

Request: Conditional Use Approval for Stansbury Junior High School

The subject property is located on Bates Canyon Rd immediately south of the Stansbury High School located within the RR-5 (Rural Residential 5 acre min) Zone. The subject property will be accessed off of Bates Canyon Road. The property has residential development in Stansbury Park to the immediate east and North. The applicant has completed a traffic study which is attached. The traffic study is currently being reviewed by a third party engineer. The study shows a potential road to the east of the school. It is recommended that this road be required to be completed by the school district along with any other required public improvements at the time the school is constructed. Utilities will be provided by Stansbury Park Improvement District.

LAND USE CONSIDERATIONS (RR-5 Zone)

Per 15-4-1 Public facilities are conditionally exempt from frontage, width and area requirements of the zoning district.

GENERAL PLAN CONSIDERATIONS

The proposed use is consistent with the Erda City General Plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

An issue of concern has been identified with the increased traffic that will be created by the Junior High School. There will be two secondary schools within close proximity to each other which will create increased bus and passenger traffic. The traffic study proposes some mitigating factors for this increase. It is recommended that the school district be required to construct the traffic mitigation measures as identified by the traffic study to include a new road.

NEIGHBORHOOD RESPONSE

Any comments that are received prior to the planning commission meeting on December 13, will be forwarded to the planning commission for review and summarized at the meeting.

PLANNING STAFF ANALYSIS

Planning Staff has completed a Site Plan Review of the proposed school. The application packet has been sent to a third party engineer for review. At the time of this staff report comments have not been received back from the engineer. It is recommended that a condition be placed with the CUP that all recommendations from the Engineer be completed with the project.

The minimum required amount of parking stalls is 1 space per each 3 employees plus 5 spaces for a total required of 38 stalls. The total number of stalls provided on the site is 173 stalls.

PLANNING STAFF RECOMMENDATION

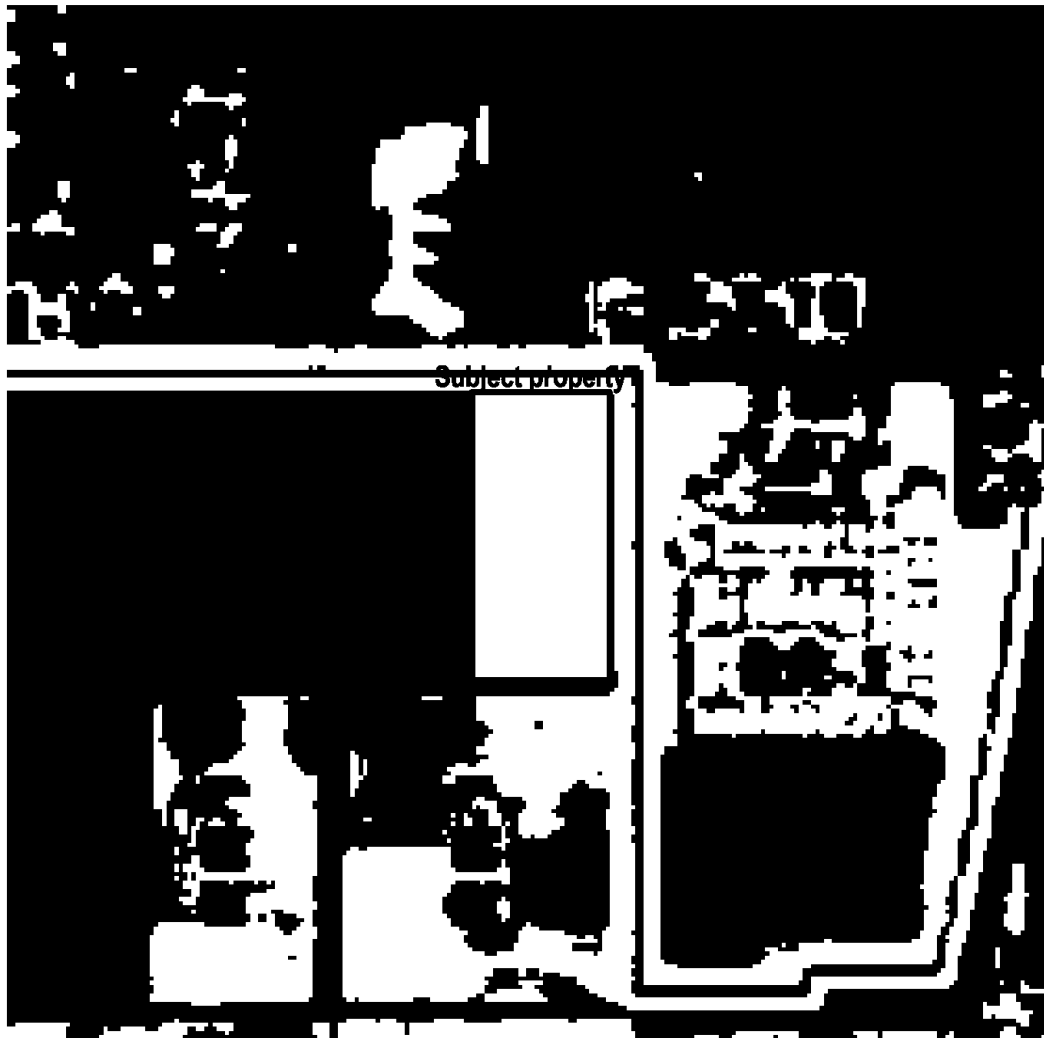
Planning Staff recommends that the Erda City Planning Commission makes a motion to approve the proposed conditional use for the Stansbury Junior High School with the following conditions:

