

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, October 23, 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. **Review and Decision** – Application #2024-049. A request by Smith's Food & Drug Centers for Preliminary Subdivision Plan approval for the Peak at Compass Point, a commercial subdivision of 35.75 acres located at the northwest corner of 2400 North and Main Street in the GC, General Commercial zoning district.
4. **Review and Decision** – Application #2024-041. A request by Flyway Holdings for Site Plan and Design Review approval for 50th Place, a four-unit multi-family residential project on property located at 350 N. 50 West in the MR-8, Multi-Family zoning district.
5. **City Council Reports**
6. **Review and Decision** – Minutes of the Planning Commission meeting held October 9, 2024
7. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Andrew Aagard, Community Development Director prior to the meeting at (435) 843-2132.

STAFF REPORT

October 18, 2024

To: Tooele City Planning Commission
Business Date: October 23, 2024

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: The Peak at Compass Point, Preliminary Subdivision Plan

Application No.: 2024-049
Applicant: Smith's Food & Drug Centers, Inc.
Project Location: Northwest corner, 2400 N. Main Street
Zoning: GC, General Commercial
Acreage: 35.75 acres
Request: Request for Preliminary Subdivision Plan Approval

BACKGROUND

Smith's Food & Drug Centers is requesting Preliminary Plan approval for an 11-lot commercial subdivision as a part of the planned development of a commercial shopping center on the subject property. The subject property is currently a single 35.75-acre parcel of vacant land situated at the northwest corner of 2400 North and Main Street in the GC, General Commercial zoning district. The applicant will occupy proposed Lot 1, and other lots will be leased or sold to commercial tenants and other interests.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan designates all properties included in the subdivision as "Regional Commercial." The property has been assigned the GC, General Commercial zoning classification. The purpose of the GC Zone is to "encourage the establishment of a wide variety of retail commercial uses, service commercial activities, entertainment and other services." The purpose statement continues to say that "The General Commercial District (GC) allows and encourages that retail and service businesses and related uses be grouped together into commercial centers." The proposed subdivision is intended to facilitate a significant commercial center in an area of growth, with good visibility and access. Staff finds that the proposed subdivision is aligned with and supports the purposes of the GC 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 subdivision application is associated with site and development plans for the property. Not all lots will develop at once. As the development plans come in, those lots for uses requiring conditional use permits such as drive-thru facilities will be brought before the Planning Commission.

Subdivision Layout. The proposed subdivision includes 11 lots for future development and one parcel that will be used for storm water detention. Easements for utilities, access, and parking will connect all the properties.

Lot 1: 10.24 acres. Lot 1 is will see the development of the Smith's Market Place and a large parking

field.

Lots 2 - 7: These lots range in size from 32,312 ft² to 73,205 ft². All are pad sites for future developments.

Lot 8: 74,511 ft². Lot 8 will be developed as the fuel service associated with the Smith's Market Place.

Lot 9: 128,141 ft². Lot 9 is a pad site intended for a multi-tenant commercial building.

Lot 10: 49577 ft². Lot 10 is a pad site for future development.

Lot 11: 2.11 acres. Lot 11 is intended for development as a multi-tenant building for mid-size commercial tenants.

Parcel A: 2.51 acres. Parcel A will be used for storm water detention.

Access. Two points of access are planned on both 2400 North and on Main Street. Access easements run throughout the proposed subdivision, allowing all lots in current and future development to have access to the centralized parking. The applicant has provided a Traffic Impact Study and worked with City Staff to assure that the planned accesses will maintain the safe and reasonable flow of traffic as the area continues to grow.

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. Easements for utilities and drainage run throughout the subdivision.

Parking. Parking is reviewed in the Site Plan, and will also be a consideration of any CUPs that may need to be reviewed for future tenants of the development. Based on site plan reviews thus far, planned parking is sufficient for the scale of development, and the easements provided throughout the plat will make parking on the site is readily accessible.

Landscaping. Landscaping will be reviewed as a part of the site plan process.

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 of the request.

Engineering Review & Public Works. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan and have issued a recommendation for approval of the request with the condition that addresses are corrected for the final plat, and that all Utah Department of Transportation Right-of-Way requirements are met.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Subdivision Plan by Smith's Food & Drug Centers Inc., application 2024-049, 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. The subdivision shall meet Utah Department of Transportation Right-of-Way requirements.
6. Addresses shall be corrected for the Final Plat

This recommendation is based on the following findings:

1. The proposed subdivision plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed subdivision plans meet the requirements and provisions of the Tooele City Code.
3. The proposed subdivision 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 subdivision conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the development of the proposed subdivision.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we APPROVE the request by Smith's Food & Drug Centers for Preliminary Subdivision Plan, application 2024-049, based on the findings and subject to the conditions listed in the Staff Report dated October 18, 2024.”

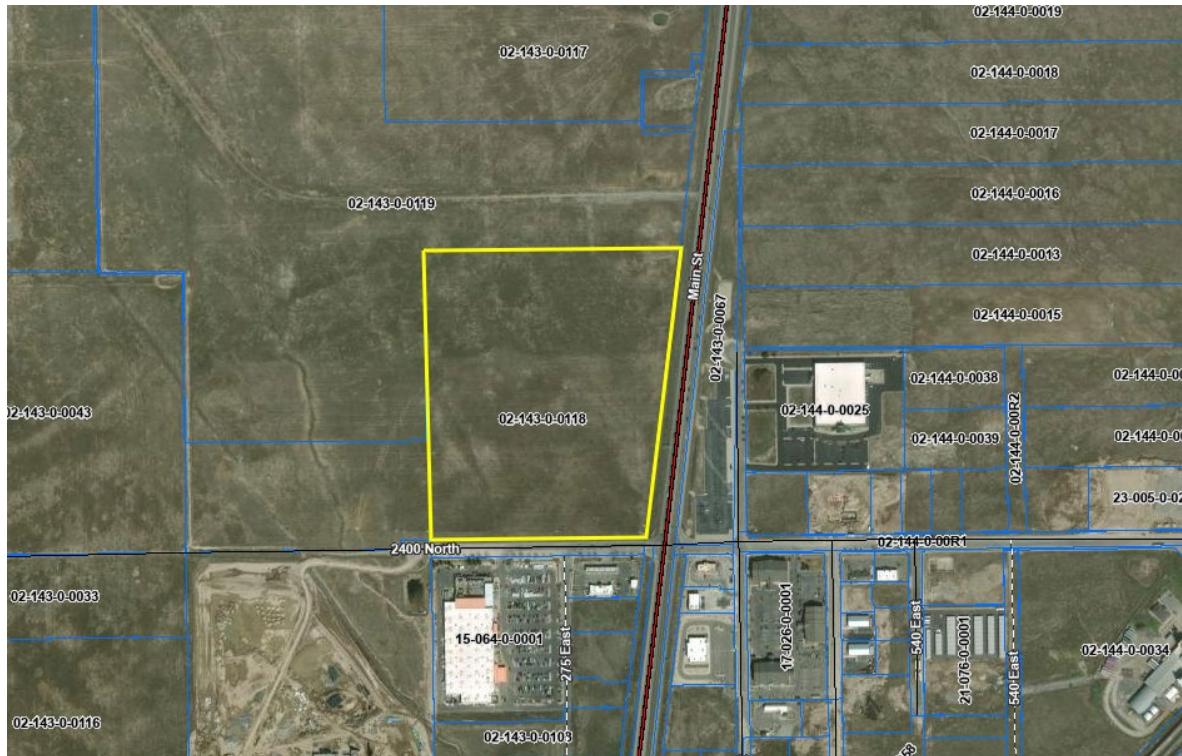
1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we DENY the request Smith’s Food & Drug Centers for Preliminary Subdivision Plan, application 2024-049.”

