

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council and the Tooele City Redevelopment Agency will meet in a Work Meeting, on Wednesday, January 18, 2023, at 6:30 p.m. The Meeting will be Held in the Tooele City Hall Council Chambers, Located at 90 North Main Street, Tooele, Utah.

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecity> or by going to YouTube.com and searching "Tooele City Channel".

AGENDA

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Members' Report**
5. **Discussion Items**
 - a. **Crestview Rezone**
Presented by Jim Bolser, Community Development Director
6. **Closed Meeting**
~ Litigation, Property Acquisition, and/or Personnel
7. **Adjourn**

Michelle Y. Pitt, Tooele City Recorder

Pursuant to The Americans With Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, At 435-843-2111 Or Michellep@Tooelecity.Org, Prior To The Meeting.

Zoning, General Plan, & Master Plan Map Amendment Application

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



Notice: The applicant must submit copies of the map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map 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			
Date of Submission: 8/4/2021	Current Map Designation: RPS	Proposed Map Designation: R1-10	Parcel #(s): 02-143-D-0043
Project Name: CRESTVIEW			Acres: 23.6
Project Address: 2400 N 4000 W TOOELE, UT			
Proposed for Amendment: <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> General Plan <input type="checkbox"/> Master Plan:			
Brief Project Summary: THE PROPOSED CREST VIEW DEVELOPMENT IS PLANNED TO BE BUILT ON 80 ACRES OF UNDEVELOPED LAND IN THE NORTH AREA OF TOOELE. THESE 80 ACRES ARE TO BE MADE UP OF TWO EXISTING 40 ACRE PARCELS. WE HOPE TO PROVIDE A VARIETY OF LOW, MED., & HIGH-DENSITY SINGLE FAMILY LOTS. WITH R1-14 LOTS (63), R1-70 LOTS (43), AND MR-16 TOWNHOME UNITS (202). DEVELOPMENT WILL ALSO INCLUDE 3.8 ACRE CHURCH SITE AND 2.11 ACRE OPEN SPACE / DRAINAGE BASIN.			
Property Owner(s): DON PARKER		Applicant(s): SHAWN HOLSTE	
Address: 2885 S. MAIN STREET		Address: 1676 PROGRESS WAY	
City: SALT LAKE CITY	State: UT	City: TOOELE	State: UT
Zip: 84074		Zip: 84074	
Phone: (801) 352-0075		Phone: (801) 301-8591	
Contact Person: SETH VANCE, FOCUS ENGINEERING & SURVEYING		Address: 6949 S. HIGH TECH DR. SUITE 200	
Phone: (801) 352-0075		City: MIDVALE	State: UT
Cellular:	Fax:	Zip: 84047	
Email: SVANCE@FOCUSUTAH.COM			

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

Note to Applicant:

Zoning and map designations are made by ordinance. Any change of zoning or map designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map 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.

For Office Use Only			
Received By:	Date Received:	Fees: 3,400 ⁰⁰	App. #:

RR5 to R1-10

Zoning Map

1. The present zoning of the property is RR5.
2. The proposed zoning, R1-10, is consistent with the current land use designation because it would remain as a single-family residential designation, with no change in its overall purpose.
3. The proposed zoning is similar to RR5 in that they are both lower-density single-family residential zones.
4. The property is currently undeveloped with no existing use, but is suitable for its designated single-family residential use as determined by the zoning map. It is consistent with and would be compatible with surrounding uses, which are also residential.
5. The proposed zoning, R1-10, promotes the goals and objectives of Tooele City by **(1)** encouraging transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available (Tooele City General Plan, General Land Use Goals and Objectives, Goal #6), **(2)** providing a variety of housing types and innovative development patterns and building methods that will result in greater housing affordability (Goal #1), **(3)** providing a wide range of housing opportunities while protecting property values and promoting quality development (Goal #1), and **(4)** allowing for a diversity of residential uses and supporting services that provide for the needs of the community (Goal #4).

