

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, October 11, 2023** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecitey or searching for our YouTube handle **@tooelecitey**. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitey.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. **Public Hearing and Decision** on a Conditional Use Permit request by Michelle Jensen to allow an increase in maximum lot coverage of accessory buildings for .69 acres of property located at 866 E. Deer Hollow Road in the R1-14 Residential zoning district.
4. **Public Hearing and Recommendation** on an amendment to Tooele City Code 7-14, Table 5, regarding lot sizes within the In-Fill Area Overlay zone, amendments proposed by Robert Jalbert.
5. **Public Hearing and Recommendation** on an ordinance of Tooele City Adopting the Downtown Element including the Downtown Master Plan as an amendment to the Tooele City General Plan.
6. **Recommendation** on a Preliminary Subdivision Plan request for One O'Clock Hill by SJ Company to subdivide approximately 178 acres located at approximately SR-36 (Main Street) and Settlement Canyon Road in the R1-7 Residential zoning district.
7. **City Council Reports**
8. **Review and Approval** of Planning Commission Minutes for the meeting held on September 27, 2023.
9. **Adjourn**

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

STAFF REPORT

October 4, 2023

To: Tooele City Planning Commission
Business Date: October 11, 2023

From: Planning Division
Community Development Department

Prepared By: Jared Hall, City Planner / Zoning Administrator

Re: Jensen Residence – Conditional Use Permit Request

Application No.: P23-1076
Applicant: Michelle Jensen
Project Location: 811 E. Deer Hollow Road
Zoning: R1-14 Residential Zone
Acreage: .69 Acres (30056 ft²)
Request: Request for approval of a Conditional Use Permit in the R1-14 Residential zone to allow an increase in allowed lot coverage of accessory buildings.

BACKGROUND

The subject property is a .69-acre single family lot located at 811 E. Deer Hollow Road. The applicants intend to build a home on the property and building permit plans are currently under review. The plans include the primary home, a detached garage, and a detached accessory dwelling unit (ADU.) The property is currently zoned R1-14 Residential. Zoning will allow the combination of accessory structures, such as the detached garage and the ADU in this case, to cover no more than 8% of the lot. The applicant’s proposed accessory structures would cover 9% of the lot. The Planning Commission has authority to consider and grant exceptions to the 8% maximum through a conditional use permit.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan identifies the property for low density residential development. The property has been assigned the R1-14 Residential zoning classification. The purpose of the R1-14 zone is to “provide for single family residential areas and single family dwelling units on larger individual lots. Additionally these districts are intended to allow and make available Rural Residential opportunities and agricultural uses protected from the encroachment of incompatible uses.” The subject property is abutted on the north, south, and west by properties in the same R1-14 Zone, and on the east by property in the R1-12 Zone. Mapping pertinent to the subject request can be found in Exhibit “A” to this report. Staff does not see conflicts between the requested exception and the stated purposes of the R1-14, or with the Land Use Map designation for low density residential development.

Site Plan Layout. The applicant’s building permits and plans are under review. The proposed home and accessory structures meet zoning requirements for area, setbacks, height, and architecture. A site plan can be found in Exhibit “B” to this report. The property is .69-acres, and overall lot coverage (including the primary building and the accessory structures) is under the allowed 35%, even considering the requested exception. Staff finds no issues in the overall site planning.

Landscaping. The landscaping proposed for the subject property complies with zoning, and is not impacted by this request.

Parking. Parking is provided for the primary home and for the ADU per the requirements of the Code. Parking

availability is not impacted by this request.

Fencing. The applicant's plans for fencing on the property are not impacted by this request.

Criteria for Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) The reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) The evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) The reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) The reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) The evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff identified detrimental effects this application, should it be approved, may impose upon adjacent and nearby persons and property :

1. The requested increase in lot coverage is minimal; 9% as opposed to the maximum of 8%, which represents an increase of roughly 300 ft². Additionally, the requested increase is due in part to the inclusion of a proposed ADU on the property. ADUs are allowed as permitted uses in all single-family residential zones. Considering both these facts, Staff does not reasonably anticipate any detrimental impacts to adjoining or nearby property owners, or to the City's ability to provide services to this property or others in the area that would result directly from the requested Conditional Use Permit. Due to the large size of the lot and other lots in the area, the property will match the existing development patterns and aesthetics in spite of the exception, should the Conditional Use Permit be granted.
2. In order to assure that there are no detrimental impacts resulting from this Conditional Use Permit, Planning Staff will recommend that the exception be limited to the 9% coverage required to proceed with the site plan as the applicant has proposed it in their building permit application.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation of approval for the request with the following proposed conditions to mitigate the anticipated detrimental effects identified in the findings of fact:

1. The exception granted by the Conditional Use Permit shall be limited to lot coverage of not more than the requested 9% for accessory structures.

Engineering Review. The Tooele City Engineering Division has completed their review of the Conditional Use Permit submission and have issued a recommendation of approval for the request without further comments or conditions.

Building Division Review. The Tooele City Building Division has completed their review of the Conditional Use Permit submission and has issued a recommendation of approval for the request without further comment or conditions.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Conditional Use Permit submission and has issued a recommendation of approval for the request without further comment or conditions.

Noticing. Notice of the applicant's requested Conditional Use Permit has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Michelle Jensen, application number P23-1076, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division shall be satisfied throughout permitting and construction.
2. That all requirements of the Tooele City Public Works Development shall be satisfied throughout permitting and construction.
3. That all requirements of the Tooele City Building Division shall be satisfied throughout permitting and construction.
4. That all requirements of the Tooele City Fire Department shall be satisfied throughout permitting and construction.
5. That all requirements of the R1-14 Zone shall be satisfied throughout permitting and construction.
2. That the exception allowed by this Conditional Use Permit shall be limited to lot coverage of not more than 9% for accessory structures.

This recommendation is based on the following findings:

1. The requested exception meets the intent, goals, and objectives of the Tooele City General Plan.
2. The requested exception meets the requirements and provisions of the Tooele City Code.
3. The requested exception 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 of the property, including the exception, conforms to the general aesthetic and physical development of the area.
5. The requested exception does not impact the adequacy of public services in the area.
6. The findings of fact for this proposed Conditional Use Permit have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele

City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Michelle Jensen to allow an increase in lot coverage by accessory structures, application number P23-1076, based on the findings and subject to the conditions listed in the Staff Report dated October 4, 2023:”

1. List any additional findings of fact and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Michelle Jensen to allow an increase in lot coverage by accessory structures, application number P23-1076, based on the findings and subject to the conditions listed in the Staff Report dated October 4, 2023:”

1. List any additional findings of fact ...

EXHIBIT A

**MAPPING PERTINENT TO THE
JENSEN RESIDENCE CONDITIONAL USE PERMIT**

811 E. Deer Hollow Road



Aerial View

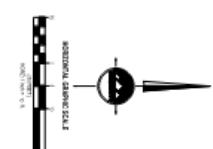
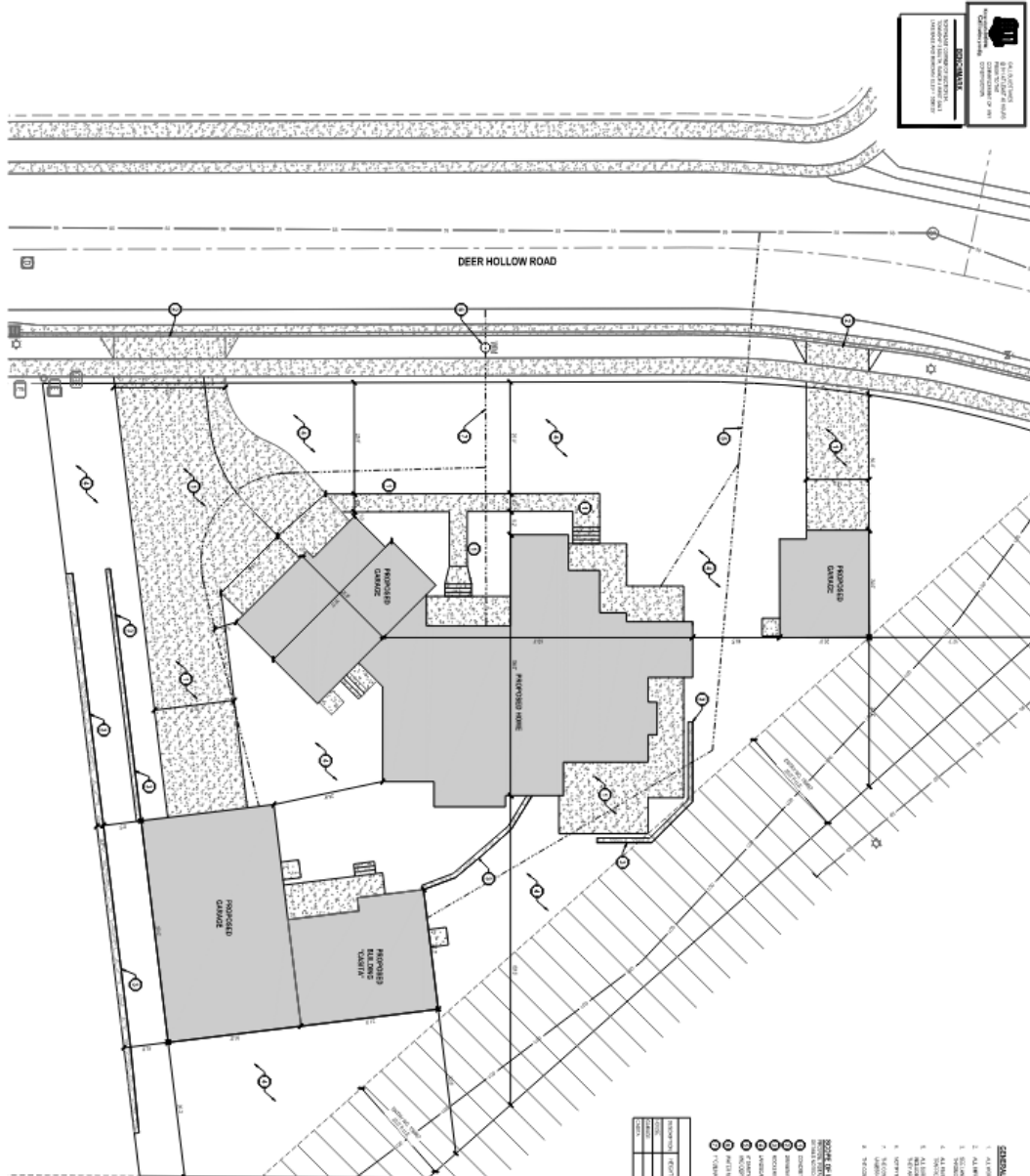
811 E. Deer Hollow Road



Zoning


EXHIBIT B

SITE PLAN, 811 E. DEER HOLLOW ROAD




811 DEER HOLLOW ROAD			
NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
1	RESIDENTIAL GARAGE	1,200	75%
2	DRIVEWAY	150	9%
3	PARKING SPACE	100	6%
4	RESIDENTIAL GARAGE	100	6%
5	RESIDENTIAL GARAGE	150	9%
6	RESIDENTIAL GARAGE	150	9%
7	RESIDENTIAL GARAGE	150	9%
8	RESIDENTIAL GARAGE	150	9%
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47	RESIDENTIAL GARAGE	150	9%
48	RESIDENTIAL GARAGE	150	9%
49	RESIDENTIAL GARAGE	150	9%
50	RESIDENTIAL GARAGE	150	9%

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH BUILDING CODE, 2015 EDITION, AS AMENDED.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH PLUMBING CODE, 2015 EDITION, AS AMENDED.
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH ELECTRICAL CODE, 2017 EDITION, AS AMENDED.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH MECHANICAL CODE, 2015 EDITION, AS AMENDED.
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH FIRE CODE, 2015 EDITION, AS AMENDED.
- 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH LANDSCAPE ARCHITECTURE CODE, 2015 EDITION, AS AMENDED.
- 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH COMMUNITY DEVELOPMENT CODE, 2015 EDITION, AS AMENDED.
- 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH ENVIRONMENTAL CODE, 2015 EDITION, AS AMENDED.
- 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH HEALTH CARE CODE, 2015 EDITION, AS AMENDED.
- 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH HUMAN SERVICES CODE, 2015 EDITION, AS AMENDED.
- 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH INFRASTRUCTURE CODE, 2015 EDITION, AS AMENDED.
- 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH PROFESSIONAL SERVICES CODE, 2015 EDITION, AS AMENDED.
- 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH PUBLIC SAFETY CODE, 2015 EDITION, AS AMENDED.
- 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH RECREATION CODE, 2015 EDITION, AS AMENDED.
- 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH SOCIAL SERVICES CODE, 2015 EDITION, AS AMENDED.
- 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH TRANSPORTATION CODE, 2015 EDITION, AS AMENDED.
- 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH UTILITIES CODE, 2015 EDITION, AS AMENDED.
- 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH WASTE MANAGEMENT CODE, 2015 EDITION, AS AMENDED.
- 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH WATER SUPPLY CODE, 2015 EDITION, AS AMENDED.
- 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH WILDLIFE AND FISH CODE, 2015 EDITION, AS AMENDED.
- 21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH ZONING CODE, 2015 EDITION, AS AMENDED.
- 22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH AIR QUALITY CODE, 2015 EDITION, AS AMENDED.
- 23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CLIMATE CHANGE CODE, 2015 EDITION, AS AMENDED.
- 24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH ENERGY CODE, 2015 EDITION, AS AMENDED.
- 25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH ENVIRONMENTAL QUALITY CODE, 2015 EDITION, AS AMENDED.
- 26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH GEOLOGICAL CODE, 2015 EDITION, AS AMENDED.
- 27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH HISTORIC PRESERVATION CODE, 2015 EDITION, AS AMENDED.
- 28. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH LAND USE CODE, 2015 EDITION, AS AMENDED.
- 29. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH LANDSCAPE ARCHITECTURE CODE, 2015 EDITION, AS AMENDED.
- 30. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH LIGHTING CODE, 2015 EDITION, AS AMENDED.
- 31. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH MARINE CODE, 2015 EDITION, AS AMENDED.
- 32. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH NATURE AND CULTURAL RESOURCES CODE, 2015 EDITION, AS AMENDED.
- 33. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH OCCUPANCY CODE, 2015 EDITION, AS AMENDED.
- 34. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH OFFSHORE OIL AND GAS CODE, 2015 EDITION, AS AMENDED.
- 35. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH PROFESSIONAL SERVICES CODE, 2015 EDITION, AS AMENDED.
- 36. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH PUBLIC SAFETY CODE, 2015 EDITION, AS AMENDED.
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- 50. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH HISTORIC PRESERVATION CODE, 2015 EDITION, AS AMENDED.



JENSEN RESIDENCE
811 S. DEER HOLLOW ROAD
TOOELE, UTAH



ENSIGN
THE CHANGING PERSPECTIVE

10000 W. 1000 N.
SUITE 100
SALT LAKE CITY, UT 84119
PHONE: 801.588.8888
FAX: 801.588.8888
WWW.ENSIGN.COM

C-100

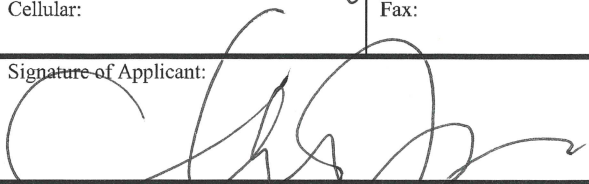
PROFESSIONAL ENGINEER

Conditional Use Permit 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 pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted well in advance of any anticipated deadlines.

Project Information			
Date of Submission: 9/26/23		Current Zoning:	
Project Name: Jensen Residence		Parcel #(s): 23-1146 13-086-0-0505	
Project Address: 811 Deer Hollow		Acres:	
Project Description: Residential Use			
Current Use of Property: Vacant Land			
Property Owner(s): Michelle & Wespan Jensen		Applicant(s): I, Same	
Address: 895 Upland Drive		Address:	
City: Tooele	State: UT	Zip: 84074	
Phone: 435-870-8694		Phone:	
Contact Person: Michelle Jensen		Address:	
Phone: 435-870-8694		City:	State: Zip:
Cellular:	Fax:	Email:	
Signature of Applicant: 			Date: 9/26/23

*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.

** By submitting this application form to the City, the applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

For Office Use Only			
Fee: 600.00 (213)		Received By: 	
Date Received: 9/26/23		Receipt #: 2231248 595757	

STAFF REPORT

October 4, 2023

To: Tooele City Planning Commission
Business Date: October 11, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: **In-Fill Area Overlay – Ordinance Text Amendment Request**

Applicant: Robert W Jalbert

Request: Request for approval of a Code Text Amendment regarding proposed revisions to the Tooele City Code 7-14 Table 5 In-Fill Overlay District Development Standards regarding minimum lot sizes.

