

REZ 2020-95

Rezone Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: October 7, 2020

Parcel IDs: 06-021-0-0002, 06-021-0-0007

& 06-021-0-0008

Current Zone: MU-40 (Multiple Use, 40 Acre Min)

Proposed Zone: RR-1 (Rural Residential, 1 Acre Min)

Request: Proposed rezone from MU-40 to RR-1.

Unincorporated: Stockton

Planners: Jeff Miller

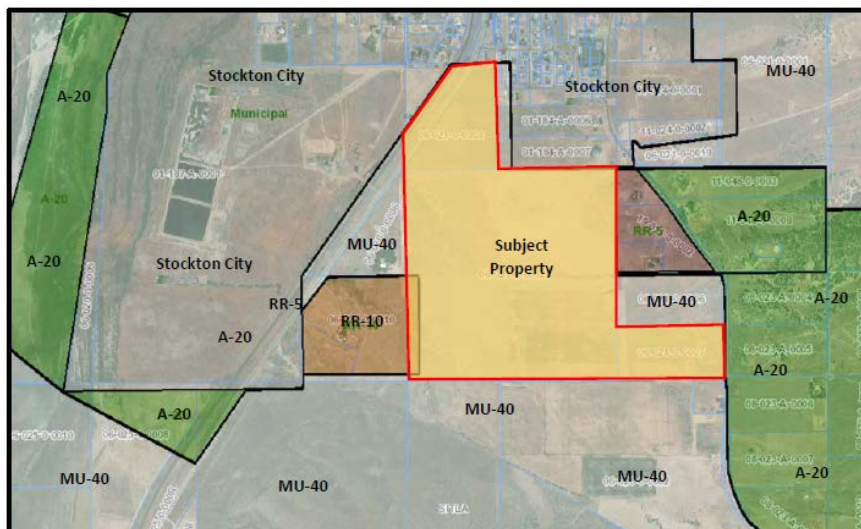
Planning Commission Recommendation: Not yet received.

Applicant Name: Kyle Kohler

PROJECT DESCRIPTION

Kyle Kohler is requesting a recommendation of approval for a proposed rezone from MU-40 (Multiple Use, 40 Acre Minimum) to RR-1 (Rural Residential, 1 Acre Minimum) for three parcels totaling approximately 205.24 acres in size. If successfully rezoned to RR-1, the applicant intends to pursue a residential development on the property consisting of - acre lots, with some anticipated future commercial zoning along the highway corridor (to be rezoned after being subdivided in the future).

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located immediately south of Stockton City, on the east side of SR-36. Immediately east of the subject property are a few parcels zoned RR-5 (Rural Residential, 5 Acre Minimum). Further east, there is a large area of parcels zoned A-20 (Agricultural, 20 Acre Minimum). There are a couple of parcels zoned RR-10 (Rural Residential, 10 Acre Minimum) to the immediate west. To the south is a large area of parcels zoned MU-40. Approximately 1.5-2 miles west is the Benches At South

Rim PUD subdivision in the RR-5 zone, with most lots approximately 1-2 acres in size.

ZONE CONSIDERATIONS

Requirement	Existing Zone (MU-40)	Proposed Zone (RR-1)
Height	35 Feet	35 Feet
Front Yard Setback	30 Feet	30 Feet
Side Yard Setback	30 Feet (both Main and Accessory Buildings)	Main Building: 15 Feet Accessory Buildings: From the front setback to a distance ten feet behind the main dwelling – 15 Feet From a distance ten feet behind the dwelling to the rear of the lot – 10 Feet
Rear Yard Setback	Main Building: 60 Feet Accessory Buildings: 10 Feet	Main Building: 30 Feet Accessory Buildings: 10 Feet
Lot Width	660 Feet	125 Feet
Lot Area	40 Acre Minimum	1 Acre Minimum
Required Improvements	Street Grading, Street Base, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal and Street Monuments.	Street Grading, Street Base, On-Site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal and Street Monuments

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

GENERAL PLAN CONSIDERATIONS

The Tooele County General Plan Updated 2016 does not provide sufficient information regarding the anticipated future uses of the subject property. Any significant changes in zoning in this area, would most likely consist of large pieces of property, such as the subject property. The anticipated residential density for the proposed development appears to be consistent with existing residential uses in the general vicinity, with most of the residential lots immediately north in Stockton City being smaller in size.

