PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for ***Wednesday, January 12, 2022*** 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 by logging on to the Tooele City Facebook page, at https://www.facebook.com/tooelecity. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecity.org anytime 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. ***Recommendation*** on the Grand Storage Minor Subdivision Request by Sam Clegg to Subdivide 10 Acres of Property Located at 77 North 1100 West in the RR-1 Residential and LI Light Industrial Zoning Districts.

4. ***Recommendation*** on the TP Tooele Minor Subdivision Request by Rod Engar to Subdivide 18 Acres of Property Located at Approximately 250 West 1000 North in the GC General Commercial Zoning District.

5. ***Decision*** on a Site Plan Design Review Request by Larry Jacobsen for the 50th Place Residential Development Proposed to be Located at 350 North 50 West for 0.55 Acres in the MR-8 Multi-Family Residential Zoning District.

6. ***Public Hearing and Recommendation*** on a City Code Text Amendment Request by Tooele City to Revise the Terms of Section 7-4-11 of the Tooele City Code Regarding Public Safety Aisle Requirements in Parking Lots.

7. ***Recommendation*** on a City Code Text Amendment Request by Zenith Tooele, LLC to Revise the Terms of Section 7-11a-18 of the Tooele City Code Regarding Exterior Building Material Requirements for Multi-Family Residential Development. ***(Continued from the December 8, 2021 Planning Commission Meeting)***

8. ***City Council Reports***

9. ***Review and Approval*** of Planning Commission Minutes for the Business Meeting Held on December 8, 2021 and the Special Business Meeting Held on December 14, 2021.

10. ***Adjourn***

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

STAFF REPORT
January 6, 2022

To: Tooele City Planning Commission
Business Date: January 12, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: **Grand Storage – Minor Subdivision Request**

Application No.:	P20-1134
Applicant:	Sam Clegg
Project Location:	77 North 1100 West
Zoning:	RR-1 Residential Zone & LI Light Industrial Zone
Acreage:	10 Acres (Approximately 437,147 ft^2)
Request:	Request for approval of a Minor Subdivision in the RR-1 Residential and LI Light Industrial zones regarding the creation of one residential lot.

BACKGROUND

This application is a request for approval of a Minor Subdivision for approximately 10 acres located at 77 North 1100 West. The property is currently zoned RR-1 Residential and LI Light Industrial. The applicant is requesting that a Minor Subdivision be approved to facilitate the separation of a residential lot from the storage unit facility and the construction of a residential home.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Light Industrial land use designation for the subject property. The property involved in the subdivision currently has two zoning districts. The larger lot is currently zoned LI Light Industrial and maintains the storage unit facility. The smaller of the two lots is zoned RR-1 Residential, a zone that permits one unit per each 1 acre lot. The RR-1 Residential zoning designation is not identified by the General Plan as a preferred zoning classification for the Light Industrial land use designation. Properties to the north of the subject property are zoned RR-1 Residential. Properties to the east are zoned RR-1. Properties to the south and west are currently zoned LI Light Industrial. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

Subdivision Layout. The proposed subdivision creates two lots out of a single 10 acre parcel. Lot 1 is the parcel that currently bears the LI Light Industrial zoning district and will maintain the existing storage unit facility. Lot 1 will maintain 9.01 acres. Lot 2 will maintain 1.02 acres and currently bears the RR-1 Residential zoning district. This subdivision will facilitate ownership changes and the construction of a new single-family residential home. Each lot within this subdivision meets or exceeds the minimum lot size and lot width requirements of each lot's respective zoning districts.

The subdivision does not create any non-conforming situations for the existing storage unit facility buildings located to the north and to the west of the residential lot. Each building greatly exceeds minimum building setback requirements for the LI Light Industrial zone as well as the setback requirements when adjacent to a single-family residential zone, which, in this case, would be 20 feet.

Frontage improvements such as curb, gutter, sidewalk and right-of-way dedication have already been completed and are in place. You may have noticed that the meandering sidewalk does extend outside of the public right-of-way along the frontage of Lot 2. The meandering extensions of the sidewalk are located within the 10 foot public utility easement along the frontage which easement has been determined sufficient to cover the public use and maintenance of the sidewalk as it rests on private property.

Criteria For Approval. The criteria for review and potential approval of a Minor Subdivision request follows the general same procedure as a Final Plat Subdivision and that procedure can be found in Sections 7-19-10 and 11 of the Tooele City Code.

REVIEWS

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

1. Each lot meets or exceeds the minimum lot size and lot width requirements of each lots' respective zoning district.
2. The subdivision does not create any non-conformities created regarding the existing storage unit buildings located adjacent to a residential zone and use.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Minor Subdivision by Sam Clegg, application number P20-1134, 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.

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. 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 a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Grand Storage Minor Subdivision Request by Sam Clegg, for the purpose of subdividing 10 acres into two lots located at 77 North 1100 West, application number P20-1134, based on the findings and subject to the conditions listed in the Staff Report dated January 6, 2022:"

1. List any additional findings and conditions…

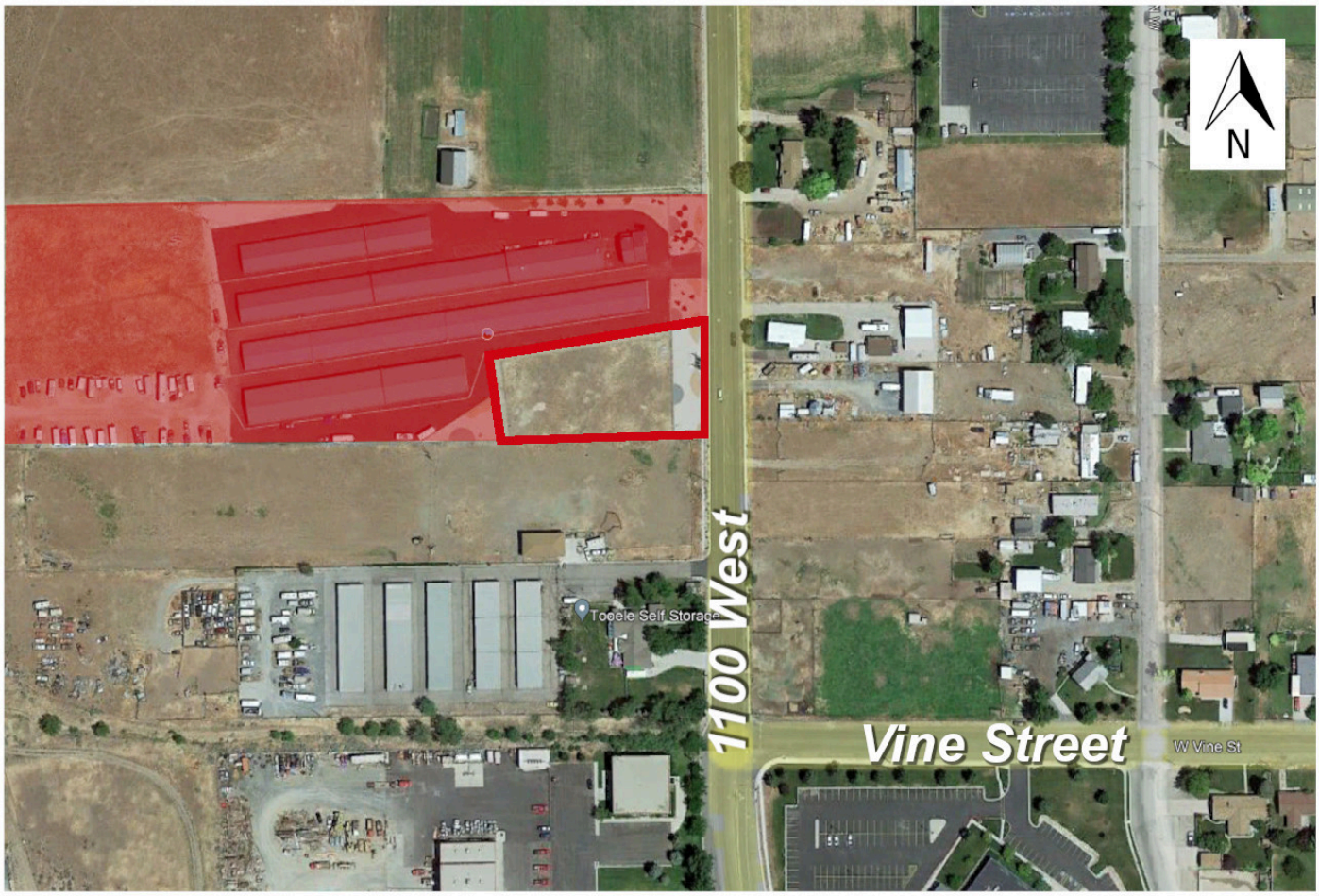
Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the Grand Storage Minor Subdivision Request by Sam Clegg, for the purpose of subdividing 10 acres into two lots located at 77 North 1100 West, application number P20-1134, based on the following findings:"

1. List findings…

EXHIBIT A

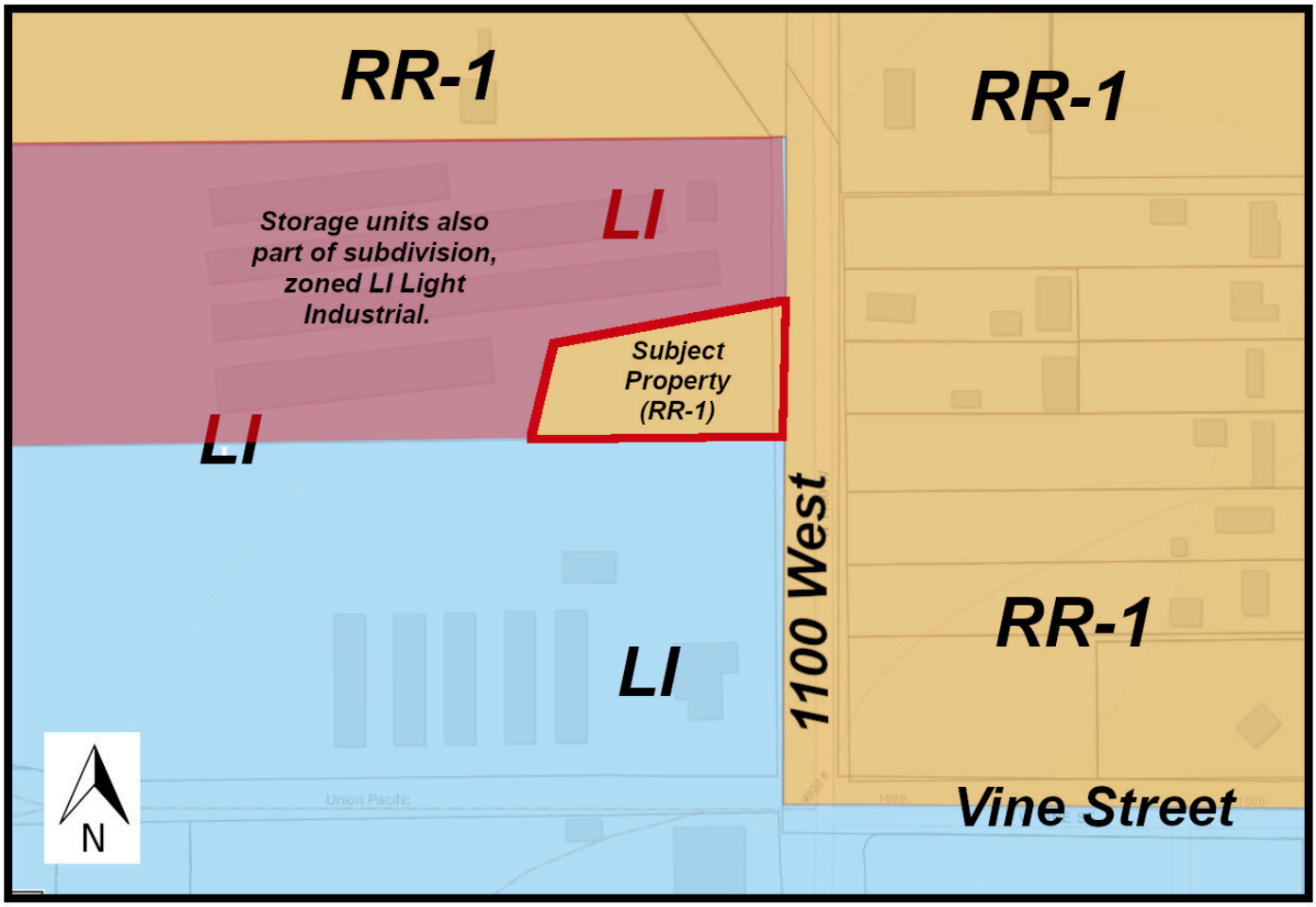
MAPPING PERTINENT TO THE GRAND STORAGE MINOR SUBDIVISION

Grand Storage Minor Subdivision



Aerial View

Grand Storage Minor Subdivision



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS

Minor Subdivision Application

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

Tooele City
Est. 1853

Notice: The applicant must submit copies of the plat and plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of plat and plans are submitted, the plat and plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plat and plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted plat and plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of final plat and 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

PZO-1134

Date of Submission:	Submittal #: ☑ 1 ☐ 2 ☐ 3 ☐ 4	Zone: RR1	Acres: 1	Parcel #(s): 02-009-0-0064
Project Name: Grand ~~Estate~~ Storage Minor				
Project Address: 77 N 1100 West				
Project Description: Removing 1 acre From a 9.92 Acre Parcel		Phases: 1		Lots: 2

Property Owner(s):			**Applicant(s):** Sam Clegg		
Address: 1492 N. 1615 W			Address: 444 Pioneer Ave		
City: Clinton	State: UT	Zip: 84015	City: Tooele	State: UT	Zip: 84074
Phone:	Email:		Phone: 435-496-9096	Email: Sam@Clegg contracting.com	
Contact Person: Sam Clegg			Address: 444 Pioneer Ave		
Phone: 435-496-9096			City: Tooele	State: UT	Zip: 84074
Cellular: —	Fax: —		Email: Sam@Clegg Contracting.com		
Engineer & Company: Ensign			**Surveyor & Company:**		
Address:			Address:		
City: Tooele	State: UT	Zip: 84074	City:	State:	Zip:
Phone:	Email: Jacob@Ensignengg.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

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: ☐ Yes ☐ No Date:

811 Know what's below. Call before you dig.

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

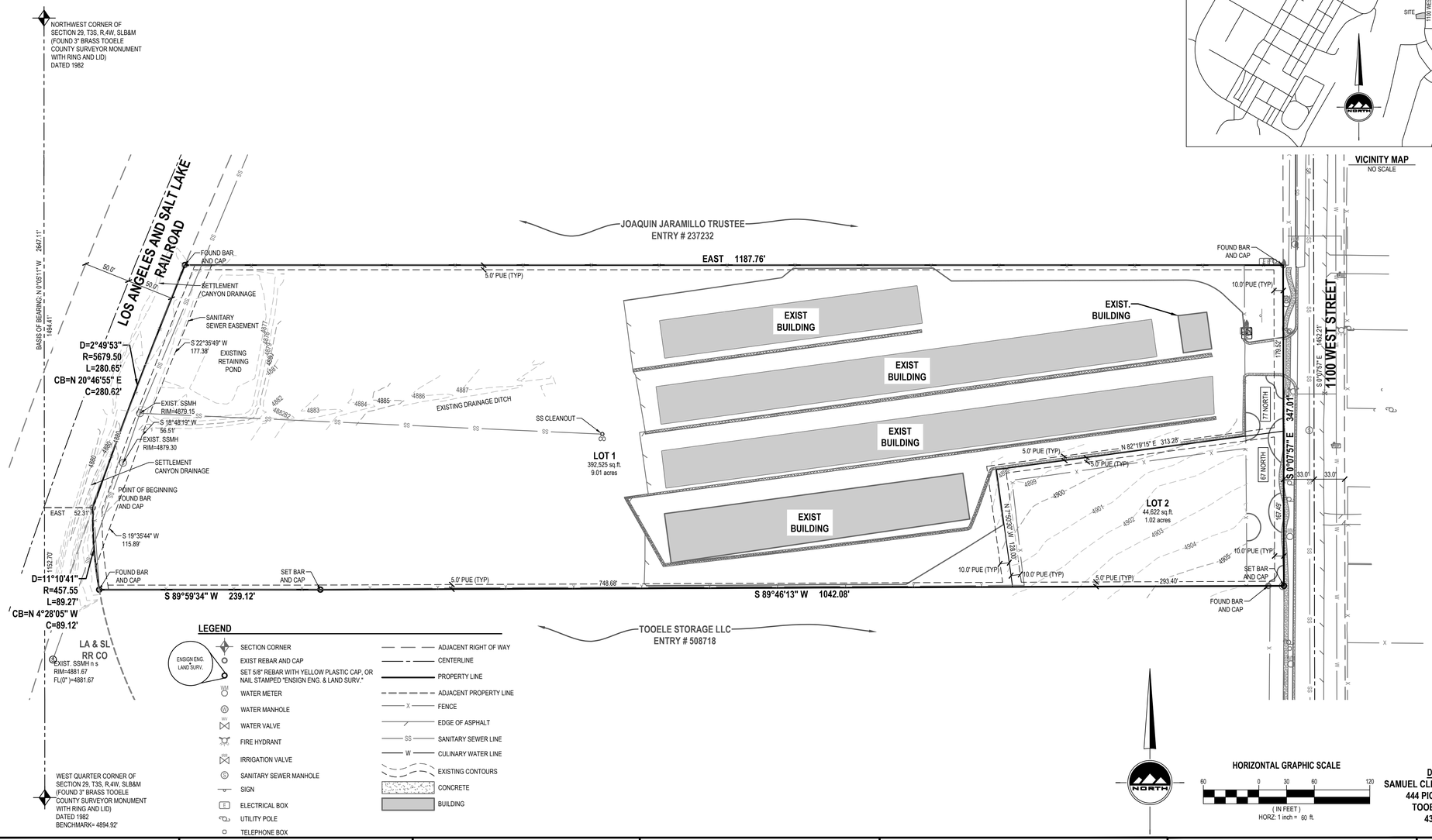
BENCHMARK

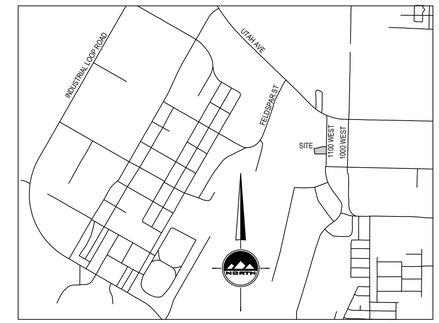
WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4894.92'