BACKGROUND

This application is a request for approval of Code Text Amendment to the Table of Development Standards for lots in the In-Fill Area Overlay Districts as defined in Table 5 of Tooele City Code 7-14. The proposed text amendment addresses minimum lot sizes for lots within the overlay district.

ANALYSIS

Purpose. The applicant owns approximately .28 acres at the southeast corner of the intersection of 400 South and Coleman Street. There is on this property an existing residential structure that is located closer to the property line adjacent to Coleman Street. The location of this residential structure leaves ample room to the east of the structure to create a new single-family residential lot of similar size and configuration to other single-family residential lots located within this area. However, the property is zoned R1-7 Residential and the R1-7 zone prohibits lots smaller than 7,000 square feet. Therefore, in order to qualify for a subdivision a property must have at least 14,000 square feet or more in order to create two new lots of 7,000 square feet.

The applicant's property currently contains 12,196 square feet which puts it approximately 1800 square feet shy of the 14,000 square feet required to subdivide. If a subdivision were to occur on this lot each lot would be approximately 6,098 square feet in size instead of the 7,000 square feet.

The applicant would like to have the In-Fill Area Overlay Table of Development Standards amended to enable a subdivision of this lot and other lots that are in a similar situation as this one.

Ordinances Affected. The following ordinance will be affected by this proposed ordinance amendment.

1. Title 7 Chapter 14 Table 5 In-Fill Overlay District Development Standards

Scope. This ordinance amendment is limited only to properties located the In-Fill Area Overlay Zones including Geographic Area A and Geographic Area B.

The In-Fill Area Overlay. What is the purpose of the In-Fill Area Overlay and why has the City defined Geographic Areas "A" and "B?" The In-Fill Area Overlay was created and is intended to encourage development and re-development of properties interior to the City where roads, sewer systems and water systems have been constructed and where new development or re-development will not require the expense of

expansion of necessary infrastructure. Many of these properties in the In-Fill Area are parcels of record and were created decades ago when zoning restrictions and proper subdivision platting procedures were non-existent. As a result these lots are long and narrow or of otherwise unique configuration and difficult to develop under today's zoning development standards.

In order to encourage development on properties located in the In-Fill Area reductions in typical development standards are provided. This also makes development on uniquely configured properties a little easier. Properties in the In-Fill area have reduced front, rear and side yard setbacks, greater allowances for total lot coverage and a reduction in the cost of fee-in-lieu water purchases from the City. The In-Fill Area is silent when it comes to lot size.

Proposed Amendments. The lots adjacent to the applicant's property are located in a subdivision recorded prior to 1971 and many of those lots are .14 acres in size or 12,196 square feet. Most of those lots within that subdivision do not meet the 7,000 square foot lot size requirement. In order to facilitate a subdivision of his parcel into two .14 acre lots, similar to other lots in the area, the applicant is requesting that an additional row be added to Table 5 that states the following:

“Lot Size” and “May reduce to 80% of the underlying zoning district.” This would apply to all lots within the Geographic Areas “A” and “B.”

Impacts. If this ordinance amendment were to be adopted by the Tooele City Council, what kind of impact would it have on development in the City? Staff has analyzed both geographic areas in the In-Fill areas and there are some larger undeveloped parcels that, if they developed, might have slight increases in density. Currently the R1-7 Residential zone has a net density of about 6 units per acre. A reduction in lot size would slightly increase the density to 7 units per acre.

For example, if one has 1 acre or 43,560 square feet in the In-fill area, going by gross acreage alone and not considering land lost for roads and infrastructure, they could have a lot yield of 6 lots under current R1-7 standards. If lots sizes were able to be reduced by 20% that would increase lot yield to 7 lots and that might not even be possible when considering the amount of property that goes towards roads, detention basins, etc. So there is a possibility of seeing negligible increases in densities. If a twenty acre parcel is developed in the In-Fill area using the 20% reduction in lot size could, possibly, yield an additional 20 units than what would be permitted in a standard R1-7 subdivision.

Benefits and Detriments. There are benefits and detriments to every zoning code amendment. Staff has analyzed the proposed request and has identified the following benefits this amendment could provide the City's in-fill areas:

1. Greater flexibility for lots that don't have sufficient acreage to qualify for subdivision. Some lots may be slightly under the necessary acreage for subdivision, such as the applicant's parcel. This amendment would provide greater ability for unused portions of existing lots to become individual lots themselves.
2. Providing additional, slightly smaller lots serviced by existing infrastructure could serve to reduce the overall cost of the homes in the In-Fill Areas.
3. Encourage more development in the In-Fill Area Overlay zones and provide more housing in areas where infrastructure is established.
4. Having the In-Fill Area ordinance established provides Tooele City with a unique opportunity to assist and encourage more development in the In-Fill Area. All we have to do is amend the table where in other zones in order to accomplish this would require a new overlay creation or amendment to the zoning district itself. The In-Fill is already established which makes a change such as that being proposed here more simple to implement.

What are some of the detrimental impacts this proposed text amendment could have? Staff have identified a couple of potential impacts but these are relatively general and aren't necessarily going to happen.

1. Proposed amendment will not just affect the applicant's property but every property located in

Geographic Areas “A” and “B.”

2. Ripple effects to other ordinances that are dependent upon lot size that cannot be identified at this time.
3. Larger undeveloped parcels of land within the In-Fill area will receive a slight increase in net density as demonstrated above. However, the net density increases are negligible and would not be discernable to the lay person driving by the new development.
4. Slightly increased densities for larger parcels would have additional impacts on existing water and sewer systems.

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Sections 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. There will be impacts generated by this ordinance amendment as there are impacts generated by every ordinance amendment. However, Staff is confident that this ordinance amendment will serve to encourage even more development in the In-Fill Areas and help to fill in vacant areas that currently do not qualify for subdivision due to a lack of lot size.
2. The impacts of a reduction in lot size by 20% would be negligible on larger properties in the In-Fill Area.

Engineering and Public Works Review. The Tooele City Engineering and Public Works Divisions do not typically review legislative matters such as ordinance amendments and as such have not reviewed or issued comments for this application.

Fire Department Review. The Tooele City Fire Department does not typically review legislative matters such as ordinance amendments and as such has not reviewed or issued comments for this application.

Noticing. The City has expressed their desire to amend 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 Tooele City In-Fill Area Overlay Text Amendment request by Rober Jalbert for the purpose of reducing lot sizes by 20% for lots located within Geographic Areas “A” and “B”, 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 Tooele City In-Fill Area Overlay Text Amendment request by Rober Jalbert for the purpose of reducing lot sizes by 20% for lots located within Geographic Areas “A” and “B”, based on the following findings:”

1. List findings ...

EXHIBIT A

PROPOSED TEXT AMENDMENT LANGUAGE

Development Standard	Geographic Area A	Geographic Area B	Nonconforming Lot/Parcel
Minimum Front Yard Setback	May reduce to 65% of underlying zoning district	May reduce to 80% of underlying zoning district	May reduce to 90% of underlying zoning district, or to historic foundation line, whichever is less
Minimum Lot Width at Front Setback (all residential uses in residential zones)	May reduce to 80% of underlying zoning district	May reduce to 80% of underlying zoning district	Per underlying zoning district
Minimum Garage Setback	25 feet	25 feet	25 feet
Minimum Rear Yard Setback (interior lot)	May reduce to 65% of underlying zoning district	May reduce to 80% of underlying zoning district	May reduce to 90% of underlying zoning district, or to historic foundation line, whichever is less
Minimum Rear Yard Setback (corner lot)	May reduce to 65% of underlying zoning district	May reduce to 80% of underlying zoning district	May reduce to 90% of underlying zoning district, or to historic foundation line, whichever is less
Minimum Side Yard Setback (interior lot)	May reduce to 65% of underlying zoning district, or to 5 feet, whichever is greater	May reduce to 80% of underlying zoning district, or to 5 feet, whichever is greater	May reduce to 90% of underlying zoning district, or to 5 feet, whichever is greater, or to historic foundation line
Minimum Side Yard Setback (corner lot)	May reduce to 65% of underlying zoning district, or to 5 feet, whichever is greater	May reduce to 80% of underlying zoning district, or to 5 feet, whichever is greater	May reduce to 90% of underlying zoning district, or to 5 feet, whichever is greater, or to historic foundation line
Total Lot Coverage (all buildings)	May increase to 135% of underlying zoning district	May increase to 120% of underlying zoning district	May increase to 110% of underlying zoning district
<i>Lot Size</i>	<i>May reduce to 80% of underlying zoning district.</i>	<i>May reduce to 80% of underlying zoning district.</i>	<i>May reduce to 80% of underlying zoning district.</i>
Roadway Improvements Required	As required by Tooele City Code	As required by Tooele City Code	As required by Tooele City Code

Water Rights (payment of fee in lieu of conveyance-for single-lot developments only)	Pay 50% of the fee-in-lieu established by the City	Pay 75% of the fee-in-lieu established by the City	Pay 100% of the fee-in-lieu established by the City
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**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



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		
Date of Submission:	Applicant Name: Robert W Jalbert	
Address: 429 S Coleman St		
Phone: (435) 830-7869	Alternate Phone:	Email: JaffeyJaffa@hotmail.com
Proposed for Amendment: <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> General Plan <input type="checkbox"/> Master Plan: _____		
Brief Summary of Proposal: This application is a request for approval to amend the In-Fill area overlay to consider a reduction in lot size.		

*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.

For Office Use Only			
Received By:	Date Received: 9/15/23	Fees: 2000.00	App. #: 594155

Attachment to the Ordinance Text Amendment Application – Robert Jalbert

Tooele Code 7-14 Table 5 page 7-55.4

Amend Table 5 to add a line for 'Minimum Lot Size', that would read 'May reduce to 80% of underlying zoning district'.

By permitting 80% of the minimum lot size requirement for lots within the In-Fill Overlay, it will enable greater flexibility for larger lots to subdivide and enable greater development opportunities for properties within the In-Fill area. In addition to generating additional property taxes, this will also help with the Tooele City goal of encouraging development of lots and parcels within the In-Fill Overlay Area by utilizing land that has existing public infrastructure and services.

The amendment is necessary to allow my parcel # 02-075-0-0003 (in Geographic Area B) which is 0.28 Acres to be divided into two 0.14 acre lots. These 2 new lots (0.14ac. each) would then be the same size and more uniform with six of the neighboring lots which are all also 0.14 Acres each (see Interactive Parcel Map). The current requirement for is 0.16 Acres for a lot.

Interactive Parcel Map Layer Search

The interface displays a map with a yellow search box and a blue water feature. A legend on the right lists various status categories with corresponding colored circles:

- Active (Green)
- Backup (Red)
- Cancelled (Grey)
- Expired (Blue)
- Active/No Show (Light Blue)
- Sold (Dark Red)
- Under Contract (Yellow)
- Withdrawn (Pink)

Below the legend, a list of map layers is visible, including:

- Parcels
- School Districts
- Utah Cities
- Utah Counties
- Utah Townships
- Zip Codes

Map labels include "S Coleman St" and "W 400 S". A search bar at the top left contains the text "84074".

Downtown Element

Introduction

Historically downtowns have been the economic and social hub of cities. Downtown areas serve as common spaces where residents instinctively know to gather for shopping, business, and performing civic functions. City events such as festivals and parades most often occur downtown. Downtowns are often organized around a core street (Main Street/Center Street) or a common space such as a plaza or square. With the growth of suburbs, suburban malls, online shopping, and the migration of residents, many American downtowns have become hollowed out, vacant, and economically depressed. However, even neglected downtown areas can be more financially productive per acre than larger shopping centers on the outskirts of town. Cities thrive when their downtowns thrive.

Tooele City's Downtown has a historic past. It has served residents since the City's incorporation in 1853. It began as a business district of small shops and government services that has expanded into a Downtown area that spans from Utah Avenue (200 North) to 200 South and from Garden Street westward to 100 West on Vine Street. Downtown Tooele covers more than four entire City blocks.

The Downtown Tooele area is home to:

- City and County Offices.
- Tooele County Chamber of Commerce.
- U.S. Post Office.
- Veteran's Memorial Park.
- Historic Ritz Theater (began operating in 1939).
- Tooele Transcript Bulletin (the oldest continuous business in Tooele City).
- Entertainment (Drop Zone U Fun Center, an Escape Studio, rentable event space, and one bar).
- Restaurants (Virg's, Green Burrito, Vista Linda, Dairy Delight, Dimitri's Café).
- Shops, retail stores, barbershops & salons, offices, ecclesiastical spaces, and other businesses.

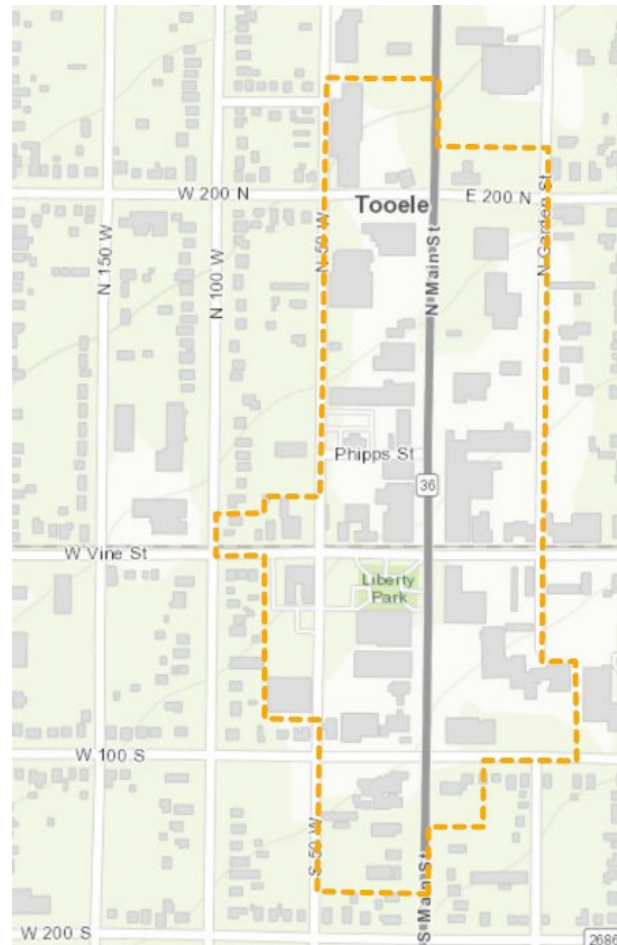


Figure 1 – Map of Downtown Tooele

D O W N T O W N E L E M E N T

GENERAL PLAN

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Figure 2 – Historic Photos of Downtown Tooele City

Recent changes have affected Downtown, and plans have been made for area improvements. These plans include:

- The addition of on-street parking on the west side of Main Street in 2023, just south of the post office parking.
- Participation in the Utah Main Street Program, including implementation of a state-funded façade improvements program with solicitations to property owners to apply.
- The re-establishment of a Downtown Alliance; a group of business and community members committed to improvements in downtown.
- A UDOT study looking at traffic calming and beautification.
- The creation and approval of a Historic District into the National Register of Historic Places (allowing for historic rehabilitation tax credits).
- Art and mural projects, funded by public and private donations.
- A wayfinding signage grant through the State Historic Preservation Office (2023).

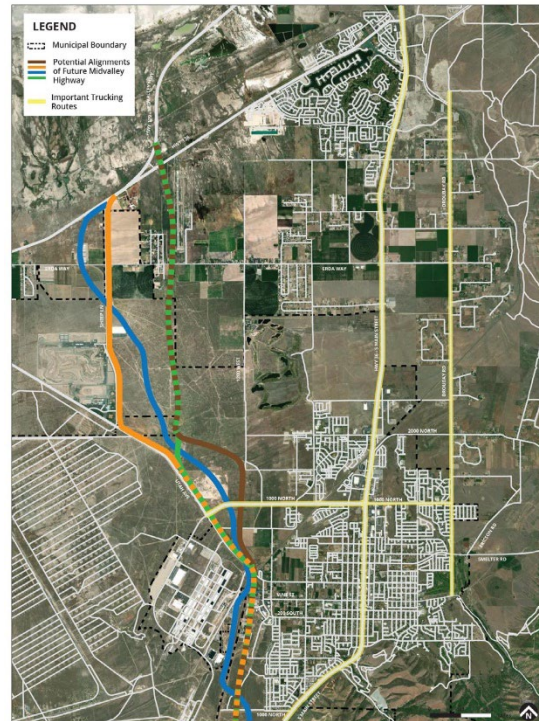


Figure 3 – Map of Potential Mid valley Highway Routes

For Downtown to be fully functional and competitive, it must also be interconnected with the surrounding community. A thriving downtown is one in which surrounding neighborhoods are supportive, economically integrated, and socially connected to Main Street and the downtown area. Today more individuals and families are determining where to live based on the nature of the place rather than the cost of living or the location of their jobs. There is a growing need for developing walkable, vibrant, safe, and beautiful places to attract



Figure 4 – Aerial Photo of Tooele City Downtown

new residents, businesses, and tourism. Tooele City has the opportunity to capitalize on its existing features and incorporate new approaches to restore Downtown as the heart and soul of the City.