ISSUES OF CONCERN/PROPOSED MITIGATION

The Tooele County Fire Marshall will require adequate fire hydrants within the proposed subdivision development, in order to ensure adequate fire protection. With the anticipated culinary and irrigation water system for the proposed development, adequate fire hydrants should be feasibly provided during the subdivision process.

NEIGHBORHOOD RESPONSE

Any comments that are received from the surrounding neighbors or the general public will be forwarded to the Tooele County Planning Commission for review and will be summarized on October 7, 2020.

PLANNING COMMISSION RESPONSE

The Tooele County Planning Commission will hear this item on Wednesday, October 7, 2020. Their recommendation and any proposed conditions of approval will be presented to the Tooele County Commission at a future meeting.

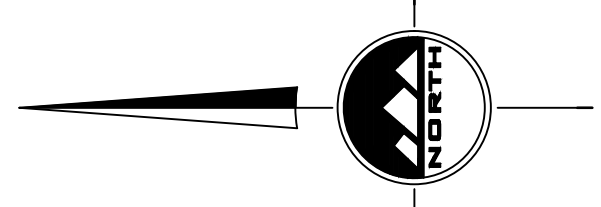
PLANNING STAFF ANALYSIS

Planning Staff has reviewed the proposed rezone request and has found that the anticipated use of the property would be cohesive with the surrounding uses and zones.

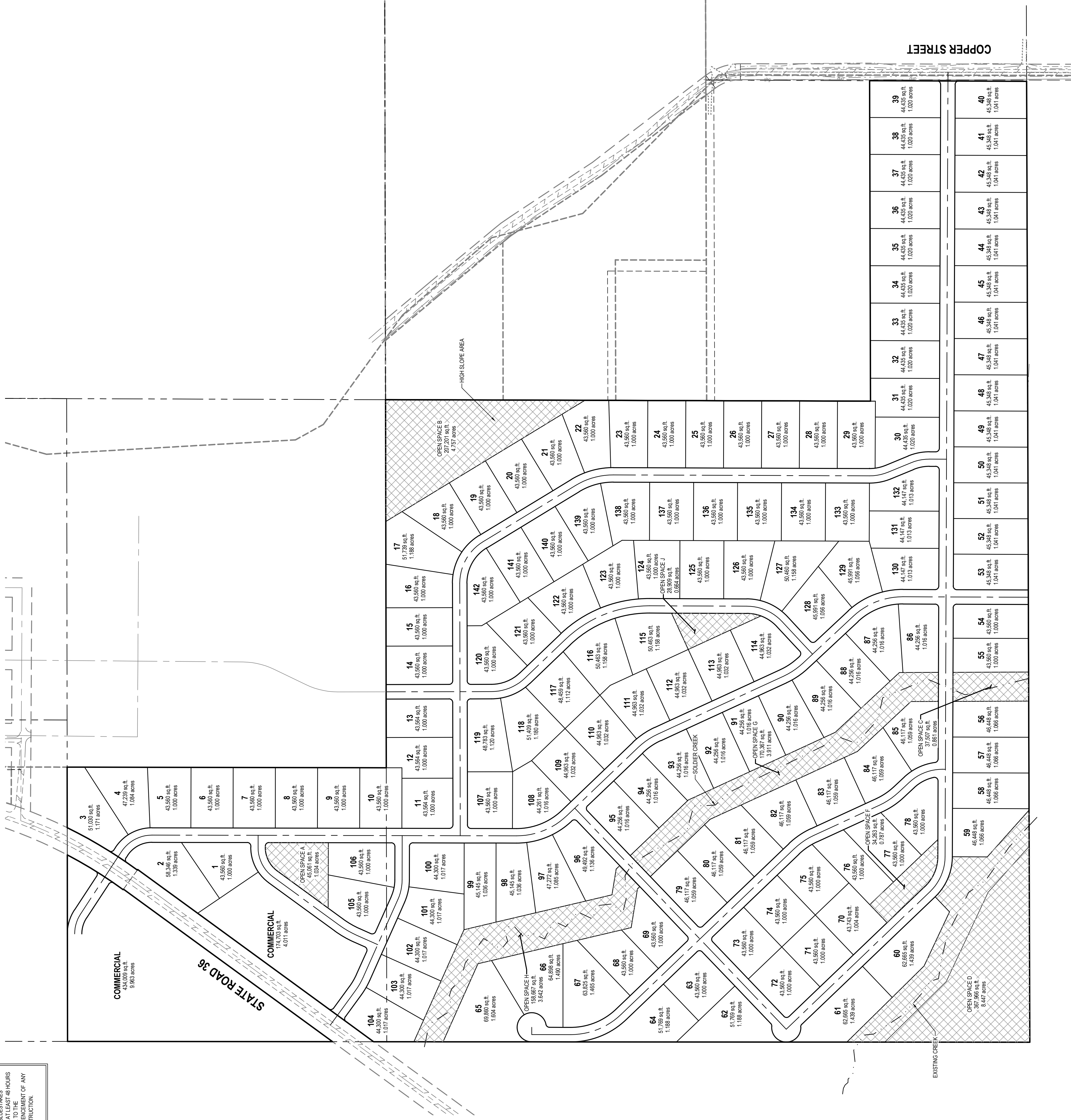
PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission analyzes the proposed rezone request prior to making a recommendation to the County Commission to rezone the subject property from MU-40 (Multiple Use, 40 Acre Minimum) to RR-1 (Rural Residential, 1 Acre Minimum).