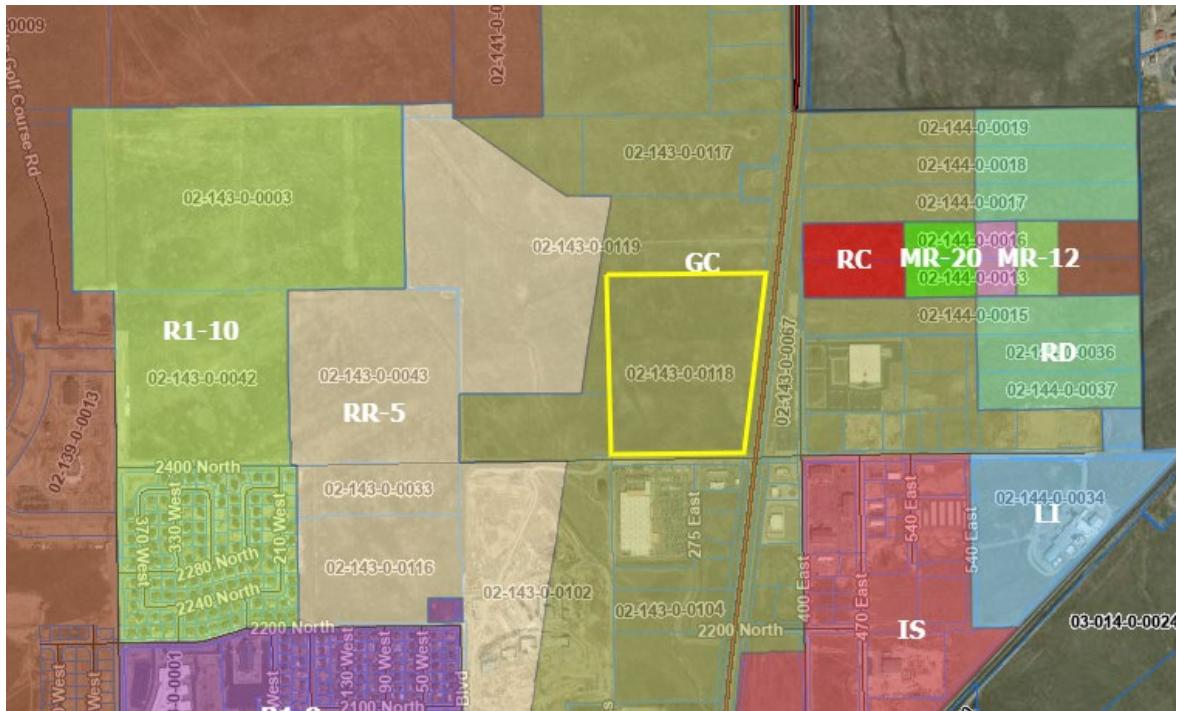
1. List any findings...

EXHIBIT A

MAPPING PERTAINING TO THE PEAK AT COMPASS POINT, PRELIMINARY SUBDIVISION PLAN



Subject Property, aerial view



Subject Property, Zoning

EXHIBIT B

**PROPOSED PRELIMINARY SUBDIVISION PLAN AND
APPLICANT SUBMITTED INFORAMTION**

Subdivision - Preliminary Plan Application

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



Project Information

20240949

Date of Submission:	Submittal #:	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone:	GC	Acres:	35.75	Parcel #(s):	02-143-0-0118
Project Name: Compas Point Commercial Center								
Project Address: Northwest Corner 2400 N & Main St (SR 36)								
Project Description: Subdivision for commercial grocer and retail center					Phases:	1	Lots:	12 Lots
Property Owner(s): LH Perry Investments, LLC				Applicant(s): Smith's Food & Drug Centers, Inc.				
Address: 17 E Winchester				Address: 1550 S Redwood Rd				
City: Murray	State: UT	Zip: 84107	City: Salt Lake City		State: UT	Zip: 84104		
Phone:	Email:		Phone: 801-974-1529		Email: rogergough@sfdc.com			
Contact Person: Troy Wolverton				Address: 2010 N Redwood Rd				
Phone: 801-410-8519				City: Salt Lake City		State: UT	Zip: 84116	
Cellular: 801-831-2255		Fax:		Email: troyw@awaeng.com				
Engineer & Company: AWA				Surveyor & Company: AWA				
Address: 2010 N Redwood Rd				Address: 2010 N Redwood Rd				
City: Salt Lake City	State: UT	Zip: 84116	City: Salt Lake City		State: UT	Zip: 84116		
Phone: 801-410-8519	Email: troyw@awaeng.com		Phone: 801-410-8530		Email: davidh@awaeng.com			

*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

2240958

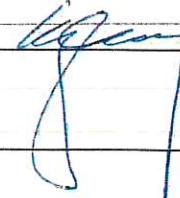
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:
Fire Flow Test					
Location:		Residual Pressure:		Flow (gpm):	Min. Required Flow (gpm):
Performed By:		Date Performed:		Corrections Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments Returned: <input type="checkbox"/> Yes <input type="checkbox"/> No

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOEL
 }

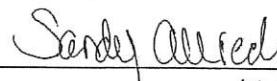
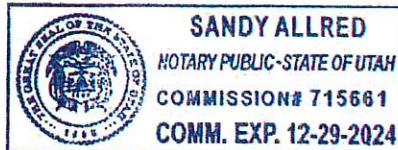
I/we, William Peery, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of 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 21st day of August, 2024



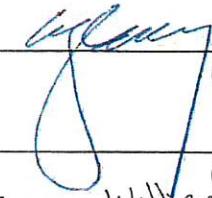
(Notary)

Residing in Salt Lake County, Utah

My commission expires: 12/29/24

AGENT AUTHORIZATION

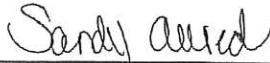
I/we, William Peery, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), Alva A, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application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



(Property Owner)

(Property Owner)

Dated this 21st day of August, 2024, personally appeared before me William Peery, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.



(Notary)

Residing in Salt Lake County, Utah

My commission expires: 12/29/24



STAFF REPORT

October 18, 2024

To: Tooele City Planning Commission
Business Date: October 23, 2024

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: 50th Place – Site Plan Design Review Request

Application No.: 2024-041
 Applicant: Flyway Holdings
 Project Location: 350 N. 50 West
 Zoning: MR-8 Multi-Famliy Residential Zone
 Acreage: 0.55 acres
 Request: Site Plan Design Review Approval 4-unit multi-family

BACKGROUND

The proposed 50th Place is a four-unit townhome project on .55 acres at 350 North and 50 West in the MR-8 Zone. The project will require a Minor Subdivision as well as the Site Plan and Design Review approval that are the subject of this application.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential land use designation for the subject property. The subject property is located in the MR-8 Multi-Famliy Residential zoning district. The MR-8 Multi-Famliy Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. Properties located to the north, west and south are all zoned R1-7, and are utilized as single-family residential. Property to the east is zoned GC, General Commercial. Mapping pertaining to the application can be found in Exhibit “A” attached to this report.

Site Plan Layout. The applicant proposes the construction of four attached townhomes on the property. The town homes will be constructed closer to 50 West, and each townhouse will be served by a driveway from 50 West. A small guest parking area is located to the south of the townhouses, with common areas covering the western half of the property. Each townhouse has a private open area on the west of the building as well.

Setbacks. The project as proposed meets minimum requirements for setbacks in the MR-8 zoning district. The Design Standards in Chapter 7-11a allow for variation of front setbacks for multi-family dwelling buildings ranging between 10 and 20 feet as a minimum, but all front setbacks are 25' in this project.

Setback	Front	Rear	Interior Side	Corner Side
Required	25'	25'	6'	15'
Proposed	25'	25'+ (varies)	6' (North) 25' (South)	NA

Landscaping. 14,866 ft², or 62% of the total site, is landscaping and open space. Most of the landscaping is provided to the rear of the buildings in a large common area (parcel A) and in private areas behind each unit. The front-loaded garages and driveways limit the landscaping adjacent to 50 West, but there are small areas between the driveways where some landscaping and trees have been included. The proposed landscaping plan includes 25 trees, 58 shrubs, an area of drought tolerant lawn (buffalo grass) surrounding the playground amenity, and a storm water detention area in the northwest corner of the property. Additional private areas are identified to the rear of each townhouse to be landscaped by the individual owners. The landscaping plans demonstrate compliance with the standards of Chapter 7-11a-12 for allowable areas of turf, numbers and ratios of trees, shrubs, and other plantings, and thoughtful arrangement and use of landscaping to make landscaped areas and amenities accessible to all units in the development. Landscaping plans and details are attached to this report.

Site Amenities. Multi-family residential developments are required to provide site amenities. Developments under 50 units must provide a minimum of one amenity. The applicant has proposed a playground and surrounding lawn, meeting this requirement.

Grading and Drainage. The west side of the subject property includes storm water detention facilities for the area, including a large basin. The City Engineer and Public Works departments have reviewed and approved the plans.

Parking. Townhomes are required to provide 2.25 spaces per unit. Each of the units in the proposed development includes a two-car garage and driveways that are wide enough to accommodate two cars as well. Table 7-11a-13.1 of the Design Standards indicates that two-car garages coupled with two-car driveways will count three parking spaces, meeting the requirement. In addition to the garages and driveways, the application includes two additional spaces to the south side of the building, including one ADA space. The project as proposed exceeds the required parking.