Vision for Downtown

Tooele’s historic center and downtown will (re)develop into a vibrant center and become the heart of the community. Main Street and adjacent areas will be recognized as local and regional destinations. Downtown will be re-imagined as a significant place for business, living, entertainment, and gathering.

Downtown Goals and Strategies

The following actions have been crafted and evaluated throughout the planning process to help Tooele City realize its vision for Downtown:

Goal #1: Main Street (Street and Streetscape)

Collaborate with UDOT to change downtown Main Street into a place that is safe, comfortable, and pleasant for people walking, biking, driving vehicles, and using transit.



Strategies

- Implement traffic calming methods (bulb-outs, crosswalks, planters, pedestrian crossings, etc.). Do so in partnership with UDOT in strategic locations identified to not reduce traffic lanes.
- Beautify the streetscape with street trees, planter beds, and seasonal pots with flowers.
- Install additional streetscape furniture, including benches, banners, unique lights/posts, drinking fountains, and trash/recycle receptacles.
- Install unique sculptures and art.
 - Tooele City recently added Bison sculptures.
 - This could include art pieces and sculptures which are available for purchase (to offer change periodically).
- Work with UDOT to plan for and move forward on a Mid-valley Highway (bypass).
- Work with UDOT to lower the Main Street speed limit Downtown.

Street and Streetscape Priorities (next five years)

- Choose two beautification projects to accomplish within the 5-year timeframe.
- Choose two traffic calming projects to accomplish within the 5-year timeframe.
- Evaluate several street lighting alternatives and choose one to provide a distinct sense of arrival. Continue the chosen street light east and west in the downtown area (Vine Street).
- Survey respondents ranked street amenities (trees, lighting, benches, planter boxes, etc.) as the most important improvement to Main Street.

Goal #2: Visual Appearance

Work with landowners, business leaders, and community members to invest in remodels and new construction to create a beautiful and unique Downtown character.



Strategies

- Continue regular meetings with business and property owners; provide information about grants and encourage application.
- Seek and apply for grants to assist in remodels and façade improvements for buildings.
- Review and update zoning ordinances/design standards for buildings, signs (including blade/projecting signs), and landscaping.
- Provide incentives to landowners and developers to improve the aesthetics of their properties on existing and new construction.
- Implement water-wise landscaping to beautify the Downtown area with trees, plants, and seasonal flowers.
- Improve parking area pavement, markings, access, and lighting; consider purchasing privately owned parking lots as possible.

Visual Appearance Priorities (next five years)

- Consider the types of trees planted on Downtown streets. Consider the Tooele City Street Tree guide and choose trees that will provide shade and visibility to the adjacent business. Consider more than one type of tree, especially for the side streets. Flowering trees could create a seasonal interest. Strategically plant trees on the boundary of buildings to increase visibility.
- Target several businesses to encourage participation in storefront/façade enhancements.
- Modify the downtown commercial zoning to emphasize historical design and consider adopting design standards.

Goal #3: Gathering Places

Improve existing and develop additional outdoor gathering places that can host both large and small community events. Gathering places should be multi-functional and provide a sense of place to visitors and residents.



Strategies

- Consider modifications to Veteran’s Memorial Park to be an active space that creates additional reasons for people to visit repeatedly. If privately owned parking lots adjacent to City property could be acquired, consider expanding the size of Veteran’s Memorial Park to accommodate larger events.
- Maintain and improve Vine Street to continue to provide a unique role in the Downtown area.
- Improve additional side street streetscapes, businesses, and land uses to offer more options and a network of walkable and mixed-use streets (with recognition that public right of way is limited).
- Identify properties that could be targeted for redevelopment and coordinate with property owners to improve utilization of non-historically contributing properties.
- Create additional smaller gathering places for outdoor dining, street shopping, and residents. Additional gathering places may include alleys, courtyards, parklets, and others.

Gathering Places Priorities (next five years)

- Acquire privately owned parking lots to maximize efficiency of existing spaces and bring more people downtown.
- Develop a plan to create an active community space at Veteran’s Memorial Park; consider expansion of the park and improved amenities that would give people reasons to spend time downtown.
- Extend street improvements/beautification efforts to 100 East and 100 West to create distinction for the downtown and better connections to the adjacent neighborhoods.

Goal #4: Land Use

Develop a vibrant, mixed-use Downtown with significant opportunities for businesses, residential living, and entertainment.



Strategies

- Continue to remove barriers to attract and develop additional Downtown residential living opportunities. Housing choices should include a variety of options for both low-income and market rate. Consider water conservation policies to minimize the water impact of new development. Incentivize quality housing projects in Downtown.
- Continue to promote mixed-used buildings and development.
- Focus economic development efforts on expanding and retaining existing business. Advertise the vacancies and changes.
- Consider creative finance mechanisms to assist downtown development and improvements; grants, tax-based, and other.
- Coordinate with the Downtown Alliance, the Tooele County Chamber of Commerce, and businesses to promote best practices. This could include (for example) principles from National Main Street America such as consistent business hours and storefront window displays.
- Foster relationships between property owners; empower multi-owner private reinvestment projects.
- Consider ways to help property owners meet building code requirements and improve safety in an affordable manner.

Land Use Priorities (next five years)

- Review City ordinances and policies to create more incentives for housing development within the Downtown area.
- Resolve any identified barriers to downtown development, such as water availability, parking, and connectivity.

Goal #5: Parking and Connectivity

Improve existing parking areas and alleys to create a network of alleys and parking lots for both pedestrians and vehicles.



Strategies

- Create a plan to improve Garden Street and 50 West for an enhanced pedestrian experience. Incorporate these alleys in City events.
- Create a parking network with connections to Main. Coordinate public parking and consider wayfinding efforts to help visitors find existing parking.
- Identify and select specific alleys to be more pedestrian and business friendly.
- Promote the use of the alley for outdoor dining, not as just a delivery and parking space.
- Coordinate and improve shared parking opportunities for businesses, residents, landowners, and government organizations. Maximize parking resources without consuming unnecessary land for parking. Consider re-striping parking to maximize use.
- Review and update parking policies and ordinances.
- Explore the use of a parking district and acquisition of privately owned lots.
- Develop and implement wayfinding parking signage to help visitors, residents, employees, and others easily find parking areas, including those behind buildings.

Parking and Alleys Priorities (next five years)

- Identify one west side alley running east and west to transform as a demonstration space to increase gathering and business activity.
- Work with private property owners adjacent to Veteran's Park to create more shared parking, especially for events.
- Enhance 50 West to allow for better pedestrian access and outdoor dining.

Goal #6: Destination for Activities and Entertainment

Develop Downtown as a regional destination with activities and entertainment for families, residents, and visitors.



Strategies

- Develop a unique Downtown Tooele City brand that is known throughout the region.
- Promote and encourage appropriate businesses and activity centers that will attract and benefit teenagers.
- Develop a program that plans Downtown activities for more than 250 days a year and daily interest.
- Continue to run and expand Tooele City's established Downtown events and activities. Develop and promote new events for Main Street and Downtown. Work with businesses, non-profits, and the Downtown Alliance when planning events.
- Create a capital improvement plan to address upgrades to existing venues and plans for new venues.
- Focus on attracting businesses, restaurants, and entertainment to make Downtown an experience.
- Pursue funding and grant opportunities.

Destination for Activities and Entertainment Priorities (next five years)

- Consider expanding the Downtown to 100 East and 100 West to create more opportunities in the Downtown area.
- Work on the Veteran's Memorial Park to become an active place. Activity in the Park will create more demand for new and existing businesses.
- Create connections to 50 West that involve spreading the activity to the alley.

Recommendations from Tooele County’s Destination Assessment (source: Roger Brooks):

A County-wide tourism assessment was funded by a State of Utah Tourism grant in 2022. The State contracted Roger Brooks, who made the following recommendations for improvements to Downtown Tooele City:

- Get people Downtown 250+ days per year. One way to do this is by turning Veteran’s Memorial Park into a programmed plaza.
 - Employ the principles of placemaking. Think of Downtown as a community living room. Incorporate events like unamplified music, seating, chess sets, taste-testing, etc. Make it an after-work and after-school destination. The size of Veteran’s Memorial Park is just right for the scale of Downtown Tooele.
 - Create a plaza design, programming, and management plan. The plan should include constantly changing activities, shows, and events.
 - Create a business sponsorship program for plaza games, toys, and activities that rotate out regularly with a sandwich board saying, “Today’s activities sponsored by...”. Change out activities every two weeks. Coordinate with partners (Downtown Alliance or Tooele City Arts Council, as examples) to operate programs.
- Put brochure holders in Downtown locations. Stock with “Very Best of Tooele Valley”, “Hidden Gem” brochures, Tooele Valley Magazine, etc.
- Promote Downtown with consistent branding (#DowntownTooele as an example).
- Incorporate Downtown complementary activities (shopping, dining, etc.) into a marketing action plan for the County/City (advertise in print and online, encourage later hours, etc.).
- Develop a Downtown wayfinding system, ideally incorporated into a Tooele County comprehensive wayfinding system.
- Improve curb appeal everywhere. The City should oversee sidewalk beautification while merchants should be in charge of façades. Add benches Downtown, against the façade facing the street, like a front porch.
- Lengthen hours of operation. Culture and night-life after 6 PM is a missing part of Tooele City. 70% of consumer retail spending takes place after 6 PM.
- Instead of simply saying, “We’re closed,” invite visitors back using wording like, “We will be open at...”. Encourage and educate business owners on these types of best practices to make a welcoming environment.
- Encourage local food trucks at events in the downtown area. These represent great entrepreneurial opportunities.
- Continue empowering businesses to do more Downtown (curb appeal, renovations, marketing, etc.).
- Host markets Downtown (especially once there is a plaza there) to build excitement and bring people downtown.

Downtown Planning Process

From Fall 2022 to Summer 2023, the City developed the Downtown Master Plan utilizing a planning process that included the following:

- **Stakeholder Focus Groups:** The planning team held three focus groups to gain insight into Downtown needs. Groups were comprised of English- and Spanish-speaking business owners, employees, residents, developers, and City staff and officials. Key takeaways from these sessions included:

 - A desire for greater community awareness of what is available Downtown.
 - The need for grant acquisition to address high rent and buildout costs (which have created long-term vacancies of both commercial and residential units Downtown).
 - Discussion regarding the use of Downtown open space, including deliberation on whether to increase the use of Veterans Park and other existing gathering spaces or to develop a new community plaza.
 - Freight/truck traffic on Main Street and the associated noise create uncomfortable conditions for pedestrians and visitors.

- **Public Survey:** The planning team conducted a public online survey to learn about stakeholder interests and concerns regarding the Downtown area. There were 613 survey responses, a majority of which came from Tooele City residents. Survey responses revealed the following:

 - There is little housing availability Downtown. Many respondents, however, expressed that there is already too much housing in the City and they want to stop the growth they see happening.
 - There is a lack of vibrancy Downtown. Respondents long for walkability and outdoor events, citing desirable characteristics like landscape features, murals and art, lighting (seasonal and for safety), bike routes, and a consistent event schedule and location.
 - There is a common desire for more dining and shopping variety. Respondents want new businesses—both locally-owned, small businesses as well as major chains and magnets—but they are deterred by current shops that are hard to find and have poor service or hours of operation.



- **Presentation to Planning Commission:** The planning team presented its analysis of stakeholder responses to the Planning Commission and City Council with recommendations, including:
 - Developing destination gathering places.
 - Promoting mixed-use development, including housing, to bring new investment Downtown.
 - Making Main Street more beautiful and pedestrian-friendly, including traffic calming as much as possible.
 - Promoting Vine Street, alleys, and other side streets as pedestrian destinations.
 - Maximizing existing parking through signage, striping, and shared parking arrangements.
- **Draft of Vision, Goals, and Strategies:** The team drafted elements of this Downtown Master Plan in preparation for presentation to the public.
- **Public Open House and Survey:** The team held a public open house in City Hall displaying preliminary goals and strategies and seeking public insight via an online survey. Responses to the survey expressed majority support for the goals. Survey respondents ranked street amenities (trees, lighting, benches, planter boxes, etc.) as the most important improvement to Main Street.

STAFF REPORT

October 5, 2023

To: Tooele City Planning Commission
Business Date: October 11, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: One O'Clock Hill – Preliminary Subdivision Plan Request

Application No.: P22-1001
Applicant: Shaun Johnson, representing SJ Company
Project Location: Approximately SR-36 and Settlement Canyon Road
Zoning: R1-7 Residential Zone
Acreage: 178.40 Acres (Approximately 7,771,208 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the R1-7 Residential zone affecting approximately 38 acres of the a 178 acre parcel to create approximately 134 single-family residential lots.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 178.40 acres located at approximately SR-36 and Settlement Canyon Road and extending southwest to approximately 1220 South. The property is currently zoned R1-7 Residential. The applicant is requesting that a Preliminary Subdivision Plan be approved to allow for the development of approximately 38 acres of property located adjacent to SR-36 (Main Street) into approximately 134 single-family residential lots.

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 R1-7 Residential zoning classification, supporting approximately 5 dwelling units per acre. The zoning map essentially follows the boundaries of the portions of the 178 acre parcel that are proposed to be subdivided are zoned R1-7, GC General Commercial and NC Neighborhood Commercial and MR-12 Multi-Family Residential. There is a pocket of 4 properties located at the southwest end of the subdivision that are zoned RR-1 Residential. Properties to the south are zoned RR-1 Residential or MU-16 Multiple Use. To the east of the proposed subdivision properties are zoned R1-12 Residential and RR-1 Residential. To the north of the proposed subdivision property is Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

First and foremost, it should be emphasized that this is a unique parcel of ground that comes with many geological challenges that need to be addressed. As such this review has been cumbersome for both staff and the applicant as we have worked to resolve many of these unique challenges and provide a subdivision that not only benefits the applicant but also becomes a safe and livable development for years to come. During the Zoning Map Amendment process back in late 2021 and early 2022 the developer changed the zoning to the R1-7 Residential zone and removed the property from the Sensitive Area Overlay. By removing the property from the Sensitive Area Overlay the subdivision would not be subject to the more stringent development standards for new development in this area. However, removal from

the overlay didn't make the sensitive challenging geotechnical issues related to the site just disappear. The site itself sits at the immediate base of the Oquirrh Mountains and has numerous geological challenges associated with it. As part of the Zoning Map Amendment process the applicant submitted the following studies:

1. **Geotechnical Report.** This report provided recommendations on ways to mitigate collapsible soils, fill materials, general site grading and soil stabilization. The study also provided considerations on seismic design, faults, and liquefaction potential. Other issues such as slope stability, surface drainage and subsurface drainage were also studied. The study was conducted by Earthtec Engineering out of Salt Lake City. Their geotechnical study made the following recommendation: *“Based on the results of our field exploration, laboratory testing, and engineering analyses, it is our opinion that the subject site may be suitable for the proposed development, provided the recommendations presented in this report are followed and implemented during design and construction.”*
2. **Fault Rupture Study.** This report, provided by Earthtec Engineering, studied the location of faults as this property sits at the base of the Oquirrh Mountains. It is located in a seismically sensitive area and does provide inherent risks that are not entirely preventable. The study said: *“The conclusions and recommendations presented in this report are intended to provide a factor of safety against surface fault rupture and related tectonic and seismic hazards sufficient to reduce the risk to human life. However, potential structure damage due to these natural hazards at the site cannot be totally mitigated due to the limitations and inherent level of uncertainty associated with analyzing and predicting such hazards. Therefore by choosing to build and/or reside on the subject site, the property owners and/or residents should understand and accept the inherent risks associated with building and living in a geologically and seismically sensitive area.”*
3. **Rockfall Hazard Study.** This study, conducted by Earthtec Engineering, summarizes the potential dangers of a residential development next to a steep mountain slope and the possibility of large rock dislodging, falling down the slope and damaging property. The study provided the following recommendation: *“Rock-stabilization methods are physical means of reducing the hazard at its source using rock bolts and anchors, steel mesh, scaling or shotcrete on susceptible outcrops. Engineered catchment or deflection structures such as rock fall fences, berms, swales, or benches can be placed below source areas, or at-risk structures themselves can be designed to stop, deflect, retard or retain falling rocks. Such methods, however, may increase rock fall hazard if not properly designed and maintained.”*
4. **Traffic Impact Study.** The traffic impact study was conducted by Hales Egnineering. The project is anticipated to generate approximately 1,056 weekday daily trips, including 78 trips in the morning peak hour and 105 trips in the evening peak hour. The study evaluated existing roads and connections and the levels of service for those as they currently stand. The study then evaluated the new connections to these roads and the impacts that will be incurred by the existing roads and made recommendations on how to mitigate those impacts. The study says that *“no mitigation measures are recommended.”*

For the sake of space and limiting the size of the packet, these studies have not been included in this report. However, they are available for reading if the Commissioners desire to do so. Please reach out to the Tooele City Community Development Director or City Planner and these studies will be provided.

