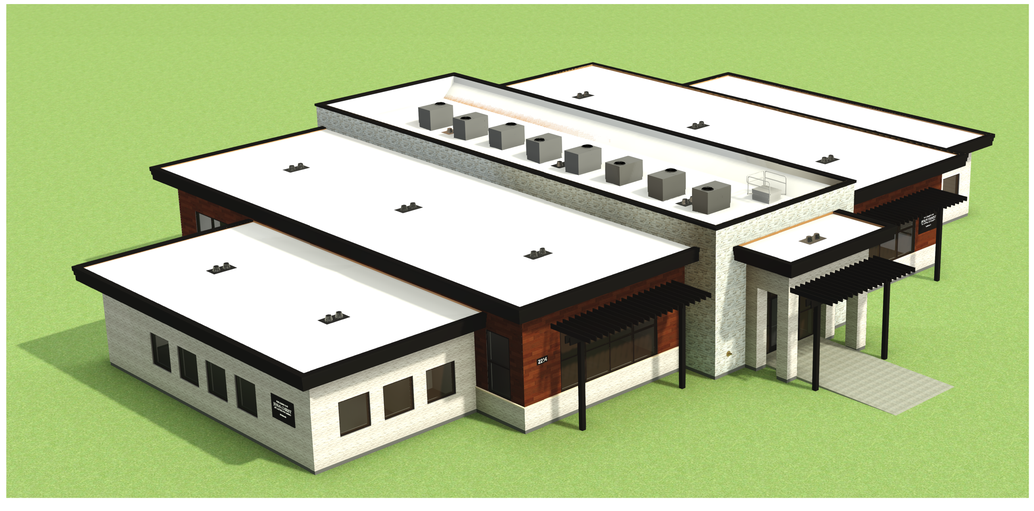
2 Perspective
Not to Scale:



3 Perspective
Not to Scale:



4 Perspective
Not to Scale:



5 Perspective
Not to Scale:



6 Perspective
Not to Scale:

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Sheet Issue and Revision Schedule

#	Date	Description

Exterior Perspectives

A901

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STAFF REPORT
April 19, 2024

To: Tooele City Planning Commission
Business Date: April 24, 2024

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: **Harvey Preliminary Subdivision Plan**

Application No.:	23-1181
Applicant:	Tooele County Housing Authority
Project Location:	188 West 600 North
Zoning:	R1-7
Acreage:	1.10 acres
Request:	Preliminary Subdivision Plan Approval

BACKGROUND

The proposed subdivision is comprised of six (6) single-family lots located adjacent to the east side of a dedicated right-of-way (200 West) running between 600 North and 670 North. The subdivision plat will include some minor dedications of right-of-way to be attached to 200 West, and thus requires the Preliminary Subdivision Plan approval being considered in this report.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan designates the property included in the subdivision as "Medium Density Residential." The properties have been assigned the R1-7 Residential zoning district, supporting roughly five dwelling units per acre, and no changes to the zoning are proposed. The purpose of the R1-7 Zone is to *"...provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live."* The proposed subdivision is intended to facilitate the development of single-family detached homes. Staff finds that the proposed subdivision is aligned with and supports the purposes of the R1-7 zoning district, and the goals and objectives of the General Plan. Mapping pertinent to the subject property and the zoning can be found in Exhibit "A" attached to this report.

Process. The preliminary subdivision plan has been reviewed and approved by City staff including the City Engineer, Public Works department, Fire Department and Planning. If the Planning Commission grants Preliminary Plan approval, the applicants will make any corrections needed and present a Final Plat application to be reviewed again by City Staff for approval and recordation.

Subdivision Layout. The proposed subdivision includes six (6) lots and only minimal dedications to be added to the existing right-of-way. All proposed lots comply with the requirements of the R1-7 zoning district, ranging in area from 7,903 ft^2 to 9,487 ft^2. The lots each have adequate width at the right-of-way and areas large enough to allow a single-family home to be built meeting required setbacks and other regulations of the zoning.

Access. All lots in the proposed plan have access to 200 West Street, and all have adequate frontage as required by the R1-Zone.

Grading, Drainage, and Utilities. Preliminary plans for drainage and utilities in the subdivision have been reviewed and accepted by the City Engineer and Public Works. The applicant will need to continue working with the City to prepare plans for Final Subdivision approval and recording.