PRELIMINARY PLAT
GRAND STORAGE MINOR SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH





VICINITY MAP
NO SCALE

LEGEND

- SECTION CORNER
- EXIST REBAR AND CAP
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP - OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- SIGN
- ELECTRICAL BOX
- UTILITY POLE
- TELEPHONE BOX
- ADJACENT RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- EDGE OF ASPHALT
- SANITARY SEWER LINE
- CULINARY WATER LINE
- EXISTING CONTOURS
- CONCRETE
- BUILDING

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

DEVELOPER
SAMUEL CLEGG CONSTRUCTION
444 PIONEER AVENUE
TOOELE, UT. 84074
435-496-9096

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as Grand Storage Minor Subdivision , and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

Surveyed Description

The basis of bearing for this survey is the line between the found monuments at the Northwest Corner and the West Quarter Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 0°05'11" West 2647.11 feet.

A parcel of land, situate in the Northwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the easterly line of the Right-of-Way of Los Angeles and Salt Lake Railroad, which is located North 0°05'11" West 1152.70 feet and East 52.31 feet from the found West Quarter Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence northeasterly 280.65 feet along the arc of a 5679.50 foot radius curve to the right (center bears South 70°38'01" East and the long chord bears North 20°46'55" East through a central angle of 02°49'53") along Right-of-Way;
thence East 1187.76 feet to a point on the westerly line of 1100 West Street;
thence South 0°07'57" East 347.01 feet along said road;
thence South 89°46'13" West 1042.08 feet;
thence South 89°59'34" West 239.12 feet;
thence northwesterly 89.27 feet along the arc of a 457.55 foot radius curve to the right (center bears North 79°56'35" East and the long chord bears North 04°28'05" West through a central angle of 11°10'41"), to the Point of Beginning.

Parcel contains: 437,147 square feet, or 10.04 acres.

FEBRUARY 26 2021
Date
Douglas J Kinsman
License no. 334575

PROFESSIONAL LAND SURVEYOR No. 334575 DOUGLAS KINSMAN STATE OF UTAH
2-26-21

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

GRAND STORAGE MINOR SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness wherefof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

By: Grand Storage LLC, Harold Eborn

By:

By:

By:

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Tooele

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication,_____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Tooele

On the _____ day of _____ A.D., 20_____, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the_____, of_____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Tooele

On the _____ day of _____ A.D., 20_____, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the_____, of_____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

SCHOOL DISTRICT

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE COUNTY SCHOOL DISTRICT

TOOELE COUNTY SCHOOL DISTRICT

CHIEF OF POLICE

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE CITY CHIEF OF POLICE.

TOOELE CITY CHIEF OF POLICE

CENTURY LINK

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE CENTURY LINK.

CENTURY LINK

FIRE CHIEF

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE CITY FIRE DEPARTMENT.

TOOELE CITY FIRE CHIEF

CITY COUNCIL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE CITY COUNCIL.

CHAIRMAN TOOELE CITY COUNCIL

ENSIGN

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : T00014C

MANAGER : D. KINSMAN

DRAWN BY : J. SHAW

CHECKED BY : D. KINSMAN

DATE : 2/26/21

TOOELE CITY PLANNING COMMISION

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOOELE CITY PLANNING COMMISION

ATTEST: CITY RECORDER

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   (4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20 BY -

ROCKY MOUNTAIN POWER TITLE -

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 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20 BY -

DOMINION ENERGY TITLE -

PRELIMINARY PLAT
GRAND STORAGE MINOR SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

COUNTY RECORDER

REVIEWED THIS _____ DAY OF _____, 20_____,
BY THE TOOELE COUNTY RECORDER AS TO DESCRIPTION OF RECORD.

TOOELE COUNTY RECORDER

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE CITY COMMUNITY DEVELOPMENT

TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY HEALTH DEPT.

POST MASTER

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE POST MASTER

POST MASTER

CITY ENGINEER'S APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE CITY ENGINEER

TOOELE CITY ENGINEER

PARKS DEPARTMENT

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE CITY PARKS DEPARTMENT.

TOOELE CITY PARKS DEPARTMENT

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE CITY ATTORNEY.

TOOELE CITY ATTORNEY

COMCAST

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE COMCAST CABLE

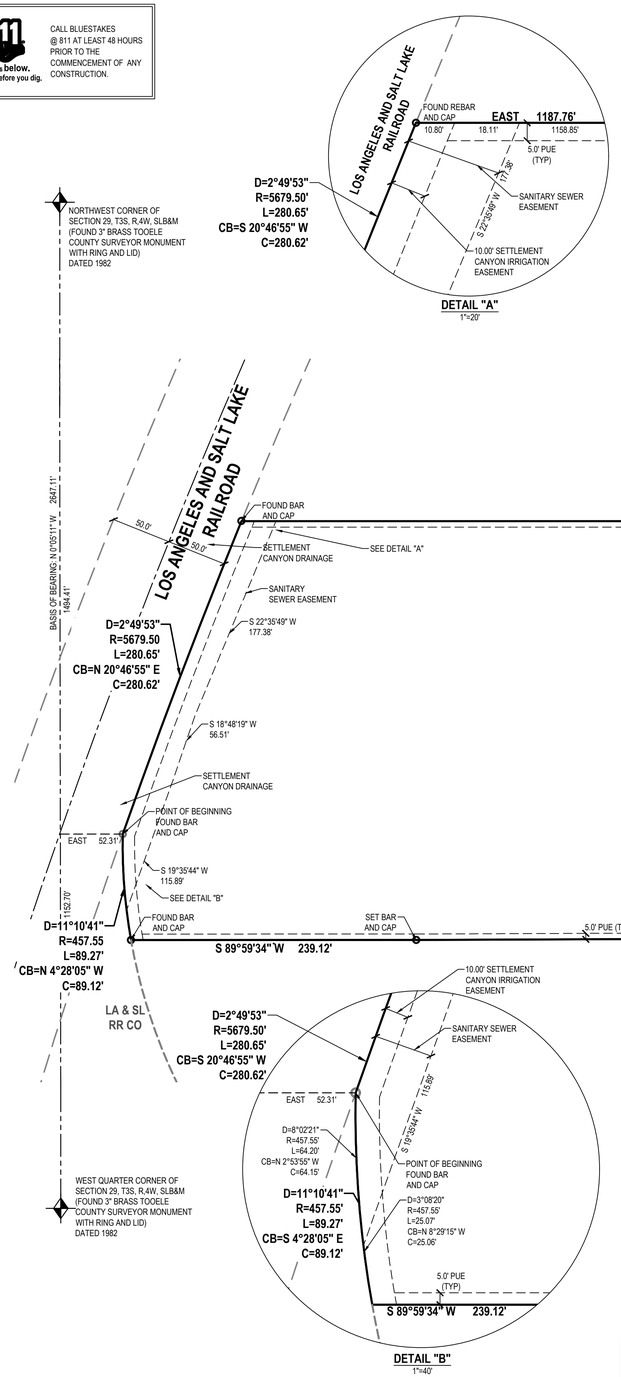
COMCAST

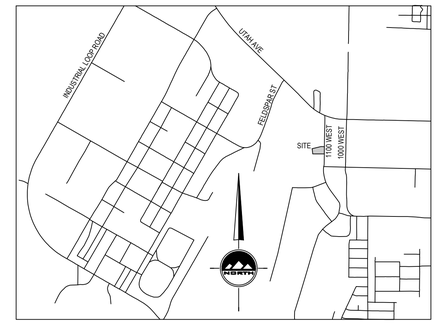
FINAL PLAT
GRAND STORAGE MINOR SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

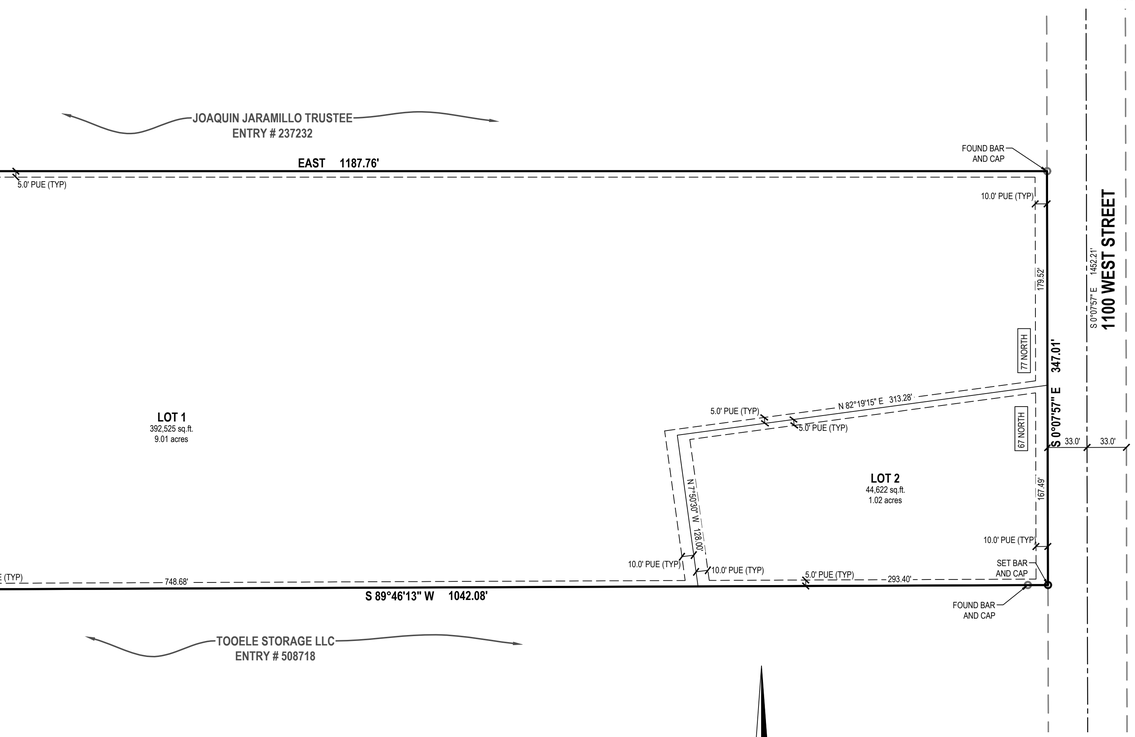
811 Know what's below. Call before you dig.

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





VICINITY MAP
NO SCALE



SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 334575, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as Grand Storage Minor Subdivision and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Surveyed Description

The basis of bearing for this survey is the line between the found monuments at the Northwest Corner and the West Quarter Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 0°05'11" West 2647.11 feet.

A parcel of land, situate in the Northwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the easterly line of the Right-of-Way of Los Angeles and Salt Lake Railroad, which is located North 0°05'11" West 1152.70 feet and East 52.31 feet from the found West Quarter Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence northeasterly 280.65 feet along the arc of a 5679.50 foot radius curve to the right (center bears South 70°38'01" East and the long chord bears North 20°46'55" East through a central angle of 02°49'53") along Right-of-Way;
thence East 1187.76 feet to a point on the westerly line of 1100 West Street;
thence South 0°07'57" East 347.01 feet along said road;
thence South 89°46'13" West 1042.08 feet;
thence South 89°59'34" West 239.12 feet;
thence northwesterly 89.27 feet along the arc of a 457.55 foot radius curve to the right (center bears North 79°56'35" East and the long chord bears North 04°28'05" West through a central angle of 11°10'41"), to the Point of Beginning.

Parcel contains: 437,147 square feet, or 10.04 acres.

FEBRUARY 26 2021
Date
Douglas J Kinsman
License no. 334575

PROFESSIONAL LAND SURVEYOR No. 334575 DOUGLAS J. KINSMAN STATE OF UTAH
2-26-21

OWNER'S DEDICATION

Known all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to divided into lots, together with public utility easements as set forth hereafter to be known as:

GRAND STORAGE MINOR SUBDIVISION

The undersigned owner(s) hereby convey to any and all public 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 the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also hereby conveys any other easements as shown heron to the parties indicated and for the purpose shown hereon.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

By: Grand Storage LLC, Harold Eborn

By:

By:

By:

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Tooele

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication,_____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____.

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Tooele

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the_____, of _____, and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES:_____.

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Tooele

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the_____, of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES:_____.

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

DEVELOPER
SAMUEL CLEGG CONSTRUCTION
444 PIONEER AVENUE
TOOELE, UT. 84074
435-496-9096

LEGEND

	SECTION CORNER
	EXISTING STREET MONUMENT
ENSIGN ENG. LAND SURV.	PROPOSED STREET MONUMENT
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
PU&DE	PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
— —PUE— —	EASEMENTS

NORTH

HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108

WWW.ENSIGNENG.COM

SALT LAKE CITY Phone: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : T00014C
MANAGER : D. KINSMAN
DRAWN BY : J. SHAW
CHECKED BY : D. KINSMAN
DATE : 2/26/21

CITY COUNCIL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____.
BY THE TOOELE CITY COUNCIL

CHAIRMAN TOOELE CITY COUNCIL

TOOELE CITY ENGINEER APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE CITY ENGINEER

TOOELE CITY ENGINEER

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   (4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20 BY - _____

ROCKY MOUNTAIN POWER TITLE - _____

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 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20 BY - _____

DOMINION ENERGY TITLE - _____

FINAL PLAT
GRAND STORAGE MINOR SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE CITY COMMUNITY DEVELOPMENT

TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____
BY THE TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY HEALTH DEPT.

COUNTY TREASURER APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____.
BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

PLANNING COMMISION

APPROVED AS TO FORM THIS _____ DAY OF _____, 20
BY THE TOOELE CITY PLANNING COMMISION

CHAIRMAN TOOELE CITY PLANNING COMMISION

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20
BY THE TOOELE COUNTY SURVEY DEPARTMENT.
RECORD OF SURVEY FILE #2020-0100

TOOELE COUNTY SURVEY DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20
BY THE TOOELE CITY ATTORNEY.

TOOELE CITY ATTORNEY

TOOELE COUNTY RECORDER

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

DATE: _____ TIME: _____

FEE$ TOOELE COUNTY RECORDER

STAFF REPORT
January 5, 2022

To: Tooele City Planning Commission
Business Date: January 12, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: **TP Tooele – Minor Subdivision Request**

Application No.:	P21-963
Applicant:	Rod Engar
Project Location:	200 West 1000 North (north west corner)
Zoning:	GC General Commercial Zone
Acreage:	18.1 Acres (Approximately 790,191 ft^2)
Request:	Request for approval of a Minor Subdivision request in the GC General Commercial zone regarding the subdivision of land into two large lots for future development.