Subdivision Layout. The property being developed is about 38 acres lying immediately southeast of SR-36 extending from 1220 South to Settlement Canyon road. There is about 7 acres located at the southwest end of the development that are not participants in this subdivision plat. The remaining 140 acres of property will remain as undevelopable land due to excessive slopes and inaccessibility.

The subdivision plan proposes the creation of 134 single-family residential lots. The lots range in size from 7,000 square feet up to 14,470 square feet. Each proposed lot meets or exceeds the minimum lot standards of the R1-7 Residential zone for lot size, lot width and lot frontages.

Access into the subdivision will be from 3 new points of connection to SR-36. The southern most access will line up directly across from 3 O’Clock Drive. The access at 1025 South is centrally located and will line up with the access to the Tooele City Public Works shops. An access into the subdivision is also proposed at and will line up with 900 South. A fourth access is proposed directly onto Settlement Canyon road a few hundred feet south of the existing Masonic Temple property. All roads within the development will be dedicated public rights-of-way and meet Tooele City’s standards for road construction including curb, gutter, park strip and sidewalk.

Landscaping. The subdivision proposes the construction of three storm water detention basins. Each of the basins is located adjacent to SR-36 and will be landscaped and maintained by the subdivision development HOA. It is not intended that these basins will come to Tooele City for ownership and future maintenance.

The subdivision includes many double-fronting lots. These are lots that front onto and access interior subdivision streets with rear property lines adjacent to SR-36. Typically, the subdivision ordinance requires that when double fronting lots occur that the development provide the following:

1. A six foot solid masonry or concrete wall along the rear frontages of the lots.
2. Landscaping in the park strip, trees and an in-ground irrigation system.
3. A HOA (Home Owners Association) to maintain the landscaping in the park strip.

Unfortunately, this is not a typical situation. SR-36 is a state highway maintained by the Utah Department of Transportation (UDOT). UDOT therefore controls all improvements within the right-of-way of this highway. UDOT is not in favor of a sidewalk and landscaping along SR-36. Therefore, the City is pressing for maximum compliance and the applicant is proposing the installation of the required fence along the length of subdivision where adjacent to SR-36.

Fencing. Six foot solid masonry fencing is proposed for all lots with rear-frontages along SR-36. The fencing indicated in the plans is a six foot pre-cast concrete wall that complies with UDOT standards. Fencing will be maintained by the development.

UDOT Approval. UDOT has reviewed and approved the proposed points of access onto SR-36 and has issued an approval. The applicant has provided an email from UDOT indicating the process for final approval is close to being complete and that all is needed to complete the process is bonding for work within the UDOT right-of-way.

Rocky Mountain Power. Anyone who knows this area can attest that there are numerous power distribution poles and lines criss-crossing the property. The preliminary plans currently show some of those power poles being located in the center of some of the proposed lots. The applicant has been working diligently with Rocky Mountain Power to relocate these power lines. The central power line is proposed to be combined with the line running along the southern boundary of the subdivision. The northern most power line will be located closer to the SR-36 right-of-way. However, Rocky Mountain Power hasn’t issued a final approval as they won’t issue an approved distribution line relocation plan without an approved subdivision plan. So, we are dealing with a chicken and egg situation here. Rocky Mountain Power won’t approve without City subdivision approval and Tooele City is hesitant to approve without Rocky Mountain Power. In this situation all we can say is that the applicant is providing due diligence to ensure the power lines are relocated to the best possible location.

Rocky Mountain Power has prohibited the burying of any of these distribution lines. The lines must be maintained overhead.

Trail. When the property was going through the Zoning Map Amendment process the developer presented a map that indicated a trail would be provided that would run the entire length of the development from Settlement Canyon Drive to the southern most point of the subdivision near 1220 South. This trail would provide a point of connection between the southern section separated by the 7 acres of property with the northern section of the subdivision and also provide walking access to Settlement Canyon. This trail was a condition of the zoning and must be fulfilled in order for the subdivision to be approved.

The applicant is providing a trail that extends from Settlement Canyon Road to the southern section of the subdivision. The trail is largely proposed to be a 10' wide gravel trail extending from Settlement Canyon Road along the back of the individual lots adjacent to the steeper slopes of One O'Clock and Two O'Clock Mountains. When the trail reaches 1025 South Street it will transition to a ten foot wide asphalt path and become part of the 58 foot public right-of-way and will extend to 1120 South Street. At this point the trail will turn south, transition from asphalt to gravel and climb up and behind the 7 acres of property not participating in the subdivision. This portion of the trail is a two track gravel maintenance road that is on the applicant's property but is utilized by Rocky Mountain Power for access to its distribution line utilities. The trail will then continue past the 7 acres and drop down into the southern section of the subdivision between two lots connecting to the right-of-way of Top Clock Drive. Staff is confident that this trail system satisfies the Zoning Map Amendment condition.

Tooele City Water Facility. There is an existing City well house facility located on this property. The subdivision plans maintain this property and will maintain a gravel access road that will connect to Hillside Drive which will be a public right-of-way.

This is a preliminary subdivision plan and as such is just that, preliminary. There will need to be some "fine-tuning" of construction, cuts and fills, power line relocation, easements, trail construction, utility locations and so forth that must be addressed during the final plat subdivision review. To ensure that these elements are properly addressed during the final plat this preliminary subdivision plan approval includes numerous "conditions of approval" that must be addressed with each final plat phase as each phase develops. Those conditions are included on a separate document in this report as "Exhibit A" but are referred to in Condition #5 below.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

REVIEWS

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

1. The subdivision plan as proposed meets the basic standards for subdivision development as required by Tooele City's R1-7 zoning code and Tooele City's Subdivision ordinance.
2. This is a preliminary plan and there will still need to be resolution of minor issues during the final plat subdivision process for each phase.
3. The project is going to be divided into four phases. The applicant needs to specify with each final plat phase the portions of the trail to be completed with each phase.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan submission and have issued a recommendation for approval for the request with the following proposed conditions:

1. See Exhibit “A” for a detailed list of those conditions provided by the Tooele City Engineer. These 10 conditions shall be addressed during the final plat subdivision review for each phase.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Subdivision Plan by Shaun Johnson, representing the SJ Company, application number P22-1001, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. The 10 conditions as listed in Exhibit “A” of this report shall be addressed and resolved during the final plat subdivision review for each phase.

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.
6. The Preliminary Subdivision Plan as proposed meets the minimum development standard and qualifications for subdivision development as required by Tooele City R1-7 Residential zoning code and the Tooele City Subdivision ordinance.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the One O’Clock Hill Preliminary Subdivision Plan Request by Shaun Johnson, representing the SJ Company, application number P22-1001, based on the findings and subject to the conditions listed in the Staff Report dated October 5, 2023:”

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 One O’Clock Hill Preliminary Subdivision Plan Request by Shaun Johnson, representing the SJ Company, application number P22-1001, based on the following findings:”

1. List findings...

EXHIBIT A

**RECOMMENDED CONDITIONS OF APPROVAL – 1 O’CLOCK HILL
PRELIMINARY SUBDIVISION – OCTOBER 3, 2023**

Recommended Conditions of Approval - 1 O'Clock Hill Preliminary Subdivision October 3, 2023

The Engineering redline comments applied to the Preliminary Plan are based upon the Preliminary Plan submittal requirements, and should not be considered as the final review and/or approval of the development plans. The trail system, which was required by the Planning Commission as a condition of the Rezone, was added conceptually to the plans with the most recent submittal package. As a result of the newly added trail information, together with other previously noted items, the following are noted as to be addressed and require additional detail as part of the Final Subdivision Plan and Construction Plan submittal, *together with all other final plan requirements required by Tooele City Code and Standards*:

1. The easement must be provided for all portions of the trail which lie outside of the boundaries of any of the subdivision plats. The Planning Commission should indicate the portions and timing for completion of the trail with each of the four proposed phases.
2. The Final Subdivision Plan must include details on the trail construction, drainage crossings, and all trail improvements as well as location of fences separating the trail from lots (if any).
3. The Preliminary plans show multiple power lines crossing the site, with no reference to their relocation plans or vacation of their easements. The Developer and Rocky Mountain Power have indicated their intent to relocate the power lines from the interior lots to a location parallel to the eastern most line and also along of SR-36, as shown on the following Google Earth image provided by the Developer. The Final Subdivision Plan must incorporate the relocated lines and address new and vacated easements.



4. The Phase 1 Preliminary Plat references a 15-foot wide trail easement shown along the northern boundary of Lot 107. It is recommended that the trail easement be created as a separate parcel with public access, rather than part of a recorded lot. By creating a separate parcel it will ensure that the side yard setback of the home on Lot 107 will meet City Standard rather than potentially being placed immediately adjacent to the trail.

It is also noted at this same location that the water and sewer laterals for Lot 107 should be adjusted so as to not conflict with the trail construction or limit their access for repairs.

5. It is recommended that the Developer create a public access easement and construct a connection to the proposed trail from the future public ROW between Lots 311 and 312. A drive approach should also be constructed within this area for City vehicle access to its property and the City well.
6. As part of the final plans, the Developer must address who will maintain the park strip landscaping of any and portions of ROW not fronting a lot or storm water basin (which will be maintained by the Home Owners Association).
7. As noted above, the 10-foot trail has been added conceptually to the plans. As part of the final plat submittal, the grading plans will need to be modified to accommodate trail construction as well as provide stabilization plans (short and long term) of all disturbed slopes.
8. Where there are four (4) phases planned, Phase 1 being to the south, and Phase 4 being to the north, it is noted that each phase must be capable of standing along (e.g., water loop, blowoff valves, secondary roadway connection, etc.). With these requirements, it may be necessary to construction improvements beyond the limits of the respective phase line. Paved cul-de-sacs will be required for all dead end roads created as part of phased construction.
9. As part of the Final Plat consideration the water modeling, which is being performed by the City's consultant, we need verification that the proposed connection to the existing 6" diameter waterline adjacent to Retention Pond 5, along SR-36, will meet flow demands. If it does not, then the water line size and new connection point shall be modified as required.
10. The sidewalk and curb and gutter should be extended 10-foot east of Lot 409 along Settlement Canyon Road in order to allow connection to the 10-foot trail which commenced at this point and runs south along the rear lots of the proposed homes.

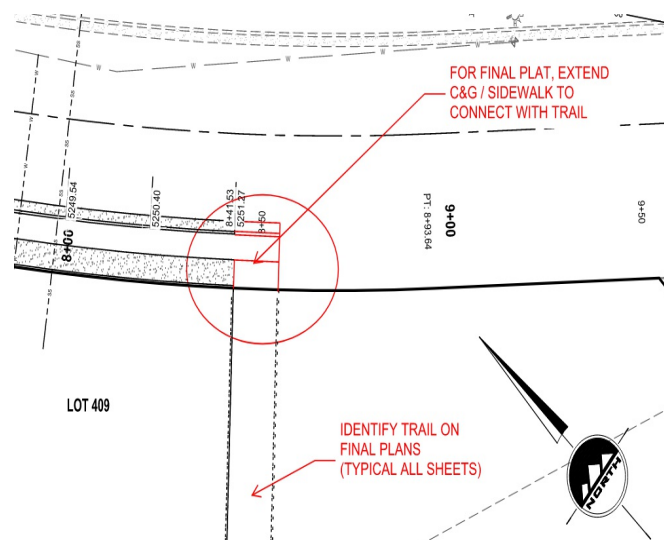
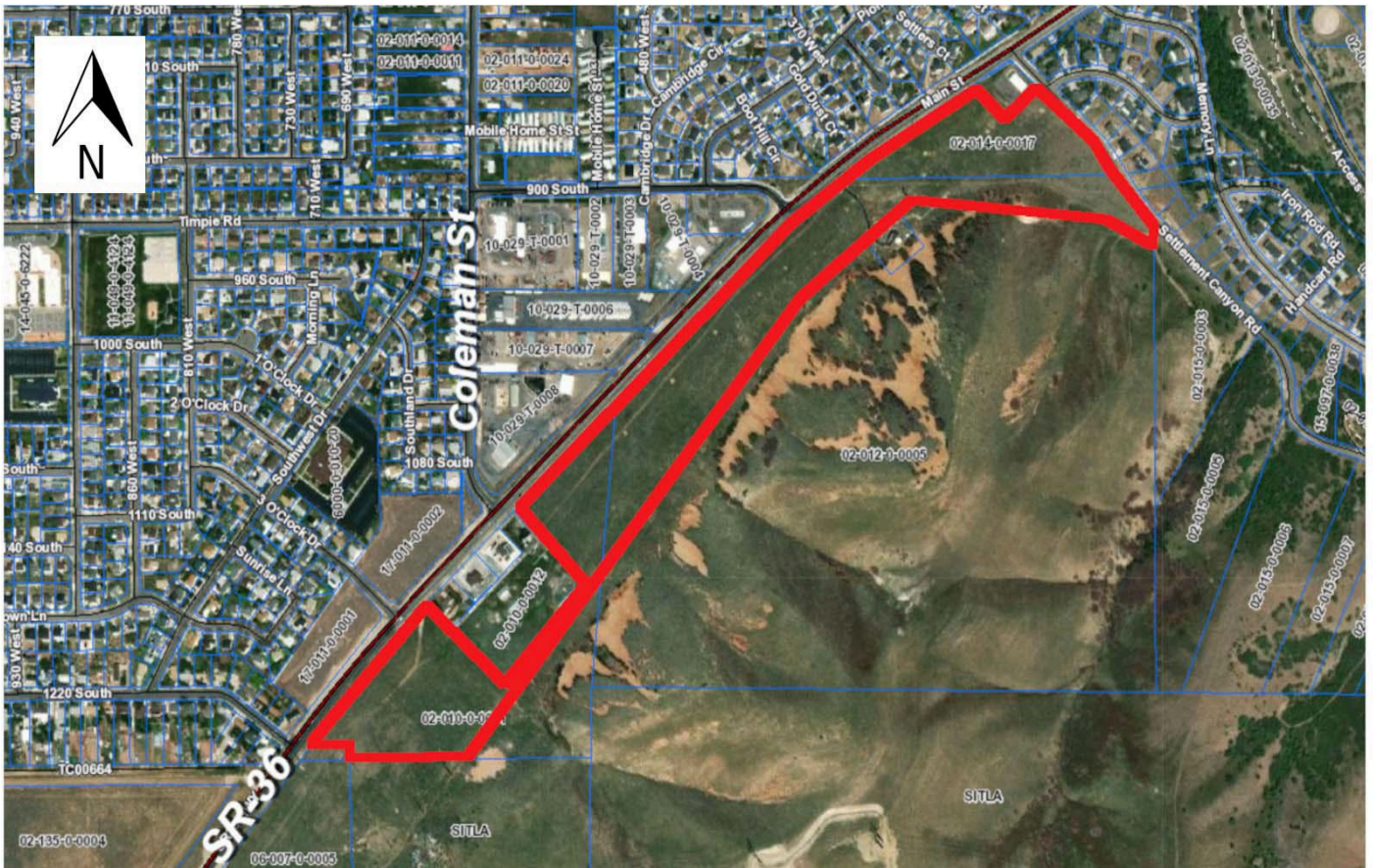