Criteria for Approval. The procedure for approval or denial of a Preliminary Subdivision Plan, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Preliminary Subdivision Plan and has issued a recommendation for approval.

Engineering Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan and have issued a recommendation for approval.

Public Works Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan and have issued a recommendation for approval.

Fire Department Review. The Tooele City Fire Department has completed their review of the Preliminary Subdivision Plan and have issued a recommendation for approval.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the requested Preliminary Subdvision Plan for the Harvey Subdivision, application #23-1181, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.

2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.

3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.

4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

5. That the developer shall work with City Staff to prepare a Final Plat for review, approval and recordation.

Staff's recommendation is based on the following findings:

1. The proposed subdivision plan meets the intent, goals, and objectives of the Tooele City General Plan and purposes of the R1-7 zoning district.

2. The proposed subdivision plan meets the requirements and provisions of the Tooele City Code.

3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.

4. The proposed development plans conform to the general aesthetic and physical development of the area.

5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we APPROVE the request by the Tooele County Housing Authority for the Harvey Preliminary Subdivision Plan, application number P22-1181, based on the findings and subject to the conditions listed in the Staff Report dated April 19, 2024:"

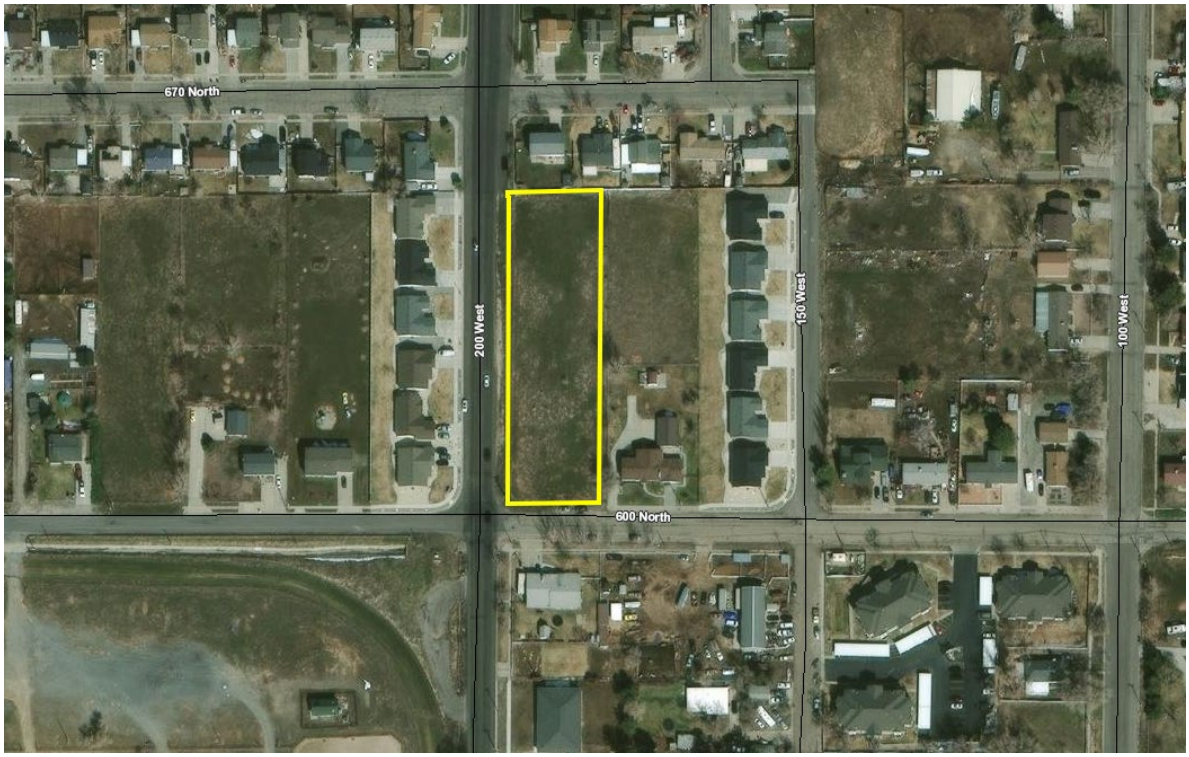
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Sample Motion for a Negative Recommendation – "I move we DENY the request by the Tooele County Housing Authority for the Harvey Preliminary Subdivision Plan, application number P23-1181:"