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Project Information			
Date of Submission: 8/5/2021	Current Map Designation: RR-5	Proposed Map Designation: MR-16	Parcel #(s): 02-143-0-0043
Project Name: CRESTVIEW			Acres: 23.6
Project Address: 2400 N 400W TOOELE			
Proposed for Amendment: <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> General Plan <input type="checkbox"/> Master Plan			
Brief Project Summary: THE PROPOSED CRESTVIEW DEVELOPMENT IS PLANNED TO BE BUILT ON 80 ACRES OF UNDEVELOPED LAND MADE UP OF 2 EXISTING 40 ACRE PARCELS IN THE NORTH AREA OF TOOELE. THROUGH THIS DEVELOPMENT, WE HOPE TO PROVIDE A VARIETY OF LOW, MED, & HIGH-DENSITY SINGLE-FAMILY LOTS, WITH R1-14 LOTS (63), R1-10 LOTS (43) & MR-16 TOWNHOME UNITS (202). THE DEVELOPMENT IS ALSO PLANNED TO INCLUDE A 3.8 ACRE CHURCH SITE & A 2.71-ACRE OPEN SPACE/DRAINAGE BASIN.			
Property Owner(s): DON PARKER		Applicant(s): SHAWN HOLSTE	
Address: 2885 S. MAIN ST		Address: 1676 PROGRESS WAY	
City: SLC	State: UT	City: TOOELE	State: UT
Phone:		Phone: (801) 301-8591	
Contact Person: SETH VANCE		Address: 6949 S. HIGHTECH DR. SUITE 280	
Phone: (801) 352-0075		City: MIDVALE	State: UT
Cellular:	Fax:	Email: SVANCE@FOCUSUTAH.COM	

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

Note to Applicant:
Zoning and map designations are made by ordinance. Any change of zoning or map designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map 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.

2210805

For Office Use Only			
Received By: 	Date Received: 8-5-21	Fees: 5,000.00 1600.00	App. #: 00418309 00418484