Architecture. The proposed town homes are 29' in height at the tallest point, meeting the allowed height standard (35'). The townhomes are proposed as two-story buildings with pitched roofs and steps in the roofline to provide the necessary vertical variation required by the Design Standards. The building provides sufficient roof line variation and includes the necessary elements to ensure proper horizontal and vertical articulation and variation. Street facing facades are required to include 40% coverage of brick or stone. Current elevations meet the requirement for street facing façade, and stone veneer has been added as a skirting on the rear and side elevations as well. The building elevations as proposed have been reviewed against the design criteria of Tooele City code 7-11a and meet the minimum qualifications of this ordinance.

Fencing. The property is surrounded on all three sides by single-family residential, and perimeter fencing will be required. The applicant is proposing the construction of 6 foot solid vinyl fencing with brick or stone piers at regular intervals. A detail of the fencing is included with the plans attached to this report.

Criteria for Approval. The criteria for review and potential approval of a Site Plan Design Review request is found in Sections 7-11-6, 8 and 9 of the Tooele City Code. This section depicts the standard of review for such requests as:

Section 7-11-6. Approval. The Planning Commission, shall determine whether the proposed architectural and site development plans submitted are consistent with [Chapter 7-11 TCC] and with the general policies and objectives of [Title 7 TCC], and shall give or withhold approval accordingly. Before making this determination, the Planning Commission shall receive the written recommendations of the City Engineer, the Accessibility Committee, and the Fire Chief. Such recommendation may be by letter, memorandum, or signature on the plans.

Section 7-11-8. Considerations in review of applications. The Planning Commission and the Engineering Department shall consider the following matters, among others, in their review of applications:

- (1) Considerations relating to traffic safety and traffic congestion:
 - (a) The effect of the site development plan on traffic conditions on abutting streets.
 - (b) The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
 - (c) The arrangement and adequacy of off-street parking facilities to prevent traffic congestion.
 - (d) The location, arrangement, and dimensions of truck loading and unloading facilities.
 - (e) The circulation patterns within the boundaries of the development.
 - (f) The surfacing and lighting of off-street parking facilities.
- (2) Considerations relating to outdoor advertising:
 - (a) The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with neighboring development.
- (3) Considerations relating to landscaping:
 - (a) The location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with neighboring development, or to conceal storage areas, utility installations, or other unsightly development.
 - (b) The planting of ground cover or other surfacing to prevent dust and erosion.
 - (c) The unnecessary destruction of existing healthy trees.
- (4) Considerations relating to buildings and site layout:
 - (a) Consideration of the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to neighboring development.
 - (b) Consideration of exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on streets, line and pitch of roofs, and the arrangement of structures on the parcel.
- (5) Considerations relating to drainage:
 - (a) The effect of the site development plan on the adequacy of the storm and surface water drainage, retention, and/or detention.

Section 7-11-9. Considerations. The Planning Commission, or the City Engineer, when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of [Chapter 7-11 TCC] as the Planning Commission or City Engineer deem reasonably necessary under the circumstances to carry out the intent of [Chapter 7-11 TCC]

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Site Plan Design Review submission and has issued a recommendation of approval for the request with the following comment:

1. The site plan, landscaping plan, parking, and building architecture meet or exceed the

minimum requirements of the Multi-Family Residential design guidelines as required by Tooele City Code 7-11a.

Engineering Review and Public Works Division Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Site Plan Design Review submission and have issued a recommendation for approval.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Site Plan Design Review submission and has issued a recommendation for approval.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request for Site Plan and Design Review by Flyway Holdings for the 50th Place multi-family development on property located at 350 N. 50 West, application number 2024-041, 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 the project will meet all requirements of the Design Standards, Tooele City Code 7-11a.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. With conditions 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 conforms 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 Approval – “I move we approve application #2024-041, request for Site Plan and Design Review approval by Flyway Holdings for the 50th Place multi-family development, located at 350 N. 50 West in the MR-8 zoning district based on the findings and subject to the conditions listed in the

Staff Report dated October 18, 2024:"

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny application #2024-041, request for Site Plan and Design Review approval by Flyway Holdings for the 50th Place multi-family development, located at 350 N. 50 West in the MR-8 zoning district based on the findings:”

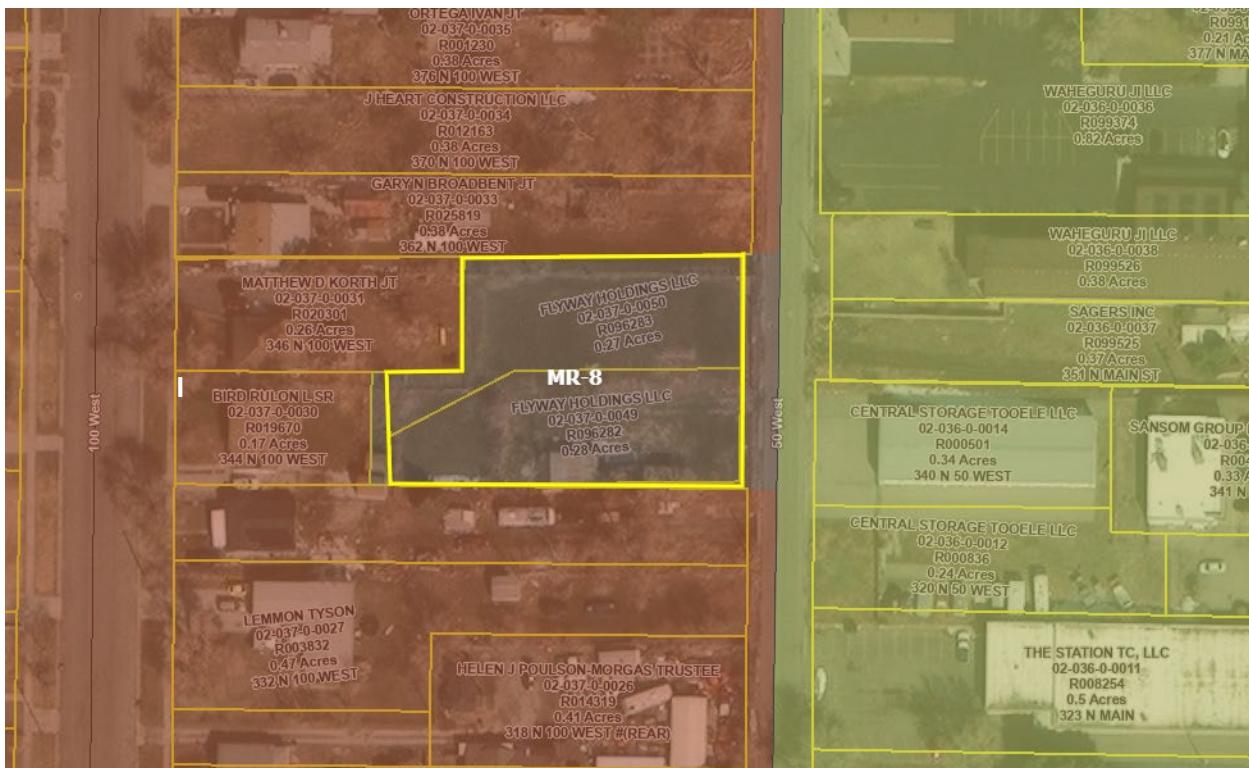
1. List findings...

EXHIBIT A

MAPPING PERTAINING TO THE REQUEST



1: Subject Property, aerial view



2: Subject Property, zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Site Plan 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 site plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of site 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 site 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					
Date of Submission:	Zone:	Acres:	Parcel #(s):		
	MR-8	.55			
Project Name:	50 TH PLACE				
Project Address:	350 NORTH 50 TH WEST				
Project Description:	DEVELOP & CONSTRUCT (4) TOWNHOMES		Phases:	1	Lots:
Property Owner(s):	FLYWAY HOLDINGS LLC				
Address:	PO Box 780				
City:	State:	Zip:	City:	State:	Zip:
City: GRANTSVILLE	State: UT	Zip: 84029			
Phone:	Email:	Phone:	Email: larry@sandrockdevelopment.com		
801-201-3666					
Contact Person:	Larry Jacobson				
Phone:			City:	State:	Zip:
			GRANTSVILLE	UT	84029
Cellular:	Fax:	Email: larry@sandrockdevelopment.com			
801.201.3666					
Engineer & Company:	ENSIGN ENGINEERING				
Address:	169 North Main St. Unit 1				
City:	State:	Zip:			
TOOELE	UT	84074			
Phone:	Email:	jclegg@ensignutah.com			
435-843-3590					

*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.