BACKGROUND

This application is a request for approval of a Minor Subdivision for approximately 18 acres located at north west corner of the intersection at 200 West 1000 North. The property is currently zoned GC General Commercial. The applicant is requesting that a Minor Subdivision be approved to facilitate change of ownership and future development of the parcels as various residential and commercial uses.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. The GC General Commercial zoning designation is not identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. To the north properties are assigned the MR-16 Multi-Family Residential and GC General Commercial zoning. To the east properties are zoned GC General Commercial. South of the subject property land is zoned R1-7 Residential and GC General Commercial. To the west there is a Tooele City owned parcel that is zoned MR-16 Multi-Family Residential. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

Subdivision Layout. This is a fairly simple subdivision request that proposes to split the large 18 acre parcel into two lots. The purpose of this subdivision at this time is to enable a change in ownership of the properties. There is no development proposed for the properties at this time but it is anticipated the City will see proposals for development in the near future. Right-of-way improvements, utilities, water rights conveyances and other pertinent development related issues will be addressed during site plan development of the properties.

The subdivision proposes two lots, lot 1 will maintain 14 acres and lot 2 will be 4.1 acres. Each lot exceeds minimum lot width and lot size requirements of the GC General Commercial zoning district.

The lots have considerable frontage on 1000 North which is a UDOT controlled right-of-way. Before the subdivision was placed on the Planning Commission agenda Staff required the applicant to contact and receive documentation from UDOT stating that an access to 1000 North from Lot 1 will be approved when development occurs on that lot. UDOT did provide a written email stating that an access will be approved. There is also a corridor access agreement with UDOT that indicates an access at about 300 West. 200 West is a Tooele City controlled right-of-way.

Criteria For Approval. The criteria for review and potential approval of a Minor Subdivision request follows the general same procedure as a Final Plat Subdivision and that procedure can be found in Sections 7-19-10 and 11 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the TP Tooele Minor Subdivision request and has issued a recommendation for approval for the request with the following comments:

1. This subdivision creates lots for the purposes of ownership and facilitates future commercial and residential development only.
2. Right-of-way improvements, utilities, water rights and other critical development related issues will be addressed during the site plan development of each parcel.
3. UDOT has guaranteed an access to lot 1 from 1000 North will be approved.
4. Both lots within the subdivision greatly exceed all lot size and lot width requirements of the GC General Commercial zoning district.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Minor Subdivision by Rod Engar, application number P21-963, 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.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Master Plan.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.

3. The proposed development plans meet the requirements and provisions of the Tooele City Code.
4. 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.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the TP Tooele Minor Subdivision Request by Rod Engar for the purpose of subdividing one 18 acre parcel into two lots at 200 West 1000 North, application number P21-963, based on the findings and subject to the conditions listed in the Staff Report dated January 5, 2022:"

1. List any additional findings and conditions…

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the TP Tooele Minor Subdivision Request by Rod Engar for the purpose of subdividing one 18 acre parcel into two lots at 200 West 1000 North, application number P21-963, based on the findings and subject to the conditions listed in the Staff Report dated January 5, 2022:"

1. List findings…

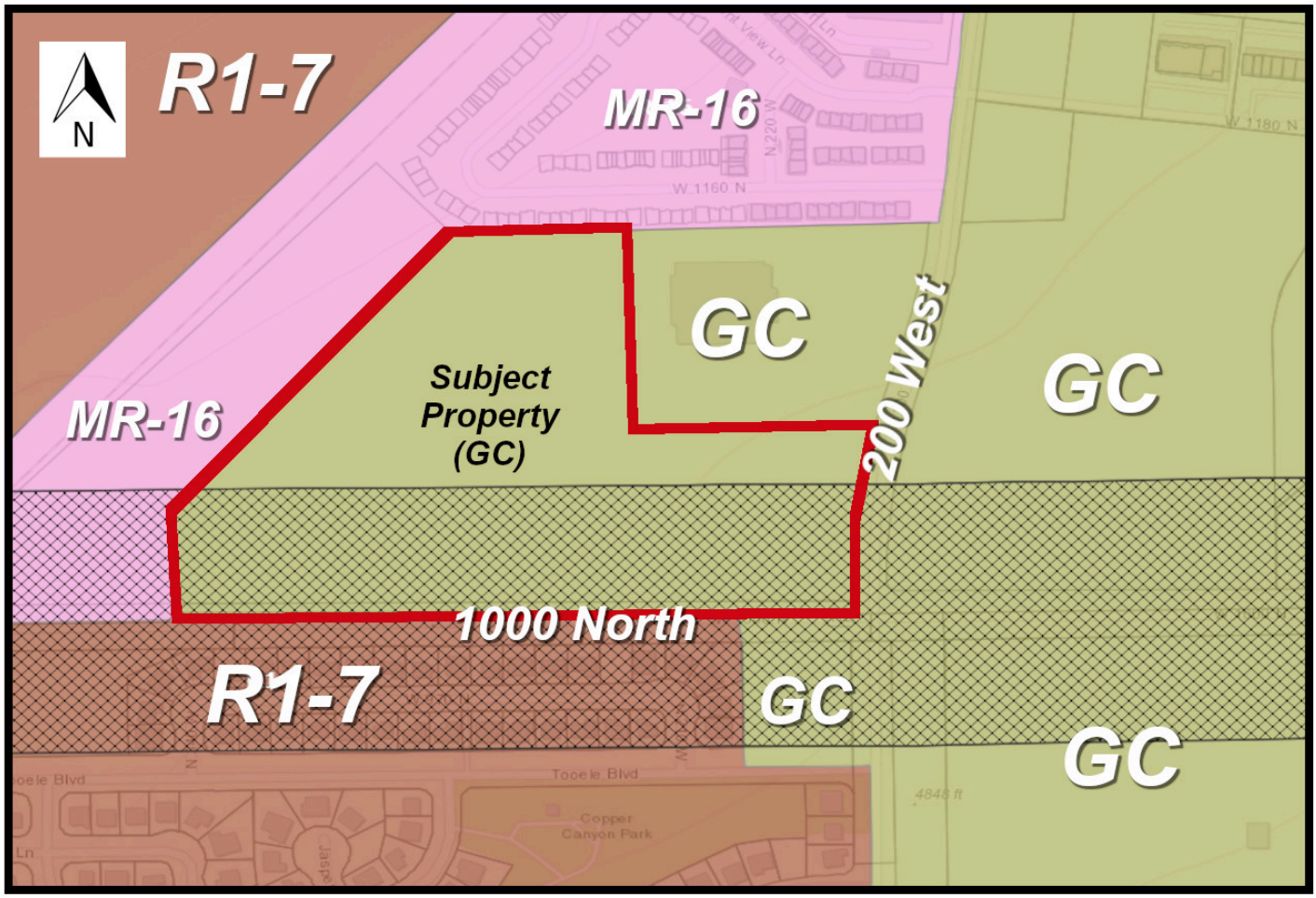
EXHIBIT A

MAPPING PERTINENT TO THE TP TOOELE MINOR SUBDIVISION

TP Tooele Minor Subdivision

Aerial View

TP Tooele Minor Subdivision



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS

Minor Subdivision Application

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

Tooele City
Est. 1853

Notice: The applicant must submit copies of the plat and plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of plat and plans are submitted, the plat and plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plat and plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted plat and plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of final plat and 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

P21-963

Date of Submission:	Submittal #: ☐1 ☐2 ☐3 ☐4	Zone: GC	Acres: 18	Parcel #(s): 2-126-32

Project Name: TP TOOELE MINOR SUBDIVISION

Project Address: 200 WEST 1000 NORTH TOOELE, UTAH

Project Description: SUBDIVIDE PARCEL INTO 2 PARCELS | Phases: 1 | Lots: 2

Property Owner(s): TP TOOELE LLC			**Applicant(s):** Rod P. Engar		
Address: 6465 SOUTH 3000 EAST Ste 104			Address: 627 East 6910 South		
City: Salt Lake City	State: UT	Zip: 84121	City: Midvale	State: Utah	Zip: 84047
Phone: 801-634-8000	Email: greg.hoerr@censof	r.com	Phone: 801-558-1657	Email: rod.engar@yahoo.com	
Contact Person: ROD ENGAR			Address: 627 EAST 6910 SOUTH		
Phone: 801-558-1657			City: MIDVALE	State: UT	Zip: 84047
Cellular: SAME	Fax: NONE		Email: rod.engar@yahoo.com		
Engineer & Company: BENCHMARK ENGINEERING + LAND SURVEYING LLC			**Surveyor & Company:** SAME AS ENGINEER		
Address: 9138 South State Street			Address:		
City: Sandy	State: UT	Zip: 84070	City:	State:	Zip:
Phone: 801-542-7195	Email: dale@benchmarkcivil.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

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: ☐ Yes ☐ No Date:

TP TOOELE MINOR SUBDIVISION

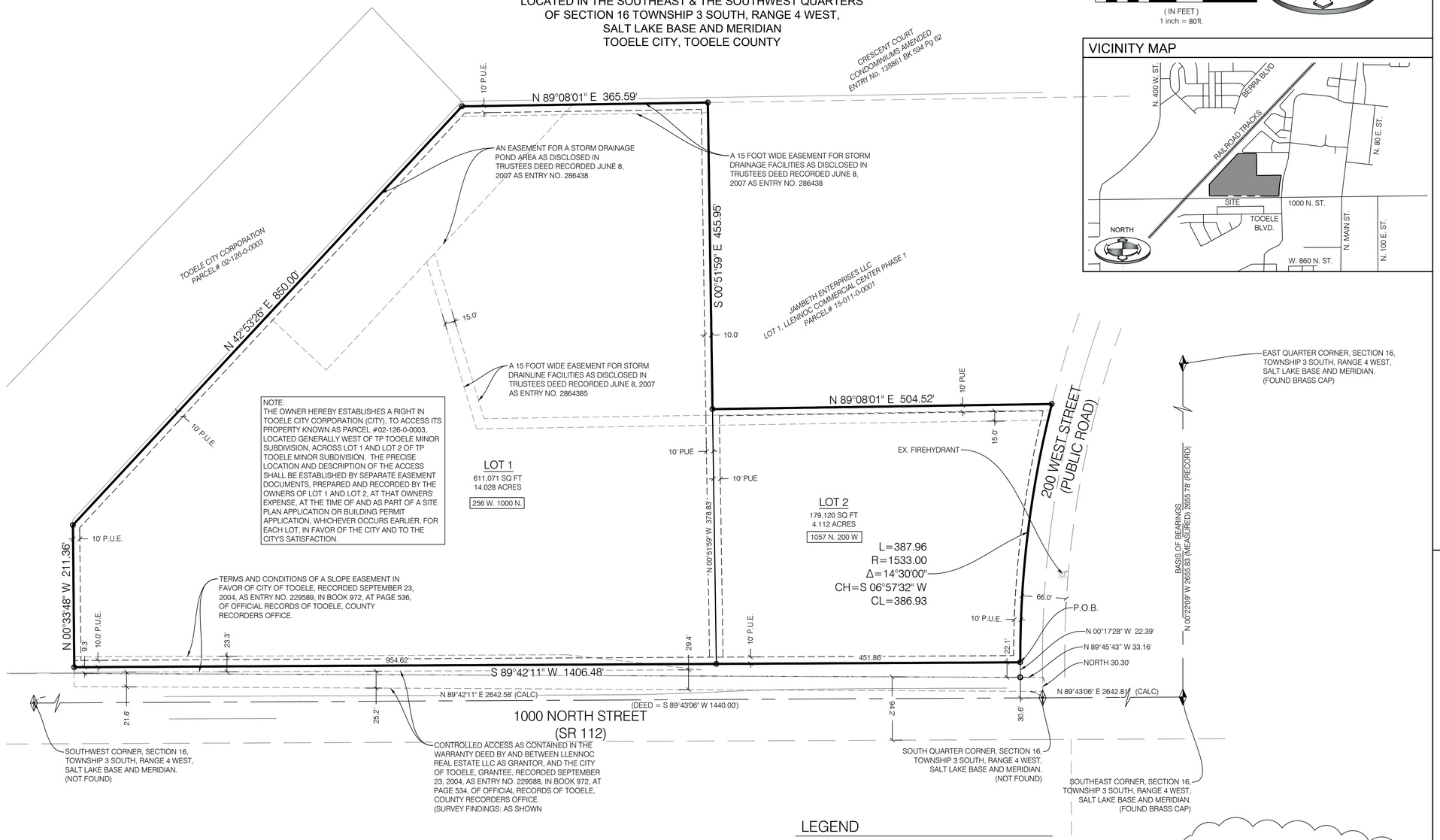
LOCATED IN THE SOUTHEAST & THE SOUTHWEST QUARTERS
OF SECTION 16 TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80ft.

NORTH



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO.7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS TP TOOELE MINOR SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

TP TOOELE MINOR SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 30.30 FEET AND NORTH 89°45'43" WEST 33.16 FEET AND NORTH 00°17'28" WEST 22.39 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°42'11" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 1000 NORTH STREET (UDOT STATE ROAD 112) 1406.48 FEET; THENCE NORTH 00°33'48" WEST 211.36 FEET TO THE TOOELE CITY PROPERTY; THENCE NORTH 42°53'26" EAST ALONG SAID TOOELE CITY PROPERTY 850.00 FEET; THENCE NORTH 89°08'01" EAST 365.59 FEET TO THE NORTHWEST CORNER OF LOT 1, LLENNOC COMMERCIAL CENTER PHASE 1 SUBDIVISION AS FILED WITH THE OFFICE OF THE TOOELE COUNTY RECORDER; THENCE SOUTH 00°51'59" EAST ALONG SAID LINE 455.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°08'01" EAST ALONG THE SOUTH LINE OF SAID LOT 1, 504.52 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET, A PUBLIC ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 1533.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 06°57'32" WEST 386.93 FEET) AN ARC DISTANCE OF 387.96 FEET TO THE POINT OF BEGINNING.

CONTAINS 790,191 S.F. OR 18.140 ACRES

2 LOTS

PROFESSIONAL LAND SURVEYOR
11-12-21
7240531
BRIAN A. LINAM
STATE OF UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE/I, THE ___ UNDERSIGNED OWNER(S) OF THE ABOVE TRACT OF LAND ABOVE HAVING CAUSED SAME TO BE DIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS:

TP TOOELE MINOR SUBDIVISION

STATE OF UTAH
County of _____ } S.S.

THE UNDERSIGNED OWNER HEREBY CONVEYS TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES 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 UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND OF THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, I/WE, HAVE HEREUNTO SET MY/OUR HAND(S) THIS ____ DAY OF _____, 20__.

_____ GREG HAERR
TP TOOELE, LLC. PRINT NAME
BY:_____

ACKNOWLEDGMENT

ON THIS ____DAY OF _____, IN THE YEAR 2021, BEFORE ME _____ , A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF "TP TOOELE, LLC", PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING TP TOOLE MINOR SUBDIVISION AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID TP TOOELE, LLC. AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER:_____
(DATE)

_____ _____
PRINT NAME (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

LEGEND

- EX. FIRE HYDRANT
- SECTION CORNER (NOT FOUND)
- SECTION CORNER (BRASS CAP MONUMENT)
- BOUNDARY CORNER (SET REBAR & CAP "BENCHMARK ENG.")
- BOUNDARY LINE
- ADJACENT PROPERTY
- CENTERLINE OF ROAD
- EASEMENT PU & DE
- LOT LINE
- SECTION LINE

CITY NOTE:
THIS PLAT IS SOLELY FOR THE PURPOSE OF ESTABLISHING PROPERTY LINES FOR OWNERSHIP. THIS PLAT DOES NOT ENTITLE ANY DEVELOPMENT OR CONSTRUCTION. ALL ENTITLEMENTS AND DEVELOPABILITY MUST BE ESTABLISHED THROUGH FURTHER LAND USE APPLICATIONS AND APPROVALS ACCORDING TO THE TOOELE CITY CODE.

ROCKY MOUNTAIN POWER COMPANY

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURE BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

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

BY: _____
TITLE: _____

DOMINION ENERGY COMPANY

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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

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

BY: _____
TITLE: _____

TOOELE COUNTY SURVEYOR

APPROVED THIS____
DAY OF_____, A.D., 20__

ROS# _____

_____
TOOELE COUNTY SURVEY DIRECTOR

TP TOOELE MINOR SUBDIVISION

LOCATED IN THE SOUTHEAST & THE SOUTHWEST QUARTERS OF
SECTION 16 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE
AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

SHEET 1 OF 1

BENCHMARK CIVIL

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

COUNTY HEALTH DEPARTMENT

APPROVED THIS_____DAY OF_____ A.D., 20___ BY THE TOOELE HEALTH DEPARTMENT.

_____
TOOELE COUNTY HEALTH DEPARTMENT

COUNTY TREASURER

APPROVED AS TO FORM THIS____
DAY OF_____, A.D., 20__
BY THE TOOELE COUNTY TREASURER.