DESCRIPTION	AREA PROPOSED	PERCENTAGE OF TOTAL AREA
142 RESIDENTIAL LOTS	6,626,275 sq. ft.	75.91%
COMMERCIAL	174,703 sq. ft.	1.99%
OPEN SPACE	907,741 sq. ft.	10.31%
ROAD DEDICATION	1,990,655 sq. ft.	22.80%
TOTAL PROJECT SITE	8,798,774 sq. ft.	100.00%



HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 200 ft.



NARRATIVE TO APPLICATION TO AMEND THE ZONING MAP OF TOOELE COUNTY

SEP – Stockton, LLC makes the application to change the zoning designation applied to the following parcels located in Tooele County, Utah –

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

Tax Parcel No. 06-021-0-0002

Township 4 South, Range 5 West, SLM

Section 25: Lots 3, 4, 5 & 6 (aka SW) (19.50 acres, more or less)

PARCEL 2

Tax Parcel No. 06-021-0-0007

Township 4 South, Range 5 West, SLM

Section 25: The South 39 Rods of SWSE (160 acres, more or less)

PARCEL 3

Tax Parcel No. 06-021-0-0008

Township 4 South, Range 5 West, SLM

Section 25: Portion of Lot 7 lying east of UPRR right of way, less highway right of way and .01 acre deeded to Mountain Fuel Supply Co. (25/74 acres, more or less)

The property is located immediately south of the Town of Stockton, as shown on the attached plat.

Generally, the property is flat, gently sloping to the Southeast. Soldier Creek, an intermittent stream, runs through the southwest corner of property. Currently the property is used to grow alfalfa and graze cattle. Access to the property is along SR-36 along the northwestern border and the Town of Stockton on the North and Northeastern border and Copper Avenue on the Southeastern corner.

CURRENT ZONING

The property is currently zoned MU-40.

PROPOSED ZONING

SEP – Stockton, LLC is proposing to change the zoning of Parcel 1 (Tax Parcel No. 06-021-0-0002) and Parcel 2 (Tax Parcel No. 06-021-0-0007) to Rural Residential (RR-1) and Parcel 3 (Tax Parcel No. 06-021-0-0008) to Commercial General (C-G).

GENERAL DISCUSSION

SEP – Stockton, LLC has not completed final development plans for this property but anticipates to develop a small commercial center on the north end of the property to compliment commercial activities in the area and support the needs of the Town of Stockton. Residential units on the remainder of the property. It is anticipated that one or more neighborhood parks will be included in the residential development along with a trail system that will be open to the public. A potential site for an elementary school to meet the needs of Rush Valley in the future may also be included. It is anticipated that there will be 5 to 10 commercial lots and approximately 150 residential lots when the property is fully developed.