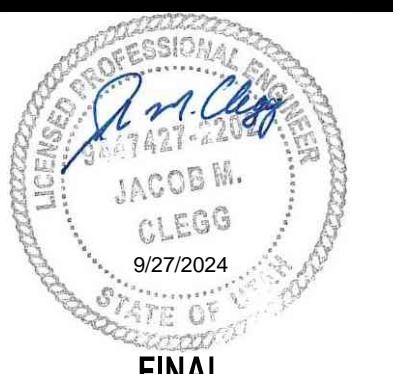
Note:

- A new application and checklist must accompany each submittal.
- Developer must submit plans in complete format to facilitate their review. Plans will be reviewed by the City staff, once they are found complete, they will be forwarded to Planning Commission for consideration. (as necessary)
- All fees must be paid at time of first submittal

For Office Use Only

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

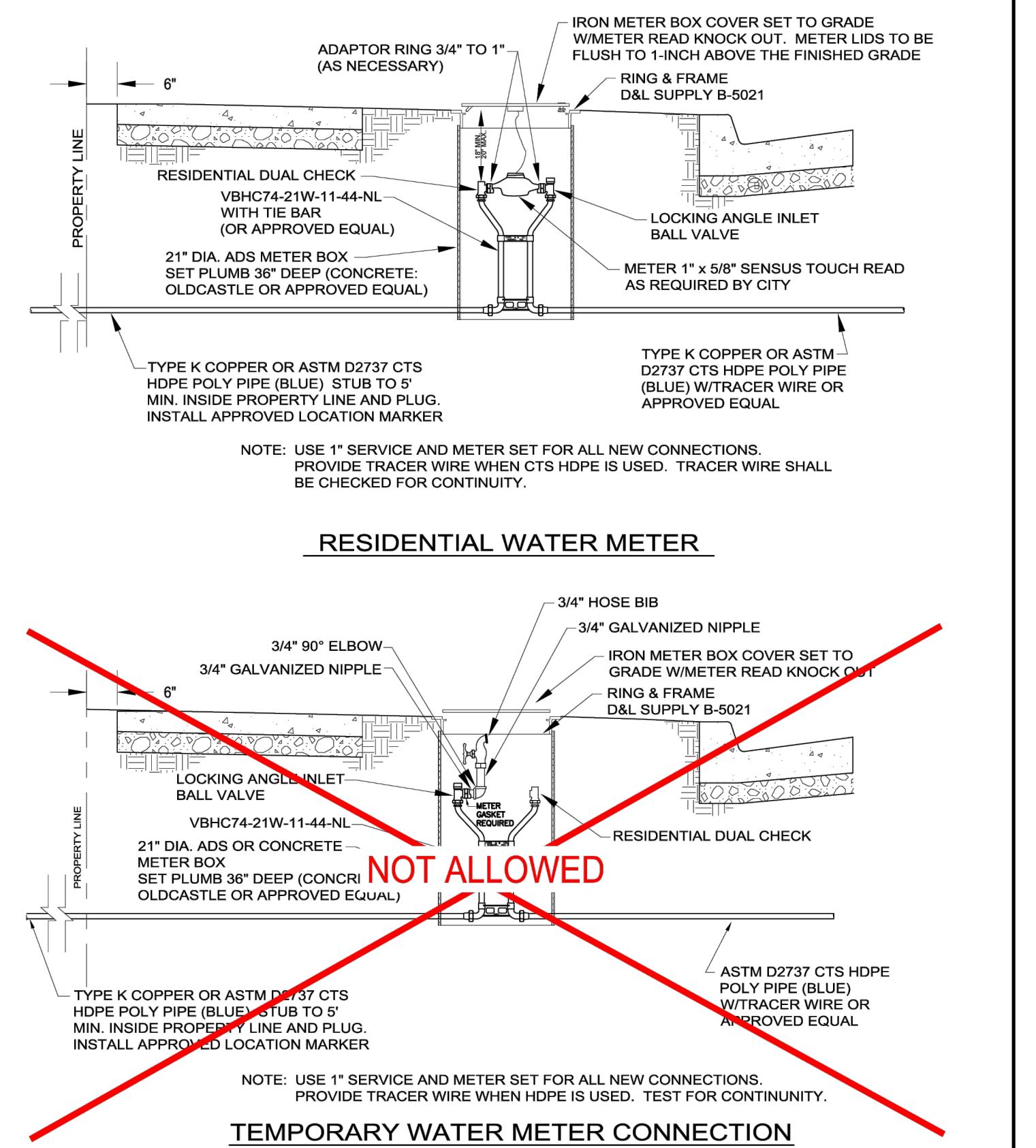
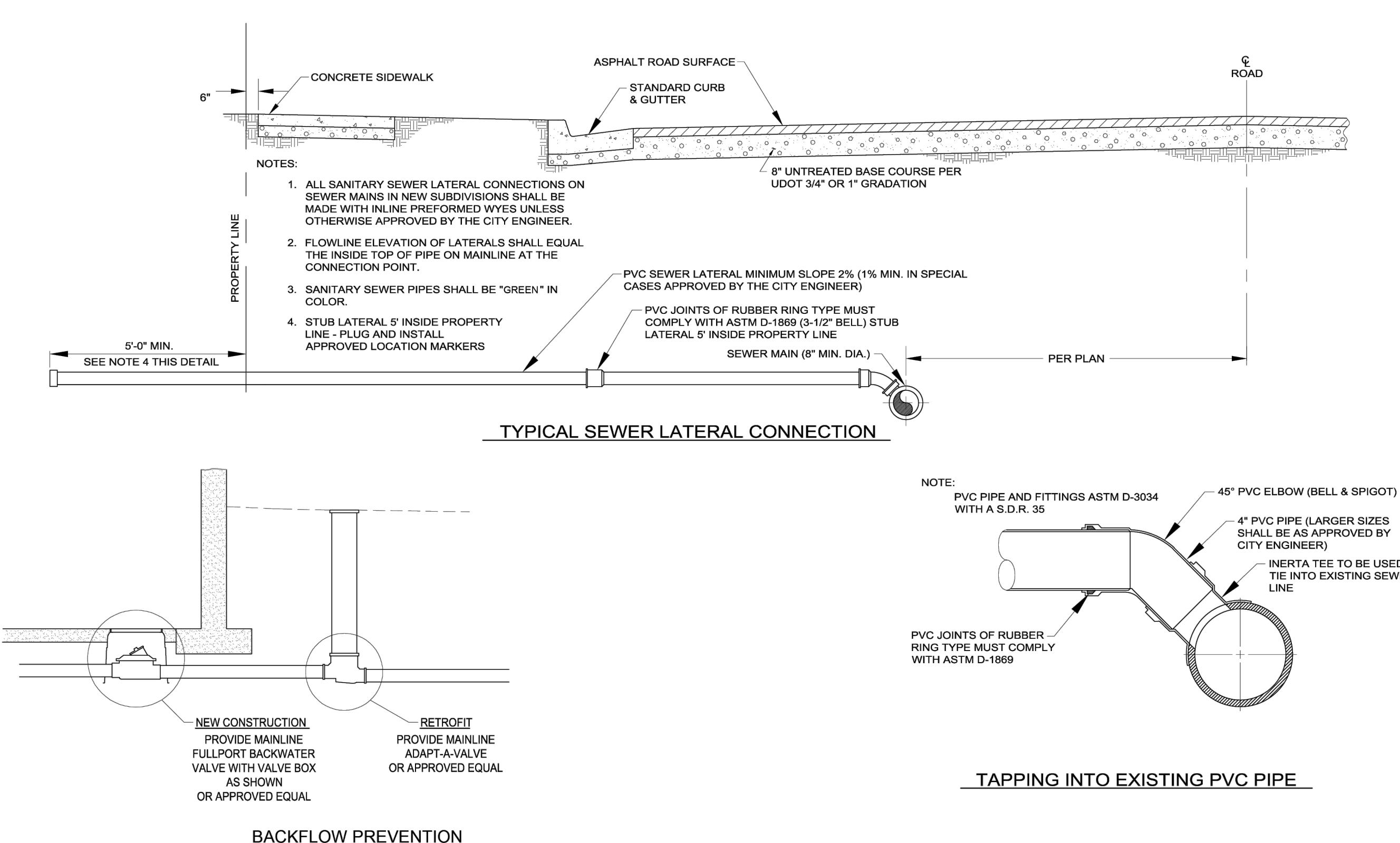
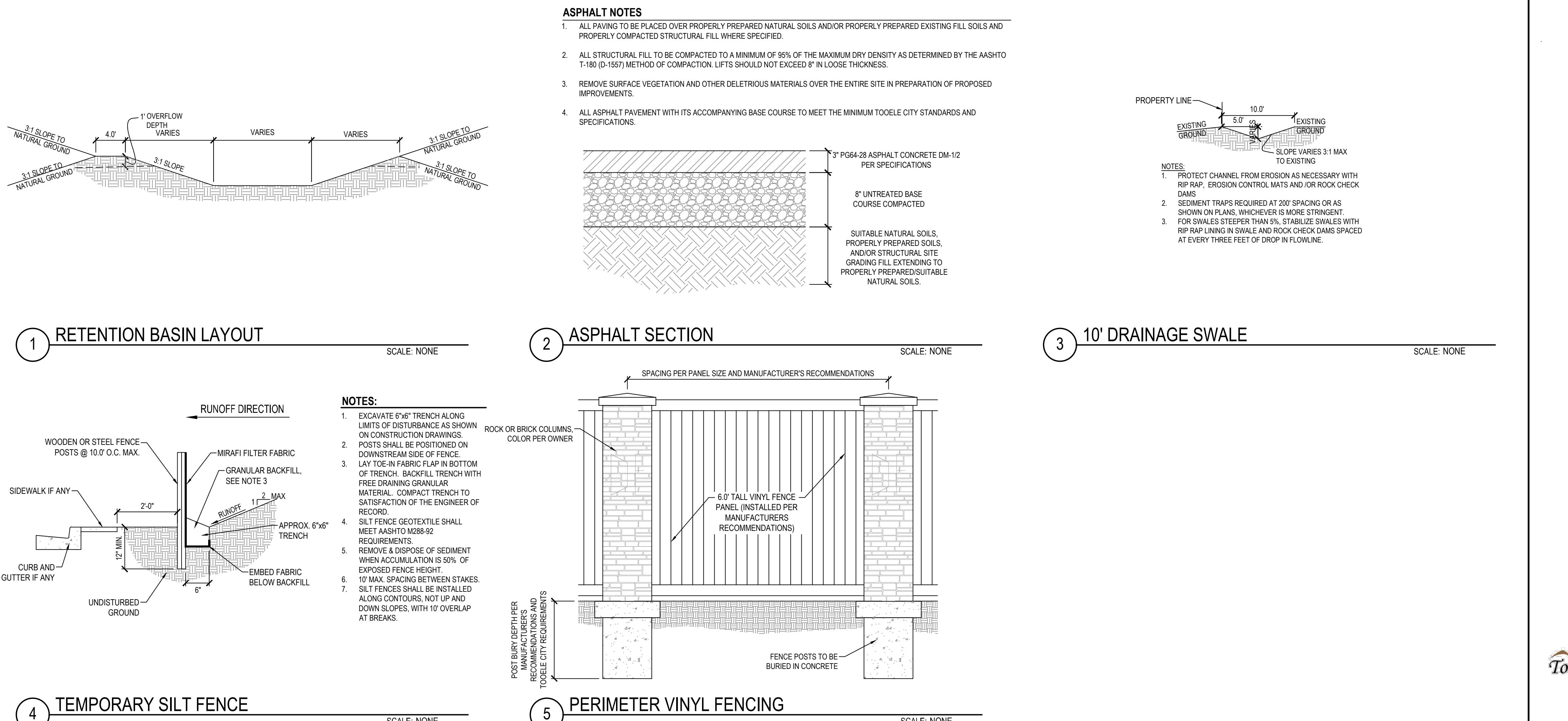
50th PLACE MINOR SUBDIVISION FINAL DESIGN 350 NORTH 50 WEST TOOELE, UTAH 84074