EXHIBIT B

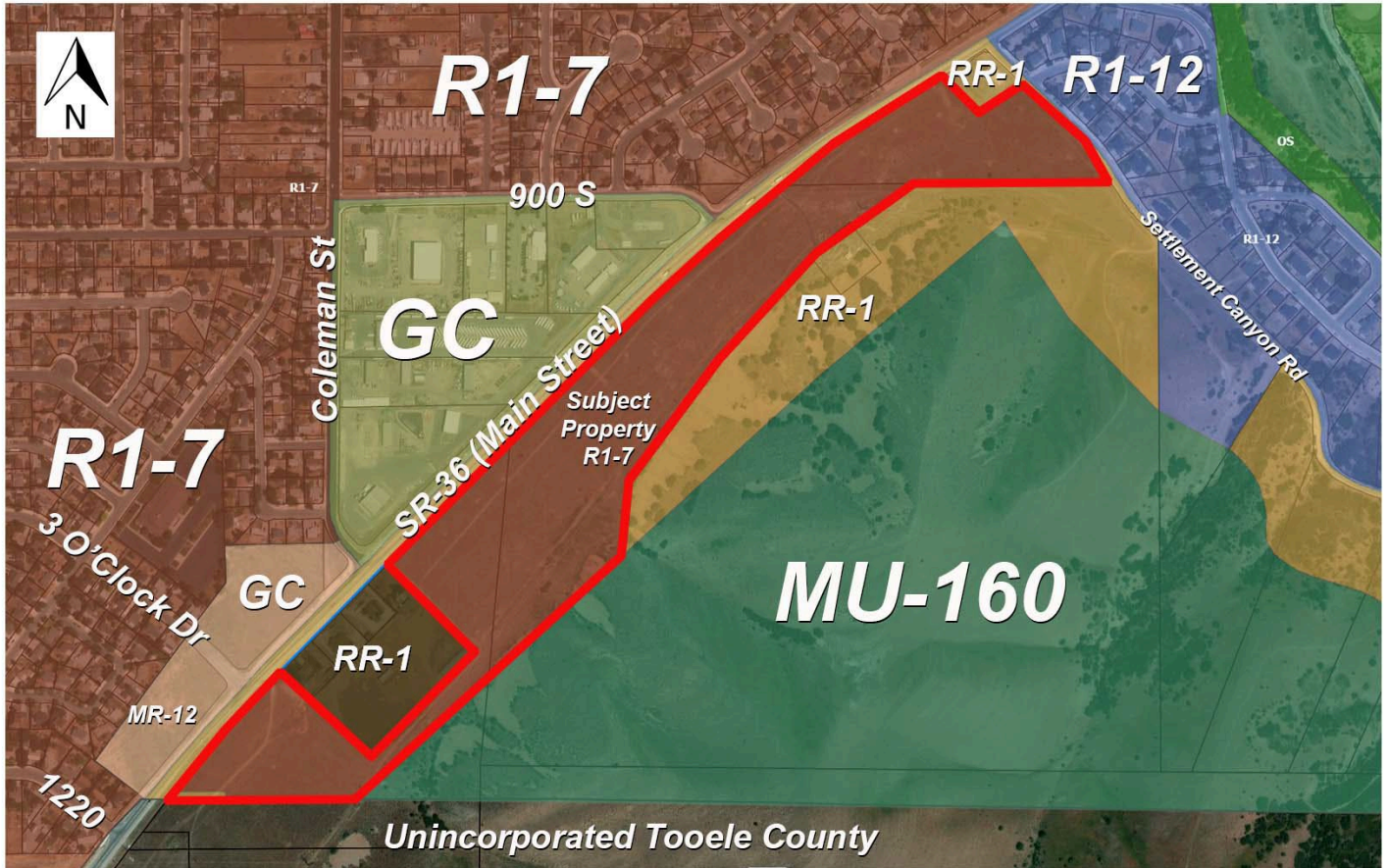
MAPPING RELATED TO THE SUBDIVISION REQUEST

One O'Clock Hill Preliminary Subdivision Plan



Aerial View

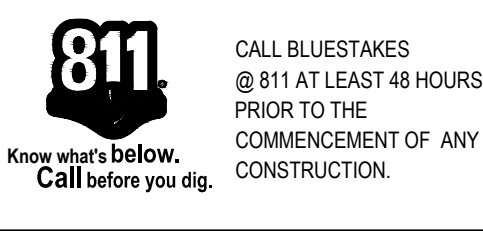
One O'Clock Hill Preliminary Subdivision Plan



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**



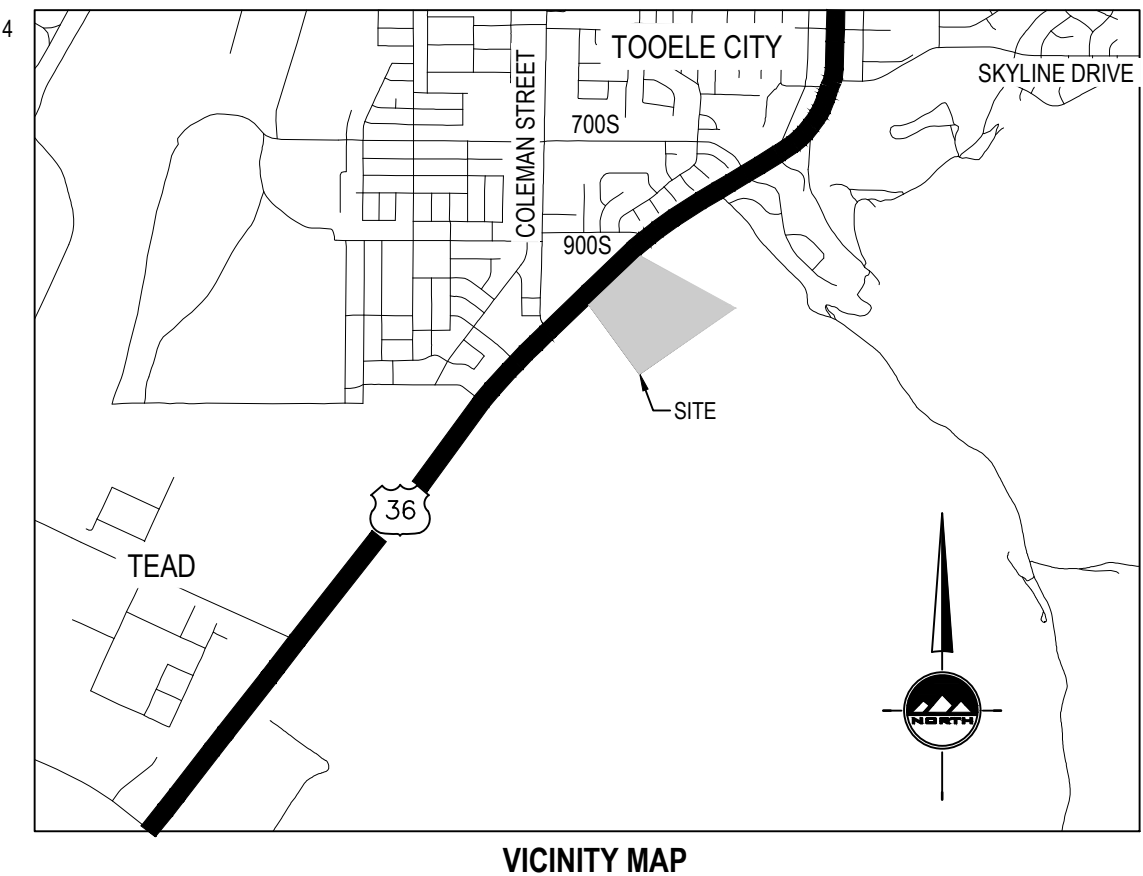
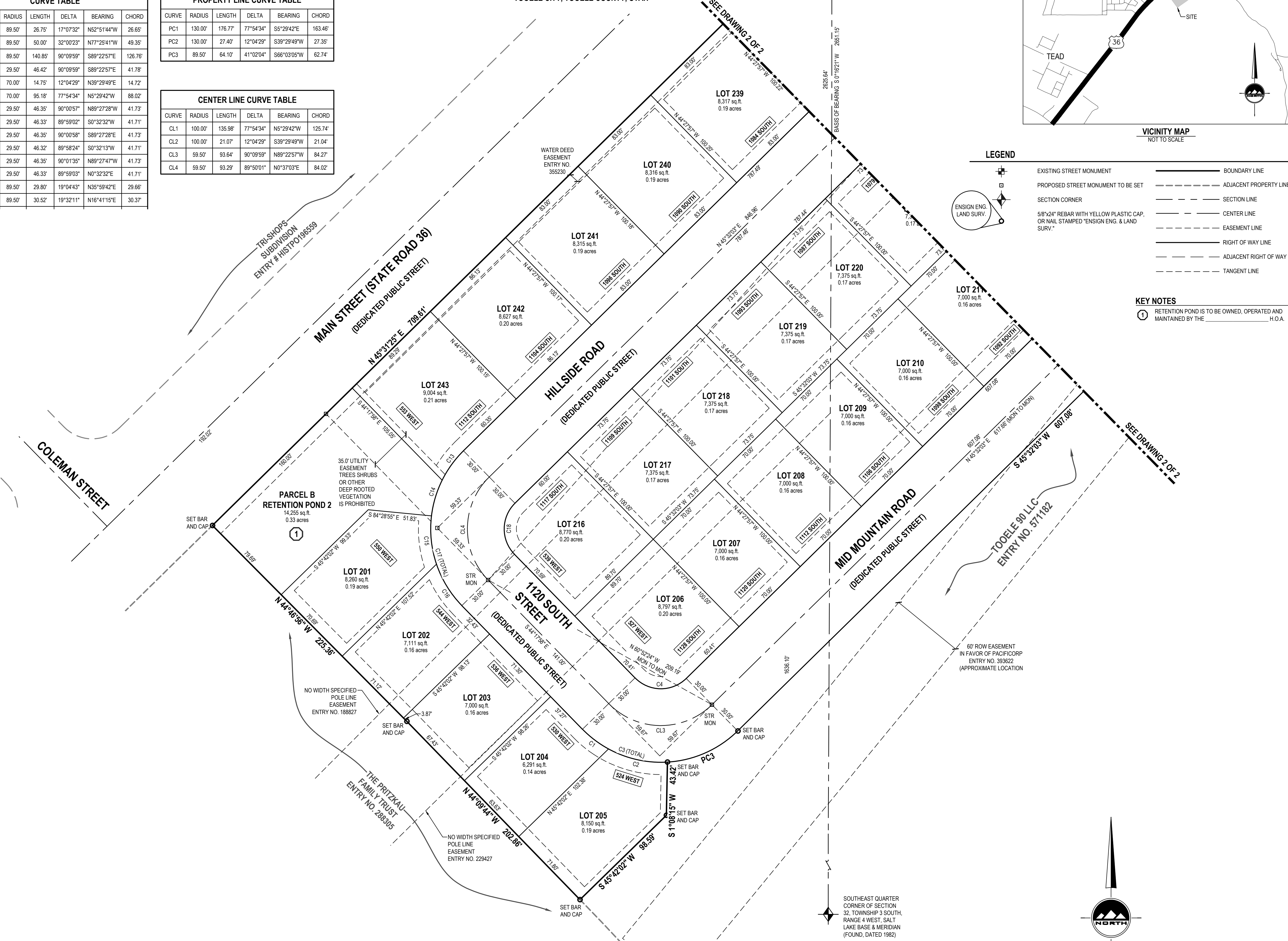
1 O'CLOCK HILL SUBDIVISION PHASE 2 PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE
SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE
4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	89.50'	26.75'	17°07'32"	N52°51'44"W	26.65'
C2	89.50'	50.00'	32°00'23"	N77°25'41"W	49.35'
C3 (TOTAL)	89.50'	140.85'	90°09'59"	S89°22'57"E	126.76'
C4	29.50'	46.42'	90°09'59"	S89°22'57"E	41.78'
C5	70.00'	14.75'	12°04'29"	N39°29'49"E	14.72'
C6	70.00'	95.18'	77°54'34"	N5°29'42"W	88.02'
C7	29.50'	46.35'	90°00'57"	N89°27'28"W	41.73'
C8	29.50'	46.33'	89°59'02"	S0°32'32"W	41.71'
C9	29.50'	46.35'	90°00'58"	S89°27'28"E	41.73'
C10	29.50'	46.32'	89°58'24"	S0°32'13"W	41.71'
C11	29.50'	46.35'	90°01'35"	N89°27'47"W	41.73'
C12	29.50'	46.33'	89°59'03"	N0°32'32"E	41.71'
C13	89.50'	29.80'	19°04'43"	N35°59'42"E	29.66'
C14	89.50'	30.52'	19°32'11"	N16°41'15"E	30.37'

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	130.00'	176.77'	77°54'34"	S5°29'42"E	163.46'
PC2	130.00'	27.40'	12°04'29"	S39°29'49"W	27.35'
PC3	89.50'	64.10'	41°02'04"	S66°03'05"W	62.74'

CENTER LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	100.00'	135.98'	77°54'34"	N5°29'42"W	125.74'
CL2	100.00'	21.07'	12°04'29"	S39°29'49"W	21.04'
CL3	59.50'	93.64'	90°09'59"	N89°22'57"W	84.27'
CL4	59.50'	93.29'	89°50'01"	N0°37'03"E	84.02'

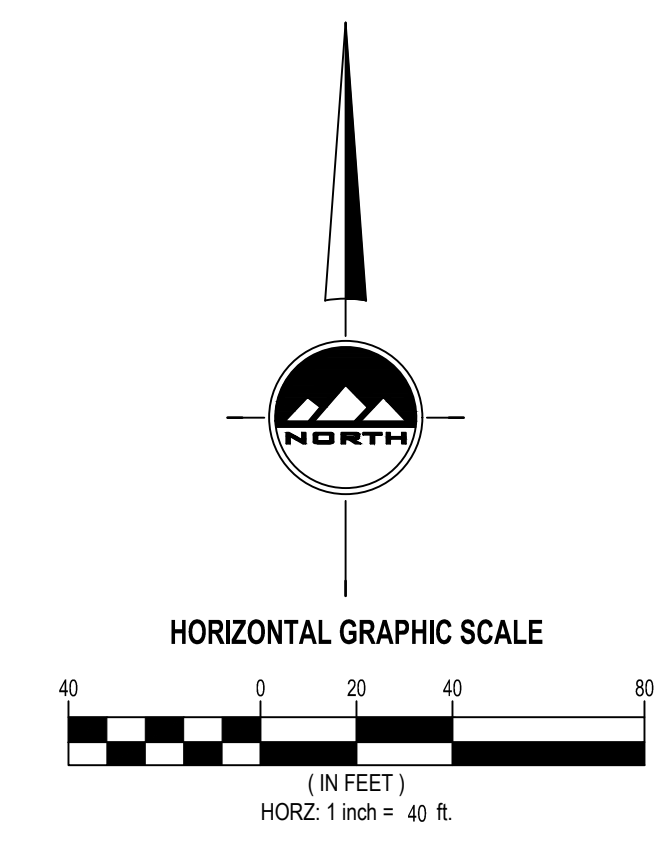


LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT TO BE SET
- SECTION CORNER
- 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENGS. & LAND SURV."
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ADJACENT RIGHT OF WAY LINE
- TANGENT LINE

KEY NOTES

1 RETENTION POND IS TO BE OWNED, OPERATED AND MAINTAINED BY THE H.O.A.



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, together with easements, hereafter to be known as 1 o'clock Subdivision Phase 2 and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

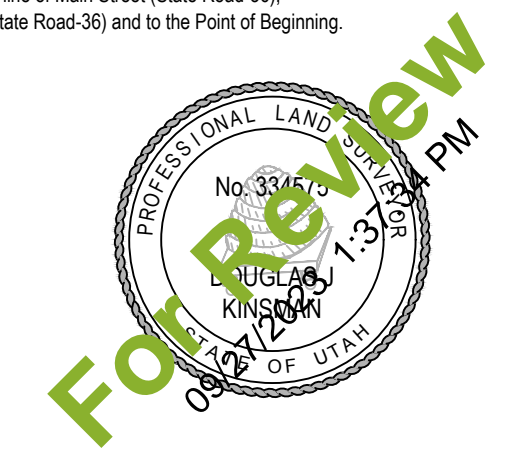
A parcel of land, situate in the Southeast Quarter of Section 32, and the Southwest Quarter of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele, Tooele County, Utah, more particularly described as follows:

Beginning at a point which is located North 01°16'21" East 1536.10 feet along the section line to the Easterly line of Main Street (State Road-36), from the Southeast Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running:

thence North 45°31'25" East 658.82 feet along said Easterly line of Main Street (State Road-36);
 thence South 44°27'57" East 100.36 feet;
 thence South 41°34'18" East 60.08 feet;
 thence South 44°27'57" East 100.00 feet;
 thence South 45°31'41" West 299.52 feet;
 thence Southeasterly 176.77 feet along the arc of a 130.00-foot radius tangent curve to the right (center bears South 45°33'01" West and the long chord bears South 5°29'42" East 163.46 feet through a central angle of 77°54'34");
 thence South 33°27'35" West 143.43 feet;
 thence Southwesterly 27.40 feet along the arc of a 130.00-foot radius tangent curve to the right (center bears North 56°32'25" West and the long chord bears South 39°29'49" West 27.35 feet through a central angle of 12°04'29");
 thence South 45°32'03" West 607.08 feet;
 thence South 45°42'02" West 98.59 feet more or less to an existing barbed wire fence post;
 thence North 44°59'44" West 202.86 feet along said fence line;
 thence North 44°46'56" East 709.61 feet along said Easterly line of Main Street (State Road-36) and to the Point of Beginning;
 thence North 45°31'25" East 709.61 feet along said Easterly line of Main Street (State Road-36) and to the Point of Beginning.