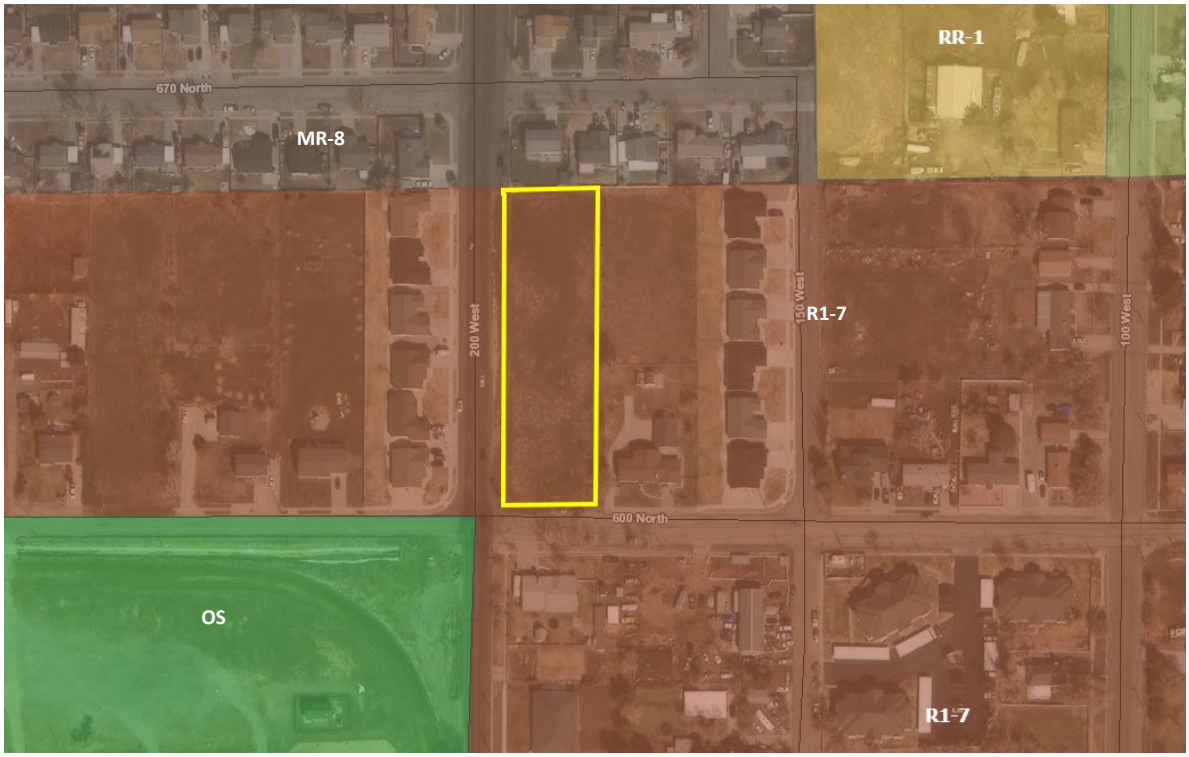
1. List any findings…

EXHIBIT A

MAPPING PERTINENT TO THE HARVEY SUBDIVISION



1: Aerial View



2: Zoning Map section

EXHIBIT B

PROPOSED PRELIMINARY SUBDIVISION PLAN
AND OTHER APPLICATION MATERIALS

Subdivision - Preliminary Plan Application

Community Development Department
90 North Main Street, Tooele, UT 84074
(435) 843-2132 Fax (435) 843-2139
www.tooelecity.org

Notice: The applicant must submit copies of the preliminary plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of preliminary plans are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted preliminary plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of preliminary plans in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all plans be submitted well in advance of any anticipated deadlines.

Project Information

23-1191

Date of Submission: 9/20/23	Submittal #: ☒ 1 ☐ 2 ☐ 3 ☐ 4	Zone: R1-7	Acres: 1.10	Parcel #(s): 02-069-0-0015
Project Name: HARVEY SUBDIVISION				
Project Address: Approx. 188 West 600 N.				
Project Description: IN-FILL SUBDIVISION			Phases: 1	Lots: 6

Property Owner(s): TOOELE CO. HOUSING Auth.		**Applicant(s):** SEE OWNER	
Address: 66 W. VINE		Address:	
City: TOOELE	State: UT Zip: 84074	City:	State: Zip:
Phone: 435 882-7815	Email:	Phone:	Email:
Contact Person: DeAnn Christiansen		Address:	
Phone:		City:	State: Zip:
Cellular: 435-830-4267	Fax:	Email: deann@housingtc.org	