SEP – Stockton, LLC has sufficient water banked with the Town of Stockton to meet the needs to service this property and anticipates using the Town’s sewer system. Irrigation water will come from the Soldier Canyon Irrigation Company in which SEP – Stockton has a significant investment.

It is anticipated that a first phase development of this property will begin next year, with future development continuing as lots are absorbed and the additional demand is predicted. Generally, plans are to complete development of this property within the next five (5) years.

Storm water detention and retention will be engineered according to county standards.

(2) A proposed amendment to the zoning map shall be initiated by the filing of an application for rezoning with the planning commission secretary or the Tooele County Department of Engineering. An application to amend the zoning map shall address:

(a) general existing site characteristics including ownership, topography, soils, drainage, vegetation and other physical characteristics of the area proposed to be changed;

Owner: SEP – Stockton, LLC

The parcels consist of relatively flat ground adjacent to The Town of Stockton.

(b) a legal description of the area to be zoned;

See attached Property Tax Notice documents with legal descriptions.

(c) types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district;

The current zoning is MU-40.

(d) existing transportation patterns to including public and private roads and internal and external circulation patterns, rights-of-way, easements and parking;

N/A

(e) existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities;

The current land-use is limited farming and livestock. No impervious streets/surfaces. Roughly 200 acres. No storm drain exists other than natural drainages that cut through the property.

(f) existing and proposed utilities and infrastructure;

No infrastructure exists currently on the property. Utilities will be proposed with preliminary plans.

(g) the relationship of the proposed zone change with the Tooele County General Plan and specifically how the proposed zone change would conflict, conform, complement or otherwise affect the general plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area;

The proposed zone-change would allow for single-family homes to be built on 1-acre lots. As shown in the South Rim development, this is desirable for the Real Estate market in the area. Highway 36 allows for great access to the development. Some commercial space can be planned for right next to the Highway.

(h) an area map showing adjacent property owners and existing land uses within 500 feet of the area proposed to be rezoned;

No other parcel owners are included in the current application.

(i) the location, description and acreage of land uses;

See the attached County Tax documents.

(j) the approximate location and number of residential units along with approximate square footage, density and height;

142 single-family dwellings.

Square footage to be determined by buyers.
Height to not exceed county code.

(k) the approximate location and square footage of non-residential buildings;
Only commercial is proposed other than residential. These spaces are to be determined.

(l) the approximate location and square footage of non-residential buildings;
See (k)

(m) a calculation of the approximate amount of open space both before and after build-out construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas;
Open space acreage ~24 acres.

(n) if the site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability;
N/A

(o) a description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal;
Culinary and Irrigation water are both available. Infrastructure upgrades are expected to be recommended once engineering is under way. Fire protection appears to be available, but may need expanded. The owners are open and willing to discuss all of it.

(p) the approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land;
N/A

(q) an indication of the construction schedule of any project proposed; TOOELE COUNTY LAND USE ORDINANCE – CHAPTER 3 Page 5
N/A

(r) for multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase;
The phasing and timing is unknown at this time. Development would start right away if proposed zoning and concept are approved with reasonable comments.

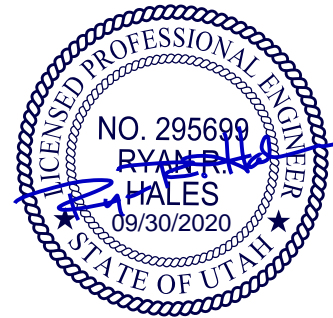
(s) a detailed traffic study showing the vehicle trips per day on average at build-out and a determination how the project would significantly alter existing traffic patterns or volume;
A traffic study would be performed upon preliminary plan submittals.

(t) for applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and
N/A

(u) any other study or information required by the planning commission or zoning administrator.

MEMORANDUM

Date: September 30, 2020
To: Kyle Kohler
From: Hales Engineering



Subject: Stockton Kohler Trip Generation Study

UT20-1759

This memorandum discusses the trip generation study completed for the proposed Kohler Property development in Stockton, Utah. A vicinity map of the proposed development is shown in Figure 1.