Contains 516,958 square feet or 11.87 acres.

Date: _____
 Douglas J. Kinsman
 License No. 334575



OWNER'S DEDICATION AND CONSENT TO RECORD

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

1 O'CLOCK HILL SUBDIVISION PHASE 2

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

In witness whereof I/we have hereunto set my/our hand this _____ day of _____ A.D. 20____

By: TOOELE 90
SHAUN JOHNSON, MANAGER

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.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.

1 O'CLOCK HILL SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE
SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE
4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

DEVELOPER
SJ COMPANY
447 NORTH COOLEY STREET
GRANTSVILLE, UT 84029
801-349-0761

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

SALT LAKE CITY
Phone: 801.255.0259

LAYTON
Phone: 801.567.1190

CEAR CITY
Phone: 435.895.1653

RICHFIELD
Phone: 435.898.2683

WWW.ENSGNENGS.COM

SHEET 3 OF 7

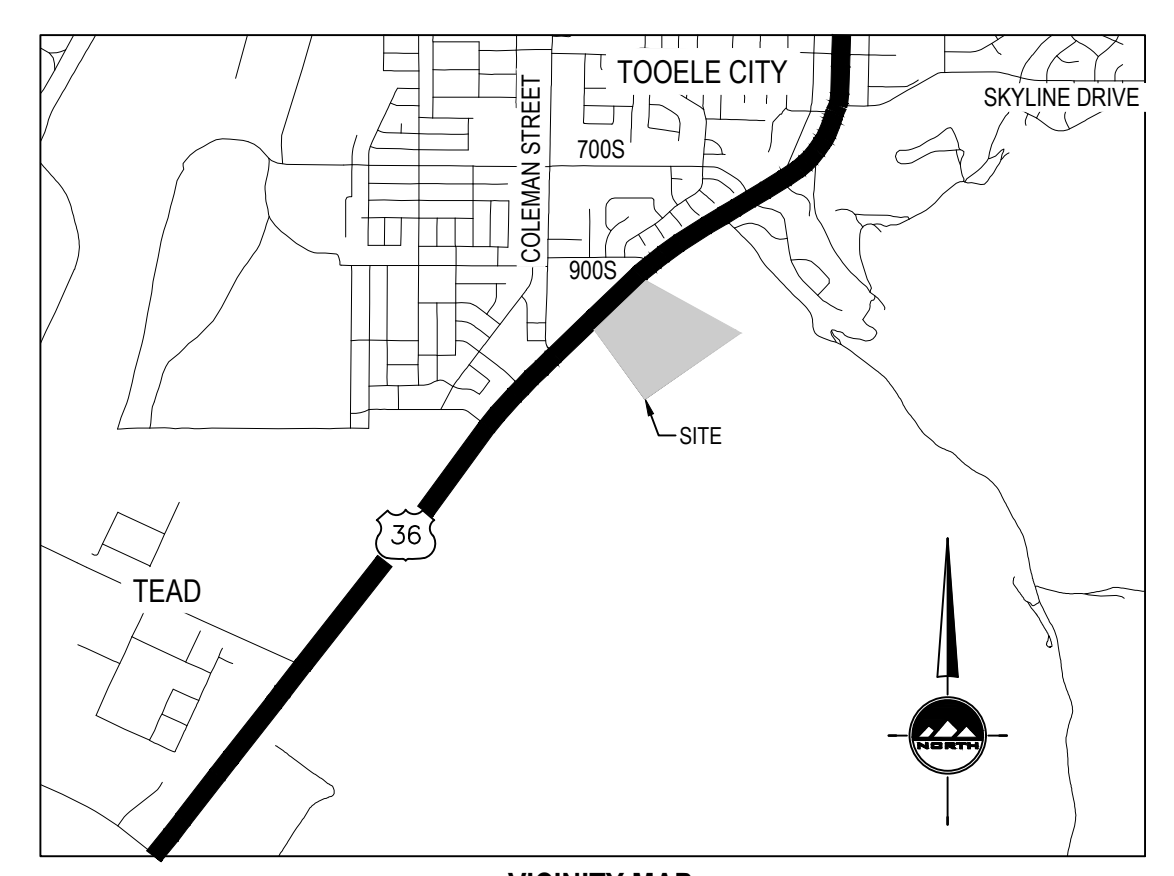
PROJECT NUMBER: 11575
MANAGER: D. KINSMAN
DRAWN BY: M. SANDOVAL
CHECKED BY: T. HUSSEY
DATE: 9/26/2023

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

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

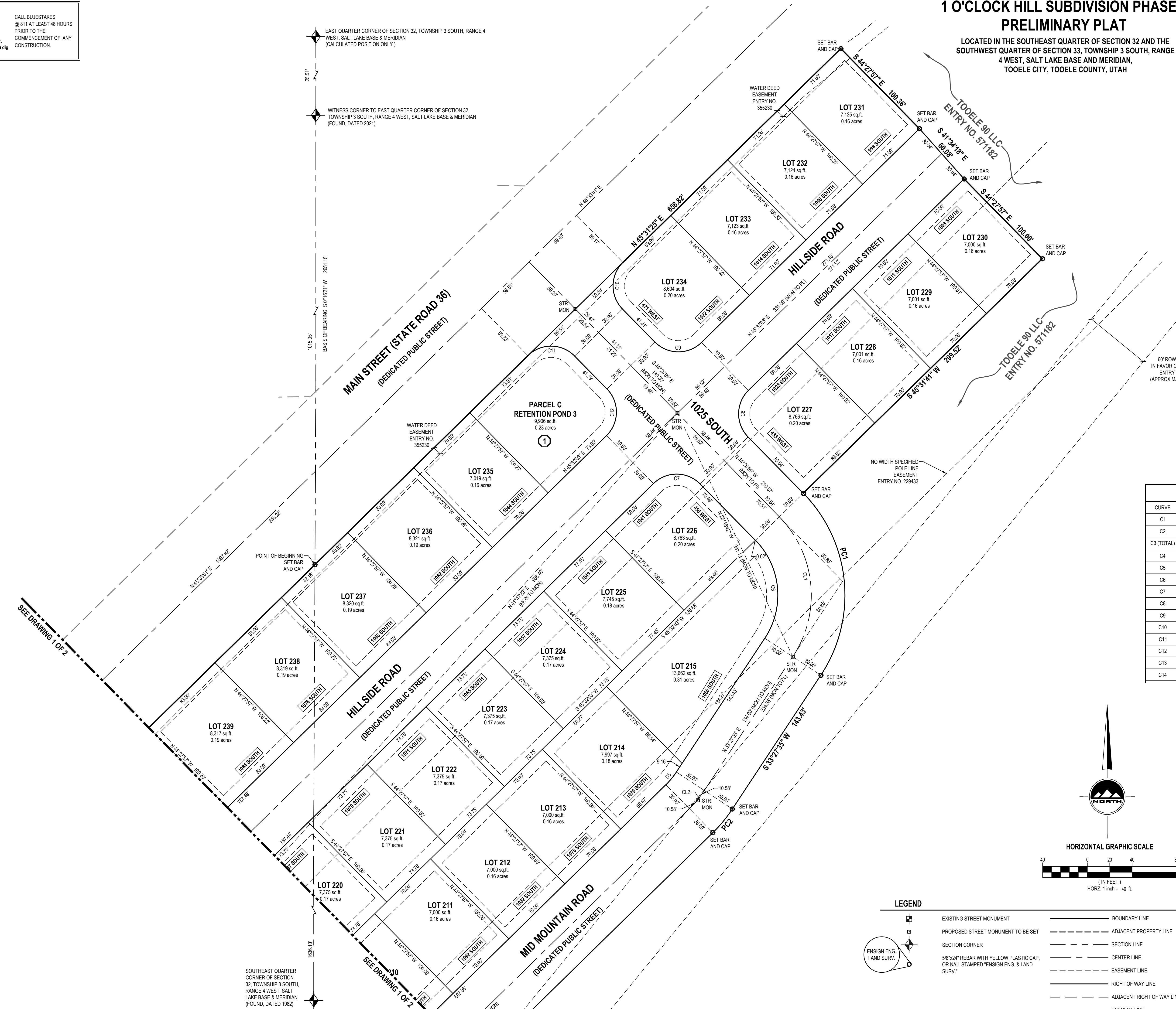
1 O'CLOCK HILL SUBDIVISION PHASE 2 PRELIMINARY PLAT

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TOOELE CITY, TOOELE COUNTY, UTAH



EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN (CALCULATED POSITION ONLY)

WITNESS CORNER TO EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN (FOUND, DATED 2021)



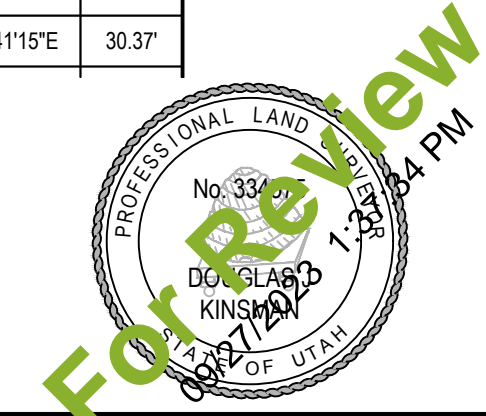
KEY NOTES

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C5	70.00	14.75	12°04'29"	N39°29'49"E	14.72
C6	70.00	95.18	77°54'34"	N5°29'42"W	86.02
C7	29.50	46.35	90°00'57"	N89°27'28"W	41.73
C8	29.50	46.33	89°59'02"	S0°32'32"W	41.71
C9	29.50	46.35	90°00'58"	S89°27'28"E	41.73
C10	29.50	46.32	89°58'24"	S0°32'13"W	41.71
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PC1	130.00	176.77	77°54'34"	S5°29'42"E	163.46
PC2	130.00	27.40	12°04'29"	S39°29'49"W	27.35
PC3	89.50	64.10	41°02'04"	S66°03'05"W	62.74

CENTER LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	100.00	135.98	77°54'34"	N5°29'42"W	125.74
CL2	100.00	21.07	12°04'29"	S39°29'49"W	21.04
CL3	59.50	93.64	90°09'59"	N89°22'57"W	84.27
CL4	59.50	93.29	89°50'01"	N0°37'03"E	84.02



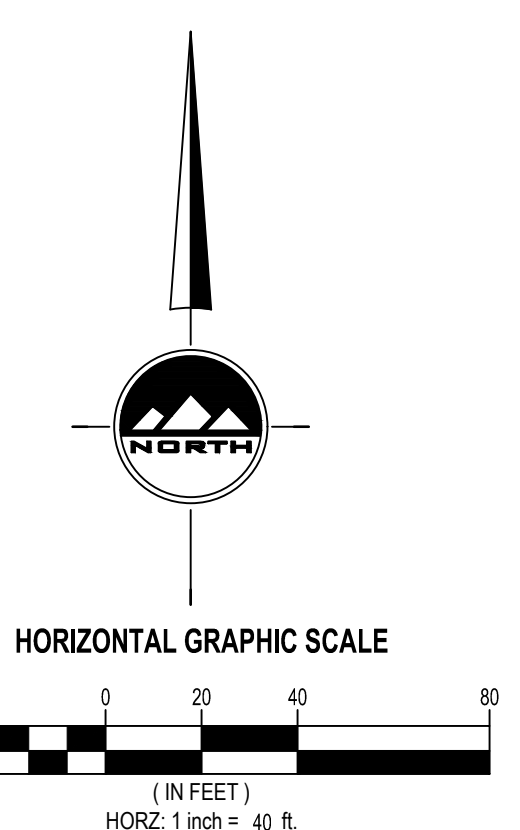
DEVELOPER
SJ COMPANY
447 NORTH COOLEY STREET
GRANTSVILLE, UT 84029
801-349-0761

1 O'CLOCK HILL SUBDIVISION PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE
SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE
4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ TOOELE COUNTY RECORDER



LEGEND

	EXISTING STREET MONUMENT		BOUNDARY LINE
	PROPOSED STREET MONUMENT TO BE SET		ADJACENT PROPERTY LINE
	SECTION CORNER		SECTION LINE
	5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."		CENTER LINE
	EASEMENT LINE		RIGHT OF WAY LINE
	ADJACENT RIGHT OF WAY LINE		TANGENT LINE

SOUTHEAST QUARTER CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN (FOUND, DATED 1982)

ENSIGN

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435-843-3590
Fax: 435-578-0106
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801-252-0259
LAYTON
Phone: 801-581-1100
CEDAR CITY
Phone: 435-885-1403
RICHFIELD
Phone: 435-898-2983

SHEET 4 OF 7

PROJECT NUMBER: 11575
MANAGER: D. KINSMAN
DRAWN BY: M. SANDOVAL
CHECKED BY: T. HUSSEY
DATE: 9/26/2023

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	240.00	9.34	2°13'51"	S46°38'59"W	9.34
C2	970.00	66.75	3°56'34"	S49°49'23"W	66.74
C3	970.00	12.02	0°42'36"	S52°08'58"W	12.02
C4 (TOTAL)	970.00	78.77	4°39'10"	N50°10'41"E	78.75
C5	340.00	27.07	4°33'39"	S54°47'06"W	27.06
C6	250.00	16.73	3°50'00"	S58°58'56"W	16.72
C7	250.00	87.47	20°02'50"	S70°55'21"W	87.63
C8	250.00	71.06	16°17'07"	S89°05'19"W	70.82
C9 (TOTAL)	250.00	175.26	40°09'57"	S77°08'54"W	171.89
C10	130.00	16.83	7°25'06"	S86°28'40"W	16.82
C11	130.00	44.27	19°30'46"	N80°03'23"E	44.06
C12	130.00	59.10	26°02'56"	N57°16'32"E	58.60
C13 (TOTAL)	130.00	103.38	45°33'42"	N67°01'55"E	100.67
C14	70.00	55.66	45°33'42"	N67°01'55"E	54.21
C15	70.00	9.06	7°25'06"	S86°28'40"E	9.06
C16	310.00	49.94	9°13'50"	N87°23'02"W	49.89
C17	310.00	65.76	12°09'13"	S81°55'26"W	65.63
C18	310.00	65.70	12°09'13"	S89°46'13"W	65.63
C19	310.00	35.86	6°37'41"	S60°22'46"W	35.84
C20 (TOTAL)	310.00	217.32	40°09'57"	S77°08'54"W	212.90
C21	400.00	31.84	4°33'39"	N54°47'06"E	31.83
C22	29.50	45.38	88°08'12"	S83°25'38"E	41.04
C23	29.50	46.61	90°31'30"	S5°54'14"W	41.91
C24	29.50	44.90	87°12'37"	N4°14'47"E	40.69
C25	29.50	46.69	90°41'02"	N84°42'02"W	41.97
C26	300.00	11.73	2°14'24"	N46°39'15"E	11.73
C27	5679.65	40.88	0°24'45"	N57°43'02"E	40.88
C28	5679.65	70.00	0°42'22"	N57°09'29"E	70.00
C29	5679.65	70.14	0°42'27"	N56°27'04"E	70.14
C30	5729.65	6.29	0°03'46"	N53°44'33"E	6.29
C31	5729.65	70.01	0°42'00"	N53°21'40"E	70.01
C32	5729.65	70.00	0°42'00"	N52°39'39"E	70.00
C33	5729.65	70.00	0°42'00"	N51°57'39"E	70.00
C34	5729.65	21.57	0°12'57"	N51°30'11"E	21.57
C35	5669.65	38.52	0°23'21"	N53°24'10"E	38.52
C36	5669.65	70.00	0°42'27"	N52°51'16"E	70.00
C37	5669.65	70.00	0°42'27"	N52°08'50"E	70.00
C38	5669.65	62.06	0°37'38"	N51°28'47"E	62.06

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

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

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	5729.65	237.88	2°22'43"	N52°39'04"E	237.86
PC2	5679.65	181.01	1°49'34"	N57°09'38"E	181.01
PC3	5669.65	798.94	8°04'26"	N49°33'38"E	798.28
PC4	5729.65	9.92	0°05'57"	N51°20'44"E	9.92