Engineer & Company: CIVIL PROJ-EX, INC		**Surveyor & Company:** see engineer	
Address: 96 QUIRK		Address:	
City: GRANTSVILLE	State: UT Zip: 84029	City:	State: Zip:
Phone: 435-228-6736	Email: barry.bunderson @civilprojex.com	Phone:	Email:

*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

For Office Use Only

2231282

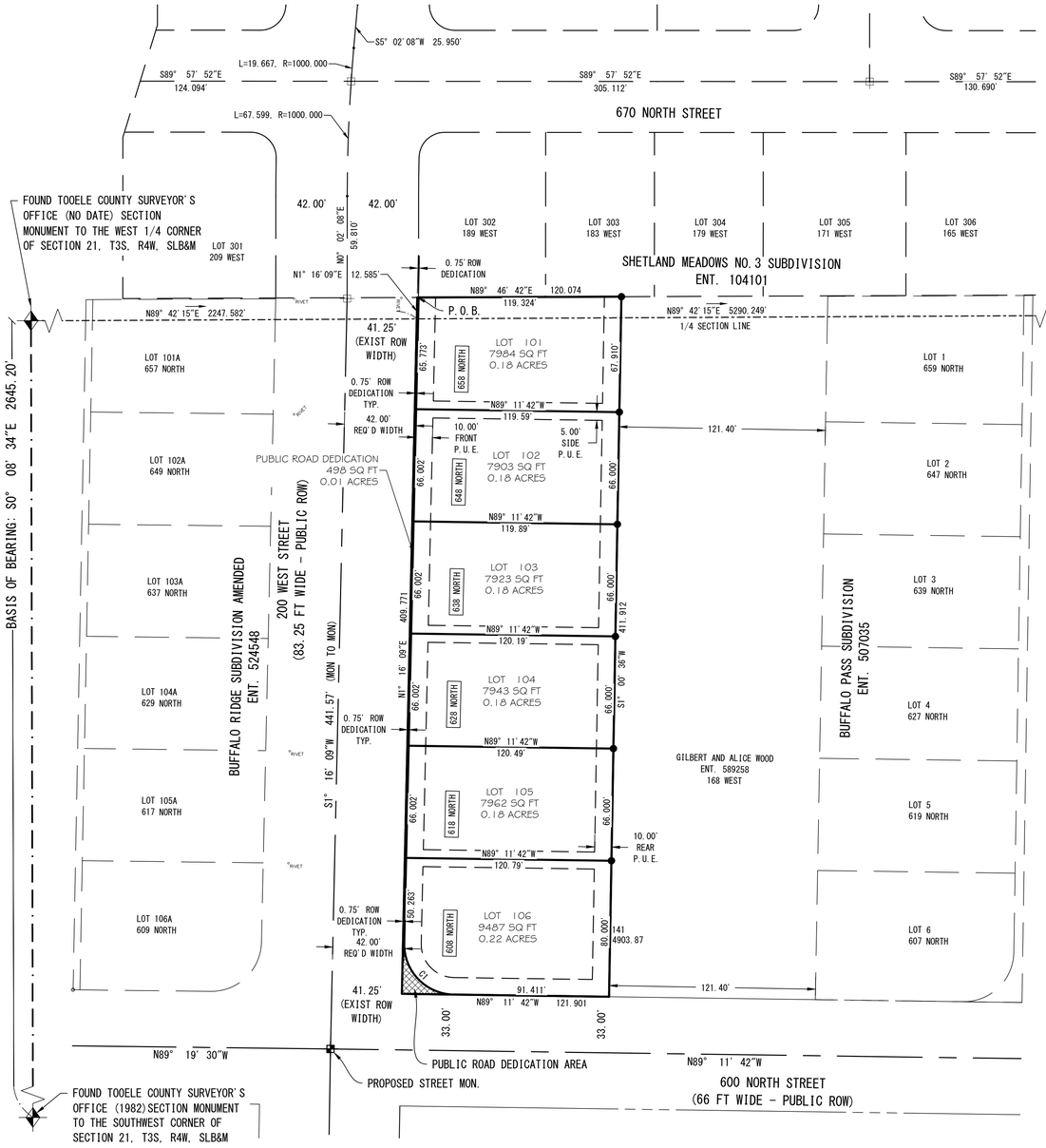
Land Use Review: Date:	Water Superintendent Review: Date:	City Engineer Review: Date:
Planning Review: Date:	Reclamation Superintendent Review: Date:	Director Review: Date:

Fire Flow Test

Location:	Residual Pressure:	Flow (gpm):	Min. Required Flow (gpm):
Performed By:	Date Performed:	Corrections Needed: ☐ Yes ☐ No	Comments Returned: Date: ☐ Yes ☐ No

FINAL PLAT - HARVEY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE, TOOELE COUNTY, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	46.58	29.50	90° 27'51"	S43° 57' 47"E	41.89

LOT NOTES:
MINIMUM PROPOSED LOT SIZE: 7,903 S.F.
AVERAGE PROPOSED LOT SIZE: 8,200 S.F.

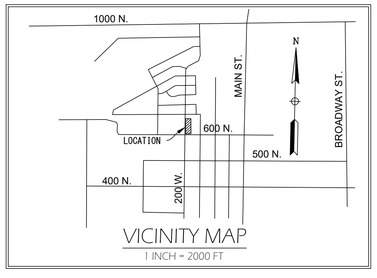
SCALE 1" = 40'
0 40 80 120

N

NOTES:
1. PROPERTY CORNERS AT THE FRONT OF LOTS NOT SHOWN WILL BE REFERENCED BY OFFSET RIVETS PLACED IN THE SIDEWALK OR CURB.

LEGEND

- ● 5/8" REBAR, 24 INCH LONG WITH PLASTIC CAP STAMPED "BV BUNDERSON PLS 7224167" TO BE SET.
- ⊕ EXISTING STREET MONUMENT
- ✜ 3-INCH BRASS CAP STREET MONUMENT TO BE SET
- EASEMENT
- SECTION LINE
- PROPERTY LINE
- CENTERLINE



VICINITY MAP
1 INCH = 2000 FT

PROFESSIONAL LAND SURVEYOR
BARRY V. BUNDERSON
NO. 7224167
STATE OF UTAH
Barry V. Bunderson

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 SOUTH QUIRK STREET
GRANTSVILLE, UTAH 84029

SURVEYOR'S CERTIFICATE

I, Barry V. Bunderson, do hereby certify that I am a Professional Land Surveyor, that I hold License No. 7224167 as prescribed by the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act; that I, as Vice President of CIVIL PROJ-EX, Inc., have completed a survey of the property depicted and described on this plat in accordance with Section 17-23-17, and have verified the measurements shown on this plat. I further certify that by authority of the owners, I have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as HARVEY SUBDIVISION and that the same has been monumented on the ground as represented on this plat.

BOUNDARY DESCRIPTION

The West 1/3 of Block 72, PLAT A, Tooele City Survey, more particularly described as follows:

Beginning at a point on the eastern boundary of 200 West Street and the southern boundary of Shetland Meadows No. 3 Subdivision recorded as Entry No. 104101 in the Tooele County Recorder's Office, said point is also located North 89°42'15" East 2247.582 feet along the quarter section line and North 1°16'09" East 12.585 feet from the brass cap monument representing the West Quarter Corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian (Basis of Bearings is South 0°08'34" East 2645.20 feet from the West Quarter Corner of said Section 21 to the Southwest Corner of said Section 21); thence continuing along said southern boundary of Shetland Meadows No. 3 Subdivision North 89°46'42" East 120.074 feet; thence South 1°00'36" West 411.912 feet to the north boundary of 600 North Street; thence along said north boundary of 600 North Street North 89°11'42" West 121.901 feet to the east boundary of 200 West Street; thence along said east boundary of 200 West Street North 1°16'09" East 409.771 feet returning to the point of beginning.

Containing 49,699 square feet or 1.14093 acres, more or less.

Subject to and together with agreements, conditions, restrictions, easements, rights, rights-of-way, reservations, and covenants of record, or apparent use, or enforceable in law or equity.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the hereon described tract of land, hereby cause the same to be subdivided into lots, parcels and streets, together with easements, hereafter known as the

HARVEY SUBDIVISION

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned Owner(s) also hereby convey(s) to any and all public and private utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage and for the installation, maintenance and operation of public utility service lines and facilities. The undersigned owners also hereby convey any other easements as shown and/or noted on this plat to the parties indicated and for the purposes shown and/or noted hereon.