_____
TOOELE COUNTY TREASURER

CITY ATTORNEY

APPROVED AS TO FORM THIS____
DAY OF_____, A.D., 20__

_____
TOOELE CITY ATTORNEY

CITY ENGINEER

APPROVED AS TO FORM THIS____
DAY OF_____, A.D., 20__

_____
CITY ENGINEER

COMMUNITY DEVELOPMENT

APPROVED AS TO FORM THIS____
DAY OF_____, A.D., 20__

_____
TOOELE CITY COMMUNITY DEVELOPMENT

PLANNING COMMISSION

APPROVED THIS _____DAY OF _____A.D., 20____, BY THE TOOELE CITY PLANNING COMMISSION.

_____
CHAIRMAN TOOELE CITY PLANNNING COMM.

TOOELE CITY COUNCIL

APPROVED THIS _____DAY OF_____
_____A.D., 20____, BY THE TOOELE CITY COUNCIL.

_____ _____
_____ _____
_____ _____
ATTEST: CITY RECORDER

TOOELE COUNTY RECORDER

RECORDED #_____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND
FILED AT THE REQUEST OF_____
DATE_____TIME_____BOOK_____PAGE_____
FEE $_____

_____
TOOELE COUNTY RECORDER

2108247sp.DWG

STAFF REPORT
January 6, 2022

To: Tooele City Planning Commission
Business Date: January 12, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: **50th Place – Multi-Family Residential Site Plan Design Review Request**

Application No.:	P20-206
Applicant:	Larry Jacobsen
Project Location:	350 North 50 West
Zoning:	MR-8 Multi-Family Residential Zone
Acreage:	.55 Acres (Approximately 24,003 ft^2)
Request:	Request for approval of a Site Plan Design Review in the MR-8 Multi-Family Residential zone regarding the construction of a 4 town house development.

BACKGROUND

This application is a request for approval of a Site Plan Design Review for approximately .55 acres located at 350 North 50 West. The property is currently zoned MR-8 Multi-family Residential. The applicant is requesting that a Site Plan Design Review be approved to allow for the development of the currently vacant site as four residential town houses and to ensure the proposed development meets the minimum standards of the multi-family residential design guidelines.

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 property has been assigned the MR-8 Multi-Family Residential zoning classification, supporting approximately eight dwelling units per acre. The MR-8 Multi-Family Residential zoning designation is not 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 Residential and are utilized as single-family residential. Property to the east is zoned GC General Commercial. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

Site Plan Layout. The development proposes the construction of four attached town houses on the half acre property. The town homes will be constructed closer to 50 West with each townhouse driveway accessing 50 West. There is a small guest parking area located to the south of the town houses with common areas covering the western half of the property. Each townhouse will have its own private open area along the west side of the building.

Landscaping. More than half of the site will be landscaping in common areas. The applicant is proposing Buffalo Grass over most of the common areas. Buffalo Grass is found to be very drought tolerant, more so than other varieties such as Kentucky Bluegrass. The private yard spaces behind the buildings as well as the yard space in front of the buildings will be landscaped by each individual town

house owner.

The applicant is proposing the planting of 52 trees in various locations in front of and behind the building as required by the Tooele City multi-family residential design guidelines. The location and number of the trees meets minimum ordinance requirements for plantings.

Parking. Tooele City ordinance requires 2 off street parking stalls per unit. Each town house has a two car garage and a 20 x18 foot driveway space that can accommodate two parked vehicles. The development is also required to provide 1 guest parking stall for every 4 units. At 4 units the requirement for guest parking is 1 stall. The development is providing two guest parking stalls in the small parking area south of the townhomes.

Architecture. Each townhouse will include 1832 square feet of livable space above the foundation. This exceeds the ordinance requirements for minimum dwelling square footages for town houses with two car garages.

The town homes will be front loaded. The building exterior will be a combination of stucco and stone veneer with 75% of the required stone being placed upon the front elevation facing 50 West. The side and rear facades will also include the stone veneer as a wainscot with the remaining wall material being that of stucco.

The building provides sufficient roof line variation and includes the necessary elements to ensure proper horizontal and vertical articulation and variation. The building elevations as proposed have been reviewed against the design criteria of Tooele City code 7-11a and do meet the minimum qualifications of this ordinance.

Amenities. Pretty simple, at 4 units the development is required one amenity. A playground tot lot or other play structure is proposed in the common area near the guest parking.

Fencing. The property is surrounded on all three sides by single-family residential thus triggering the requirement for fencing. The applicant is proposing the construction of 6 foot solid vinyl fencing with brick or stone piers every 10 feet.

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 for approval for the request with the following comment:

1. The site plan, landscaping plan, building architecture, automobile parking, etc, all meet or exceed the minimum requirements of the Multi-Family Residential design guidelines as required by Tooele City Code 7-11a.

Engineering 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 for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Multi-Family Residential Site Plan Design Review by Larry Jacobsen, application number P20-206, 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.

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. 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 the 50th Place Site Plan Design Review request by Larry Jacobsen, proposed to be located at 350 North 50 West, application number P20-206, based on the findings and subject to the conditions listed in the Staff Report dated January 6, 2022:"

1. List any additional findings and conditions…

Sample Motion for Denial – "I move we deny the 50th Place Site Plan Design Review request by Larry Jacobsen, proposed to be located at 350 North 50 West, application number P20-206, based on the following findings:"

1. List findings…

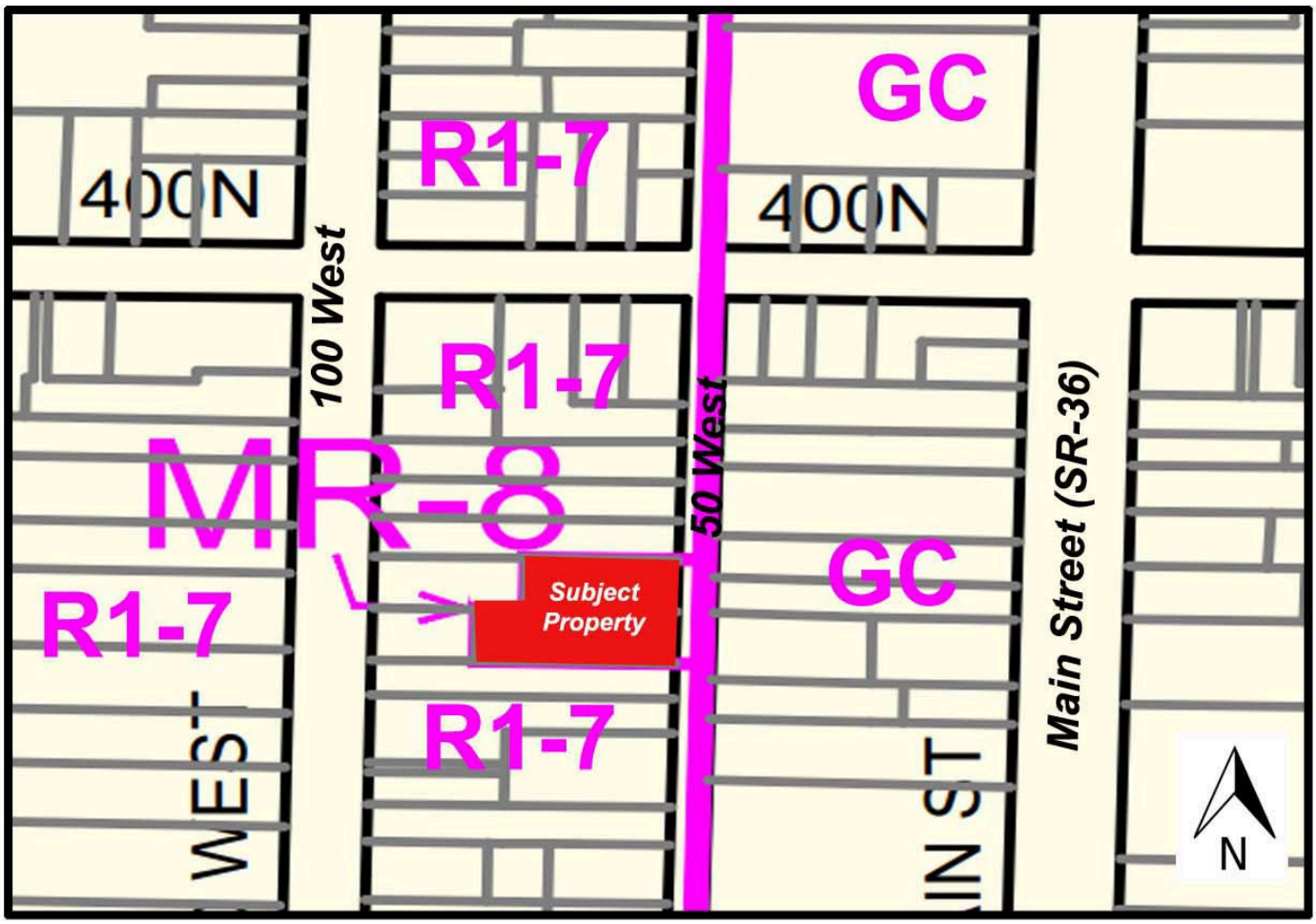
EXHIBIT A

MAPPING PERTINENT TO THE 50TH PLACE SITE PLAN DESIGN REVIEW

50th Place Site Plan Design Review

Aerial View

50th Place Site Plan Design Review



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS

Multi-Family Residential Site Plan Application

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

Tooele City
Est. 1853

Notice: The applicant must submit copies of the plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a Multi-Family Residential Site Plan application is 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 Multi-Family Residential Site Plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of a Multi-Family Residential Site Plan application 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

P20-206

Date of Submission: 3-11-2020	Submittal #: ☑ 1 ☐ 2 ☐ 3 ☐ 4	Zone:	Acres: .5 acre	Parcel #(s): 02-037-0-0049 & 02-037-0-0050
Project Name: Jacobson Subdivision				
Project Address: 350 N 50 W Tooele ut 84074				
Project Description:			Phases:	Lots/Units:

Property Owner(s): Larry Jacobson			**Applicant(s):** Larry Jacobson		
Address: 6956 W Gina Rd			Address:		
City: Herriman	State: ut	Zip: 84096	City: Same	State:	Zip:
Phone: 801.201.3666	Email: LSFinancial@hotmail.com		Phone:	Email:	
Contact Person:			Address:		
Phone: Same			City:	State:	Zip:
Cellular:	Fax:		Email:		
Engineer & Company: ~~Eng~~ Ensign			**Surveyor & Company:**		
Address: 169 N main St			Address: Same		
City: Tooele	State:	Zip:	City:	State:	Zip:
Phone: 435-843-3590	Email: jleggeensignutah.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.

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

Received By:	Date Received:	App. #:
City Planner Review	City Engineer Review	Date
First Review Corrections Needed ☐ Yes ☐ No	Date Plans & Comments Returned	
Second Review Corrections Needed ☐ Yes ☐ No	Date Plans & Comments Returned	
Planning Commission Date	☐ Approved ☐ Denied	Decision Date

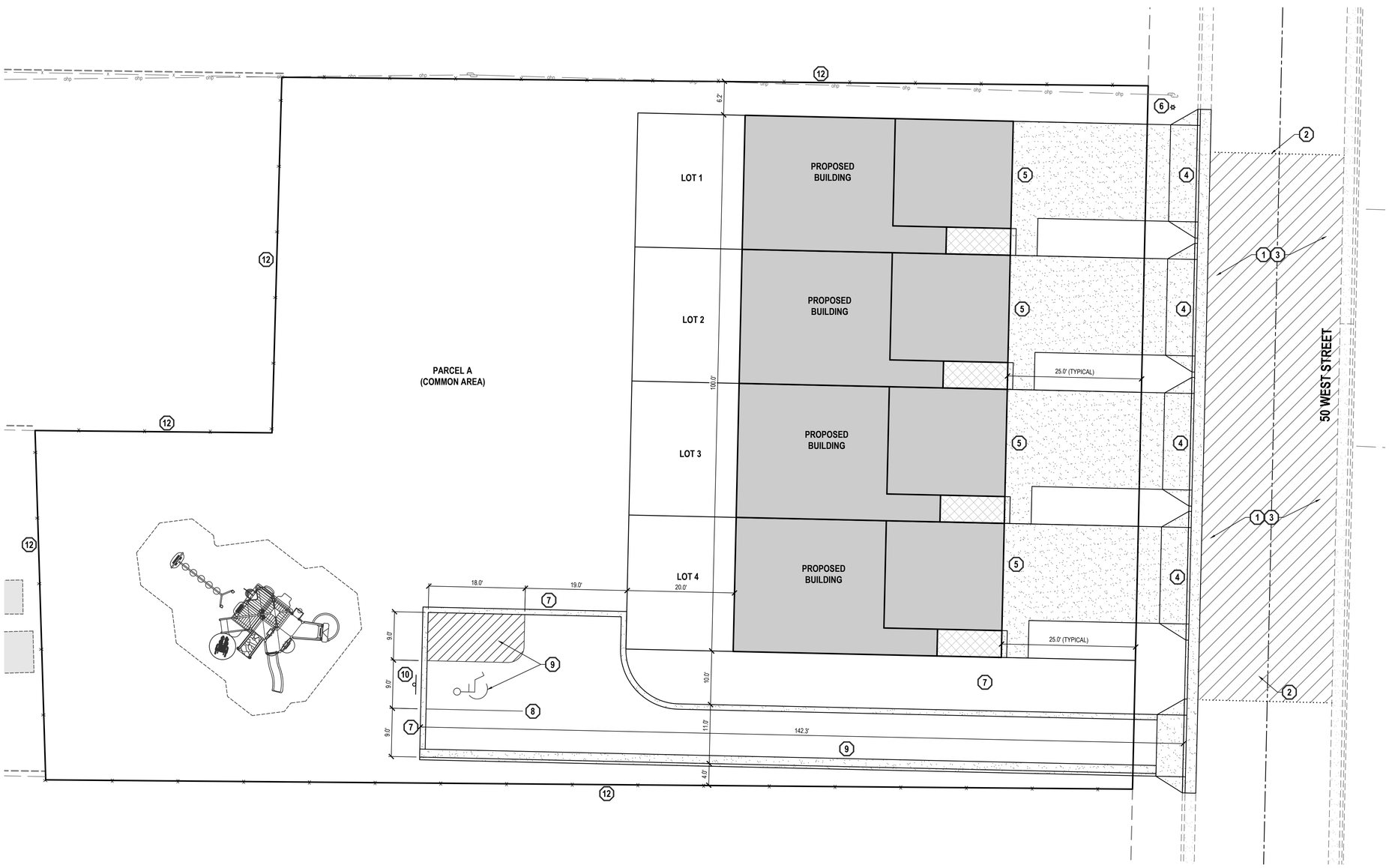
811 Know what's below. Call before you dig.

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

BENCHMARK

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

ELEV = 4787.07'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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. ASPHALT PAVEMENT PER DETAIL 2/C-500.
2. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
4. OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 222.
5. DETAILED SITE PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT.
6. INSTALL STREET LIGHT PER TOOELE CITY STANDARDS AND SPECIFICATIONS PLAN NO. 743R.
7. 12" CONCRETE APRON ALONG EDGE OF ASPHALT DRIVE.
8. 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
9. 24" TYPE "A" CURB AND GUTTER PER TOOELE CITY STANDARD PLAN NO. 205R.
10. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
11. "VAN ACCESSIBLE" SIGN PER M.U.T.C.D. STANDARD PLANS.
12. INSTALL 6.0' MIN. TALL VINYL FENCING PER DETAIL 6/C-500 AND TOOELE CITY STANDARDS.

NORTH

HORIZONTAL GRAPHIC SCALE

0 # ##

(IN FEET)
HORZ. 1 inch = ## ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

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

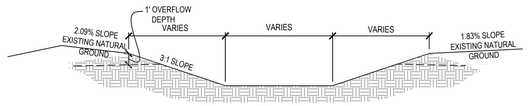
LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
10/27/2021
STATE OF UTAH

FINAL

SITE PLAN

PROJECT NUMBER 8939A	PRINT DATE 3/25/2021
DRAWN BY C. CARPENTER	CHECKED BY D. KINSMAN
PROJECT MANAGER J. CLEGG	

C-200

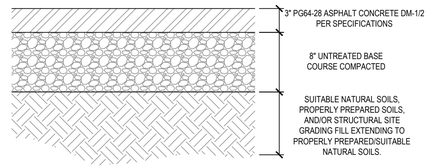


1 RETENTION BASIN LAYOUT

SCALE: NONE

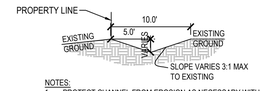
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETRIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.
4. ALL ASPHALT PAVEMENT WITH ITS ACCOMPANYING BASE COURSE TO MEET THE MINIMUM TOOELE CITY STANDARDS AND SPECIFICATIONS.