1. Traffic mitigation as recommended by the traffic engineer be constructed as part of the school construction to include a new road.
2. Engineer's recommendations be included in the school construction.
3. All lighting on the site be directed down to mitigate the impact to neighboring homes

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Conditional Use Approval for Stansbury Junior High School

5300 N Stallion Way: (Parcel IDs: 05-044-0-0077)





Conditional use permit application

Fee \$600.00

Property information and location

(All lines applicable to this site must be filled in)

Section 28 Township 2 South Range 4 West

Parcel # 05-044-0-0077 Lot # _____

Subdivision Name: _____

You MUST include a parcel map obtained from the Tooele County Recorder's Office with this application!

Property Owner(s) Information

Name(s): The Board of Education Tooele County School District

Address per tax rolls: 92 Lodestone Way

City/County: Tooele/Tooele State: UT Zip: 84074

Office/home phone: [REDACTED] Fax: [REDACTED]

Mobile phone: _____ Message phone: _____

Email address: _____

A copy of the deed or tax notice MUST be included to demonstrate ownership

(For Office Use Only)

CUP #: _____ Fee \$ 600.00 Receipt #: _____

Is this a Temporary CUP? Yes No

Agent for the Property Owner(s) Information

Name(s): Michael Garcia
Address per tax rolls: [REDACTED]
City/County: [REDACTED] State: UT Zip: 84074
Office/home phone: [REDACTED] Fax: [REDACTED]
Mobile phone: [REDACTED] Message phone: [REDACTED]
Email address: [REDACTED]

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

There shall be no presumption of approval of any aspect of the process.

Each application for a conditional use permit shall have all required submittals before it is accepted as a complete application.

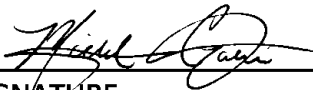
APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT:

We request that Tooele County School District be granted a conditional use permit to construct and operate a school on our property.
The intent is to fulfill the requirement of Utah Municipal Code 10-9a-305 by obtaining a Conditional Use Permit to comply with the Erda City land use ordinances.

Total acreage of parcel: 18.99 Area occupied by this use: 18.99

Current zoning designation: RR-5 Current use of land: Farming

I (We) understand that the Planning Commission or zoning administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Erda City zoning ordinance for such use.


SIGNATURE

7/21/2022

DATE

Include the following with the application:

I. If the conditional use permit requires a site plan review, two (2) full sized, and one (1) 11x17 copy or one (1) .PDF file, of the proposed site plan drawn at 1" = 10 feet or as required by the City Planner. A site plan shall include:

- a. A north arrow, the scale of the drawing, and the date of the drawing.
- b. Street names and addresses.
- c. Property lines with dimensions.
- d. All sidewalks, driveways, curbs and gutter, and parking areas (if any).
- e. All existing easements, rights-of-way, and any other significant features on the site.
- f. Existing building and significant features located on adjacent properties with 50 feet (50') of the subject property boundaries.
- g. When required by the City Planner, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

II. Responses to the following questions:

- a. How does your proposed project fit in with surrounding properties and uses?
- b. In what ways does the project not fit in with surrounding properties and uses?
- c. What will you do to mitigate the potential conflicts with surrounding properties and use, if any exist?