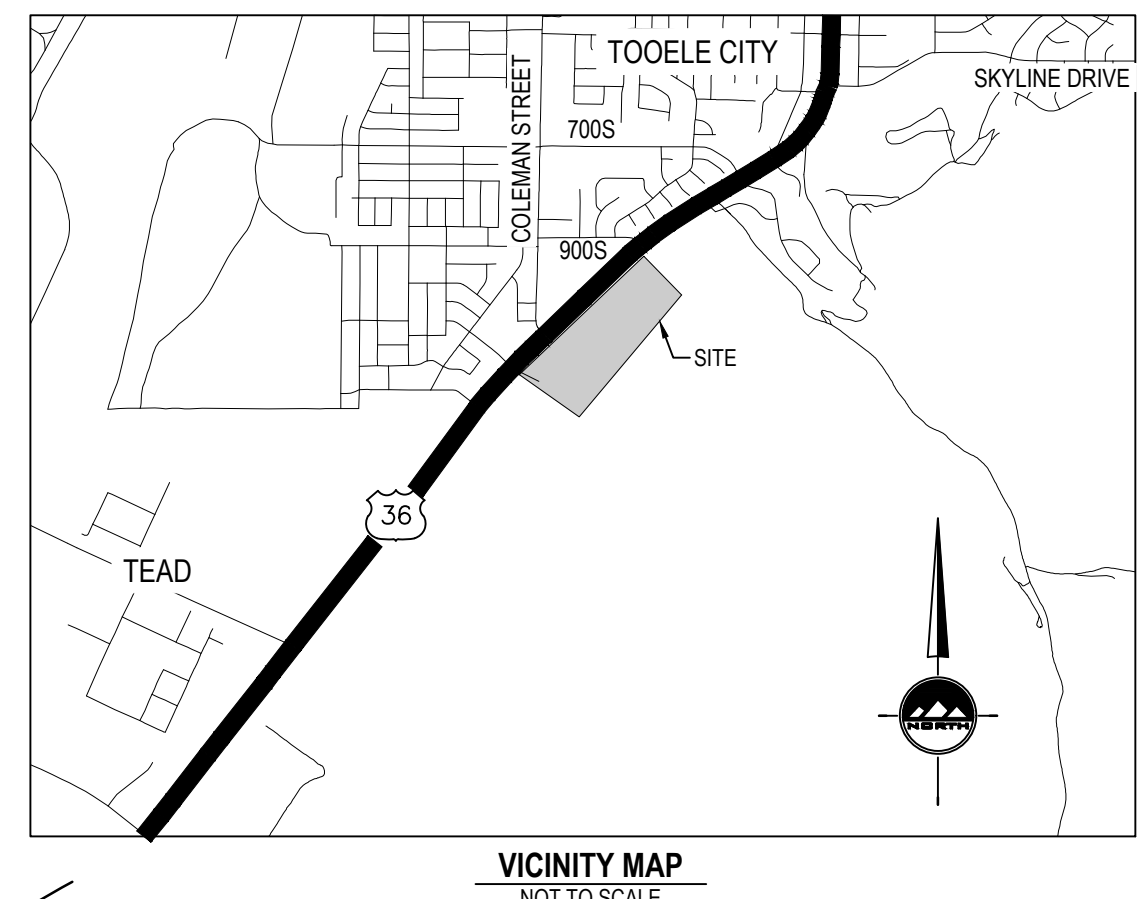
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C39	5669.65	64.78	0°39'17"	N49°37'48"E	64.78
C40	5669.65	71.01	0°43'04"	N48°56'38"E	71.01
C41	5669.65	71.00	0°43'03"	N48°13'35"E	71.00
C42	5669.65	71.00	0°43'03"	N47°30'32"E	71.00
C43	5669.65	71.01	0°43'03"	N46°47'28"E	71.01
C44	5669.65	71.03	0°43'04"	N46°04'24"E	71.03
C45	5669.65	18.89	0°11'27"	N45°37'09"E	18.89

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	270.00	10.92	2°19'03"	N46°41'35"E	10.92
CL2	1000.00	45.34	2°35'52"	N49°09'02"E	45.34
CL3	1000.00	35.87	2°03'18"	N51°28'37"E	35.86
CL4 (TOTAL)	1000.00	81.21	4°39'10"	N50°10'41"E	81.18
CL5	370.00	29.45	4°33'39"	N54°47'06"E	29.45
CL6	280.00	196.29	40°09'57"	N77°08'54"E	192.29
CL7	100.00	12.95	7°25'06"	S86°28'40"E	12.94
CL8	100.00	79.52	45°33'42"	N67°01'55"E	77.44
CL9	5729.99	440.89	4°24'31"	N47°45'16"E	440.78
CL10	5729.19	60.56	0°36'20"	N50°15'42"E	60.56
CL11 (TOTAL)	5730.00	501.45	5°00'51"	S48°03'26"W	501.29
CL12	5731.24	39.32	0°23'35"	N50°45'39"E	39.32
CL13	5730.20	243.08	2°25'50"	N52°22'58"E	243.06
CL14	5729.89	432.53	4°19'30"	N55°45'38"E	432.42
CL15 (TOTAL)	5730.00	735.92	7°21'31"	S54°14'37"W	735.41
CL16	5730.00	167.73	1°40'38"	S58°45'42"W	167.73
CL17	8060.00	160.09	1°08'17"	N59°01'52"E	160.09

KEY NOTES
① RETENTION POND IS TO BE OWNED, OPERATED AND MAINTAINED BY THE H.O.A.

1 O'CLOCK HILL SUBDIVISION PHASE 3 PRELIMINARY PLAT

LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



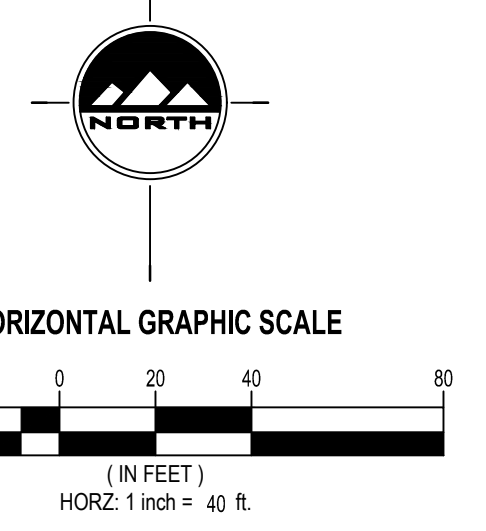
DEVELOPER
SJ COMPANY
447 NORTH COOLEY STREET
GRANTSVILLE, UT 84029
801-349-0761

1 O'CLOCK HILL SUBDIVISION PHASE 3

LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ TOOELE COUNTY RECORDER

- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT TO BE SET
 - SECTION CORNER
 - EASEMENT LINE
 - BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - RIGHT OF WAY LINE
 - ADJACENT RIGHT OF WAY LINE
 - TANGENT LINE



SHEET NUMBER : 11575
PROJECT MANAGER : D. KINSMAN
DRAWN BY : M. SANDOVAL
CHECKED BY : T. HUSSEY
DATE : 9/26/2023

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

SALT LAKE CITY
LAYTON
Phone: 801.582.1100

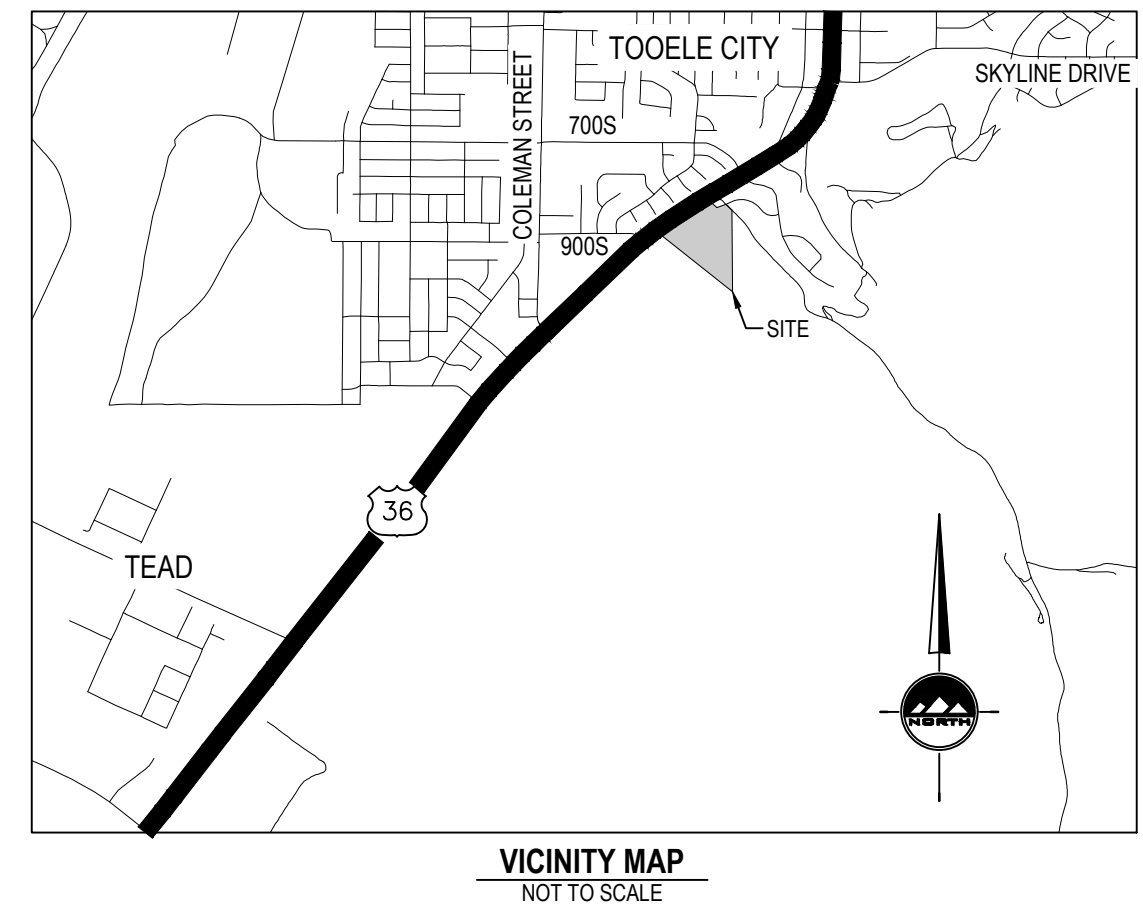
RICHLAND
CEDAR CITY
Phone: 435.895.1603
Fax: 435.898.2983

WWW.ENSIGNENG.COM

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

1 O'CLOCK HILL SUBDIVISION PHASE 4 PRELIMINARY PLAT

LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



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, together with assessments, hereafter to be known as 1 o'clock Subdivision Phase 4 and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

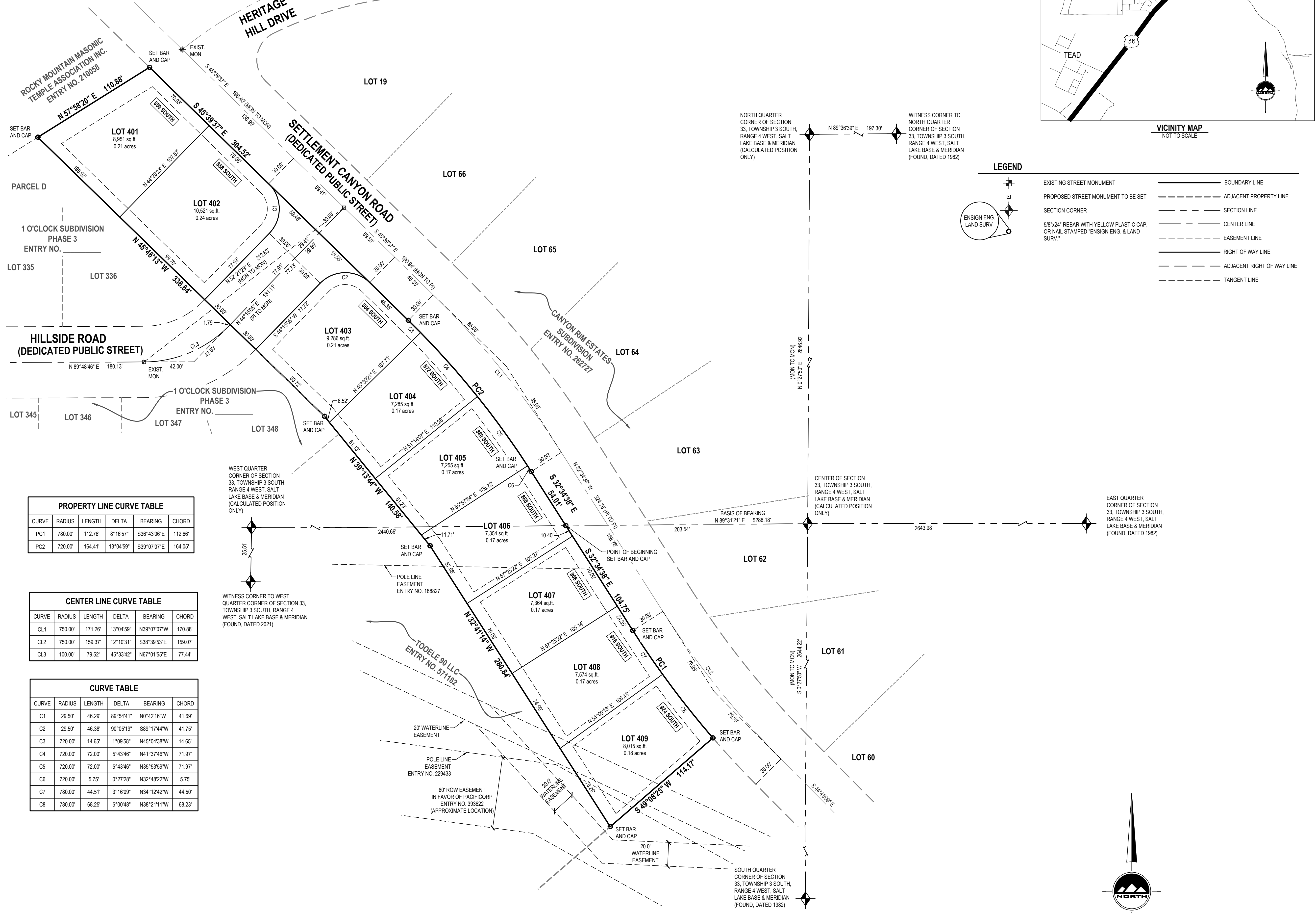
BOUNDARY DESCRIPTION

A parcel of land, situate in the West Half of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City Tooele County, Utah, more particularly described as follows:

Beginning at a point which is located North 89°31'21" East 2440.66 feet along the Quarter Section line to the Westerly line of Settlement Canyon Road, from the West Quarter Corner of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 32°34'38" East 104.75 feet along said Westerly line to an arc;
thence Southeast 112.76 feet along the arc of a 780.00-foot radius tangent curve to the left (center bears North 57°25'22" East and the long chord bears South 36°43'06" East 112.66 feet through a central angle of 6°16'57");
thence South 49°08'25" West 114.17 feet;
thence North 32°41'14" West 280.84 feet;
thence North 39°13'44" West 140.58 feet;
thence North 45°48'13" West 336.64 feet;
thence North 67°08'20" East 110.89 feet to said Westerly line;
thence South 45°39'37" East 304.52 feet;
thence Southeast 164.41 feet along the arc of a 720.00-foot radius tangent curve to the right (center bears South 44°20'23" West and the long chord bears South 39°07'07" East 164.05 feet through a central angle of 13°04'59");
thence South 32°34'38" East 54.01 feet, to the Point of Beginning.

Contains 80,418 square feet or 1.84 acres.