2 ASPHALT SECTION

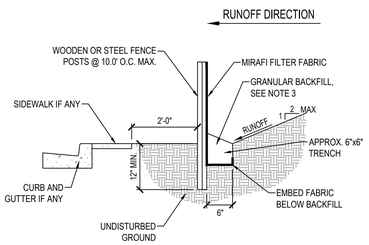
SCALE: NONE



NOTES:
1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND /OR ROCK CHECK DAMS
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT.
3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.

3 10' DRAINAGE SWALE

SCALE: NONE

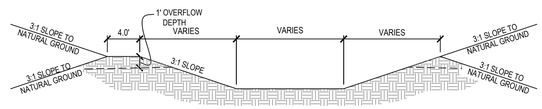


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

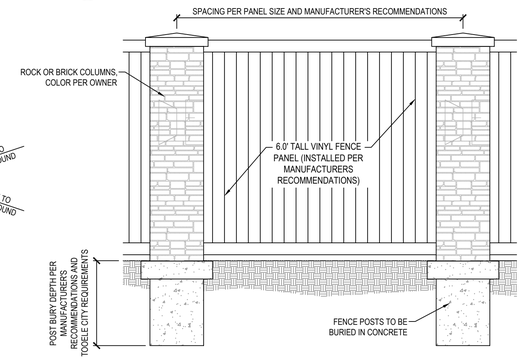
4 TEMPORARY SILT FENCE

SCALE: NONE



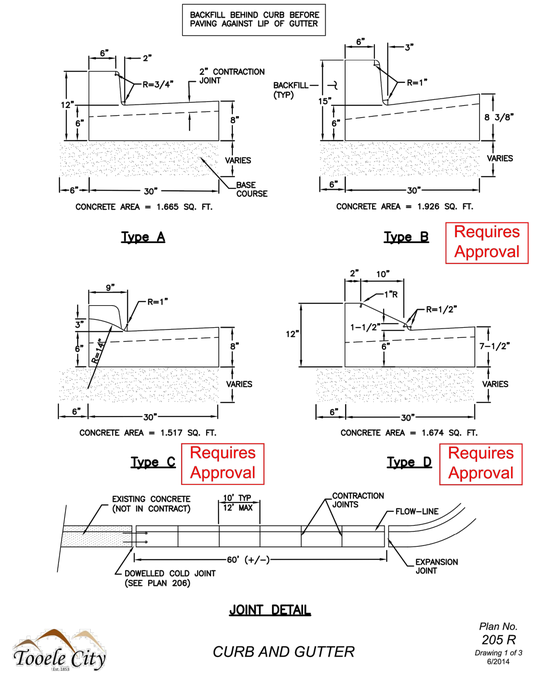
5 RETENTION BASIN LAYOUT

SCALE: NONE



6 PERIMETER VINYL FENCING

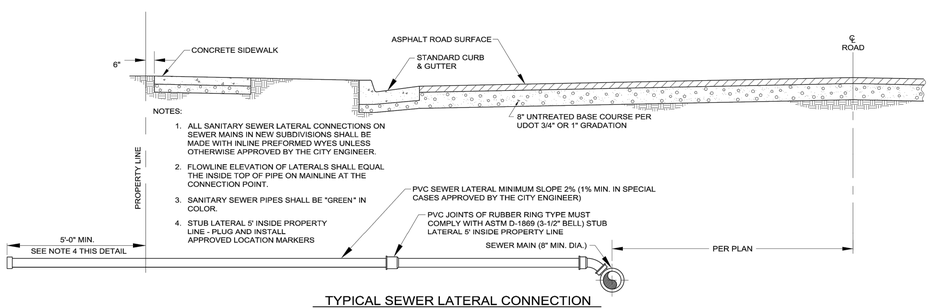
SCALE: NONE



Tooele City

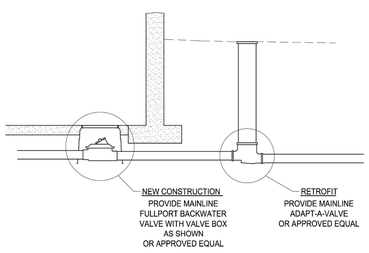
CURB AND GUTTER

Plan No. 205 R
Drawing 1 of 3
6/2014

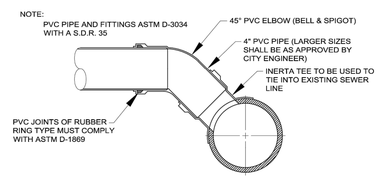


NOTES:
1. ALL SANITARY SEWER LATERAL CONNECTIONS ON SEWER MAINS IN NEW SUBDIVISIONS SHALL BE MADE WITH INLINE PREFORMED WYES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. FLOWLINE ELEVATION OF LATERALS SHALL EQUAL THE INSIDE TOP OF PIPE ON MAINLINE AT THE CONNECTION POINT.
3. SANITARY SEWER PIPES SHALL BE "GREEN" IN COLOR.
4. STUB LATERAL 5' INSIDE PROPERTY LINE - PLUG AND INSTALL APPROVED LOCATION MARKERS

TYPICAL SEWER LATERAL CONNECTION



BACKFLOW PREVENTION

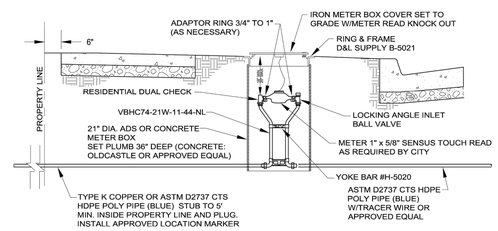


TAPPING INTO EXISTING PVC PIPE

Tooele City

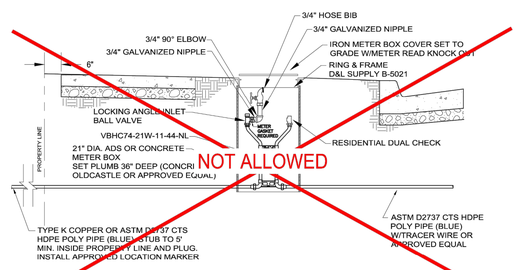
SEWER LATERAL CONNECTION

Plan No. 431 R
8/2016



NOTE: USE 1" SERVICE AND METER SET FOR ALL NEW CONNECTIONS. PROVIDE TRACER WIRE WHEN HDPE IS USED. TEST FOR CONTINUITY.

RESIDENTIAL WATER METER



NOTE: USE 1" SERVICE AND METER SET FOR ALL NEW CONNECTIONS. PROVIDE TRACER WIRE WHEN HDPE IS USED. TEST FOR CONTINUITY.

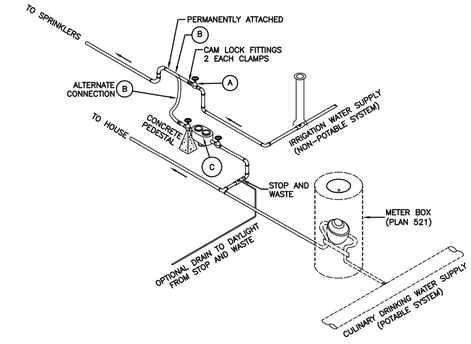
TEMPORARY WATER METER CONNECTION
(MUST BE APPROVED FOR USE BY CITY)

Tooele City

1" RESIDENTIAL WATER METER

Plan No. 521 R
10/2020

TYPE B- BACKFLOW PREVENTER INTERCONNECT



LEGEND		
No.	ITEM	DESCRIPTION
A	VALVE	BALL, RESILENT SEAT, GATE OR ACCEPTABLE ALTERNATE
B	FLEXIBLE DISCHARGE HOSE	100 PSI WORKING PRESSURE 400 PSI BUST PRESSURE
C	REDUCED PRESSURE BACK-FLOW PREVENTER (RPBP DEVICE	SHUTOFF VALVES & TEST COCKS ARE INCLUDED
D	ELBOWS AND TEES	SCREWED, FLANGED, (OR BRAZED ABOVE GROUND ONLY)

Tooele City

PRESSURIZED IRRIGATION WATER AND POTABLE WATER INTERFACE

Plan No. 593 R
Drawing 2 of 2
6/2014

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

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

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
10/27/2021
STATE OF UTAH

FINAL

DETAILS

PROJECT NUMBER	PRINT DATE
8939A	2/6/2020
DRAWN BY C. CARPENTER	CHECKED BY D. KINSMAN
PROJECT MANAGER J. CLEGG	

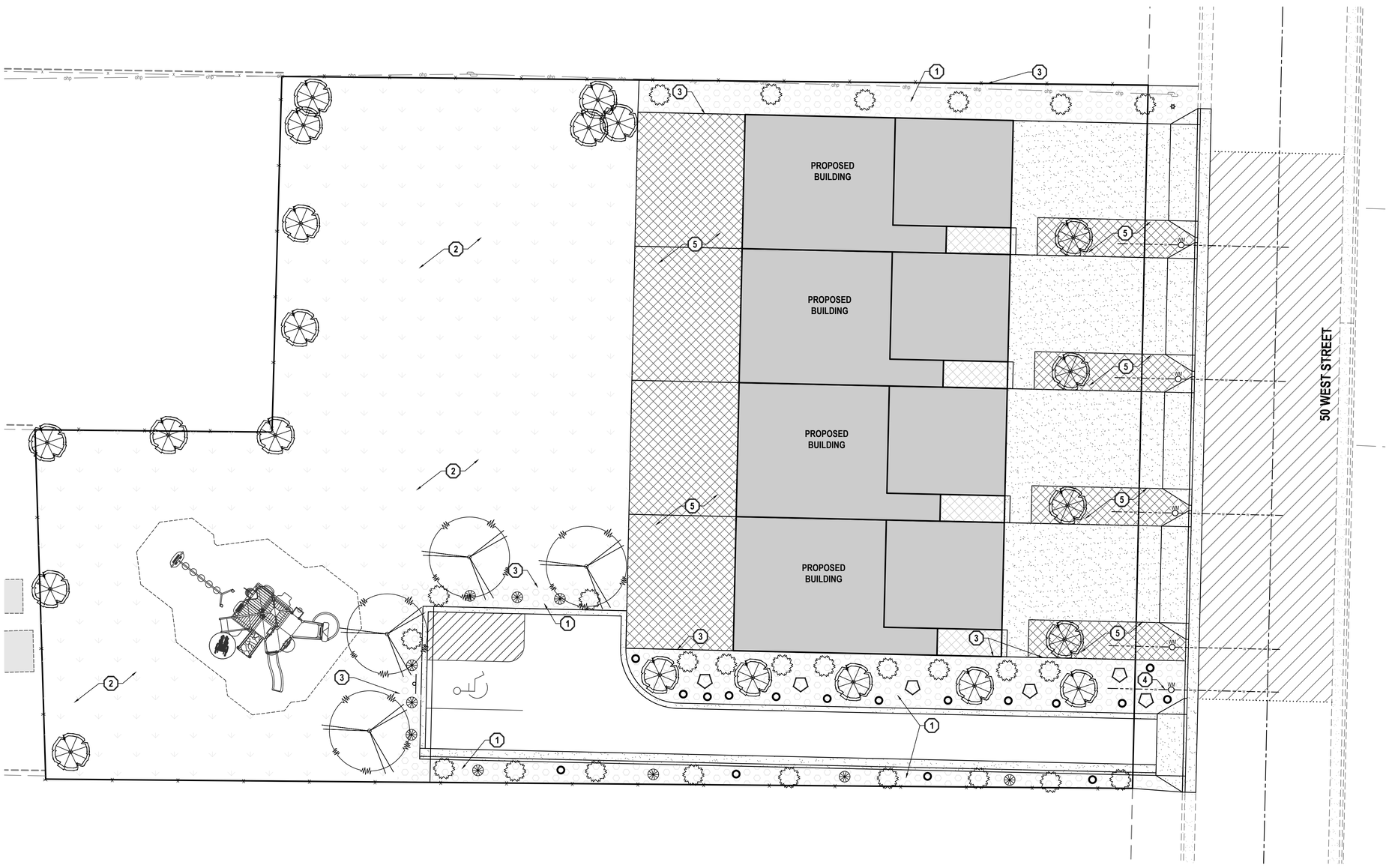
C-500

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

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
4		Modesto Ash	2" Cal.
21		Plum, Cherry 'Thundercloud'	2" Cal.
Total: 25			

Shrubs Under 4 Feet

Qty	Symbol	Common Name	Plant Size
6		Cinquefoil	5 Gallon
25		Currant, Alpine	1 Gallon
17		Blue Oat Grass	1 Gallon
10		Feather Reed Grass 'Karl Foerster'	1 Gallon
Total: 58			

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

NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

HORZ: 1 inch = 10 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
LARRY JACOBSON
6965 SOUTH UNION PARK CENTER #300
MIDVALE, UTAH 84047

CONTACT:
LARRY JACOBSON
PHONE: 801-201-3666

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

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
10/27/2021
STATE OF UTAH

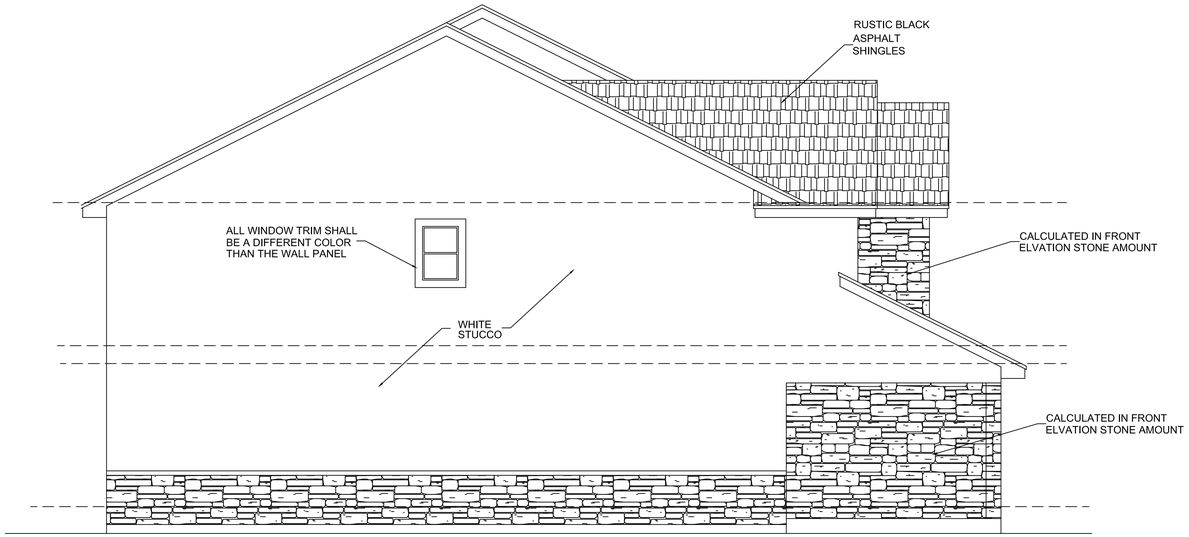
FINAL

LANDSCAPE PLAN

PROJECT NUMBER	PRINT DATE
8939A	1/4/2021
DRAWN BY	CHECKED BY
C. CARPENTER	D. KINSMAN

PROJECT MANAGER
J. CLEGG

L-100



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

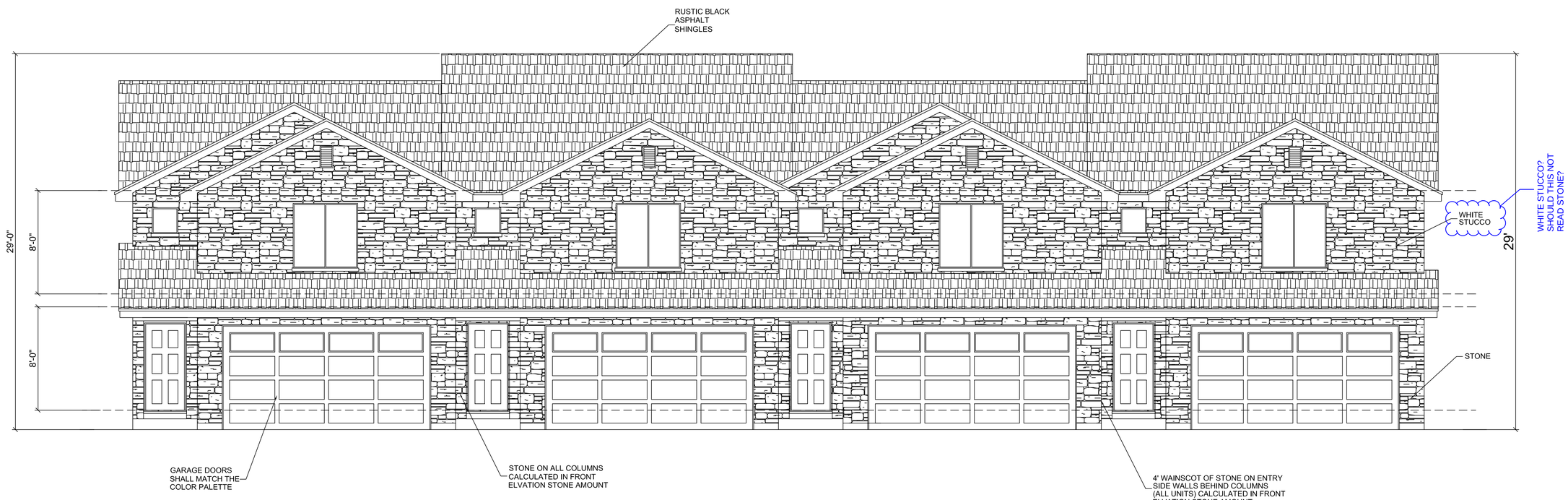
NOTE:
FLASHING, EAVES, AND GUTTERS
TO BE BLACK OR DEEP BRONZE