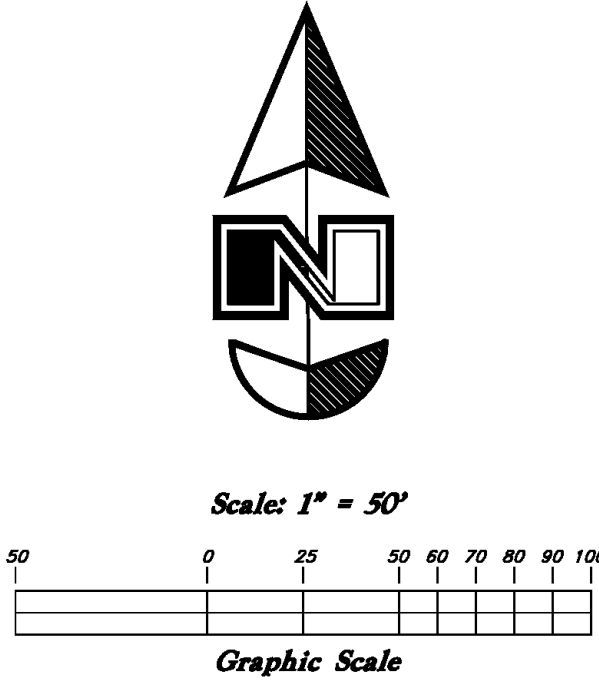
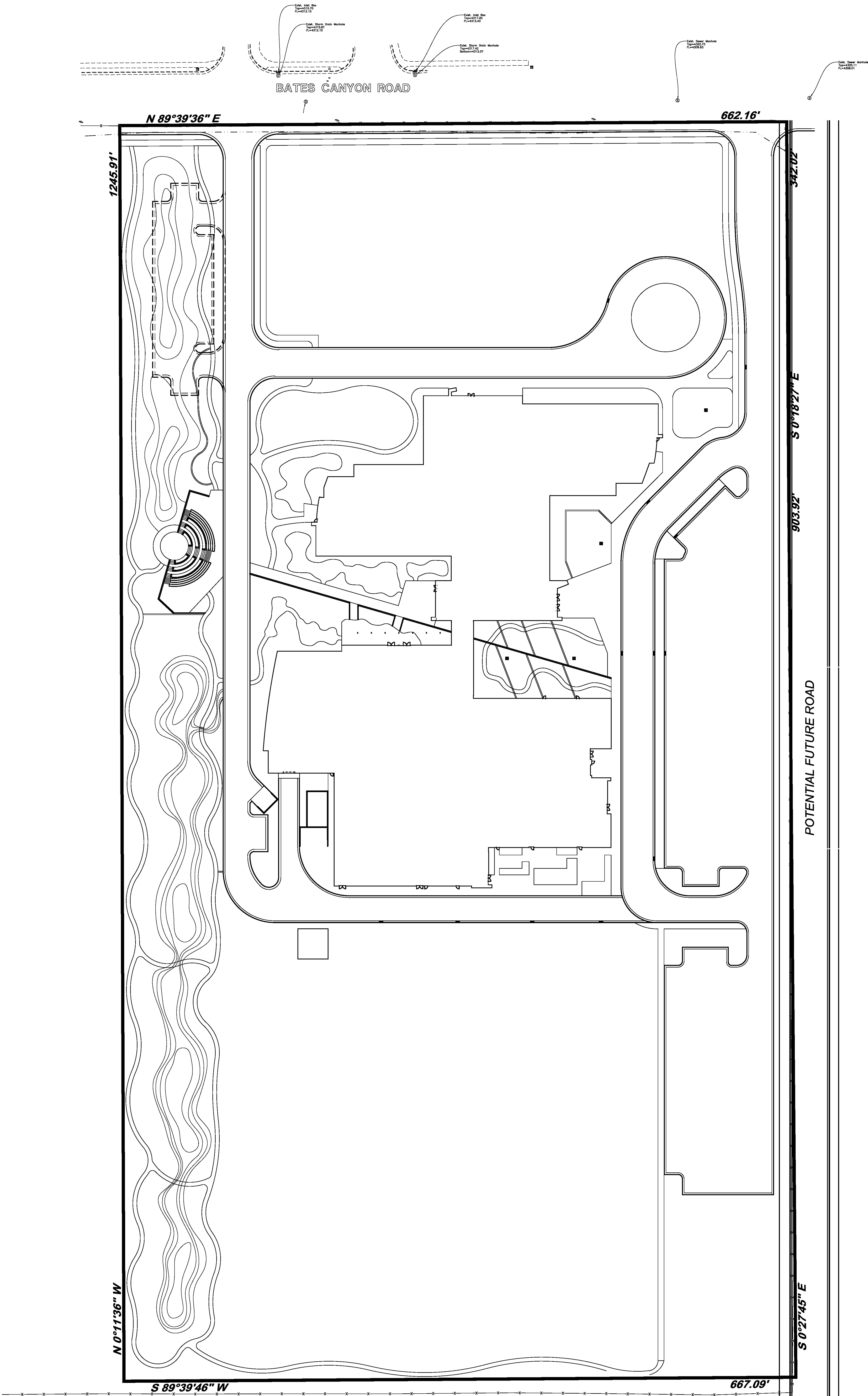
a. The proposed Jr High will be located across the street from the existing Stansbury High School. The design of the building is planned to compliment the look of Stansbury High while making it it's own unique building. The building is set back off of the main road by about 280'. With this set back and having the building be two stories there is a lot of open space to help keep the open feel of the area. There is also plans for native/low water landscaping in areas around the school. The hours of operation will be similar to SHS, only reduced.