In witness whereof I/we have hereunto set my/our hand(s) this __ day of _____ A.D., 20____.

By: DeAnn Christiansen
Executive Director
Tooele County Housing Authority

OWNER: TOOELE COUNTY HOUSING AUTHORITY
(435) 882-7875
66 W. VINE STREET, TOOELE, UT 84074

DRN: BVB DATE: 2024.01.10	SCALE: AS SHOWN	V-101
DES: BVB DATE: 2024.01.10	JOB # 18-45014	SHEET NO. 1 OF 1
CKD: BVB DATE: 2024.01.10		

HARVEY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE, TOOELE COUNTY, UTAH

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____ A.D. 20__

DOMINION ENERGY

BY – _____

TITLE – _____

ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.

APPROVED THIS _____ DAY OF _____ A.D. 20__

ROCKY MOUNTAIN POWER

BY – _____

TITLE – _____

CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY COUNCIL.

_____ _____
_____ _____
ATTEST: CITY RECORDER _____

CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY PLANNING COMMISSION.

_____
CHAIRMAN TOOELE CITY PLANNING COMMISSION

COMMUNITY DEVELOPMENT

APPROVED AS TO FORM ON THIS ____ DAY OF _____ A.D. 20____.

_____
TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY TREASURER

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY TREASURER.

_____
TOOELE COUNTY TREASURER

COUNTY HEALTH DEPT.

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

_____
TOOELE COUNTY HEALTH DEPARTMENT

CITY ATTORNEY

APPROVED AS TO FORM ON THIS ____ DAY OF _____ A.D. 20____.

_____
TOOELE CITY ATTORNEY

CITY ENGINEER

APPROVED AS TO FORM ON THIS ____ DAY OF _____ A.D. 20____.

_____
CITY ENGINEER

COUNTY SURVEY DEPT.

APPROVED THIS_____ DAY OF _____ A.D. 20_____ BY THE TOOELE COUNTY SURVEY DIRECTOR.

RECORD OF SURVEY FILE # 2022-_____.