ELEVATION NOTES

ALL EXCAVATION AND LANDSCAPE
WORK SHALL BE COORDINATED THROUGH
THE HOME OWNER AND CONTRACTOR.
ANY REQUIRED ENGINEERING OR SURVEYING
COSTS ARE THE RESPONSIBILITY OF THE
CONTRACTOR/HOMEOWNER

PROVIDE 1 SQ. FT. OF ATTIC VENTILATION
FOR EVERY 150 SQ. FT. OF ATTIC AREA OR
1 SQ. FT. PER 300 SQ. FT. IF ROOF AND
EAVE VENT COMBINATION

FACADE SQ. FT. TABLE		
FRONT ELEVATION	708 SQ. FT. OF DOORS AND WINDOWS	1628 SQ. FT. - 708 = 920 SQ. FT. FACADE
LEFT SIDE ELEVATION	6 SQ. FT. OF WINDOW	916 SQ. FT. - 6 = 910 SQ. FT. FACADE
RIGHT SIDE ELEVATION	10 SQ. FT. OF WINDOW	1074 SQ. FT. - 10 = 1064 SQ. FT. FACADE
REAR ELEVATION	408 SQ. FT. OF DOORS AND WINDOWS	1716 SQ. FT. - 408 = 1308 SQ. FT. FACADE
ALL ELEVATIONS	1132 SQ. FT. OF DOORS AND WINDOWS	5334 SQ. FT. - 1132 = 4202 TOTAL SQ. FT. OF FACADE
STONE REQUIREMENT		
50% OF 4202 SQ. FT. OF FACADE = 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 REAR AND SIDE ELEVATIONS COMBINED		
STONE SHOWN ON ELEVATIONS		
FRONT ELEVATION - 1580 SQ. FT. OF STONE		
LEFT SIDE ELEVATION - 114 SQ. FT. OF STONE		
RIGHT SIDE ELEVATION - 150 SQ. FT. OF STONE		
REAR ELEVATION - 300 SQ. FT. OF STONE		



FRONT ELEVATION

SCALE 1/4" = 1'-0"

EDA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. OWNER/CONTRACTOR IS TO REVIEW THESE PLANS FOR ACCURACY BEFORE CONSTRUCTION BEGINS. ANY ERRORS AND OMISSIONS WHICH MAY OCCUR IN THESE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO COMPLY WITH ALL CODES AND MINIMUM STANDARDS OR GIVE HIS PERMISSION TO VIOLATE ANY CODES OR MINIMUM STANDARDS. ANY CONSTRUCTION BASED ON THESE PLANS ARE WITHOUT EDA HOME DESIGN, INC. DESIGNER AND DRAFTSMEN ARE NOT LIABLE FOR ANY ERRORS OR OMISSIONS. ALL LIABILITY RESULTING FROM ERRORS IN THESE PLANS.

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF EDA HOME DESIGN, INC. THEY MAY NOT BE REPRODUCED OR COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

E|C|A
HOME DESIGN, INC.
801-280-3030

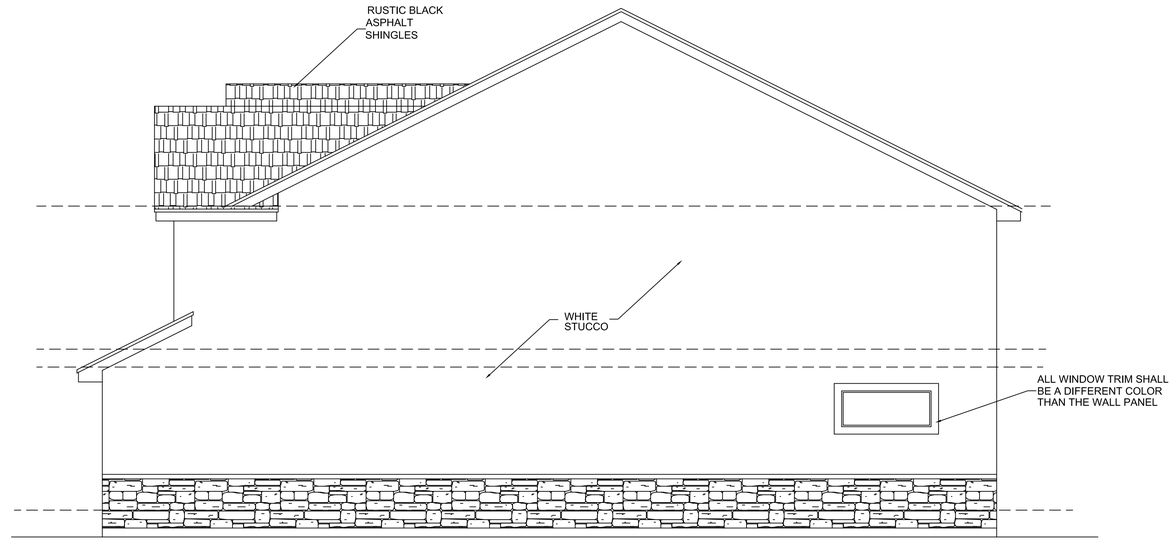
50th PLACE MINOR
350 NORTH 50 WEST
TOOELE, UTAH

DATE	FEBRUARY 2021
SCALE	NOTED
JOB NO.	50th PLACE
SHEET	1

ELEVATION NOTES

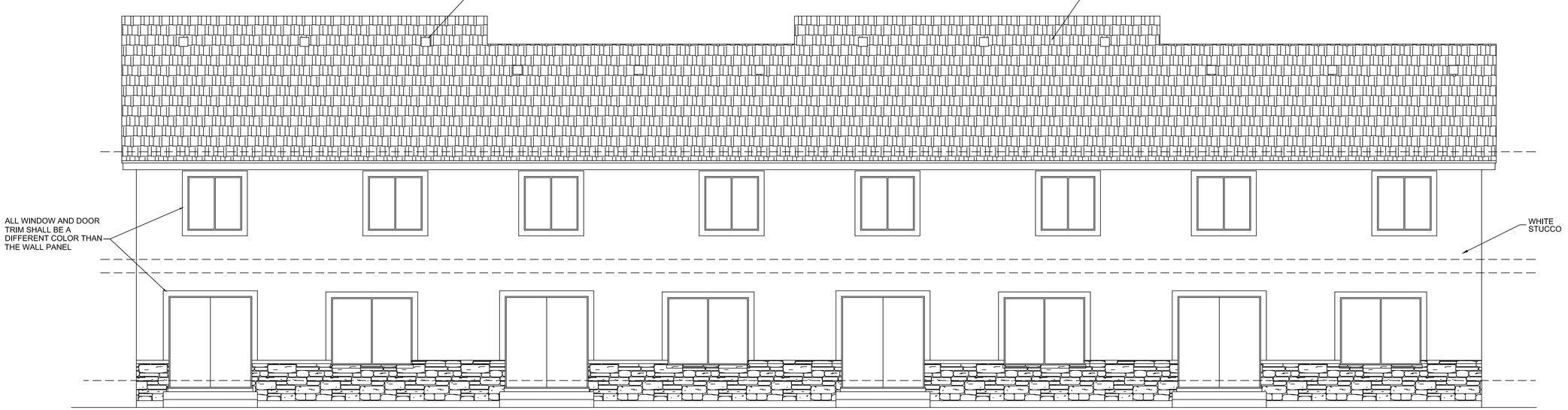
ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER

PROVIDE 1 SQ. FT. OF ATTIC VENTILATION FOR EVERY 150 SQ. FT. OF ATTIC AREA OR 1 SQ. FT. PER 300 SQ. FT. IF ROOF AND EAVE VENT COMBINATION



RIGHT SIDE ELEVATION SCALE 1/4" = 1'-0"

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



REAR ELEVATION SCALE 1/4" = 1'-0"

ECA HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. OWNER/CONTRACTOR IS TO REVIEW THESE PLANS IN THEIRS ENTIRETY BEFORE BEGINNING CONSTRUCTION. ERRORS AND OMISSIONS WHICH MAY OCCUR IN THESE DRAWINGS DOES NOT RELIEVE A PERSON FROM THE RESPONSIBILITY OF COMPLYING WITH ALL AND MINIMUM STANDARDS OR ARE A PERMISSION TO VIOLATE ANY CODES OR ORDINANCES. THERE IS NO GUARANTEE THAT THESE PLANS WILL PASS ANY JURISDICTION'S REVIEW PROCESS. ECA IS NOT RESPONSIBLE FOR ANY FINANCIAL LIABILITY RESULTING FROM ERRORS & THINGS MISSED.

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF ECA HOME DESIGN, INC. AND MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

E|C|A
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

STAFF REPORT
January 6, 2022

To: Tooele City Planning Commission
Business Date: January 12, 2022

From: Planning Division
Community Development Department

Prepared By: Jim Bolser, Director

Re: **Parking Area Public Safety Aisles – City Code Text Amendment Request**
Application No.: P21-1372
Applicant: Tooele City
Request: Request for approval of a City Code Text Amendment regarding the requirements for public safety aisles within parking areas.

BACKGROUND

This application is a request for approval of a City Code Text Amendment to address the requirements for public safety aisles within parking areas. The requirements for public safety aisles within parking areas were first implemented into Chapter 7-4 of the Tooele City Code in May 2019 with only one amendment in the time since. As this requirement has been applied to applications it has become evident that as a general rule the are scenarios where this provision may not be necessary, let alone be implemented as cleanly as the original intent of the provision anticipated. The intent of this text amendment is to address this observation and adjust the language of these requirements in the City Code so they are better tailored to be applied when they are most applicable.

ANALYSIS

Tooele City Code. The provisions regarding public safety aisles within parking areas are included in Section 7-4-11 of the Tooele City Code. The review of the existing language regarding public safety aisles began with an examination of the scenarios wherein public safety response to a development area would typically involve the largest apparatus and most intensive responses to an emergency. For residential uses this most likely involves multi-family residential uses. The same review for non-residential uses yielded scenarios more closely tied to size and scope of the development than the type of development.

For multi-family residential developments, the analysis was focused on working with the leadership of the Fire Department to establish thresholds for when impediments may present themselves to emergency response. There were two most prominent impediments identified which were: 1) when there is a structure, such as covered parking, between the location where responding apparatus would locate and the building; and 2) when the building reaches a certain height. To address these aspects, the subject City Code text amendment, included as Exhibit "A" to this report, proposes revisions under subsection (a).

For non-residential developments, the analysis was focused on working with the leadership of the Fire Department to establish thresholds for when impediments may present themselves to emergency response. There were four most prominent impediments identified which were: 1) when the building reaches a certain height; 2) when the building reaches a certain size; 3) when the use within the building involves dangerous or

hazardous materials; and 4) when the location of the building on a site is a certain distance from necessary infrastructure. To address these aspects, the subject City Code text amendment, included as Exhibit "A" to this report, proposes revisions under subsection (b).

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Section 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

(1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
- (a) The effect of the proposed amendment on the character of the surrounding area.
- (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
- (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
- (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
- (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
- (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The proposed text amendment strikes a balance between the need for public safety aisles and the applicability of those provisions.

Engineering Review. The Tooele City Engineering Division has completed their review of the City Code Text Amendment request without further comment:

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The proposed text amendment establishes provisions that give the department the space they need when it would be needed for these land use types.

Noticing. The applicant has expressed their desire to revise the terms of the City Code and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a City Code Text Amendment

according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Parking Area Public Safety Aisles City Code Text Amendment Request by Tooele City regarding public safety aisles in parking areas, application number P21-1372, based on the following findings:"

1. List findings …

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the Parking Area Public Safety Aisles City Code Text Amendment Request by Tooele City regarding public safety aisles in parking areas, application number P21-1372, based on the following findings:"

1. List findings …

EXHIBIT A

PROPOSED CITY CODE TEXT AMENDMENT REGARDING
PARKING AREA PUBLIC SAFETY AISLES
TOOELE CITY CODE SECTION 7-4-11

7-4-11. Public Safety Aisles.

Every lot or parcel that includes a parking area with internal vehicular aisles for access to parking spaces shall provide public safety access and facilitation aisles. Those public safety aisles shall be ~~a minimum of 30 feet in width, measured from curb-face to curb-face and as shown in Table 7-4-2,~~ *provided as required in this Section* regardless of whether the aisle accommodates one- or two-way traffic.

(a) Multi-Family Residential. Public safety aisles within multi-family residential developments shall be provided where a building is constructed greater than two stories and either:

(1) the drive aisle provides the closest access to one or more sides of the building; or

(2) covered parking is located between the drive aisle and the building.

(b) Non-Residential Uses. Public safety aisles~~, as represented and depicted in the Figure 7-4-4, shall consist of all aisles that within non-residential developments,~~ *shall be provided as where a vehicle drive aisle is the closest drive aisle to one or more sides of a building that:*

(1) is taller than 30 feet;

(2) is greater than 20,000 square feet of total floor area;

(3) contains or is proposed to contain uses utilizing or handling hazardous or potentially hazardous materials;

(4) is located more than 100 feet from the closest right-of-way; or

(5) is located more than 100 feet from closest fire hydrant.

(c) Drive Aisle Widths. All vehicle drive aisles within a parking area shall be not less 24 feet in width, measured curb face to curb face or edge of driving surface to edge of driving surface where no curb exists. Where public safety aisles are required by this section, those aisles shall not be less than 30 feet in width, measured in the same manner. At no time shall any vehicle drive aisle be allowed in violation of the International Fire Code or other fire code adopted by Tooele City or the State of Utah. In instances where parallel parking is proposed along a vehicle drive aisle within a parking area, the Tooele City Fire Chief shall maintain the ability to require additional minimum width reasonably necessary to ensure emergency response in conjunction with the parallel parking.

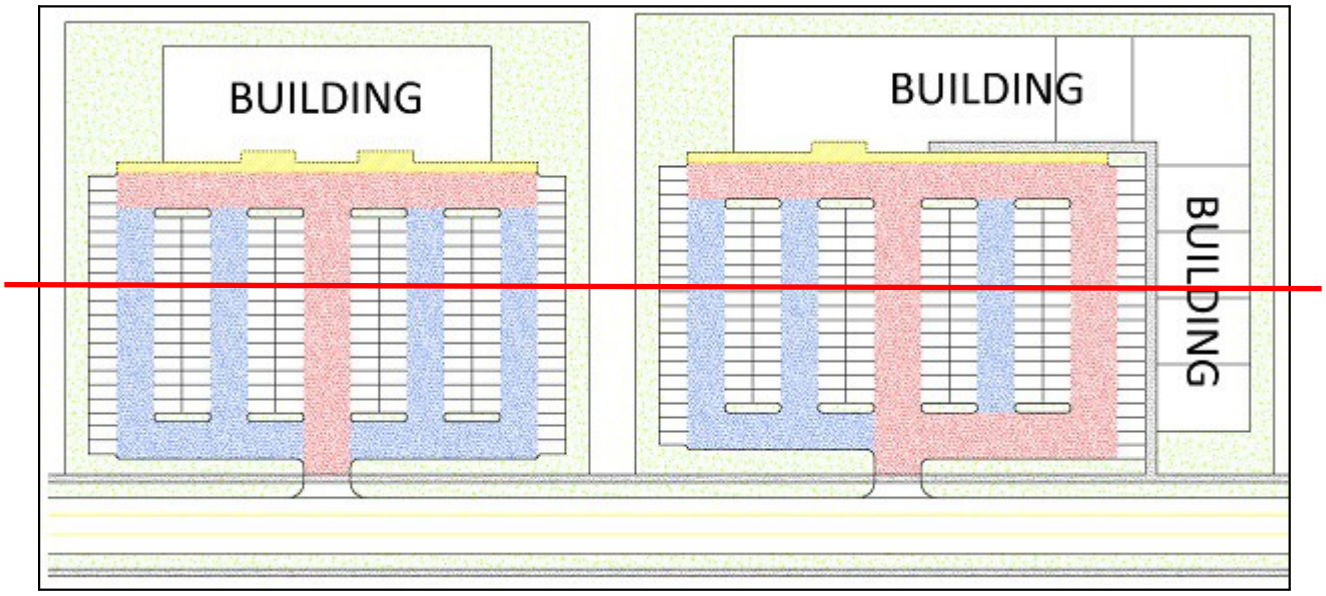
~~(1) provide access from a public or private street;~~

~~(2) provide frontage for, or which abut any side of, one or more buildings or business;~~

~~(3) provide direct access to the front of the building according to the most direct route from a public or private street; or~~

~~(4) are deemed critical by the fire or police department for access to one or more buildings in the event of a public safety emergency.~~

~~**Figure 7-4-4 – Public Safety Aisles.**~~



~~**24' Standard Parking Aisles**~~

~~**30' Emergency Access Routes**~~

STAFF REPORT

December 2, 2021

To: Tooele City Planning Commission
Business Date: December 8, 2021

From: Planning Division
Community Development Department

Prepared By: Jim Bolser, Director

Re: **Multi-Family Residential Design Standards – City Code Text Amendment Request**
Application No.: P21-1235
Applicant: Charles Akerlow, representing Zenith Tooele, LLC
Request: Request for approval of a City Code Text Amendment regarding a change in the requirements for exterior building materials within multi-family residential developments.