LEGEND

	EXISTING STREET MONUMENT		BOUNDARY LINE
	PROPOSED STREET MONUMENT TO BE SET		ADJACENT PROPERTY LINE
	SECTION CORNER		SECTION LINE
	5/8\"/>		CENTER LINE
	EASEMENT LINE		RIGHT OF WAY LINE
	ADJACENT RIGHT OF WAY LINE		TANGENT LINE

PROPERTY LINE CURVE TABLE

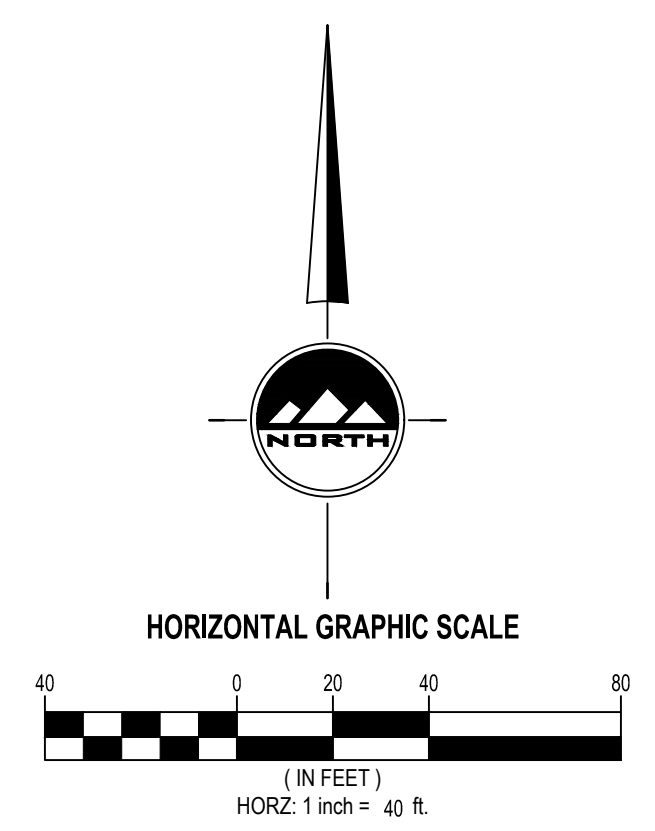
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	780.00'	112.76'	8°16'57"	S36°43'06"E	112.66'
PC2	720.00'	164.41'	13°04'59"	S39°07'07"E	164.05'

CENTER LINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	750.00'	171.26'	13°04'59"	N39°07'07"W	170.88'
CL2	750.00'	159.37'	12°10'31"	S38°39'53"E	159.07'
CL3	100.00'	79.52'	45°33'42"	N67°01'55"E	77.44'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	29.50'	46.29'	89°54'41"	N0°42'16"W	41.69'
C2	29.50'	46.38'	90°05'19"	S89°17'44"W	41.75'
C3	720.00'	14.65'	1°09'58"	N45°04'38"W	14.65'
C4	720.00'	72.00'	5°43'46"	N41°37'46"W	71.97'
C5	720.00'	72.00'	5°43'46"	N35°53'59"W	71.97'
C6	720.00'	5.75'	0°27'28"	N32°48'22"W	5.75'
C7	780.00'	44.51'	3°16'09"	N34°12'42"W	44.50'
C8	780.00'	68.25'	5°00'48"	N38°21'11"W	68.23'



DEVELOPER
SJ COMPANY
447 NORTH COOLEY STREET
GRANTSVILLE, UT 84029
801-349-0761

TOOELE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ TOOELE COUNTY RECORDER

SHEET 7 OF 7

PROJECT NUMBER: 11575
MANAGER: D. KINSMAN
DRAWN BY: M. SANDOVAL
CHECKED BY: T. HUSSEY
DATE: 08/24/2022

1 O'CLOCK HILL SUBDIVISION PHASE 4

LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

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

1 O'CLOCK HILL SUBDIVISION PHASE 4

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

In witness whereof I / we have hereunto set my / our hand this _____ day of _____ A.D., 20____.

By: TOOELE 90 LLC
SHAUN JOHNSON, MANAGER

LLC ACKNOWLEDGMENT

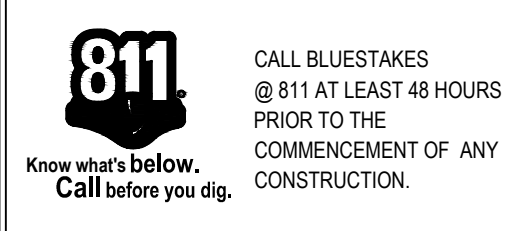
STATE OF UTAH
County of TOOELE JS.S.

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.

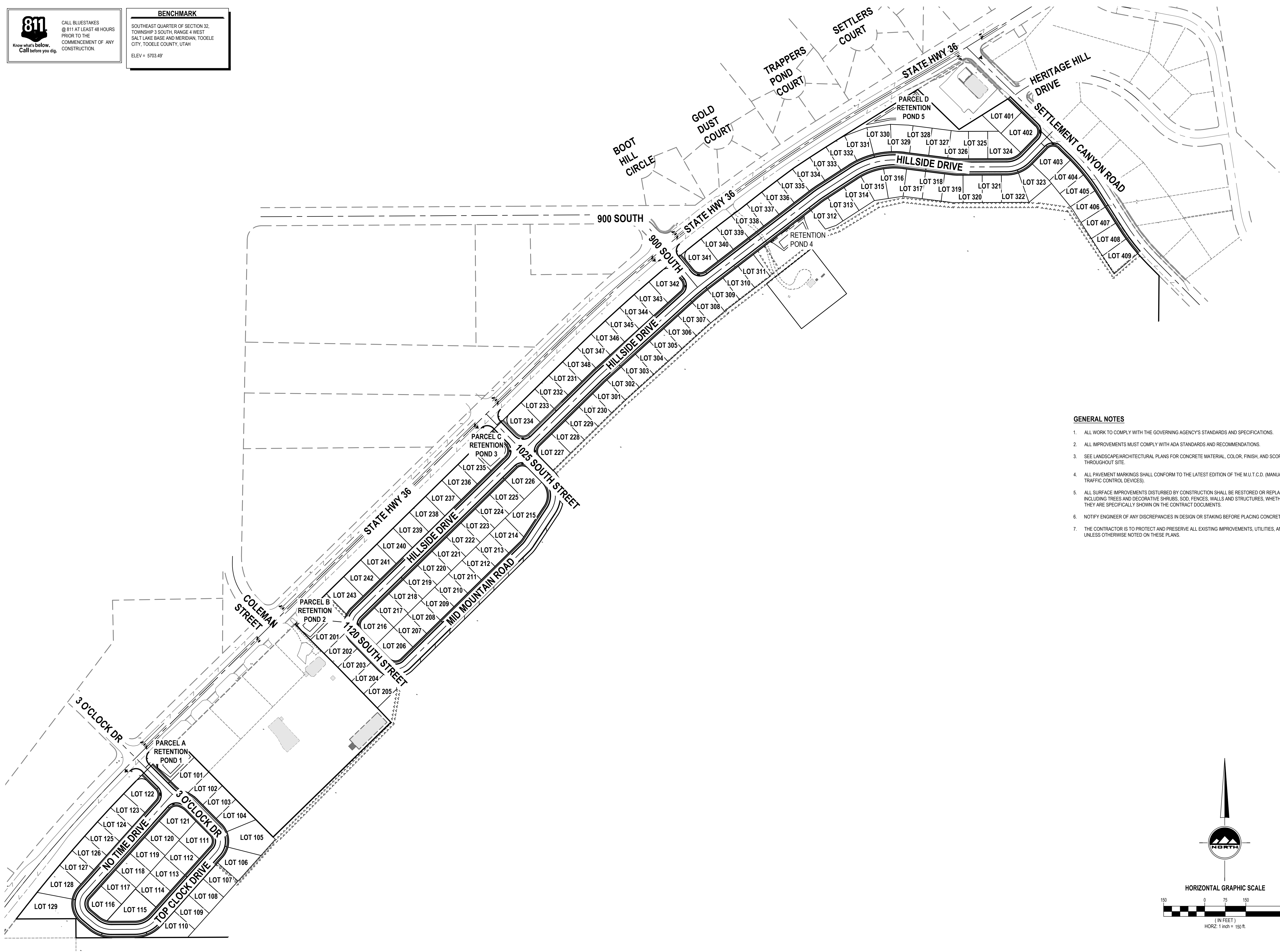
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC



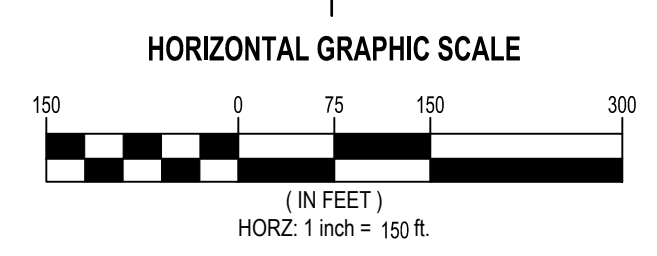
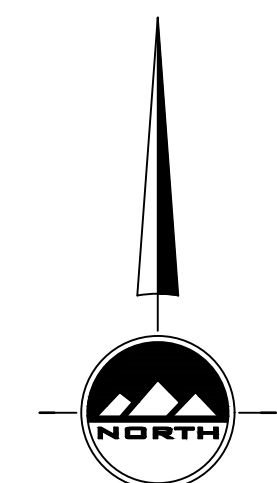


BENCHMARK
 SOUTHEAST QUARTER OF SECTION 32,
 TOWNSHIP 3 SOUTH, RANGE 4 WEST,
 SALT LAKE BASE AND MERIDIAN, TOOELE
 CITY, TOOELE COUNTY, UTAH
 ELEV = 5703.49'



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.



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.ENSGNENG.COM

FOR:
 SJ COMPANY
 447 NORTH COOLEY STREET
 GRANTSVILLE, UT 84029

CONTACT:
 SHAUN JOHNSON
 PHONE: 801-349-0761

10'CLOCK HILL SUBDIVISION

**STATE ROAD 36
 TOOELE, UT 84074**

For Review
 09/27/2023 1:37:35 PM

OVERALL SITE PLAN

PROJECT NUMBER: 11575
 PRINT DATE: 9/27/23
 DRAWN BY: J. CID
 CHECKED BY: J. CLEGG
 PROJECT MANAGER: J. CLEGG

C-100

Subdivision - Preliminary Plan 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 preliminary plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of preliminary plans are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted preliminary plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of preliminary 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.

P 22-1001

Project Information					
Date of Submission: 8/18/22 4 o'clock Hill	Submittal #: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone: R17	Acres: 38	Parcel #(s): 02-012-0005 02-014-0-0017 34 02-010-0-0011	
Project Name: 1 O'CLOCK HILL					
Project Address: STATE ROAD 36 TOOELE UTAH					
Project Description: 134 SINGLE FAMILY DETACHED LOTS			Phases: 4	Lots: 134	
Property Owner(s): TOOELE 90 LLC			Applicant(s): SJ COMPANY		
Address: 6975 UNION PARK AVE. SUITE 600			Address: 447 N. COOLEY ST.		
City: COTTONWOOD HEIGHTS	State: UT	Zip: 84047	City: GRANTSVILLE	State: UT	Zip: 84029
Phone: 801-918-5989	Email: RYAN@QELCAPITAL.COM		Phone: 801-349-0761	Email: SHAUN@SJCOMPANY.NET	
Contact Person: SHAUN JOHNSON			Address: 447 N. COOLEY ST.		
Phone: 801-349-0761			City: GRANTSVILLE	State: UT	Zip: 84029
Cellular: ""	Fax: -	Email: SHAUN@SJCOMPANY.NET			
Engineer & Company: ENSIGN			Surveyor & Company: SAME AS ENGINEER		
Address: 169 N. MAIN ST UNIT 1			Address: ""		
City: TOOELE	State: UT	Zip: 84074	City: ""	State: ""	Zip: ""
Phone: 435-843-3590	Email: JCLEGG@ENSIGNUTAH.COM				

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

For Office Use Only					
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:	Comments Returned: Date:		
		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		



11038 N Highland Blvd
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Nov 29th, 2021

To: Tooele City Council

Re: One O’Clock Hill Development

Project Location: UT-36 and Settlement Canyon

Applicant: Tooele 90 LLC

Request: Approval of a Zoning Map Amendment to remove the Sensitive Area Overlay to portions of the proposed development.

Sensitive Areas Overlay

(1) The purpose of the Sensitive Area Overlay is to provide regulatory standards, guidelines, and criteria having the effect of minimizing flooding, erosion, destruction of natural plant and wildlife habitat, alteration of natural drainages, and other environmental hazards, and protecting the natural scenic character of the hillside and mountain areas. In support of this purpose and intent, this overlay recognizes the importance of the unique hillside and mountain areas of Tooele City to the scenic character, heritage, history, and identity of Tooele City and of adjoining areas of unincorporated Tooele County. In support of this purpose and intent, Tooele City finds that it is in the public interest to regulate the development of sensitive areas in a manner so as to minimize the adverse impacts of development on scenic open spaces and on sensitive or vulnerable organic and inorganic systems. (7-12-2.1)

(2) The standards, guidelines, and criteria established by the overlay are intended to support the purpose and intent of the overlay by working to accomplish the following:

- a. To protect the public from the natural hazards of storm water runoff, erosion, and landslides. (7-12-2.2)

i. APPLICANT RESPONSE

1. Storm Water Runoff – All future development of the subject property is required to comply with city standards to construct facilities to convey and detain the runoff generated from a 25-year storm event with an outflow at a maximum of 0.2 cfs/ac. Additional requirements are to *1) construct facilities to divert surface water away from cut faces or sloping surfaces of fill. 2) protect natural drainage ways. 3) construction of detention basins to minimize peak flows.*

2. Erosion – All future development of the subject property is required to comply with city standards to construct facilities to minimized erosion as follows: *1) Construction of the development site to minimize disturbance during the wet times of the year – between Oct 15 and Mar 15. 2) Installation of erosion control measures and best management practices during construction to minimize erosion at the source.*

3. Landslides, Rockfall Hazard, & Faults– a Geotechnical Study of the subject property has prepared by Earthtec Engineering (see Appendix for full report). As part of the study, a slope stability analysis was performed for both the static and seismic conditions.

The results indicated that the slope configuration at the proposed lot analyzed is stable under both modeled conditions.

All future development of the subject property is required to comply with the recommendations of the geotechnical report with states: *1) if unretained cuts greater than 6 feet on the slope area are planned or retainage walls are required, we recommend that further analysis of the slope be performed.*

A Rockfall Hazard Evaluation was performed by Earthtec Engineering to determine the hazard level. The report states *“The likelihood of rock fall emanating from these outcrops and impacts to the building area is **moderate** as evidenced by the presence of boulders in those areas. While the likelihood of repeated rockfall that reach the development areas is **low** as evidenced in their age from weathering of some of the large boulders found just south of the road on the property, the risk of an occasional boulder dislodge from the higher slopes above the site still exists.”*

The Surface Fault Rupture Hazard Study was performed by Earthtec to reviewed potential for active faulting and related earthquakes are present for the subject property. The report states *“Based on our observations and analyses, the area to be suitable for the planned construction from a surface fault rupture hazards perspective, provided the recommendations presented in this report are carefully followed and implemented. We recommend observing all footing excavations prior to installing the concrete footing forms, to verify that no surface rupture faults are located below the planned foundation.”*

Refer to Figure 3 that shows the Fault Trenches and setback line for buildable areas.

Recommendations

The geotechnical studies that have been performed for the proposed areas for development support the proposed zone change request to remove the Sensitive Area Overlay to the portion of the property to be developed.

Conclusion

I have reviewed these studies and the recommendations provided. The additional requirements can be included in the proposed development and site layout to mitigate the hazards detailed in the geotechnical studies. Additional plans, details and studies will be provided to the city for review as part of the Subdivision process.

Respectfully,

Ken R. Berg, PE



APPENDIX

Geotechnical Study – Earthtec Engineering Project No. 219074

Surface Fault Rupture Hazard Study - Earthtec Engineering Project No. 219075

Rockfall Hazard Evaluation - Earthtec Engineering Project No. 219076



**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, September 27, 2023

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Chris Sloan
Matt Robinson
Weston Jensen
Jon Proctor
Doug Newell
Melodi Gochis

Commission Members Excused:

Alison Dunn
Melanie Hammer

City Council Members Present:

Maresa Manzione

City Council Members Excused:

Ed Hansen

City Employees Present:

Andrew Aagard, Community Development Director
Jared Hall, City Planner

Minutes prepared by Katherin Yei

Chairman Hamilton called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Tyson Hamilton, Present
Weston Jensen, Present
Chris Sloan, Present
Doug Newell, Present
Jon Proctor, Present
Melodi Gochis, Present

Matt Robinson, Present
Alison Dunn, Excused
Melanie Hammer, Excused

3. Public Hearing and Decision on a Conditional Use Permit request by Kay Thomas Reese to authorize the use of “Healthcare Provider” for .24 acres of property located at 215 S 200 E in the MU-G Mixed Use General zoning district

Mr. Aagard presented a conditional use permit to authorize the use of health care provider at the property located at 215 S 200 E. The property is zoned MU-G, Mixed-Use General.

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

Commissioner Robinson motioned to approve Conditional Use Permit request by Kay Thomas Reese to authorize the use of “Healthcare Provider” for .24 acres of property located at 215 S 200 E in the MU-G Mixed Use General zoning district based on the findings and subject to the conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Newell, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

4. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: There is a public hearing for MidValley Highway coming up. The City Council approved the building maximum in the Industrial zone with the condition that they must have approval of the fire department. The Council also discussed exterior housing standards.

5. Review and Approval of Planning Commission Minutes for the meeting held on August 23, 2023.

There are no changes to the minutes.

Commissioner Proctor motioned to approve the minutes. Commissioner Gochis seconded the motion. The vote was as follows: Commissioner Newell, “Aye”, Commissioner Sloan, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, Commissioner Gochis, “Aye”, Commissioner Robinson, “Aye” and Commissioner Proctor, “Aye”. The motion passed.

Mr. Aagard introduced the new City Planner.

6. Adjourn

Chairman Hamilton adjourned the meeting at 7:07 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this ____ day of October, 2023

Tyson Hamilton, Tooele City Planning Commission Chair

DRAFT