RR5 to MR-16

Zoning Map

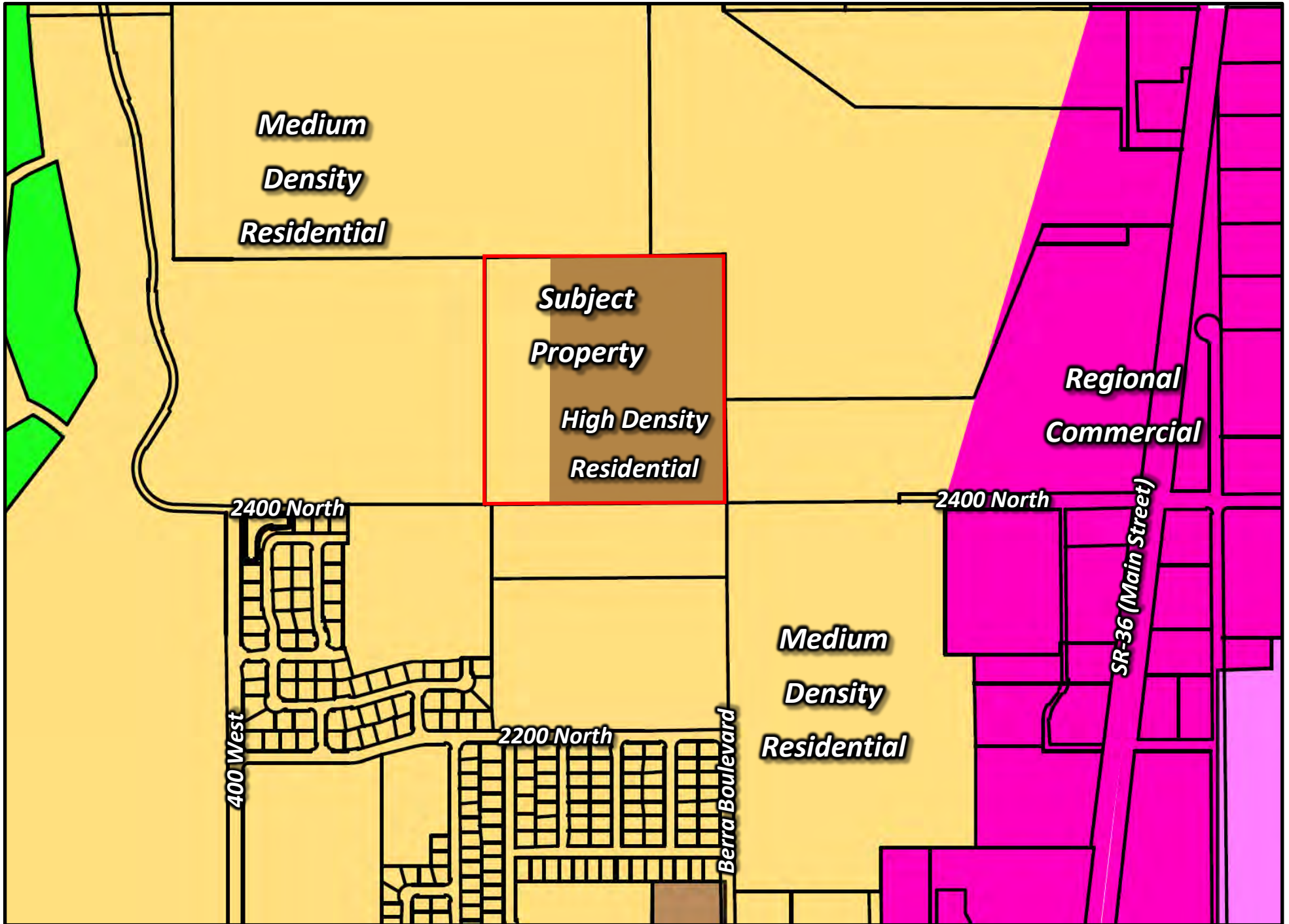
1. The present zoning of the property is RR-5.
6. The proposed zoning, MR-16, is consistent with the current land use designation because it is adjacent to a General Commercial zone and as such should provide a transition area to allow for seamless integration of residential land uses near commercial establishments. It would also remain as a residential designation, with no change in its overall purpose.
2. The proposed zoning is similar to RR-5 in that they are both residential zones.
3. The property is currently undeveloped with no existing use, but is suitable for its designated residential use as determined by the zoning map. It is consistent with and would be compatible with surrounding residential and commercial uses. A higher density residential area next to the GC zone would increase compatibility levels and provide a buffer/transition area that is more aligned with the goals of the General Plan than the current zoning is.
4. The proposed zoning, MR-16, promotes the goals and objectives of Tooele City by **(1)** encouraging transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available (Tooele City General Plan, General Land Use Goals and Objectives, Goal #6), **(2)** providing a variety of housing types and innovative development patterns and building methods that will result in greater housing affordability (Goal #1), **(3)** providing a wide range of housing opportunities while protecting property values and promoting quality development (Goal #1), and **(4)** allowing for a diversity of residential uses and supporting services that provide for the needs of the community (Goal #4).