BACKGROUND

This application is a request for approval of a City Code Text Amendment for purpose of revising the terms of Section 7-11a-18 of the Tooele City Code regarding the requirements for exterior building materials with multi-family residential development projects. Should this application ultimately prove successful, it would change the generally applicable requirements for all multi-family developments and construction within all multi-family residential zoning districts.

ANALYSIS

City Code. Chapter 7-11a of the Tooele City Code establishes a number of development and design standards and allowances generally applicable to new developments within the various multi-family residential zoning districts of the city. Among those are the design standards for the exterior materials for buildings built within those developments. Section 7-11a-18, more specifically subsection (1), identifies the minimum requirement for certain material types; brick, stone, stucco, clapboard, wood, block or masonry, and/or vinyl. The complete existing City Code Section 7-11a-18 language can be found in Exhibit "A" to this staff report. The applicant has submitted a request to revise subsection (1) to change the existing minimum requirement for materials to a maximum allowance of those types of building materials. The applicant's proposal and supporting information can be found in Exhibit "B" to this staff report.

Analysis. The applicant's submitted information, particularly the supporting information, focuses largely on affordable housing and the potential impact the currently adopted design standard could have. There are two aspects of affordable housing in the State of Utah that should be reviewed as background context to this request; what affordable housing is and the state's requirements regarding affordable housing. To the former, the term "affordable housing" has become a generalized catch-all term to address what the state refers to as low- and moderate-income housing along with the generally understood cost of living and affordability in the housing market. One effect of that generalization is that it has also become quite misunderstood. Tooele City has held numerous public meetings in which comment has been provided by the general public and applicants the make it apparent that just about any project that includes an element of multi-family residential development is considered affordable housing. That is in fact incorrect on multiple accounts. First, multi-

family housing, regardless of type, does not necessarily equate to affordable housing just as single-family housing does not necessarily equate to non-affordable housing under the state model. Their opposites can quite certainly hold true. In fairness the likelihood of multi-family housing falling under the affordability thresholds is higher that with single-family housing but it's not a certainty. The idea of affordability as a general statement is relative to the subject and individual(s) at hand. What's affordable to one individual or individuals is not to another. Where affordability is more specifically outlined is in the state's model for low- and moderate-income housing. These are a set of three specific calculation thresholds of housing costs based on the median household income for the county in which the housing is or is to be located. Calculation of those thresholds from the latest available census data in comparison to the rent figures provided in the applicant's submitted information shows that at least a portion of the applicant's intended project would be counted as meeting low-and moderate-income housing thresholds in Tooele County both with the proposed City Code text amendment and without the proposed City Code text amendment.

To the latter, the only requirements for the provision of low- and moderate-income housing for a municipality are to provide a calculated proportion based on that municipality's population and to adopt strategies that could encourage the possibility of housing units that would fall under the low- and moderate-income housing thresholds. There is not a requirement for every residential development project to meet those terms or requirements whereby the adoption of the proposed City Code text amendment based on a justification of providing affordable housing, or any other justification, would in fact apply to every residential development application. Nevertheless, Tooele City is fully compliant and exceeds our requirements for the provision of low- and moderate-income housing units and the establishment of strategies to encourage the possibility of additional such housing units. Information on each of these points is outlined in the Affordable Housing Plan Element of the Tooele City General Plan.

There is one additional consideration applicable to the subject request. Although any change to increase or decrease material types with new construction has a corresponding impact on the costs of that construction, there is another intrinsic impact that should be considered. That impact is aesthetics and the impact that changes to those aesthetics has not only on the residents of the development but also the residents in the area of the development and the community in whole. The existing Tooele City Code provision in question provides an allowance for a variety of material types that could be considered for compliance with this requirement. Although the different types of materials allowed naturally provides the opportunity for variety and variation in themselves that can contribute to the aesthetic and quality of life and the development, reduction or removal of those material types correspondingly reduces or removes those aesthetic benefits as well. Simply put, a fundamental aspect to the design standards adopted for any type of development in any community is the desire of that community to determine what they want their community to look like and feel like to residents of and visitors to the community. This aspect played a central role in the original adoption of the multi-family residential design standards in 2005 as well as the revisions to those standards, the most recent of which was in 2019.

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Section 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

(1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:

(a) The effect of the proposed amendment on the character of the surrounding area.

(b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
(c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
(d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
(e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
(f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the City Code Text Amendment request and has issued the following comments:

1. The proposed text amendment would have a direct affect and impact on the aesthetic of multi-family residential developments around the community.
2. The proposed text amendment would naturally have an impact on construction costs but those costs do not necessarily translate to compliance or non-compliance with requirements regarding low- and moderate-income housing.
3. Tooele City meets and exceeds all requirement for the provision of and planning for ow- and moderate-income housing.

Engineering Review. The Tooele City Engineering Division has completed their review of the City Code Text Amendment request without further comment.

Building Division Review. The Tooele City Building Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The proposed text amendment would not affect the Building Division's ability to review, approve, and inspect multi-family residential structures.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The proposed text amendment would not affect the fire department's ability to respond to an emergency or fight a fire.

Noticing. The applicant has expressed their desire to revise the terms of the City Code and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a City Code Text Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Multi-Family Residential Design Standards City Code Text Amendment Request by Charles Akerlow, representing Zenith Tooele, LLC, application number P21-1235, based on the following findings:"

1. List findings …

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the Multi-Family Residential Design Standards City Code Text Amendment Request by Charles Akerlow, representing Zenith Tooele, LLC, application number P21-1235, based on the following findings:"

1. List findings …

EXHIBIT A

EXISTING TOOELE CITY CODE SECTION 7-11a-18

7-11a-18. Design Standards: Building Materials.

1. Exterior Finishes. Exterior building materials shall be natural or cultured brick or stone over at least 50% percent of the entire building facade (not including windows and doors), the remaining 50% being brick, stone, stucco, clapboard, wood, block/masonry, and/or vinyl. At least 75% of the 50% shall be on the front building facade. All building facades that face a public right-of-way or exterior street shall utilize at least 40% of these allowable materials.
2. Roof. Roof materials shall be architectural asphalt or composition shingles (at least 30-year), ceramic or clay tiles, or other long-lived weather-resistant materials.

EXHIBIT B

PROPOSED LANGAUGE ASSOCIATED WITH THE MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS CITY CODE TEXT AMENDMENT

7-11a-18. Design Standards: Building Materials.

1. Exterior Finishes. *Exterior building materials shall be natural or cultured stone, stucco, fiberboard, cement fiberboard, natural wood, wood fiberboard, clapboard, block-masonry and/or vinyl. The use of brick or stone is encouraged up to no more than 25% of the surface of the apartment building and where its use does not defeat the objectives of Tooele City's Moderate Income Affordable Housing Plan.* ~~Exterior building materials shall be natural or cultured brick or stone over at least 50% percent of the entire building facade (not including windows and doors), the remaining 50% being brick, stone, stucco, clapboard, wood, block/masonry, and/or vinyl. At least 75% of the 50% shall be on the front building facade. All building facades that face a public right-of-way or exterior street shall utilize at least 40% of these allowable materials.~~
2. Roof. Roof materials shall be architectural asphalt or composition shingles (at least 30-year), ceramic or clay tiles, or other long-lived weather-resistant materials.

EXHIBIT C

APPLICANT SUBMITTED INFORMATION

Ordinance, General Plan, & Master Plan Text Amendment Application

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

Tooele City
Est. 1853

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

Project Information

P21-1235

Date of Submission: 11-16-21	Applicant Name: Zenith Tooele LLC
Address: 8371 So. State St., Suite 202, Sandy, Utah 84070	
Phone: 801-915-5959	Alternate Phone: / Email:
Proposed for Amendment: ☒ Ordinance ☐ General Plan ☐ Master Plan:	

Brief Summary of Proposal:

Change Language Section 7-11a-18 Tooele City Code. Please see attached.

*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 to Applicant:
Ordinances, the General Plan, and other master plans are made by ordinance. Any change to the text of the ordinance or plan is an amendment the ordinance establishing that document for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the text may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

221211

For Office Use Only

Received By:	Date Received:	Fees:	~~App #~~: Rect#
Jessi	11/18/2021	2000.00	441573

City Attorney

Roger Baker
Tooele City Attorney

90 North Main Street
Tooele, UT 84074

Phone: 435.843.2120
Fax: 435.843.2129

Title 7. Chapter 11a. Design Standards: Multi-Family Residential

7-11a-1. Defined Terms

7-11a-2. Purpose and Scope

©2018 Tooele City Corporation

7-11a-5. Context and Setting

7-11a-6. Design Standards: Building Orientation

7-11a-7. Design Standards: Vertical Alignment

7-11a-8. Design Standards: Horizontal Alignment, Facades

7-11a-9. Design Standards: Windows

7-11a-10. Design Standards: Building and Dwelling Unit Entries

7-11a-11. Design Standards: Project Entrances

7-11a-12. Design Standards: Landscaping

7-11a-13. Design Standards: Parking and Internal Circulation

7-11a-14. Design Standards: Signage

7-11a-15. Design Standards: Lighting

7-11a-16. Design Standards: Utilities

7-11a-17. Design Standards: Walls and Fences

7-11a-18. Design Standards: Building Materials

(1) Exterior Finishes. Exterior building materials shall be natural or cultured brick or stone over at least 50% percent of the entire building facade (not including windows and doors), the remaining 50% being brick, stone, stucco, clapboard, wood, block/masonry, and/or vinyl. At least 75% of the 50% shall be on the front building facade. All building facades that face a public right-of-way or exterior street shall utilize at least 40% of these allowable materials.

(2) Roof. Roof materials shall be architectural asphalt or composition shingles (at least 30-year), ceramic or clay tiles, or other long-lived weather-resistant materials.

(Ord. 2019-08, 03-20-2019) (Ord. 2012-10, 04-18-2012) (Ord. 2005-05, 03-02-2005)

7-11a-19. Design Standards: Color

7-11a-20. Design Standards: Vents

7-11a-21. Design Standards: Dumpster Enclosures

©2018 Tooele City Corporation

7-11a-24. Design Standards: Zoning

7-11a-25. Deviation From Design Standards

7-11a-26. Figures

7-11a-27. Photo Groups

Click Here for a .pdf copy of **Title7 Chapter11a**

Please Note: Every attempt has been made to keep this online Tooele City Code up-to-date; however, there may be discrepancies between this online code and that which is actually adopted. If you have questions about the Tooele City Code or for the most recent update, please call (435) 843-2120 or email attorney@tooelecity.org.

©2018 Tooele City Corporation

PROPOSED TEXT AMENDMENT TO

Section 7-11a-18, Tooele City Code

It is proposed that the text of Section 7-11a-18 of the Tooele City Code, be changed to read as follows:

"Exterior building materials shall be natural or cultured stone, stucco, fiberboard, cement fiberboard, natural wood, wood fiberboard, clapboard, block-masonry and/or vinyl. The use of brick or stone is encouraged up to no more than 25% of the surface of the apartment building and where its use does not defeat the objectives of Tooele City's Moderate Income Affordable Housing Plan."

We recommend and formally request that Tooele City make a change to the city's codes and/or policy to address the rising costs of providing Affordable Housing and to honor the goals and objectives of the Tooele City Moderate Income Housing Plan adopted in 2018.

As the Housing Plan points out, HB295, passed by the Utah Legislature encourages a community to provide a "reasonable opportunity for a variety of affordable housing for moderate income households." Because of the high cost of materials and the interruptions in the supply chain resulting from Covid-19, moderate income housing costs have increased at Lexington Greens over 26.3% in one year! Homes that were at $325,000 a year ago are now $475,000 for the same sized home, which squeezes out of the market a large group of 'entry-level & move-up' homebuyers. If they have a $30,000 down payment, which is small and rare, the monthly mortgage payment would be $2,110.24 plus taxes and insurance which could add another $400 per month. At that point people look to rental. As originally designed, the Lex Apartment units rent for between $950 for one-bedroom and up to $1,600 for a three-bedroom unit. They also were designed with exteriors of between 25% and 30% of the surface less windows. This becomes an affordable option for the moderate-income person,

while at the same time, providing ample square footage for their needs – which include multiple indoor & outdoor amenities, while staying within the 30% guideline of the amount spent each month on housing costs.

The Housing Plan points out on page 21 the following:

> The only City ordinance <u>that would be a barrier</u> to affordable housing or Fair Housing, is the single family, multi-family residential standards (Title 7, Chapters 11a and 11b). These ordinances establish minimum standards for enclosed garages, square footage, <u>minimum masonry percentage and minimum architectural features</u> <u>such as front porches, decorative windows, articulated roof lines, articulated building elevations and others which can increase the cost of a housing unit.</u>

The problem is that the City staff has "upped the ante" and diverted away from the idea of "minimum materials" to the idea of "maximum materials". On The Lex Apartments the City is now requiring 50% of the skin of the building be masonry (Brick) with 75% of that number being required on the front façade of each building. Those percentages, as mentioned, are higher than Salt Lake City or Sandy. We have attached the rendering which we presented to the City which does not meet these requirements and yet which, by any measure, is a handsome looking building and a very attractive addition to the City.

The added costs for the requirements in Chapter 7-11a-18, just for the outside of the building, adds more than $600,000 to the costs according to our contractor. It is not a rental feature to the moderate-income renters. This demographic group, which is the bulk of those in the moderate-income level, will simply not pay higher rents for a rental unit that has more brick on the outside. Those rents are likely to be $1,100 for one bedroom and $1,840 for 2 bedrooms.

We respectfully request a change in the text of the Code or a provision providing for an exception to this section when necessary.

Tooele City Planning Commission
Business Meeting Minutes

Date: Wednesday, December 8, 2021
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:
Tyson Hamilton
Dave McCall
Matt Robinson
Paul Smith
Chris Sloan
Melanie Hammer

Commission Members Excused:
Nathan Thomas
Weston Jensen
Shauna Bevan

City Council Members Present:
Ed Hansen
Maresa Manzione

City Employees Present:
Andrew Aagard, City Planner
Jim Bolser, Community Development Director
Paul Hansen, Tooele Engineer
Roger Baker, Tooele 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 Commissioner Smith.

2. Roll Call
Tyson Hamilton, Present
Dave McCall, Present
Shauna Bevan, Present
Matt Robinson, Present
Paul Smith, Present

DRAFT

Chris Sloan, Present
Nathan Thomas, Excused
Weston Jensen, Excused
Melanie Hammer, Excused

3. Public Hearing and Decision on a Conditional Use Permit Request by the Tooele County School District to Authorize the "Vehicle Storage Yard" Use for Approximately 20 Acres Located at 99 Industrial Loop Road in the (I) Industrial Zoning District.
Presented by Andrew Aagard, City Planner

Mr. Aagard stated the vehicle storage yard will not occupy the entire parcel but approximately 20-acre plat. He stated the surrounding uses include Detroit Diesel, School District offices, and Carvana. The Zoning is I, Industrial as well as the surrounding properties. He stated the site plan is being reviewed and will include a transportation facility for vehicle storage, office spaces, and vehicles. He stated only the vehicle storage yard is being considered. The staff is recommending approval with the items listed in the staff report.

Chairman Hamilton opened the public hearing. No one came forward, the public hearing was closed.

Commissioner Robinson moved to approve Conditional Use Permit Request by the Tooele County School District to Authorize the "Vehicle Storage Yard". Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, "Aye", Commissioner Robinson, "Aye", Commissioner Bevan, "Aye", Commissioner Smith, "Aye", Commissioner
Sloan, "Aye", and Chairman Hamilton, "Aye". The motion passed.