b. The building will be much larger compared to the single family homes and existing farmland in the area.

c. To help reduce the amount of vehicles on Bates Canyon Road waiting to turn into the site, we are planning a longer entrance drive on our property to give more staging room on site for pickup and drop off.

We are still looking at the best way to handle Bates Canyon regarding striping and widening after taking the recommendations of the traffic engineer and working with Tooele County and Erda City.

There is ongoing discussions with a property owner to the south about having a road on the east side of our property that may change the sight slightly. The road would primarily be in Tooele County with approximately 10 feet located in Erda City on Tooele County School District Property.



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
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- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polystyrene Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Wall
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree

- GENERAL SITE NOTES:
1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
 2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
 5. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



MHTN ARCHITECTS, INC.
420 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6700
Telefax (801) 595-6717
www.mhtn.com

STANSBURY JUNIOR HIGH SCHOOL

5300 N STALLION WAY
STANSBURY PARK, UT 84074

SEAL

MHTN PROJECT NO. XXXXX

DRAWN BY: BN

CHECKED BY: MB

ISSUED:

NO.	DATE	DESCRIPTION

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NO. 2018XXX

DATE: DATE

SHEET NUMBER

Overall Site Plan

SHEET NUMBER

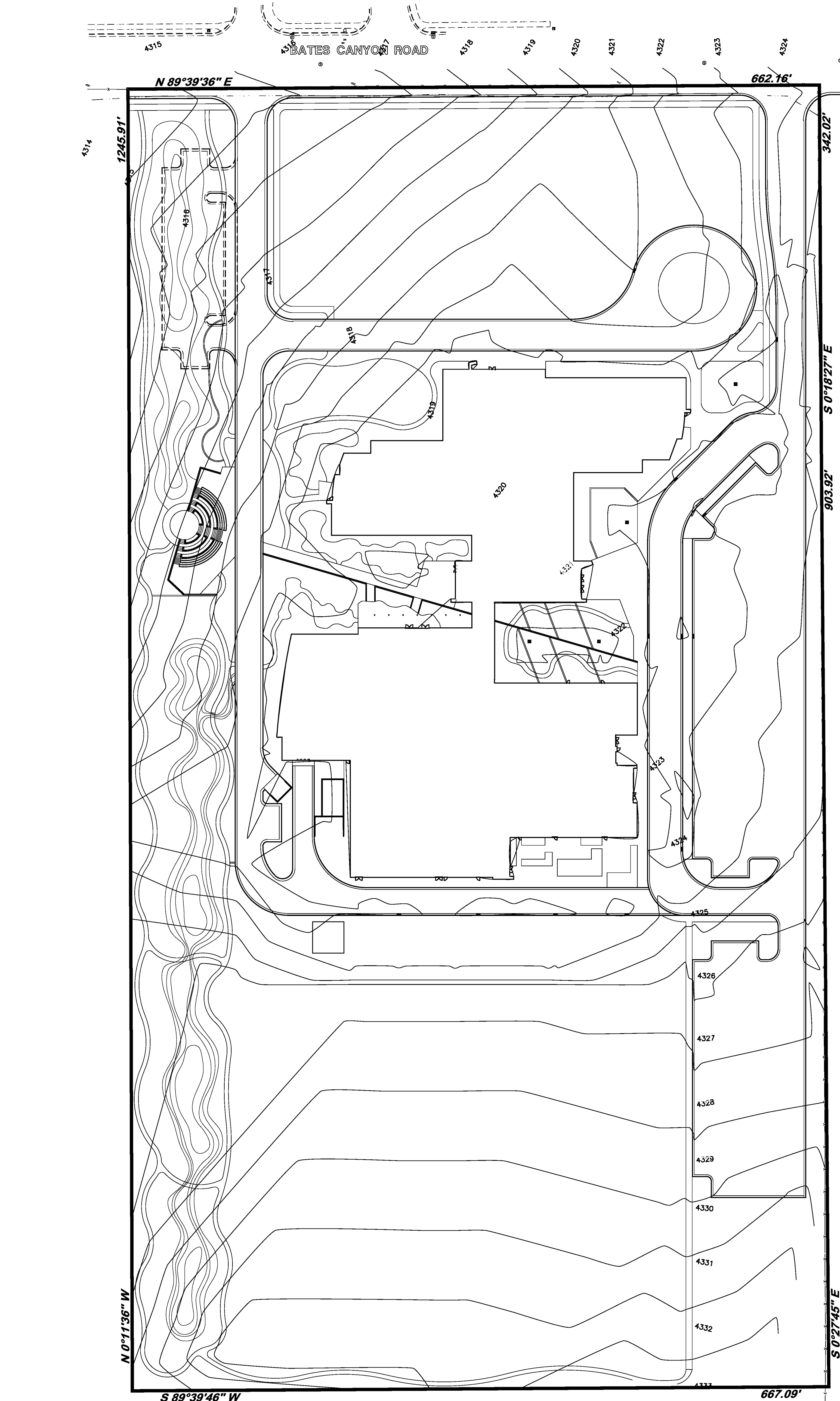
CS100

SHEET REFERENCE

RETURN TO INDEX



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Legend	
(Note: All items may not appear on drawing)	
San. Sewer Manhole	⊙
Water Manhole	⊙
Storm Drain Manhole	⊙
Cleanout	⊙
Electrical Manhole	⊙
Catch Basins	⊙
Exist. Fire Hydrant	⊙
Fire Hydrant	⊙
Exist. Water Valve	⊙
Water Valve	⊙
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IR—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	⊙
Power pole w/guy	⊙
Light Pole	⊙
Flowline of ditch	—DHA—
Overhead Power line	—CMP—
Corrugated Metal Pipe	—CP—
Concrete Pipe	—CP—
Reinforced Concrete Pipe	—RCP—
Ductile Iron	—DI—
Polyvinyl Chloride	—PVC—
Top of Asphalt	—TA—
Edge of Asphalt	—EA—
Centerline	—CL—
Flowline	—FL—
Finish Floor	—FF—
Top of Curb	—TC—
Top of Wall	—TW—
Top of Wall	—TW—
Top of Concrete	—TCN—
Natural Ground	—NG—
Finish Grade	—FG—
Match Existing	—ME—
Fire Department Connection	—FDC—
Finish Contour	—FC—
Exist. Contour	—EC—
Exist. Grade	—EG—
Exist. Grade	—EG—
Ridge Line	—R—
Direction of Flow	—R—
Existing Asphalt	⊘
New Asphalt	⊘
Heavy Duty Asphalt	⊘
Existing Concrete	⊘
New Concrete	⊘
Spill Curb & Gutter	⊘
Demco Tree	⊘