Crestview Development Zoning Map Amendment



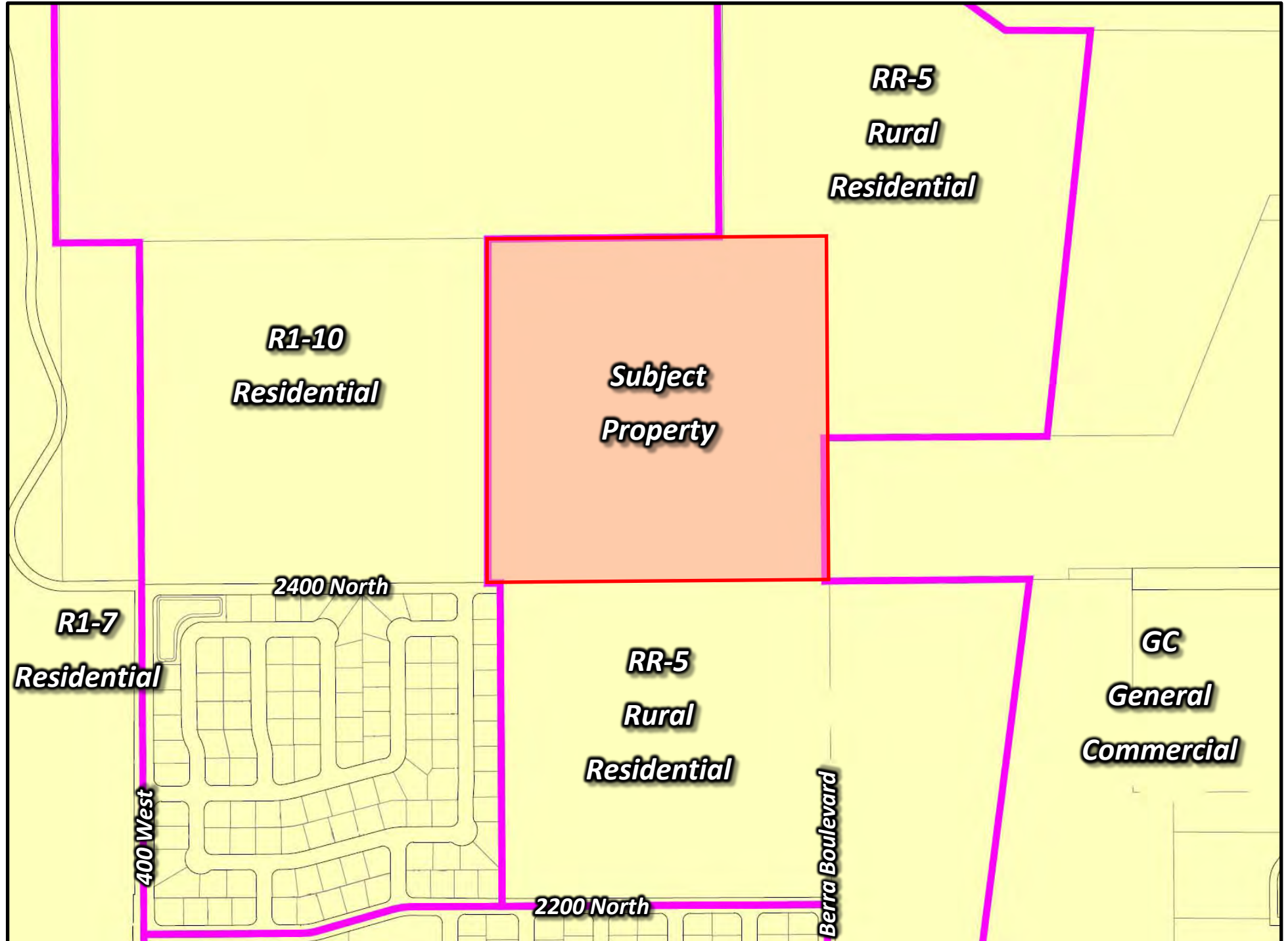
Aerial Map

Crestview Development Zoning Map Amendment



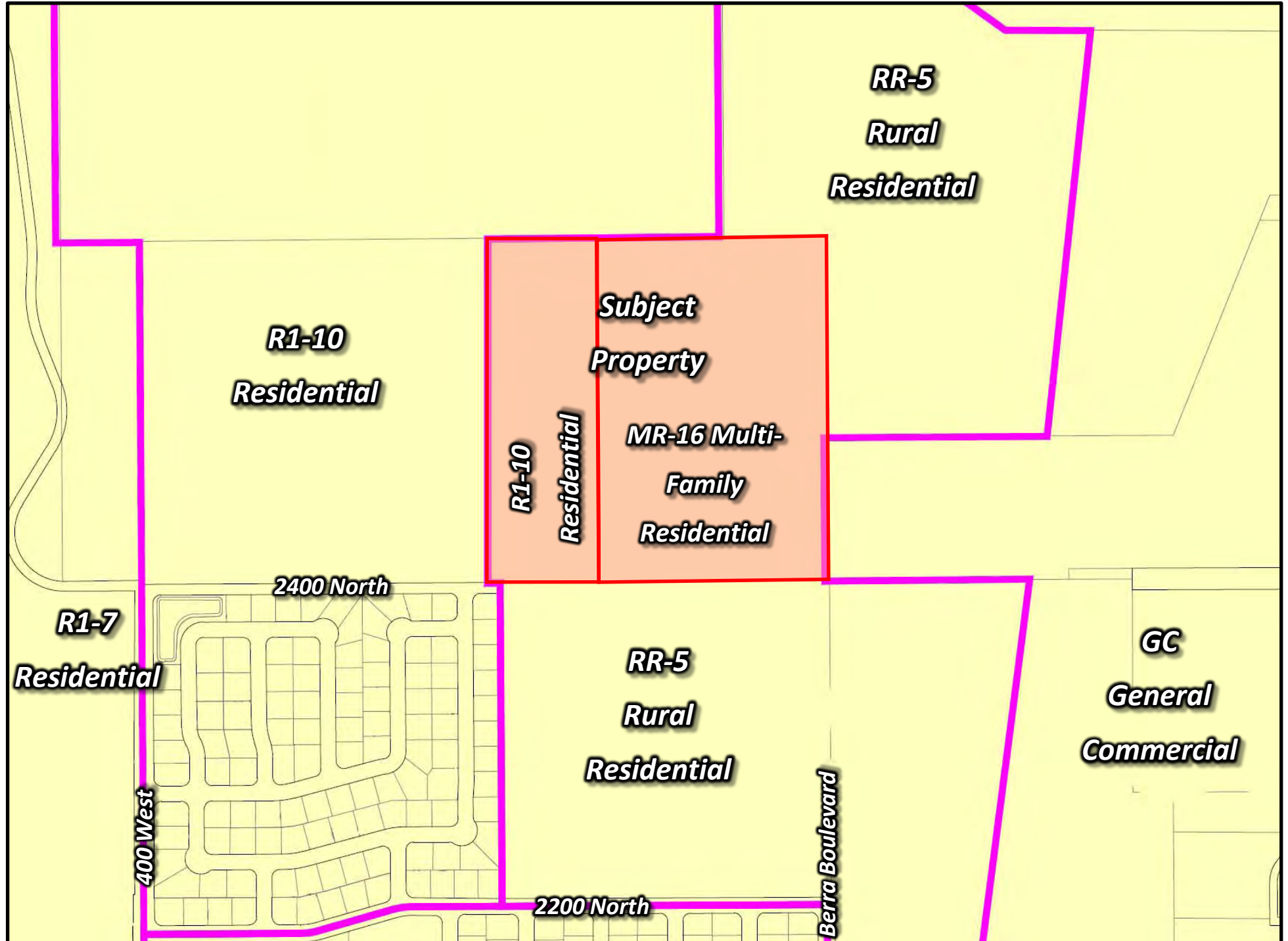
Land Use Map

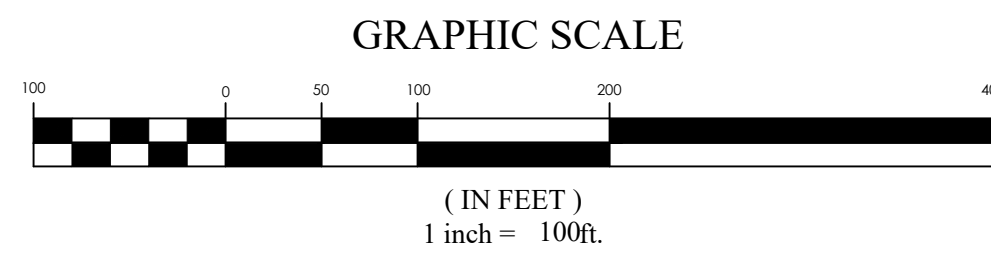
Crestview Development Zoning Map Amendment



Current Zoning Map

Crestview Development Zoning Map Amendment





CONCEPT TABULATIONS

TOTAL ACREAGE ±80.12 ACRES
 SINGLE FAMILY LOTS 117
 TOWNHOME UNITS 202
 TOTAL UNITS 319
 TOTAL DENSITY 3.98 UNITS/ACRE
 OPEN SPACE & BASIN 2.11 ACRES