_____
DATE: TOOELE COUNTY SURVEY DIRECTOR

COUNTY RECORDER

RECORDED #_____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES: _____

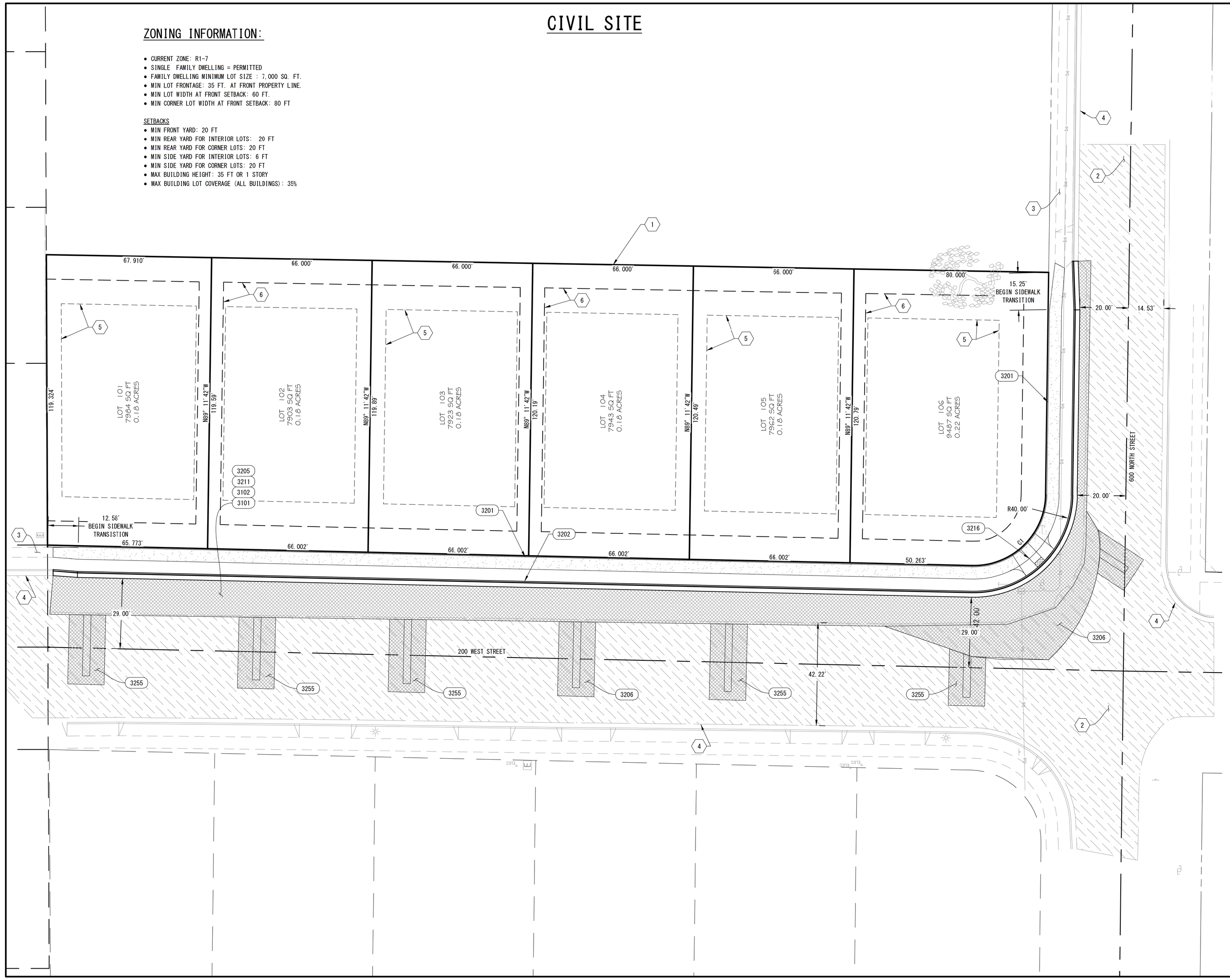
_____
TOOELE COUNTY RECORDER

CIVIL SITE

ZONING INFORMATION:

- CURRENT ZONE: R1-7
- SINGLE FAMILY DWELLING = PERMITTED
- FAMILY DWELLING MINIMUM LOT SIZE : 7,000 SQ. FT.
- MIN LOT FRONTAGE: 35 FT. AT FRONT PROPERTY LINE.
- MIN LOT WIDTH AT FRONT SETBACK: 60 FT.
- MIN CORNER LOT WIDTH AT FRONT SETBACK: 80 FT

SETBACKS
- MIN FRONT YARD: 20 FT
- MIN REAR YARD FOR INTERIOR LOTS: 20 FT
- MIN REAR YARD FOR CORNER LOTS: 20 FT
- MIN SIDE YARD FOR INTERIOR LOTS: 6 FT
- MIN SIDE YARD FOR CORNER LOTS: 20 FT
- MAX BUILDING HEIGHT: 35 FT OR 1 STORY
- MAX BUILDING LOT COVERAGE (ALL BUILDINGS): 35%



SCALE: 1" = 20'

0 20 40 60

N

PAY ITEMS

###	
3101	UNCLASSIFIED ROADWAY EXCAVATION
3102	8-INCH THICK GRANULAR BORROW
3201	CONCRETE SIDE WALK, CITY STD 231R
3202	CONCRETE CURB AND GUTTER, CITY STD 205R, TYPE A, SEE TYPICAL SECTIONS
3204	RELOCATE POST MOUNTED STOP SIGN AND STREET SIGNS
3205	3-INCH THICK ASPHALT, 1/2-INCH MIX, PG 64-28 DM-3/4" CLASS III
3206	ROTOMILL 2-INCH DEPTH
3211	6-INCH THICK ROAD BASE, SEE TYPICAL SECTION
3216	CURB RAMP, APWA PLAN 235.2
3255	ASPHALT PAVEMENT T-PATCH, APWA PLAN 255

CONSTRUCTION NOTES

#	
1.	PROPERTY BOUNDARY
2.	EXISTING ASPHALT PAVEMENT
3.	EXISTING SIDEWALK
4.	EXISTING CURB AND GUTTER
5.	BUILDING SETBACK ENVELOPE REQUIREMENTS
6.	PUBLIC UTILITY AND DRAINAGE EASEMENT

811 CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

No.	Revisions	By	Date

PRELIMINARY PLAN

Designed By: BVB
Project Number: 23-45015
Drawn By: BVB
Date Issued: 2023.09.08

Project Name:
HARVEY SUBDIVISION
TOOELE CITY,
TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2023.09.08

9/12/2023 1:04:20 PM

Sheet Name:
CS-101