GENERAL GRADING NOTES:

- All work shall be in accordance with the City Public Works Standard.
- Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
- Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
- Fills shall be benching into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
- The recommendations in the following Geotechnical Engineering Report by xxxx are included in the requirements of grading and site preparation.
The report is titled "GEOTECHNICAL INVESTIGATION"
Job No.: _____
Address: _____
Dated: _____
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

CURB AND GUTTER CONSTRUCTION NOTES:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on site and grading plan.
- It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
- Refer to the typical details for a standard and open face curb and gutter for dimensions.
- Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.
The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

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5300 N STALLION WAY
STANSBURY PARK, UT 84074

SEAL

MHTN PROJECT NO. XXXXXX

DRAWN BY: BN

CHECKED BY: MB

ISSUED:

NO.	DATE	DESCRIPTION

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NO. 2018XXX

DATE: DATE

SHEET NUMBER

Overall Grading Plan

SHEET NUMBER

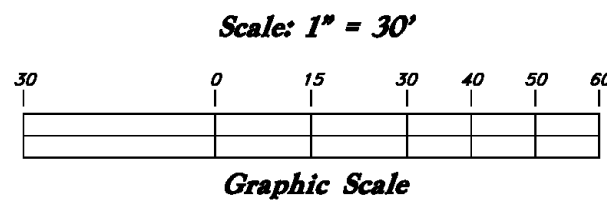
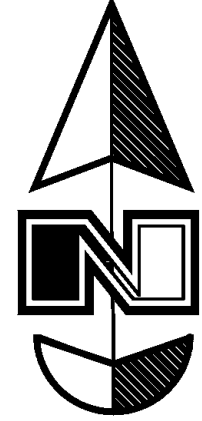
CG100

SHEET REFERENCE

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Legend

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- Rainwater Concrete Pipe
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- Painted Chloride
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- Top of Concrete
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- Finish Grade
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- Fire Department Connection
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- Exist. Contour
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- Exist. Grade
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- Heavy Duty Asphalt
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- New Concrete
- Spill Curb & Gutter
- Demolition Tree

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SCHOOL

5300 N STALLION WAY
STANSBURY PARK, UT 84074

SEAL

MHTN PROJECT NO. XXXXX

DRAWN BY: BN

CHECKED BY: MB

ISSUED:

NO.	DATE	DESCRIPTION

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NO. 2018XXX

DATE: DATE

SHEET NUMBER

Grading Plan 'A'

SHEET NUMBER

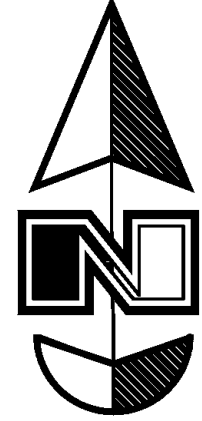
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SHEET REFERENCE

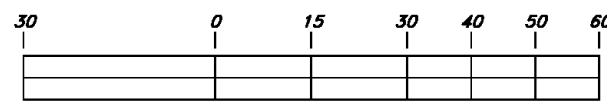
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Scale: 1" = 30'