CUL-DE-SAC RADIUS: 59'
 ROW WIDTH: 60'
 PRIVATE ROAD WIDTH: 26'

14,000 SQFT LOTS
 10,000 SQFT LOTS

MULTI-FAMILY TABULATIONS

TOWNHOME UNITS 202
 PRIVATE PARKING 808 (4 STALLS PER UNIT)
 GUEST PARKING 97
 TOTAL PARKING 905
 PARKING RATIO 4.48

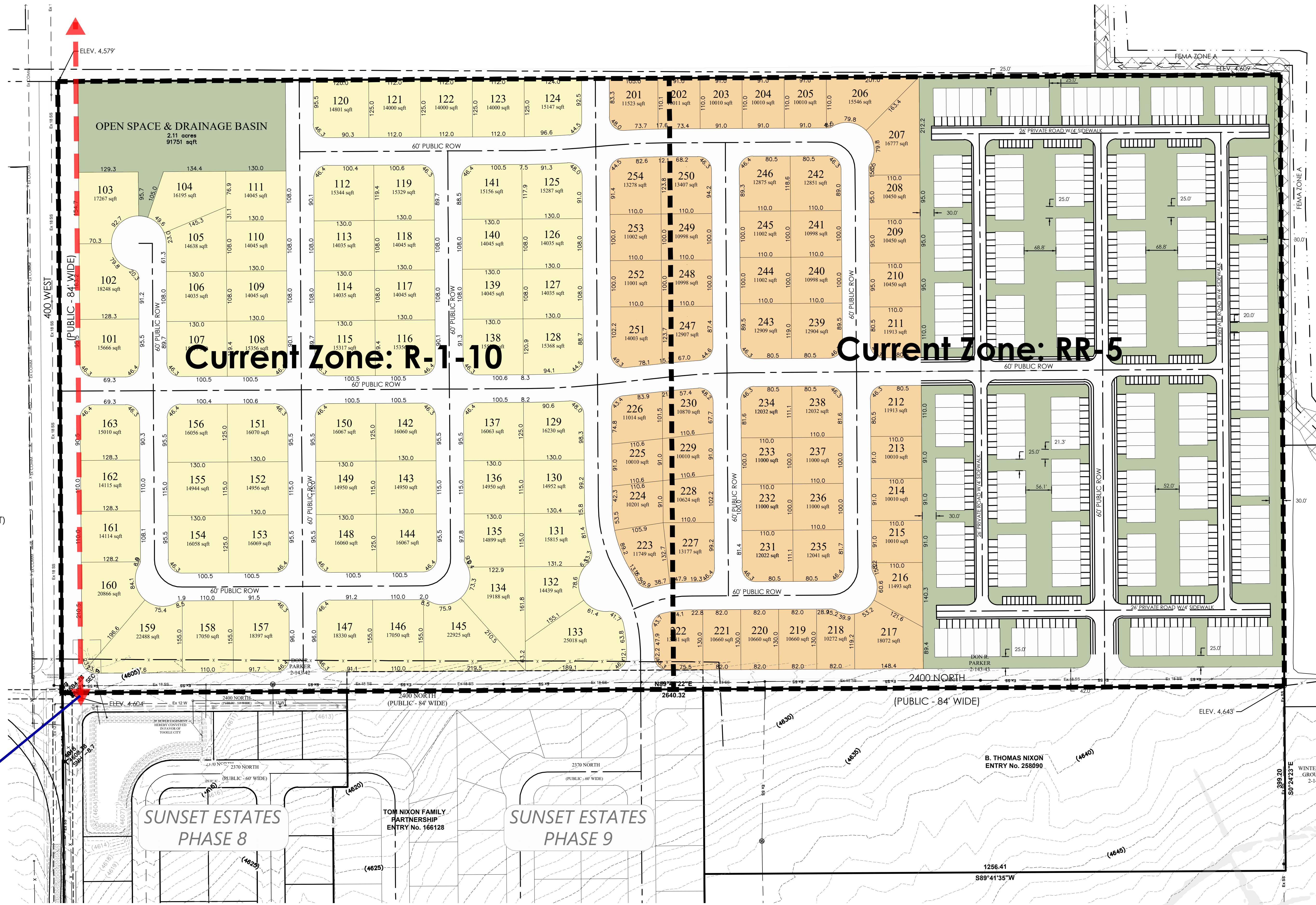
CURRENT ZONING

WESTERN 40 ACRES R1-10
 EASTERN 40 ACRES RR-5

PROPOSED ZONING

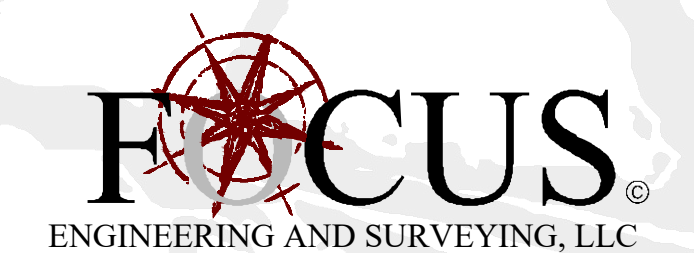
ZONE: R1-10
 ZONE: MR-16
 MAX DENSITY 16 UNITS/ACRE

ASPHALT TRAIL WITHIN 400 WEST RIGHT OF WAY PER TOOELE CITY MASTER TRAIL PLAN



CRESTVIEW concept plan D

TOOELE CITY, TOOELE COUNTY
 7/8/2021
 20-0492



From: [Andrew Aagard](#)
To: [Jim Bolser](#); [Paul Hansen](#)
Subject: FW: Crestview Rezone
Date: Monday, December 19, 2022 4:38:27 PM

Finally heard back from GTM.

From: steve@gtmbuilders.com <steve@gtmbuilders.com>
Sent: Monday, December 19, 2022 4:24 PM
To: Andrew Aagard <AndrewA@TooeleCity.org>; 'Shawn Holste' <shawnholste@me.com>
Cc: Darwin Cook <DarwinC@TooeleCity.org>; Ed Hansen <EHansen@TooeleCity.org>; Maresa Manzione <mmanzione@TooeleCity.org>; Justin Brady <JBrady@TooeleCity.org>; Dave McCall <DMcCall@TooeleCity.org>; Tony Graf <TGraf@TooeleCity.org>
Subject: RE: Crestview Rezone

Hello Mr. Aagard,
I've been asked to respond to request to update city staff and Council on "Crestview". Please see comments below in **RED**. Thanks Andrew!

From: Andrew Aagard <AndrewA@TooeleCity.org>
Sent: Thursday, December 8, 2022 2:22 PM
To: Shawn Holste <shawnholste@me.com>
Cc: steve@gtmbuilders.com
Subject: Crestview Rezone

Shawn, I have been asked by the City Council Chairman to inquire about Crestview. We have a zoning map amendment application that dates back to June of this year when the City Council heard the application and then tabled it pending additional information. Some of the issues that were discussed were as follows:

1. Does the applicant have sufficient water to satisfy the future needs of the subdivision? **We are saddened in the fact that Tooele City Corp. holds most water rights in the City and has made the only eligible purchasers of said water rights existing landowners in the infill areas. City staff has also limited Kennecott water right to an imaginary line East of Droubay road. We are in hopes that one day, water rights will be open for sale on the market in which we can purchase.**
2. What was your proposal for park space? **We are awaiting feedback from Council on what they would like to see. We would be happy with Park impact fee's or contributing to many park amenities paid with water rights from the City and in leu of Park impact fees.**

It has been nearly 6 months since anything has been done concerning this application. Are you still planning on moving forward with it? **Yes. Just awaiting water shares to be available.**

If you are not and the plans have been either abandoned or temporarily stalled, would you be willing to send me an email reflecting this so that we can close out the file and take it off our queue? **Please**

do not take it off the queue. Our hope and goals are that we can proceed with the development.

Thanks,

**ANDREW AAGARD, AICP
PLANNER**