4. Public Hearing and Recommendation on a City Code Text Amendment Request by Zenith Tooele, LLC to Revise the Terms of Section 7-11a-18 of the Tooele City Code Regarding Exterior Building Material Requirements for Multi-Family Residential Development.
Presented by Jim Bolser, Community Development Director

Mr. Bolser stated this application is from an applicant outside the City with the application's supporting information included in the packet. He stated the request is to revise Section 7-11a-18, subsection 1, for the exterior building material requirements for multi-family residential developments. He stated subsection 1 states there needs to be a minimum of 50% to be a specific set of materials. The application language would change subsection 1 from the minimum of 50% to a maximum of 25%. He stated the application gave materials for justification with their reasoning being mostly for the cost of construction compared to affordable income housing. He stated Tooele City is fully compliant with all state requirements for low and moderate income housing. Modern income housing is defined through formulas adopted by the state, with three levels identified as AMI based off of the county median household income. He stated through the

DRAFT

three steps it equates to maximum housing cost. It is not uncommon for a lower threshold for housing to be subsidized or rent controlled to meet those requirements. He stated the annual updated report recently given to the state shows Tooele meets or exceeds all requirements and complies with all state rules. When dealing with low and moderate income housing, the City only has to meet a minimum threshold. He stated establishing code of this sort would be applicable to every project, not just moderate-income housing.

Chairman Hamilton invited the applicant up to address the Commission.

Mr. Charles Akerlow, the applicant, asked for clarification of the wording in the code, asking if 50% and the 75% could include any materials.
Mr. Bolser stated the provision says the 50% is a minimum and at least 75% of that 50% shall be on the front building façade.

Mr. Akerlow stated they may not need to pursue this application any further because there are plenty of the materials included. He stated his appreciation for the staff and Mr. Bolser. He stated he understood it as the requirement was just brick or stone. He stated they have had difficulties in making the building have 50% brick due to the cost.

Mr. Bolser stated he is correcting himself, the ordinance requires that exterior building materials shall be natural or cultured stone or brick for that minimum 50%.

Mr. Akerlow stated he has been developing Lexington Greens. He stated the project has a wide range of homes and apartments allowing a renter to start in an apartment and move into a home. He stated the Ordinance requires them to have 50% façade of brick or stone requiring them to make a significant purchase of those supplies. He stated it is a big cost difference and would require them to raise the rents or cut back on amenities. He stated he wants to preserve the City's preference for brick work but still make the things affordable. He stated they can see from the renderings, the use of 25% materials allows them to give them the look and keep amenities. He stated Mr. Baker had asked how they provide a better quality of life for the community. Brick and stone held the building up. He stated the problem with the language of the ordinance is that there is no measurable yard stick that can measure aesthetics or quality of life. He asked if they are living in homes and apartments for the aesthetic or the amenities. He is just trying to make it fair across the board for single-family homes and multi-family homes.

Commissioner Robinson stated as he understands the application is asking for a minimum and hearing the applicant speak, he is asking for it to not be to restrictive. He asked for clarification.
Mr. Akerlow stated it was too restrictive.
Commissioner Robison asked if 0-25% was too restrictive. He stated it was a minimum and now the applicant is stating it is too restrictive. The applicant stated it lessens the minimum.
Mr. Akerlow stated it lessens the minimum.

Chairman Hamilton stated the applicant is asking for "no more than" instead of a minimum.

Commissioner Smith asked if they are building and then selling.

DRAFT

Mr. Akerlow stated they will own now and eventually sell.
Commissioner Smith asked if they are leased or rented by the month.
Mr. Akerlow stated to pay cost the rent has to be higher.
Commissioner Smith asked if they rent will be less than the market rate.
Mr. Akerlow stated three bed apartments are about $1500.
Commissioner Smith stated he wants to save money, but doesn't understand where the saving will be passed down to the people.
Mr. Akerlow stated the amenities will be changed for the residents.
Commissioner Smith stated he doesn't understand if he is going to rent for market value where the cost will pass down to the renters or the communities.
Mr. Akerlow stated it won't raise the rent. He stated he believes affordable project in affordable are area. The builders save money by not adhering to code and the City doesn't seem to be concerned that everyone is not in conformity.

Commissioner Robinson stated the applicant mentioned hardy board asked if it is the same as the board in code.
Mr. Akerlow stated it is a cement fiberboard and shows it is allowed in code.

Chairman Hamilton opened the public hearing. No one came forward, the public hearing was closed.

Mr. Baker stated he is concerned that the applicant had alleged that the single-family guidelines were enforced unfairly between developers by the City. He stated it is a serious allegation and requires a response. He stated there is a misunderstanding by the applicant on single-family design standards. Code Chapter 11b provides a certain percentage must be masonry material, defined as brick, stone, or stucco under the City code. In the next section, the developer/builder can get additional points for adding stone or brick, contributing towards the total number for elective architecture. He stated if there are exceptions they will look at them, but every house shown in packet as an example of noncompliance in fact complies with City code

Mr. Aagard stated hardie board does count as masonry under the City Code. Single family residential and multi-family residential design standards are different and in different chapters of the City Code and are enforced.

Commissioner Sloan asked why they are not consistent between the two.
Mr. Bolser stated multi-family residential is inherently connected and single-family is detached. He stated that the Building Code and City Code treat the construction and requirements for each differently and they are inherently different despite both being a residential use. The City Code is the policy of the City Council.

Mr. Baker stated the policy discussions for the two standards were done at different times and were different policy discussions. They were unrelated. He stated that the multi-family design standards were enacted in 2005, and that later the City Council thought all dwellings ought to be addressed for design, and enacted the single-family design standards after another policy discussion.

DRAFT

Chairman Hamilton stated looking at pictures, the break in concrete will help in different homes.

Commissioner Sloan stated the applicant has stated a few things and wonder what exactly it is the applicant wants.
Mr. Akerlow stated he needs to have a conversation with the City Attorney and staff to see if their plan meets the City requirements as is.

Commissioner Robinsons stated with the difference in the proposal and what the applicant is asking to be considered tonight, he would like to table this application.

Commissioner Sloan stated they might not need to change anything. The applicant might satisfy under the code already.

Commissioner Smith stated the use on the building is different in building apartments then residential homes. He stated the outside of apartments get more damage than single-family homes because people move in and out. He stated if they don't have something strong on base of the building, it can affect the quality of building. He stated buildings of this size can be traded and become a commodity. He stated he would like to keep something of better quality for longer period of time.

Commissioner Robinson stated he recommends pulling the last sentence of the proposed wording because pulling on modern income affordable plan is subjective.

Mr. Bolser stated the desire to make changes to the wording include striking the last sentence because of the subjective standard it creates and striking the word encourage for a definitive statement because it is not a hard and fast rule that can be enforced.

Commissioner Thomas moved to table the City Code Text Amendment Request until next meeting allowing the applicant can fix some of the details. Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, "Aye", Commissioner Robinson, "Aye", Commissioner Bevan, "Aye", Commissioner Smith, "Aye", Commissioner Sloan, "Aye", and Chairman Hamilton, "Aye". The motion passed.

5. Public Hearing and Recommendation on a City Code Text Amendment Request by John Potter Representing Nova Source to Revise the Terms of Table 2 of Chapter 7-16 of the Tooele City Code Regarding Maximum Building Heights Allowed in the GC General Commercial Zoning District.
Presented by Jim Bolser, Community Development Director

Mr. Bolser stated this item is applicant driven instead of City driven. He stated the application does have a concept plan included. The lot in question is an empty field on the corner of 1000 North and 200 West. He stated the property owner has several applications for the site with the

DRAFT

potential of hosting a hotel and having restaurants. He stated dealing with the matrix and the availability of hotel rooms, they have found it most desirable to have a scale of 4 stories. He stated the Planning Commission is aware that in Table 2 of Chapter 7-16 are development standards specified for the GC zone and all other non-residential zoning districts. It has a maximum building height and a maximum of 4 stories allowed in the GC zone with a minimum of 1 story. The applicant has submitted the application to change the building height criteria from 50 to 65 feet, bringing the criteria in line to better match and allow it to be built to 4 stories.

Commissioner Smith asked why the don't find a piece of property in RC Zone.
Mr. Bolser stated hotel uses typically need to be on a major thorough fair which are generally zoned GC General Commercial.
Commissioner Smith asked why they don't rezone the lot.
Mr. Bolser stated there may be uses in that zone the City doesn't want there. He stated the application brings criteria into line.
Commissioner Smith stated 65 feet is tall. The temple is 75 feet tall.
Mr. Bolser stated the Temple falls under another category and has other considerations that come into play with a religious structure. The added steeple ornamentation makes it taller.

Commissioner Hammer asked if they anticipate the Regional Commercial to change as well.
Mr. Bolser stated several may need to be adjusted. He stated another zone has the same criteria that may not be appropriate and some review may need to be done.

Commissioner Sloan asked if they can require a racecar if the lobby of the hotel.
Mr. Bolser stated there is not a requirement in the City Code.

Chairman Hamilton opened the public hearing. No one came forward, he closed the public hearing.

Commissioner Sloan stated he would like to see the start of an application to examine the standards in each of these zones allowing it to be easier for some applicants.

Commissioner Thomas moved to forward a positive recommendation a City Code Text Amendment Request by John Potter based on the findings listed in the staff report.
Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, "Aye", Commissioner Robinson, "Aye", Commissioner Bevan, "Aye", Commissioner Smith, "Naye", Commissioner Sloan, "Aye", and Chairman Hamilton, "Aye". The motion passed.

6. Setting Dates, Time, and Place for Regular Planning Commission Meetings for the 2022 Calendar Year
Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the regular Planning Commission meetings proposed in the packet are two times per month on the second and fourth Wednesday of each month at 7:00 pm, following the

DRAFT

same pattern as this year, including not holding the second meeting of the month in November and December as they fall closely to holidays.

Commissioner Robinson moved to approve Setting Dates, Time, and Place for Regular Planning Commission Meetings for the 2022 Calendar Year. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner McCall, "Aye", Commissioner Robinson, "Aye", Commissioner Bevan, "Aye", Commissioner Smith, "Aye", Commissioner Sloan, "Aye", and Chairman Hamilton, "Aye". The motion passed.

7. Nomination and Election of Planning Commission Chair and Vice-Chair for the 2022 Calendar Year

Mr. Bolser stated there are a few things to consider in the nomination and election process. There are three ineligible Commissioners for the Chairman position in 2022. Chairman Hamilton is not available to serve as Chair for 2022 since he is completing two consecutive terms, Commissioner McCall has been voted onto the City Council and will not be on the Commission in January, and Commissioner Bevan is not seeking reappointment to another term for Planning Commission. He stated Commissioner Jensen and Commissioner Smith, who are currently alternates, will likely be appointed to full members of the Commission with these two leaving the Commission in January. He asked for nominations.

Commissioner Hammer nominated Commissioner Sloan as Chairman.

Commissioner Sloan nominated Commissioner Robinson as Chairman.

Mr. Bolser asked Commissioner Sloan if he wanted to accept the nomination.
Commissioner Sloan declined the nomination.

Mr. Bolser asked Commissioner Robinson if he accepted the nomination.
Commissioner Robinson accepted the nomination.

Mr. Bolser stated with only one Commissioner being nominated and accepting nomination for Chairman there is no need to vote and Commission Robinson will be the Chairman for 2022.

Mr. Bolser stated there is no limitations of the amount of years serving as Vice-Chair and the remaining seven can be nominated.

Commissioner Robinson nominated Commissioner Sloan.

Mr. Bolser asked if Commissioner Sloan would accept.
Commissioner Sloan accepted.

Mr. Bolser stated the Planning Commission Chairperson for 2022 is Commissioner Robinson and the Vice-Chair is Commissioner Sloan.

DRAFT

8. Discussion Regarding Planning Commissioner Assignments to Pre-Development Meetings for the 2022 Calendar Year.

Mr. Bolser stated they would like to have a representative of the Commission at the Pre-Development meetings. He stated they would like to get assignments out for the first half of the year to Planning Commission. He stated they will receive a packet a week in advance for the meeting every Wednesday at 3:30pm. He asked the Planning Commission to email him with the months that they may be able to attend.

Commissioner Robinson, Commissioner Sloan, and Chairman Hamilton volunteered for January, February, and March.

9. City Council Reports

Council Member Manzione stated there was a discussion about the text amendments on the multi-family exterior, amending parking lots, and the potential code amendment for non-conforming structures. She stated they talked about the draft water conservation plan.

Commissioner Sloan asked if they selected a Chairperson and asked if Council Member Manzione and Council Member Hansen would lobby to stay with the Planning Commission. Council Member Manzione stated they will decide the Chairperson in January. Commissioner Sloan stated it is helpful having all the information that is given.

Chairman Hamilton stated his appreciation for the City Council.

10. Review and Approval of Planning Commission Minutes for Meetings held on November 10, 2021.

No changes to the minutes.

Commissioner Hammer moved to approve the November 10 minutes. Commissioner Smith seconded the motion. The vote was as follows: Commissioner McCall, "Aye", Commissioner Robinson, "Aye", Commissioner Bevan, "Aye", Commissioner Smith, "Aye", Commissioner Sloan, "Aye", and Chairman Hamilton, "Aye". The motion passed.

11. Planning Commission Training on the Tooele City Charter.

Mr. Baker reviewed what the Tooele City Charter is and the guidelines and rules the City must follow.

Mr. Bolser stated his appreciation for Mr. Baker's training. He stated there are 22 meetings on the calendar in 2021 and if you attend 12 or more meetings Commissioners can earn credits under the new state legislation for Planning Commission training. He stated that none of the

DRAFT

Commissioners have attended less than 17 meetings and they have all exceed the requirements for trainings this year.

12. Adjourn

Chairman Hamilton adjourned the meeting at 8:41 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 January, 2021

_____
Matt Robinson, Tooele City Planning Commission Chair

DRAFT

Special Tooele City Planning Commission
Business Meeting Minutes

Date: Tuesday, December 14, 2021
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:
Tyson Hamilton
Dave McCall
Shauna Bevan
Matt Robinson
Paul Smith
Nathan Thomas
Melanie Hammer
Chris Sloan
Weston Jensen

City Council Members Present:
Maresa Manzione

City Council Members Excused:
Ed Hansen

City Employees Present:
Andrew Aagard, City Planner
Jim Bolser, Community Development Director
Darwin Cook, Parks and Recreation Director
Paul Hansen, Tooele Engineer
Roger Baker, Tooele City Attorney
Jared Steward, Economic Development Coordinator

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 Commissioner Thomas.

2. Roll Call
Tyson Hamilton, Present
Dave McCall, Present
Shauna Bevan, Present

DRAFT

Matt Robinson, Present
Paul Smith, Present
Nathan Thomas, Present
Melanie Hammer, Present
Chris Sloan, Present
Weston Jensen, Present

3. Recommendation on the Ninigret Depot Subdivision #2 Subdivision Plat Amendment Request by the Tooele County School District to Subdivide the Approximately 57.99-Acre Lot 103 of the Utah Industrial Depot Subdivision #1 Generally Located at 101 South Industrial Loop Road into 4 lots in the (I) Industrial Zoning District.

Mr. Aagard stated the Subdivision Plat Amendment is the parcel for Tooele County School District transportation yard. He stated the property is zoned I, Industrial, as is the surrounding properties. He stated the request is to subdivide lot 103, into four lots. He stated the property exceeds the lot requirements. Tooele City staff have reviewed the proposal and recommended approval.

Commissioner Thomas moved to forward a positive recommendation on the Ninigret Depot Subdivision #2 Subdivision Plat Amendment Request by the Tooele County School District to Subdivide the Approximately 57.99-Acre Lot 103 of the Utah Industrial Depot Subdivision #1 Generally Located at 101 South Industrial Loop Road into 4 lots in the (I) Industrial Zoning District based on the findings listed in the staff report. Commissioner McCall seconded the motion. The vote was as follows: Commissioner McCall, "Aye", Commissioner Robinson, "Aye", Commissioner Bevan, "Aye", Commissioner Hammer, "Aye", Commissioner Sloan, "Aye", Commissioner Thomas, "Aye,", and Chairman Hamilton, "Aye". The motion passes.

4. Recognition of Commissioner Bevan's Service on the Planning Commission.

Mr. Bolser asked Commissioner Bevan to come forward. He stated this meeting is Commissioner Bevan last meeting. He stated she was appointed to the Planning Commission on March 20, 2013 and has served two full four-year terms. The City is recognizing Commissioner Bevan with an official plaque for her service.

Commissioner Bevan stated her appreciation and her encouragement for residents to join the Commission.

5. Adjourn

Chairman Hamilton adjourned the meeting at 7:10 p.m.

DRAFT

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 January, 2021

_____
Matt Robinson, Tooele City Planning Commission Chair

DRAFT