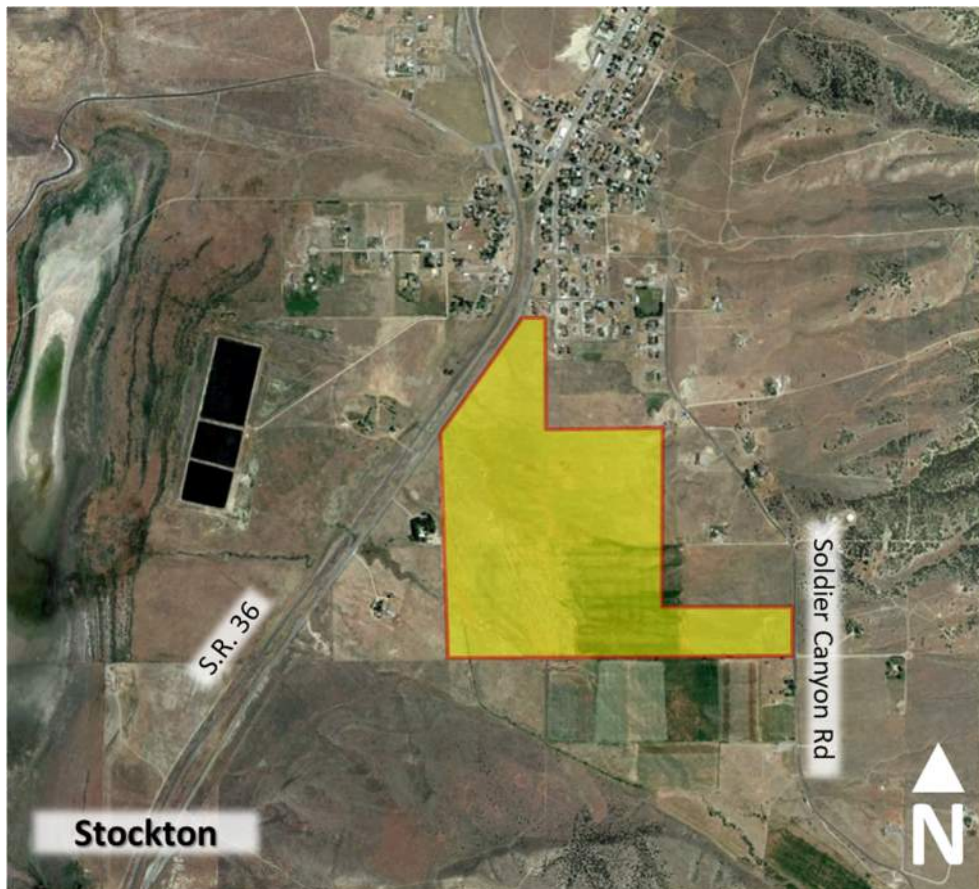


Figure 1: Vicinity map of the proposed development in Stockton, Utah

Background

The proposed Stockton Property development is located on southeast side of S.R. 36 in Stockton, Utah. The project includes single-family detached homes (145 units). It is anticipated that the project will have two accesses to S.R. 36 and one access to Soldier Canyon Road (Copper Street) on the east side of the project. A site plan for the proposed development is included in Appendix A.

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (10th Edition, 2017)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the proposed development will generate approximately 1,464 trips on an average weekday, including 108 trips during the morning peak hour, and 146 trips during the evening peak hour.

Table 1: Trip Generation

Trip Generation Stockton - Kohnler Property								
Weekday Daily Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New Daily Trips
Single-Family Detached Housing (210)	145	Dwelling Units	1,464	50%	50%	732	732	1,464
Total			1,464			732	732	1,464
Morning Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New AM Trips
Single-Family Detached Housing (210)	145	Dwelling Units	108	25%	75%	27	81	108
Total			108			27	81	108
Evening Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New PM Trips
Single-Family Detached Housing (210)	145	Dwelling Units	146	63%	37%	92	54	146
Total			146			92	54	146

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.

SOURCE: Hales Engineering, September 2020

Conclusions

The findings of this study are as follows:

- The proposed development includes 145 single-family homes. It is anticipated that the project will have two access on S.R. 36 and one access on Soldier Canyon Road (Copper Street).
- It is anticipated that the proposed project will generate approximately 1,464 trips on an average weekday, including 108 trips during the morning peak hour, and 146 trips during the evening peak hour. These are the trips that will use the project access points.

APPENDIX A

Site Plan