DETAILS

PROJECT NUMBER: 8939A
PRINT DATE: 9/24/2024
DRAWN BY: C. CARPENTER
CHECKED BY: D. KINSMAN
PROJECT MANAGER: J. CLEGG

C-500



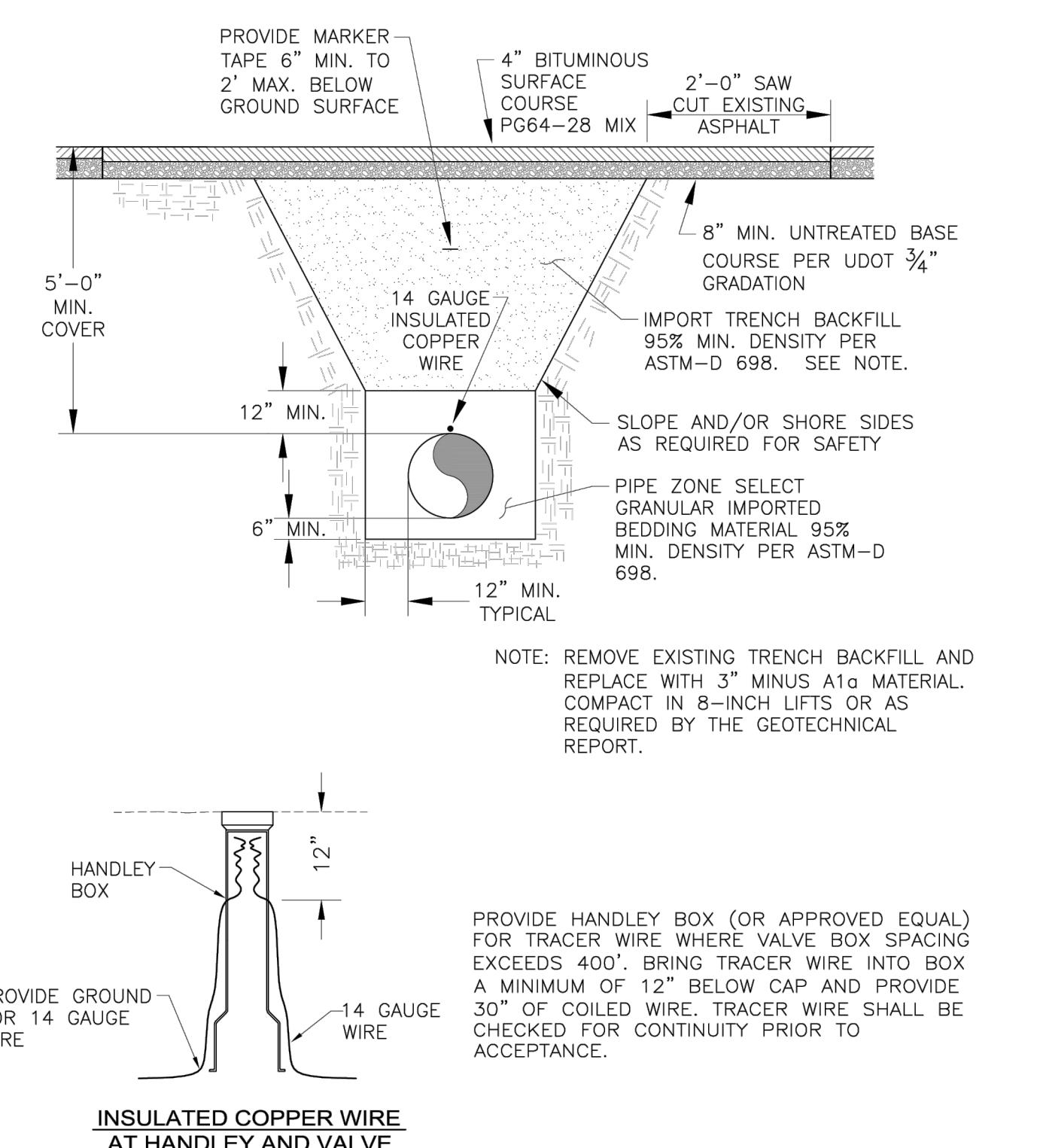
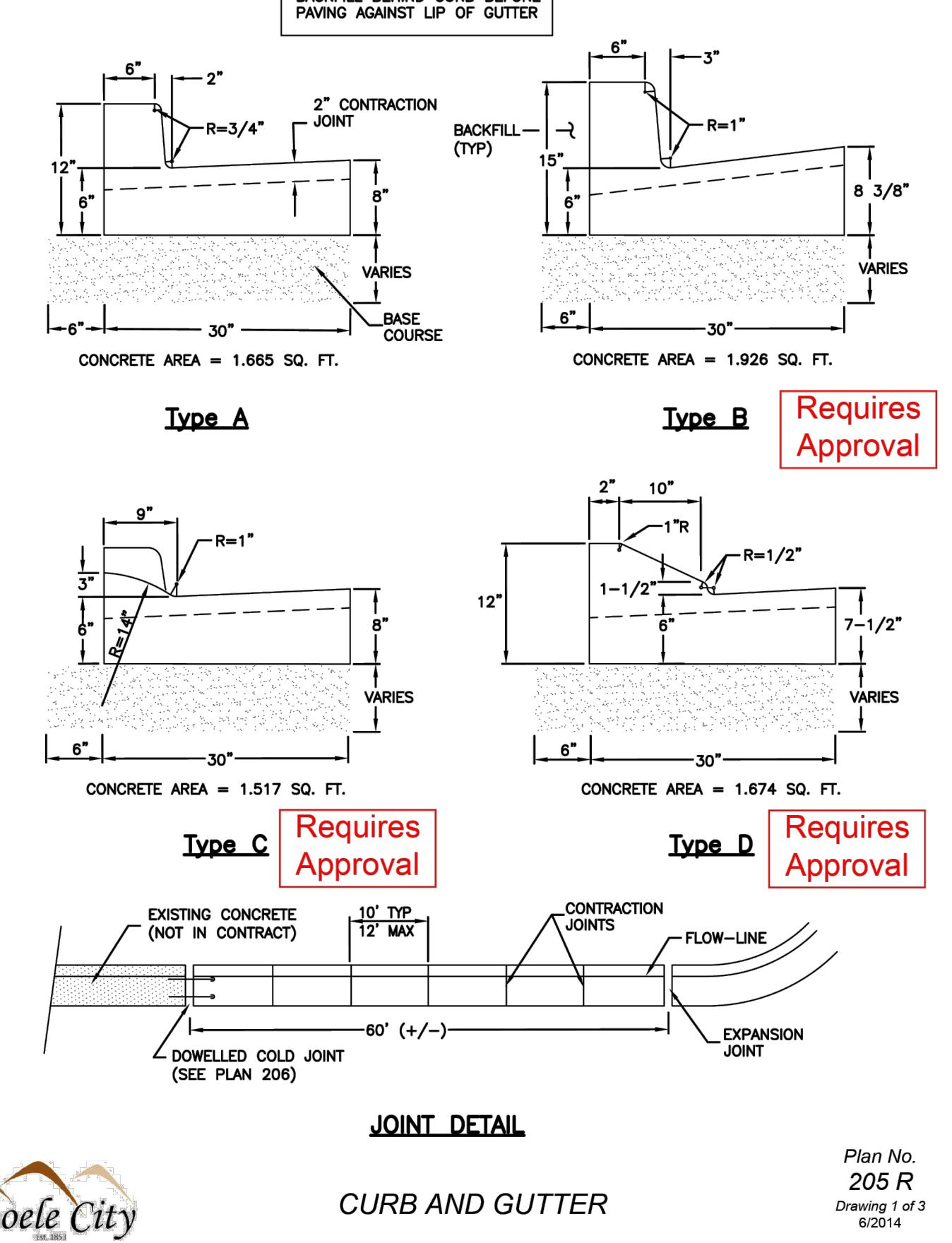
431 R

8/2016

1" RESIDENTIAL WATER
METER

521 R

1/2023



521 R

4/2023

TYPICAL TRENCH
DETAIL

381 R

4/2023

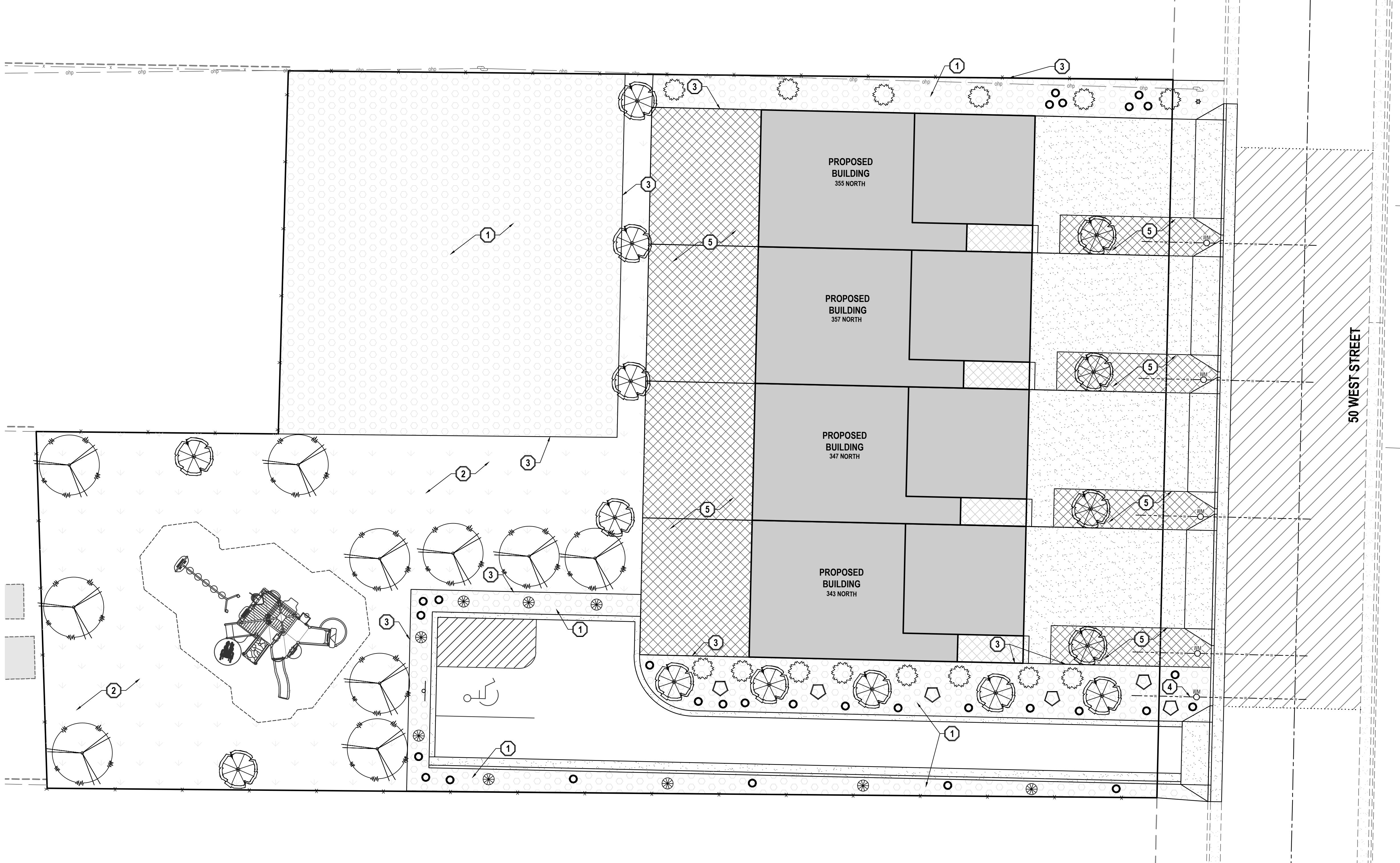


CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

Know what's below.
Call before you dig.

BENCHMARK

NORTHWEST CORNER OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SLB&M,
TOOELE CITY, TOOELE COUNTY, UTAH.
ELEV = 4787.07'



Landscape

Trees

Qty	Symbol	Common Name	Plant Size
10		Oregon Green Austrian Pine	2" Cal.
15		Modesto Ash	2" Cal.
Total: 25			

TREES TO BE WATERED WITH TREE DRIP POINT SOURCE EMITTERS PER SHEET L-200

** NOTES ** SOME FIELD MODIFICATIONS TO SHRUB LOCATIONS MAY CHANGE AS NEEDED TO AVOID ON SITE OBSTRUCTIONS AND OTHER UTILITIES.

Shrubs Under 4 Feet

Qty	Symbol	Common Name	Plant Size
6		Cinquefoil	5 Gallon
14		Curant, Alpine	1 Gallon
29		Juniper, Green Mound	1 Gallon
9		Feather Reed Grass 'Karl Foerster'	1 Gallon
Total: 58			

50th PLACE MINOR SUBDIVISION FINAL DESIGN

350 NORTH 50 WEST
TOOELE, UTAH 84074

WWW.ENSIGNENG.COM



THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT, 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.547.1100

LAYTON
Phone: 435.865.1453

CEDAR CITY
Phone: 435.896.2983

RICHFIELD
Phone: 435.896.2983

FOR:
LARRY JACOBSON
6965 SOUTH UNION PARK CENTER #300
MIDVALE, UTAH 84047
CONTACT:
LARRY JACOBSON
PHONE: 801-201-3666

SCOPE OF WORK:

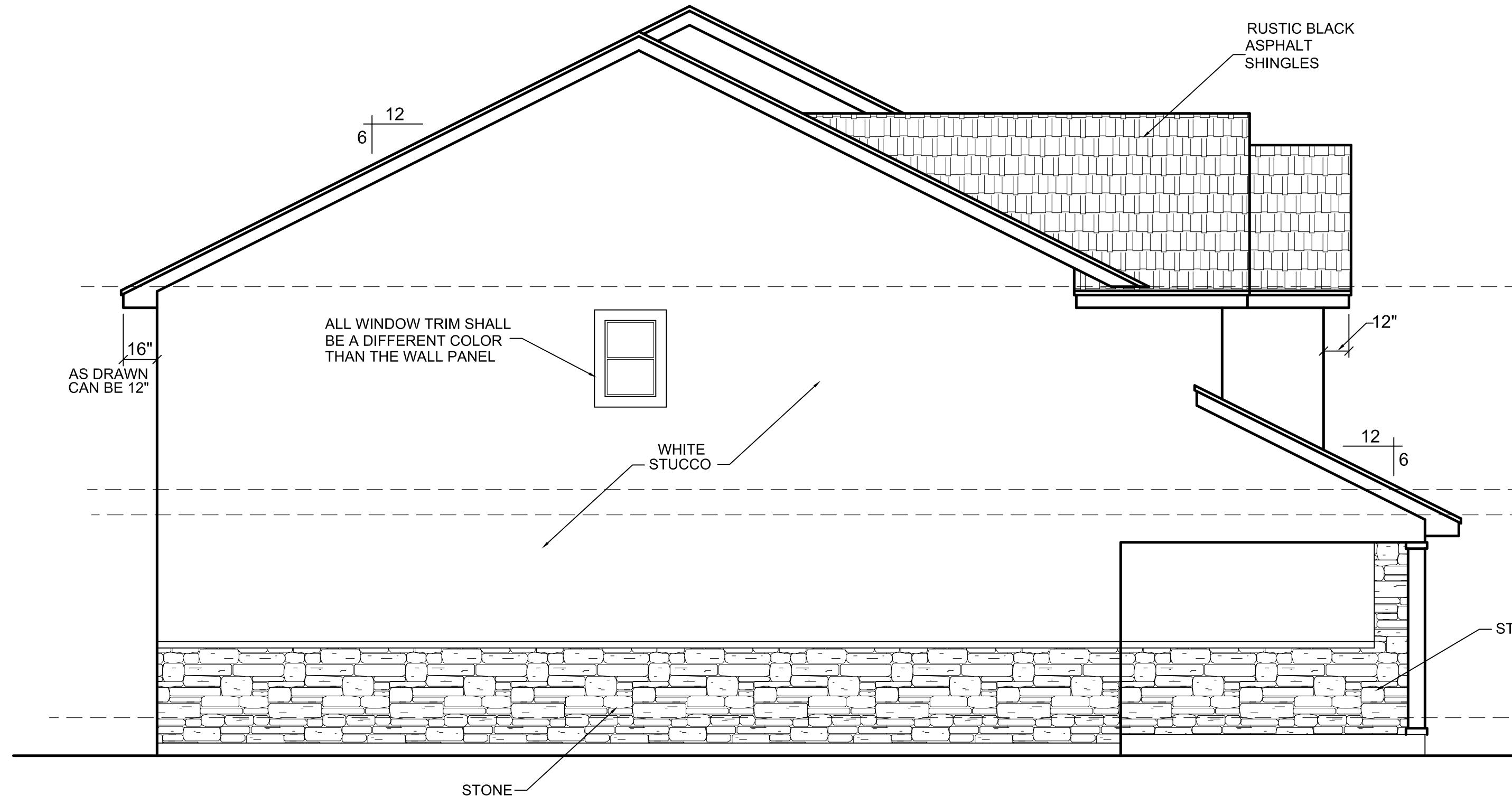
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① INSTALL 4" DEEP 2'-3" DIA. NEPHI ROCK & GRAVEL COLOR 'SOUTHTOWN' OR EQUIV. DECORATIVE ROCK OVER WEED BARRIER, TYP.
- ② LEGACY BUFFALO SOD AREA
- ③ INSTALL 4" METAL EDGING
- ④ SEE UTILITY PLANS FOR WATER LATERAL SIZES
- ⑤ LANDSCAPE PER OWNERS OF LOTS

L-100



PROJECT NUMBER
8939A
PRINT DATE
9/24/2024
DRAWN BY
C. CARPENTER
CHECKED BY
D. KINSMAN
PROJECT MANAGER
J. CLEGG



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

NOTE:
FLASHING, EAVES, AND GUTTER
TO BE BLACK OR DEEP BRONZE

FAÇADE SQ. FT. TABLE		
FRONT ELEVATION	708 SQ. FT. OF DOORS AND WINDOWS	1628 SQ. FT. - 708 = 920 SQ. FT. FAÇADE
LEFT SIDE ELEVATION	6 SQ. FT. OF WINDOW	916 SQ. FT. - 6 = 910 SQ. FT. FAÇADE
RIGHT SIDE ELEVATION	10 SQ. FT. OF WINDOW	1074 SQ. FT. - 10 = 1064 SQ. FT. FAÇADE
REAR ELEVATION	408 SQ. FT. OF DOORS AND WINDOWS	1716 SQ. FT. - 408 = 1308 SQ. FT. FAÇADE
ALL ELEVATIONS	1132 SQ. FT. OF DOORS AND WINDOWS	5334 SQ. FT. - 1132 = 4202 TOTAL SQ. FT. OF FAÇADE
STONE REQUIREMENT		
50% OF 4202 SQ. FT. OF FAÇADE = 2101 SQ. FT. OF STONE REQUIRED		
75% OF THE REQUIRED STONE AMOUNT = 1576 SQ. FT. OF STONE REQUIRED ON FRONT ELEVATION		
25% OF REQUIRED STONE = 525 SQ. FT. OF STONE REQUIRED ON REAR AND SIDE ELEVATIONS		



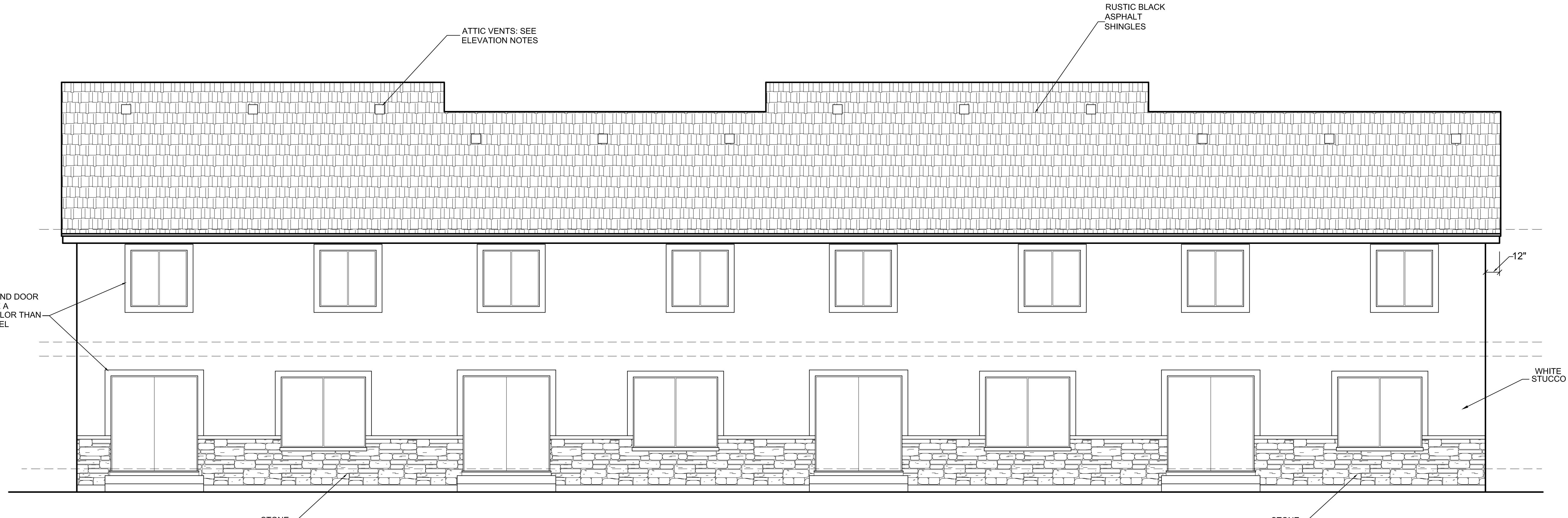
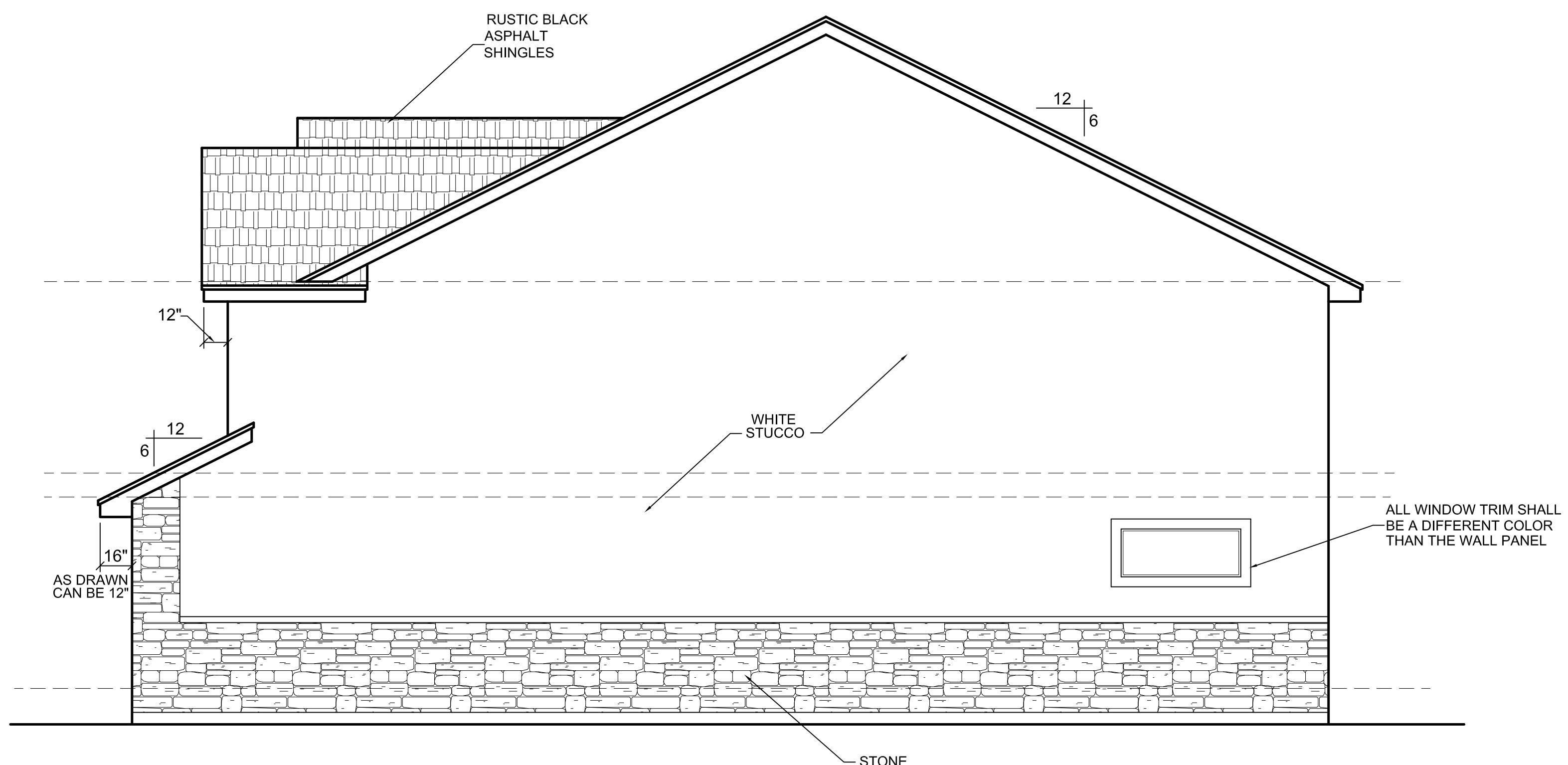
FRONT ELEVATION

SCALE 1/4" = 1'-0"

EEA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY CONTRACTOR FROM THESE PLANS. OWNER/CONTRACTOR IS TO ENSURE THAT THESE PLANS IN THEIR ENTIRETY BEFORE CONSTRUCTION BEGINS. ERRORS AND OMISSIONS WHICH MAY OCCUR IN THESE DRAWINGS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL CODES AND ORDINANCES. THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. DESIGNER AND DRAFTSMEN ARE NOT RESPONSIBLE FOR ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS.

50th PLACE MINOR
350 NORTH 50 WEST
TODDIE ITAH

DATE
FEBRUARY 2021
SCALE
NOTED
JOB NO.
50th PLACE



HOME DESIGN, INC.
801-280-3030

50th PLACE MINOR
350 NORTH 50 WEST
TOOELE, UTAH

DATE
FEBRUARY 2021
SCALE
NOTED
JOB NO.
50th PLACE
SHEET
2

Tooele City Planning Commission Business Meeting Minutes

Date: Wednesday, October 9, 2024

Time: 7:00 p.m.

Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

Tyson Hamilton

Weston Jensen

Kelley Anderson

Matt Robinson

Melanie Hammer

Chris Sloan

Jon Proctor

Commission Members Excused:

Jon Gossett

Alison Dunn

City Council Members Present:

Ed Hansen

Maresa Manzione

City Employees Present:

Andrew Aagard, City Development Director

Jared Hall, City Planner

Roger Baker, City Attorney

Paul Hansen, City Engineer

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

Jon Proctor, Present

Chris Sloan, Present

Tyson Hamilton, Present

Matt Robinson, Present

Weston Jensen, Present

Kelley Anderson, Present

Melanie Hammer, Present
Alison Dunn, Excused
Jon Gossett, Excused

3. Public Hearing and Recommendation – Proposed amendments to Tooele City Code 7-4-9; Parking Lots, Tooele City Code 7-16-4, Table 2 Table of Development Standards, and Tooele City Code 7-19-26, Park Strip Landscaping in Commercial and Industrial Subdivisions, regarding landscaping requirements in the Industrial zoning district

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented amendments to Tooele City Code in regards to parking lots, park strips landscaping, development standards in the Commercial and Industrial zones. Staff is proposing the following changes: eliminate landscaping and tree requirement on park strips, amend titles to include LI and IS zones, requires all disturbed areas will be reclaimed with native seed mixtures, requires submission of a disturbed area reclamation plan at the time of site plan review, and financial waivers.

The Planning Commission asked the following questions:
Is the 1% decided by Legislation?

Mr. Aagard addressed the Commission. The Legislature has not put any requirements on this.

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

Commissioner Proctor motioned to forward a positive recommendation on proposed amendments to Tooele City Code 7-4-9; Parking Lots, Tooele City Code 7-16-4, Table 2 Table of Development Standards, and Tooele City Code 7-19-26, Park Strip Landscaping in Commercial and Industrial Subdivisions, regarding landscaping requirements in the Industrial zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Commissioner Sloan, “Aye”, Chairman Hamilton, “Aye”, Commissioner Robinson, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Anderson, “Aye”. The motion passed.

4. Public Hearing and Decision – Application #2024-050. A request by Jake Tate for Conditional Use Permit approval to allow the installation of a 110' monopole communication tower on property located at 1148 W. 60 South in the LI, Light Industrial zoning district

Presented by Jared Hall, City Planner

Mr. Hall presented a Conditional Use Permit for 110' monopole tower on the property located at 1148 W 60 South. This is located on Christian and Griffith property. This will be fenced and gated. They are looking to add an 8-foot fence. It is 850 feet from the nearest residential line. Staff is recommending approval with the conditions listed in the staff report.

The Planning Commission asked the following questions:
Is the square footage sufficient for the equipment?

Mr. Hall addressed the Commission's questions. The square footage is 450 max. The equipment is getting smaller, requiring less space.

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

Commissioner Robinson motioned to approve Application #2024-050. A request by Jake Tate for Conditional Use Permit approval to allow the installation of a 110' monopole communication tower on property located at 1148 W. 60 South in the LI, Light Industrial zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Proctor, "Aye", Commissioner Sloan, "Aye", Chairman Hamilton, "Aye", Commissioner Robinson, "Aye", Commissioner Jensen, "Aye", and Commissioner Anderson, "Aye". The motion passed.

5. City Council Reports

Council Member Manzione reported the following from the City Council meeting:
The Land Use Amendment request on 300 East was not approved. They approved another traffic signal on 1000 north near England Acres Park.

6. Review and Approval – Planning Commission Minutes

There are no changes to the minutes.

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

7. Adjourn

Chairman Hamilton adjourned the meeting at 7:22 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 October, 2024

Tyson Hamilton, Tooele City Planning Commission Chair