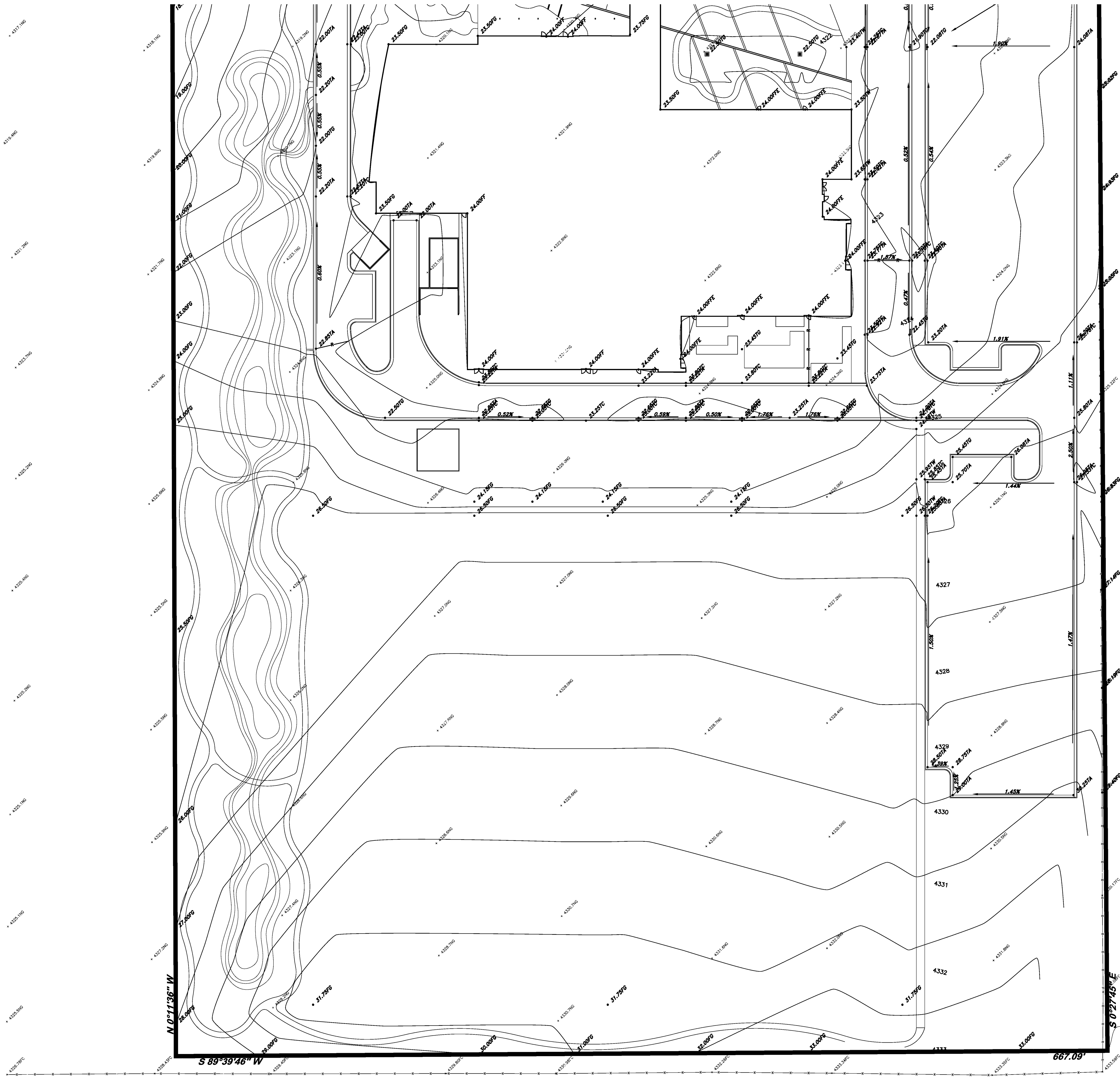


Graphic Scale

Legend

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- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree



STANSBURY JUNIOR HIGH SCHOOL

5300 N STALLION WAY
STANSBURY PARK, UT 84074

SEAL

WHIN PROJECT NO. XXXXX

DRAWN BY: BN

CHECKED BY: MB

ISSUED:

NO.	DATE	DESCRIPTION

REVISIONS:

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

PROJECT NO. 2018XXX

DATE: DATE

SHEET NUMBER

Grading Plan 'B'

SHEET NUMBER

CG102

SHEET REFERENCE

RETURN TO INDEX

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SEAL

MHTN PROJECT No2018558.00

Original drawing is 30 x 42. Do not scale contents of this drawing.

REVISIONS
CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT

CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT
LAST REVISION DATE.

NO.Δ	DATE	DESCRIPTION

0.000000 0.000000 0.000000

75% CONSTRUCTION DOCUMENTS

11 NOVEMBER 2022

11 NOVEMBER 2022

SHEET NAME _____

OVERALL SITE

PLAN

PLAN

SHEET NUMBER

00100

CS100

CS 100

[RETURN TO INDEX](#)



SJHS Staff	
Admin	3
Office	15
Custodial	5
Kitchen	7
Teachers	51
Other	17
Total	98

Autodesk Docs://2018558 TCSD New Jr High School/A22_TCSD STANSBURY JHS.M

GENERAL SITE NOTES:

1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire line markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF