
PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council will meet in a Business Meeting on Wednesday, November 6, 2019, at the hour of 7:00 p.m. The meeting will be held at the Tooele City Hall Council Room, located at 90 North Main Street, Tooele, Utah.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Mayor's Youth Recognition Awards**
4. **Public Comment Period**
5. **Public Hearing and Motion on Ordinance 2019-28** An Ordinance of the Tooele City Council Amending the Moderate Income Housing Element of the Tooele City General Plan
Presented by Jim Bolser
6. **Subdivision Preliminary Plan** for Mountain Valley Townhomes by Matt Carter for 44 Townhome Lots on 4.1 Acres Located at Approximately 750 North 100 East in the MR-16 Multi-Family Residential Zoning District
Presented by Jim Bolser
7. **Subdivision Preliminary Plan** for the Golf Course View Subdivision a 13-Lot Subdivision on 5.8 Acres Located at 1366 Smelter Road in the R1-7 Residential Zoning District
Presented by Jim Bolser
8. **Subdivision Preliminary Plan** for the England Ridge Subdivision by Garlington Development, LLC, an 87-Lot Subdivision on 22.3 Acres Located at Approximately 810 North 520 East in the R1-7 Residential Zoning District
Presented by Jim Bolser
9. **Resolution 2019-76** A Resolution of Tooele City Council Approving a Service and Maintenance Agreement with Huber Technology, Inc., to Repair and Maintain the Solar Drying Equipment at the City Water Reclamation Facility
Presented by Steve Evans
10. **Minutes**
11. **Invoices**
12. **Adjourn**

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2113 or michellep@tooelecity.org, Prior to the Meeting.

TOOELE CITY CORPORATION

ORDINANCE 2019-28

AN ORDINANCE OF THE TOOELE CITY COUNCIL AMENDING THE MODERATE INCOME HOUSING ELEMENT OF THE TOOELE CITY GENERAL PLAN.

WHEREAS, Utah Code § 10-9a-401, *et seq.*, requires and provides for the adoption of a “comprehensive, long-range plan” (hereinafter the “General Plan”) by each Utah city and town, which General Plan contemplates and provides direction for (a) “present and future needs of the community” and (b) “growth and development of all or any part of the land within the municipality”; and,

WHEREAS, the Tooele City General Plan includes various elements, including water, sewer, transportation, moderate income housing, and land use. The Tooele City Council adopted the Tooele City General Plan, after duly-noticed public hearings, by Ordinance 1998-39 as a Tooele City ordinance, and which set forth appropriate Use Designations for land in Tooele City (e.g., residential, commercial, industrial); and,

WHEREAS, Utah Code Sections 10-9a-401(3) and 10-9a-403(2) require the General Plan of each Utah municipality to include a plan element that provides a realistic opportunity to meet the need for additional moderate income housing; and,

WHEREAS, in preparing the Moderate Income Housing element of the General Plan, Utah Code Section 10-9a-403(2)(b) requires the City to do the following:

- consider the Legislature’s determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in the community, and to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and,
- include an analysis of why the means and techniques recommended in the Moderate Income Housing element provide that realistic opportunity within the next five years; and,
- consider means and techniques, such as:
 - rezoning for densities necessary to assure the production of moderate income housing;
 - facilitate and encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - consider general fund subsidies to waive constructed related fees;
 - consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
 - consider programs offered by the Utah Housing Corporation;
 - consider Department of Workforce Services affordable housing programs; and,
- identify agriculture protection areas.

WHEREAS, Tooele City has actively considered and enacted means and techniques to allow a variety of housing opportunities for Tooele City residents, including moderate income housing, including by doing the following:

- enacting incentives for in-fill development, including less restrictive land use regulations (Ordinance 2015-25);
- creating several areas of HDR zoning that allow residential densities of up to 16 units per acre;
- approving several new apartment and attached single-family developments;

- enacting multi-family design standards to ensure that high-density housing developments include good site and building design for the benefit of residents, which standards recognize the fact that high density requires good design to be successful (Ordinance 2005-05);
- eliminating the five-acre minimum multi-family housing project size (2018-19);
- amending the MU-B (Mixed Use-Broadway) zoning district regulations to allow higher density residential developments with less restrictive land use regulations (Ordinance 2018-13);
- enacting a point-based for single-family design standards intended to improve building and site design without significantly increasing costs (Ordinance 2006-22);
- allowing for residential facilities for persons with a disability (Ordinance 2012-17);
- allowing for residential facilities for elderly persons (Ordinance 2012-17); and,
- allowing for housing in the MU-G (Mixed Use-General) zoning district; and,
- allowing for higher density residential uses beyond that previously allowable within Tooele City (Ordinance 2019-08); and,
- allowing for the ability to construct and utilize accessory dwelling units (Ordinance 2019-13);
- reducing minimum lot frontage requirements in In-Fill Geographic Areas A and B (Ordinance 2019-24).

WHEREAS, the Utah State Legislature adopted Utah State Senate Bill 34 during the 2019 General Legislative Session which, among other things, requires a higher level of accountability for communities regarding moderate income housing plans including identifying at least three strategies for encouraging and maintaining moderate income housing units within the community; and,

WHEREAS, the Moderate Income Housing Element prepared and adopted by Tooele City identifies at least nine strategies already in place for encouraging and maintaining moderate income housing units within the community, fully complying with and exceeding the requirements of Senate Bill 34; and,

WHEREAS, Utah State Senate Bill 34 requires the adoption of and reporting from its regulations into the Moderate Income Housing plans for communities by December 1, 2019; and,

WHEREAS, the Tooele City Council unanimously adopted a comprehensive review and amendment of the Moderate Income Housing Element to the General Plan on December 5, 2018 as Ordinance 2018-25; and,

WHEREAS, the City has proposed amendments to the Moderate Income Housing Element, as shown in the attached **Exhibit A**, to reflect compliance with the tenets and requirements of Utah State Senate Bill 34 (2019); and,

WHEREAS, the Moderate Income Housing Element reflects the findings of Tooele City’s elected officials regarding the appropriate range, placement, and configuration of housing within the City, which findings are based in part upon the recommendations of City staff, public comments, and other relevant considerations; and,

WHEREAS, the Moderate Income Housing Element and the policies contained therein may be amended from time to time by the Tooele City legislative body to reflect the changing policies and values of the elected officials and the public; and,

WHEREAS, Utah Code § 10-9a-403 and § 10-9a-404 provide for the municipal legislature to consider General Plan amendment recommendations given by the Planning Commission, and to approve, revise, or reject proposed General Plan amendments; and,

WHEREAS, the City has proposed amendments to the Moderate Income Housing Element, as shown in the attached **Exhibit A**; and,

WHEREAS, on October 9, 2019, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted to forward its recommendation to the City Council (see Planning Commission minutes attached as **Exhibit B**); and,

WHEREAS, on _____, the City Council convened a duly-advertised public hearing:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that:

1. this Ordinance and the Moderate Income Housing element amendments proposed therein are in the best interest of the City in that they will facilitate a reasonable opportunity for a variety of housing to meet the needs of people desiring to live in the community and allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life in Tooele City and are consistent with the General Plan; and,
2. this Ordinance and the Moderate Income Housing element amendments proposed therein are in the best interest of the City in that they fully comply with and exceed the requirements and objectives of Utah State Senate Bill 34 (2019) for identifying and implementing strategies and methods through which moderate income housing is encouraged and maintained within the community; and,
3. the Moderate Income Housing element of the General Plan is hereby amended as illustrated in **Exhibit A**, attached.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Pitt, City Recorder

S E A L

Approved as to Form:

Roger Baker, City Attorney

EXHIBIT A

MODERATE INCOME HOUSING PLAN

November 7, 2019

Utah Housing & Community Development Division
Utah Department of Workforce Services
1385 South State Street, 4th Floor
Salt Lake City, UT 84115

RE: 2019 Moderate Income Housing Plan Update & Conformance to the Requirements of Utah Code 10-9a-403-2b.

To Whom It May Concern:

Tooele City's Moderate Income Housing Plan has been updated, adopted by the City Council on November 6, 2019 to reflect the changes required by SB 34. This update was adopted into the current Tooele City General Plan. Tooele City plans to implement or to continue implementing the following strategies from the list of strategies required by the State of Utah. The accompanying updated Tooele City Moderate Income Housing Plan describes how the City will implement or is currently in process of implementing the following strategies.

1. Rezone for densities necessary to assure the production of moderate income housing.
2. Encourage higher density or moderate income residential development near major transit investment corridors.
3. Create or allow for, and reduce regulations related to, Accessory Dwelling Units in residential zones.
4. Apply for or partner with an entity that applies for State or Federal funds or tax incentives to promote the construction of moderate income housing.
5. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing.
6. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the City.
7. Reduce impact fees related to low and moderate income housing.

Thank you for your consideration.

Andrew Aagard, AICP
City Planner / Zoning Administrator



**MODERATE INCOME HOUSING PLAN
TOOELE CITY - 2019**

**PERPARED BY
TOOELE CITY COMMUNITY DEVELOPMENT DEPARTMENT**

Table of Contents

INTRODUCTION	3
House Bill 295	3
City General Plan	3
Regional Planning	3
City Growth Pattern.....	3
Commuting Patterns	5
New Housing Construction.....	5
Community Sentiment	5
Procedures and Definitions	5
POPULATION.....	6
Current Demographics	6
Households within Targeted Income Groups.....	7
CURRENT HOUSING STOCK	9
Total Housing Units	9
Breakdown of Housing Units Demographics.....	9
Affordability of Existing Housing Stock.....	10
Median Sales Price of Single Family Homes	10
Median Sales Price of Condominiums and Townhomes	11
CURRENT AFFORDABLE HOUSING AVAILABILITY AND NEED	11
Ethnic and Racial Minority Populations.....	15
Special Needs.....	16
Disabled	16
Seniors-Elderly.....	17
Homeless	17
Veterans	17
Victims of Domestic Violence	17
Fair Housing Status.....	17
Availability of a Variety of Housing Sizes.....	18
Analysis of Special Needs Housing	18
POPULATION PROJECTIONS	19
High, Medium and Low Population Projections.....	19
Estimated percentages of Targeted Income groups and Special Needs Groups	19

FORECAST OF AFFORDABLE HOUSING NEED	20
Comparing Projected Population Projections with Expected Housing Construction.....	20
Estimated Number of New Housing Units Needed	20
REGULATORY ENVIRONMENT	21
Current Zoning and Affordable Housing.....	21
PLANS TO MEET THE AFFORDABLE HOUSING NEED	23
Existing Development for Affordable Housing	23
Existing Zoning that Typically allows Affordable Housing	23
Existing and Future Mobile Home Parks	24
STRATEGY TO MEET CURRENT AND FORECASTED AFFORDABLE HOUSING NEEDS.....	24
Zoning and Annexations	24
STRATEGIES FOR ENCOURAGING THE CONSTRUCTION OF MODERATE INCOME HOUSING....	Error! Bookmark not defined.
Strategy 1 – Rezone for Densities Necessary to Assure the Production of Moderate Income Housing....	Error! Bookmark not defined.
Strategy 2 – Encourage Higher Density or Moderate Income Residential Development near Major Transit Investment Corridors.....	Error! Bookmark not defined.
Strategy 3 – Create or allow for, and Reduce Regulations Related to, Accessory Dwelling Units in Residential Zones	24
Strategy 4 – Apply For or Partner with an Entity that Applies for State or Federal Funds or Tax Incentives to Promote the Construction of Moderate Income Housing.....	25
Strategy 5 – Facilitate the Rehabilitation or Expansion of Infrastructure that will Encourage the Construction of Moderate Income Housing.....	Error! Bookmark not defined.
Strategy 6 – Consider General Fund Subsidies or Other Sources of Revenue to Waive Construction Related Fees that are Otherwise Generally Imposed by the City.....	256
Strategy 7 – Reduce Impact Fees Related to Low and Moderate Income Housing	256
Chart 7 – Tooele City Infill Areas A and B	277
Index of Tables.....	278
Index of Charts.....	28

INTRODUCTION

House Bill 295

Utah's affordable housing legislation (HB295) does not require that a community's housing market meet the homeownership desires of all moderate, low and extremely low income households. The legislation encourages a community to provide a "reasonable opportunity for a variety of affordable housing for moderate income households." The results of this housing needs analysis demonstrates that the Tooele City housing market satisfies HB295. The City housing market has a substantial number of *homeownership* opportunities for moderate income households while affordable housing opportunities for low and extremely low income households, as shown by household data, tend to be limited.

City General Plan

Tooele City adopted a General Plan with a Land Use Element on December 16, 1998. The moderate housing plan fits into the City General Plan as one on the guiding elements of the total plan. Each department coordinates with the Community Development Director and the City Engineer, to maintain, replace, and expand City services and utilities as needed. The Community Development Department uses the General Plan Elements to regulate and guide new developments to provide a balanced and diversified housing inventory.

Regional Planning

The three main population centers in Tooele Valley are separated by large tracts of land predominately rural in nature with single-family homes on large parcels. No coordination has occurred with the other entities in the development of a moderate-income housing plan. Tooele County Housing Authority and Utah Housing Corporation have constructed 11 of their 16 low income or tax credit housing communities in Tooele City. Tooele City is the only urban area in the Tooele Valley with a sizable and diverse housing inventory that provides for all income levels

City Growth Pattern

Despite the housing construction recession of 2007, residential construction and home sales in Tooele City are strong. Sales of existing homes are at record levels and the median sales price of a single family home has increase by 75% in 2017 to \$210,000.

Tooele City has experienced rapid population growth over the last 3 decades (Chart 2). From 1980 to 1990, the City experienced a negative growth rate of -3.13% a possible result of local mine closures. From 1990 to 2010, the housing boom of the Wasatch Front Counties spilled over into the Tooele Valley with 62% and 40% growth rates respectively, in spite of a building recession from 2007 to 2011. From 2010 to the 2016 ACS Census shows a low 3.7% growth rate for Tooele City and market indicators predict a growth rate increase in the near future as new subdivisions and apartment projects are completed.

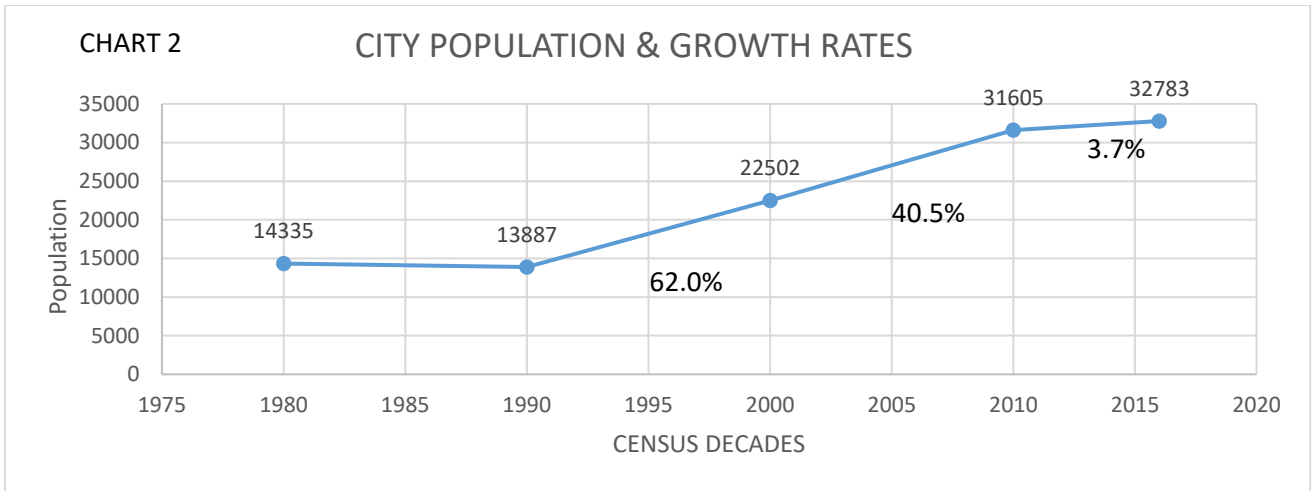
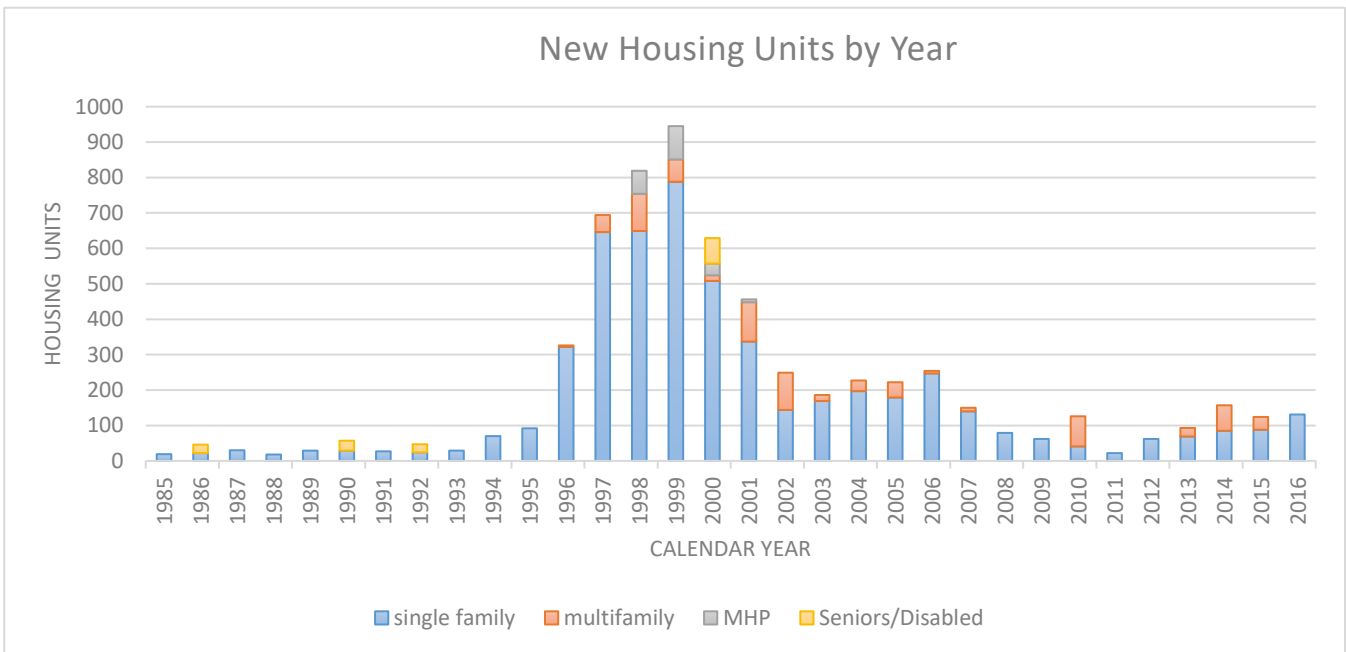


Chart 1 shows housing units constructed each year including new Mobile Home units in Mobile Home Parks, Elderly and Disabled housing units constructed in each year. Single-family detached homes are the preferred housing unit constructed in Tooele City over the last 30 years.

Tooele City, at 32,763 is the largest City in Tooele County comprising half of the County’s 2016 population of 65,285. The high growth rate of Tooele City and Tooele County in the past 25 years has been the result of the Wasatch Front’s soaring housing costs and diminished land availability. Tooele City’s rapid growth started in 1994, peaked in 1999 with over 900 new housing units and then declined to a low of 186 housing units in 2003. The market attempted to recover until 2006 but declined again until 2011 with just 21 housing units. Since 2011, housing construction has increased to just over 130 housing units per year in 2016.

Chart 1



Source: Tooele City Building Department

Commuting Patterns

The majority of Tooele County's working age population commute for employment. Each workday more than 18,000 County residents leave the county for work in Salt Lake, Utah, Davis, Weber Counties. Tooele County has an out-commuting ratio of 3.11 which means a little over 3 residents leave Tooele County for employment each day, while one resident lives and works in Tooele County. The mean travel time of residents of Tooele City is 28.4 minutes which does not deter new home buyers from selecting Tooele City. (Source: U.S. Census ACS 2016)

New Housing Construction

Apartment communities (rent assisted and market rate) show a very low vacancy rate at or below four percent. Rent assisted communities are full with waiting lists and the four large market rate projects in the City have very low vacancy rates. Rents in Tooele have also increased. Two of the newest apartment communities report rents for 3 bedroom units at \$950 to \$1300 per month and the communities are 99% occupied. (Source: Tooele County affordable housing needs assessment - 2018)

Housing market indicators point to a housing shortage in Tooele City with increasing prices for both homeownership and renters and very low vacancy rates. Currently, most major housing market in Utah face similar conditions. Housing demand is outpacing the supply of new homes and apartments.

Tooele City residential construction for the last 5 years has been relatively slow compared to the housing market in the Wasatch Front counties that have recovered from the 2007 construction recession. Few new single-family housing subdivisions were completed in Tooele City between 2006 and 2016 and, as a result of this lack of new building lot inventory, Tooele City may experience a slowdown in single-family home construction in 2018.

Community Sentiment

Community sentiment towards growth was noted during public hearings for the adoption of the City General Plan with the Land Use element in December 16, 1998. The public was not in favor of large high density housing projects and expressed concerns about traffic, noise and higher taxes. The consensus of the hearings was for a balanced mix of housing styles which would permit residents to select from single family homes, condominiums, townhomes, apartments, mobile homes, and senior housing. The lot sizes would range from 1 and 5 acre lots for larger homes, 10,000 to 14,000 square foot lots for large to moderate sized homes and 7,000 to 8,000 square foot lots for moderate to small homes. The mix would be predominately single family homes.

Procedures and Definitions

City Staff utilized the Utah Affordable Housing Forecast Tool (UAHFT) to analyze housing needs in the community, based upon the affordability of the existing housing stock. The UAHFT is a housing needs model that projects housing demand based upon current trends of housing affordability and projected population increases. Data for the model was obtained through the US Census, the US Department of Housing and Urban Development, the Utah State Governor's Office of Planning and Budget (GOPB) and other sources. Findings for the models are summarized throughout this study.

The following terms are commonly used throughout this document:

- **Affordable Housing:** Housing for which the occupant is paying no more than 30 percent of his or her income for gross housing cost, including utilities.
- **Area Median Income (AMI):** the Area Median Income is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for the purposes of determining the eligibility of applicants for certain federal housing programs.
- **American Community Survey (ACS):** the American Community Survey is an ongoing survey by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, such as ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. Sent to approximately 295,000 addresses monthly, it is the largest household survey that the Census Bureau administers.
- **Utah Affordable Housing Forecast Tool (UAHFT)** is a housing needs model that projects housing needs based upon current trends of housing affordability and projected population increases.
- **Low to Moderate Income Households (LMI):** Low to Moderate Income Households refer to Households whose income does not exceed 115 percent of the median income for the area when adjusted for family size.
- **U.S. Department of Housing and Urban Development (HUD):** HUD is a cabinet department in the Executive branch of the United States federal government. HUD's Comprehensive Housing Affordability Strategy (CHAS) also makes available, projections of needs for affordable housing for the three moderate income target groups.
- **Cost burdened households:** Households spending more than 30 percent of their income for housing cost are considered to be cost burdened.

Population

Current Demographics

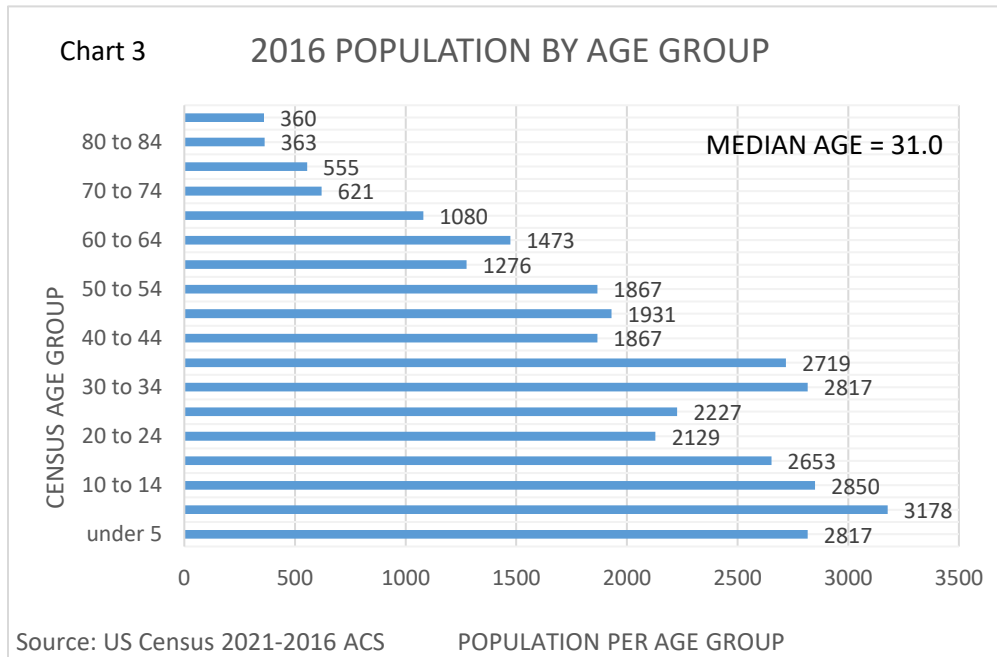


Chart 3 shows Tooele City as having a median age of 31 years. The chart also shows that the young adult age group (20 to 29 years) drops which is probably a result of young adults leaving home for college and additional job opportunities in adjacent counties. The adult age group of 30 years and older reflects a significant number of families returning to or

migrating to Tooele City from the Wasatch Front counties. A survey of new residents signing up for City utilities, shows most new families have moved to Tooele City because of Tooele City’s more affordable housing .

The US Census numbers show Tooele City Population increasing from the 2010 Census population of 31,605 to 32,783 in 2016 with a growth rate of 3.6%. In the same period, Tooele City issued building permits for 380 single family homes and 132 apartment units. The demographics of the 2016 Census estimates demonstrates that family migration (30 to 40 years old) to Tooele City is still occurring (Chart 3).

Households within Targeted Income Groups

An effective indicator of the need for affordable housing is the number of households experiencing housing cost burdens. This data is provided by HUD’s Comprehensive Housing Affordability Strategy (CHAS). If a household is paying more than 30 percent of their income for housing and utilities, that household has a “housing cost burden.” If a household is paying more than 50 percent of their income for housing, that household has a “severe housing cost burden.”

Table 1

HUD CHAS 2015 HOME OWNER - RENTERS COST BURDEN 30% AND 50% TOOELE CITY			
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	505	460	640
Household Income >30% to <=50% HAMFI	305	55	475
Household Income >50% to <=80% HAMFI	240	0	550
Household Income >80% to <=100% HAMFI	0	0	240
Household Income >100% HAMFI	0	0	680
Total	1050	515	2585
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	195	130	245
Household Income >30% to <=50% HAMFI	325	155	620
Household Income >50% to <=80% HAMFI	690	95	1670
Household Income >80% to <=100% HAMFI	190	0	1145
Household Income >100% HAMFI	130	0	4030
Total	1530	380	7705
HUD CHAS 2015			

Table 2 shows the HUD CHAS Owners & Renter Data for Tooele City. CHAS estimates there are 2585 renters and 7705 owners. About 20 percent of homeowners have a housing cost burden of at least 30 Percent. The share of homeowners facing severe housing cost burdens drops to about 5 percent for 50% of income.

Table 2

Homeowners with Cost Burdens in Tooele City, 2015				
	Owners with Cost	Percent of Owners	Owners with Cost	Percent of Owners
Total	burden >=30%	burden >=30%	burden >=50%	burden >=50%
Owners	of Income	of Income	of Income	of Income
7,705	1530	19.9%	380	4.9%
Source: HUD CHAS				
Renters with Cost Burdens in Tooele City, 2015				
	Renters with Cost	Percent of Renters	Renters with Cost	Percent of Renters
Total	Burden >=30%	Burden >=30%	Burden >=50%	Burden >=50%
Renters	of Income	of Income	of Income	of Income
2,585	1,050	40.6%	515	19.9%
Source: HUD CHAS				

In Tooele City, 40.6 percent of all renters have a cost burden of at least 30%. The share of renters with a severe housing cost burden (50% AMI or less) drops to 19.9 percent. Households that have a cost burden are not receiving any housing subsidy, (tax credit, voucher, etc.).

Table 3

Tooele City has an Area Median Income of \$56,602 in 2016 which is up from \$48,133 in 2000. Stansbury Park has an AMI of \$85,297 and Grantsville has an AMI of \$64,652. Table 3 shows the income available for median income households in Tooele City, households at 50% to 80% AMI, households at 30% to 50% AMI, and households below 30% AMI. Also shown is

Tooele City 2016		
Affordable Housing Costs by Income, Tenure, Race, and Age		
Category - \$56,602/yr	Gross Monthly Income	Affordable Housing Costs
Area Median Household Income	\$4,747	\$1,424
>50%-80% AMI	\$2,667 to \$4,266	\$800 to \$1,280
>30-50% AMI	\$1,653 to \$2,666	\$496 to \$799
0-30% AMI	\$0 To \$1,652	\$0 to \$495
Median Homeowner Household Income	\$5,352	\$1,606
Median Renter Household Income	\$2,899	\$870
White Household Median Income	\$4,904	\$1,471
Hispanic Household Median Income	\$4,561	\$1,368
Elderly Household Median Income (65+)	\$3,245	\$974
Source: U.S. Census Bureau, American Community Survey. 2012-2016.		

what a household in each income group can afford to spend on housing. For example, a household in Tooele City with income at 50% AMI to 80% AMI could afford to spend, without incurring a cost burden, \$800 to \$1,280 each month. The estimated Gross Monthly Income and Affordable Housing Costs for several race and age groups are also listed. The elderly (65+) are a special needs population with the lowest median income and having many disabilities and medical needs which makes finding affordable housing difficult. The elderly are a priority concern for Tooele City.

CURRENT HOUSING STOCK

Total Housing Units

The US Census ACS 2016, shows Tooele City as having 11,040 housing units. Of the 11,040 housing units, 8,009 are owner occupied, and 2,497 housing units are renter occupied. The remaining housing units of 534 were vacant at the time of the survey.

Table 4

Tooele City Housing Units by Tenure, 2016					
Owner Occupied Units	Renter Occupied Units	Total Vacant Units	Total Occupied Units	Percent Owner Occupied	Percent Renter Occupied
8,009	2,497	534	10,506	76.20%	23.80%

Source: U.S. Census, ACS 2012-2016

Breakdown of Housing Units demographics

Table 5

Tooele City's housing inventory is predominantly detached single-family at 8,618 units (78%). A count of attached single-family units shows only 461 units (4.2%) while 2, 3 and 4 unit housing structures account for 479 housing units (4.3%). The remaining housing units in structures of 5 units or more equal 724 units for 6.5%. Mobile homes in Mobile Home Parks account for 6.9% of the housing units.

Housing Units by Units in Structure		
	Housing Units	Percent of Total
Total Housing Units	11,040	
1, Detached	8,618	78.1%
1, Attached	461	4.2%
2	179	1.6%
3 to 4	300	2.7%
5 to 9	276	2.5%
10 to 19	169	1.5%
20 or more units	279	2.5%
mobile homes	758	6.9%

Source: U.S. Census, ACS 2012-2016

Tooele City has a relatively young housing unit inventory (Table 6). Over half or 52.5% (5801) of all housing units in the City were built in or after 1990 and are no older than 30 years old. The housing units built before 1990 but after 1950 (36%) accounting for 3971 units, are of an age where upgrades or remodeling may be necessary. The housing units built before 1950 account for 11.5% (1268) of Tooele's housing inventory and are primarily located in the older homes within the central core of the City. These homes may be more affordable than newer homes but, due to advanced age may require some investment in remodeling and renovation.

Table 6

Year Structure was Built - Tooele City		
Year Built	Housing Unit	Percent of Total
2010 or after	239	2.2%
2000 to 2009	2774	25.1%
1990 to 1999	2788	25.2%
1980 to 1989	671	6.1%
1970 to 1979	1320	12.0%
1960 to 1969	1366	12.3%
1950 to 1959	614	5.6%
1940 to 1949	581	5.3%
1939 to earlier	687	6.2%
Total Units	11,040	100.0%

Source: U.S. Census, ACS 2012-2016

Table 7

The vast majority of housing units in Tooele City have 3, 4, 5 or more bedrooms (77.6%). Two bedrooms or less housing units make up only 22.5% of Tooele City housing units. This large percentage of 3, 4 and 5 bedrooms in housing units indicates that Tooele City’s housing market is dominated by large families. The 2016 US Census ACS lists the average family as 3.63 people and the average household as 3.09 people and both exceed the national average.

Number of Bedrooms in Housing Unit		
Housing Units with	Housing Units	Percent of Total
No Bedrooms	61	0.6%
1 bedroom	418	3.8%
2 Bedrooms	2,000	18.1%
3 Bedrooms	3,827	34.7%
4 Bedrooms	2,987	27.1%
5 or more Bedrooms	1,747	15.8%

Source: U.S. Census, ACS 2012-2016

Housing Units with Housing Problems, 2016	
Housing Problems	
Overcrowding	11
Lack kitchen, plumbing	0

Source: U.S. Census, ACS 2012-2016

Table 8

Overcrowding was the only housing problem noted by the ACS 2016. HUD CHAS considers more than one person per room as overcrowding.

Affordability of Existing Housing Stock

Home sales data indicates that Tooele city has a high level of affordable housing. Affordability is measured by comparing various income levels and the percentage of new units each income level can afford. In order to qualify as equally affordable, at least 50% of homes sold in a city should be affordable to the median income

level. If more than 50% of new housing units sold in the city are at or above the median income level the City has an affordable housing market. The greater the percentage, the greater the affordability. If 50% of housing units sold are below median income level the City no longer has an affordable housing market.

Median Sales Price of Single Family Homes

Table 9

Median Sales Price of Single-Family Homes in Tooele City			
2000	\$119,900	2010	\$150,000
2001	\$117,460	2011	\$125,000
2002	\$115,000	2012	\$131,000
2004	\$117,900	2013	\$143,000
2005	\$129,900	2014	\$157,500
2006	\$152,500	2015	\$172,500
2007	\$180,000	2016	\$189,500
2008	\$175,000	2017	\$210,000
2009	\$159,900	AAGR	2.90%

AAGR = average annual growth rate.
Source: UtahRealtor.Com

Housing prices in Tooele City are very affordable compared to prices in neighboring Wasatch Front counties. The City median sales price in 2017 was \$210,000. In Salt Lake County the median sales price of a single family home in 2017 was \$325,000, 55 percent higher.

Median Sales Price of a Condominium and Townhomes

Table 10

In the previous 6 years Tooele City has experienced sales price increases for single-family Homes from \$125,000 to \$210,000 in 2017. Condominiums sales price increases have also jumped from \$81,750 to \$152,000 in 2017. A 68 percent price increase in single-family homes and 86 percent price increase for Condominiums and Townhomes.

Tooele City			
Median Sales Price of Condominiums and Townhomes			
2000	\$115,463	2010	\$112,200
2001	\$91,900	2011	\$81,750
2002	\$91,995	2012	\$90,950
2004	\$84,850	2013	\$109,900
2005	\$85,950	2014	\$109,000
2006	\$101,000	2015	\$120,000
2007	\$119,900	2016	\$132,000
2008	\$136,400	2017	\$152,000
2009	\$125,000	AAGR	1.60%

AAGR = average annual growth rate.
Source: UtahRealtor.Com

CURRENT AFFORDABLE HOUSING AVAILABLE AND NEED

Table 3 lists the Gross Monthly Income and Affordable Housing Costs for the three targeted income groups. For a household earning \$28,301 (50% AMI), may afford housing costs of \$799 per month but housing costs greater than the \$799 per month would become a cost burden. Table 3 also shows the Gross Monthly Income and Affordable Housing Costs for Median Homeowners Household Income, median renter Household Income, white households Median Income, Hispanic Household Median Income, Elderly Household Median Income (65+). This table follows the recommended template for needs assessment from the Utah State Division of Community Housing.

Table 3

Tooele City 2016		
Affordable Housing Costs by Income, Tenure, Race, and Age		
Category - \$56,602/yr	Gross Monthly Income	Affordable Housing Costs
Area Median Household Income	\$4,747	\$1,424
>50%-80% AMI	\$2,667 to \$4,266	\$800 to \$1,280
>30-50% AMI	\$1,653 to \$2,666	\$496 to \$799
0-30% AMI	\$0 To \$1,652	\$0 to \$495
Median Homeowner Household Income	\$5,352	\$1,606
Median Renter Household Income	\$2,899	\$870
White Household Median Income	\$4,904	\$1,471
Hispanic Household Median Income	\$4,561	\$1,368
Elderly Household Median Income (65+)	\$3,245	\$974

Source: U.S. Census Bureau, American Community Survey. 2012-2016.

Table 11

	Owners and Renters by number w/Cost Burdens					Total
	<=30% AMI	<30% AMI to <=50% AMI	<50% AMI to <=80% AMI	<80% AMI to <=100% AMI	>100% AMI	
Owners by Income	245	620	1,670	1,145	4,030	7,705
30% Cost Burden of Owners	195	325	690	190	130	1,530
50% Cost Burden of Owners	130	155	95	0	0	380
Renters by Income	640	475	550	240	680	2,585
30% Cost Burden of Renters	505	305	240	0	0	1,050
50% Cost Burden of Renters	460	55	0	0	0	515

Source: HUD CHAS

Table 11 shows the number of households in the five target groups. HUD CHAS indicates there are 7,705 owners and 2,585 renters in Tooele City. Renter households face cost burdens also. Tables 3 and 11 lists the income levels and number of renters in the five income target groups. By HUD CHAS numbers (Table 12), Tooele City needs an additional 325 affordable owner housing units.

Tooele City has 445 subsidized rental units (see table 11) but by HUD CHAS number, Tooele City needs 965 affordable rental units which leads to a need of 520 additional affordable rental units.

Table 13

Percent of Homes Sold in Tooele City Affordable to Households at Area Median Income			
	Total Homes Sold	Affordable Homes	Percentage of Homes Sold Affordable
2012	424	414	97.6%
2013	501	491	98.0%
2014	549	519	94.0%
2015	660	632	95.8%
2016	771	740	96.2%

Source: Utah RealEstate.com

Percent of Condos Sold in Tooele City Affordable to Households at Area Median Income			
	Total Condos Sold	Affordable Condos	Percentage of Condos Sold Affordable
2012	24	24	100.0%
2013	29	29	100.0%
2014	38	38	100.0%
2015	41	41	100.0%
2016	54	54	100.0%

Source: Utah RealEstate.com

The following tables 13-16 show the availability of existing housing stock for targeted income groups for single family and condominiums or townhomes for the years 2012 to 2016.

At the Area Median Income group level, \$56,602, affordable home sales dropped from 97% in 2012 to 96.2% in 2016. Condominiums and townhomes sales at the Area Median Income level were at 100% for all 5 years.

Over 740 single family homes were affordable out of 771 sales (96.2%). This makes Tooele City very affordable at this AMI group level in 2016.

No additional housing units are required for this income level.

Table 14

At the 80% Area Median Income group level, \$45,282 (Table 14), affordable home sales dropped from 97% in 2012 to 96.2% in 2016. Condominiums and townhomes sales at the 80% Area Median Income level were at 100% or near 100% for all 5 years. This makes Tooele City very affordable at the 80% AMI. This target income group still has many choices in the purchase of a home, condominium or townhome.

At the 80 percent AMI (\$45282), Single-family home sales and Condominium or Townhome sales were well over the affordable 50% sales level hurdle. No additional housing units are needed for this income level.

Percent of Homes Sold in Tooele City Affordable to Households at 80% AMI			
	Total Homes Sold	Affordable Homes	Percentage of Homes Sold Affordable
2012	424	397	93.6%
2013	501	450	89.8%
2014	549	444	80.9%
2015	660	518	78.5%
2016	771	546	70.8%

Source: Utah RealEstate.com

Percent of Condos Sold in Tooele City Affordable to Households at 80% AMI			
	Total Condos Sold	Affordable Condos	Percentage of Condos Sold Affordable
2012	24	24	100.0%
2013	29	29	100.0%
2014	38	35	92.1%
2015	41	40	97.6%
2016	54	54	100.0%

Source: Utah RealEstate.com

Percent of Homes Sold in Tooele City Affordable to Households at 50% AMI			
	Total Homes Sold	Affordable Homes	Percentage of Homes Sold Affordable
2012	424	134	31.6%
2013	501	96	19.2%
2014	549	79	14.4%
2015	660	52	7.9%
2016	771	37	4.8%

Source: Utah RealEstate.com

Percent of Condos Sold in Tooele City Affordable to Households at 50% AMI			
	Total Condos Sold	Affordable Homes	Percentage of Homes Sold Affordable
2012	24	17	70.8%
2013	29	14	48.3%
2014	38	5	13.2%
2015	41	16	39.0%
2016	54	10	18.5%

Source: Utah RealEstate.com

Table 15

At the 50% Area Median Income group level, \$28,301 (Table 15), homes sales that were affordable dropped from 31.6% in 2012 to 4.8% in 2016.

Condominiums and townhomes sales at the 50% Area Median Income level dropped from 70.8% to 18.5% in 2016. This makes Tooele City less affordable and this target group has limited choices in home or condominium purchases. Per HUD CHAS, Tooele City, with only 37 affordable homes and 10 affordable condos, needs 48 additional affordable homes or condos at the 50% AMI level.

Percent of Homes Sold in Tooele City Affordable to Households at 30% AMI			
	Total Homes Sold	Affordable Homes	Percentage of Homes Sold Affordable
2012	424	17	4.0%
2013	501	5	1.0%
2014	549	3	0.5%
2015	660	6	0.9%
2016	771	1	0.1%

Source: Utah RealEstate.com

Percent of Condos Sold in Tooele City Affordable to Households at 30% AMI			
	Total Condos Sold	Affordable Condos	Percentage of Homes Sold Affordable
2012	24	2	8.3%
2013	29	0	0.0%
2014	38	0	0.0%
2015	41	0	0.0%
2016	54	0	0.0%

Source: Utah RealEstate.com

Table 16

At the 30% Area Median Income group level, \$16,980 (Table 16), homes sales that were affordable dropped from 4.0% in 2012 to 0.1% in 2016. Condominiums and townhomes sales at the 30% Area Median Income level dropped from 8.3% to 0% in the same 5 year period. At the 30% AMI level, home purchase options are extremely limited and condominium or townhome purchases may be unavailable. Tooele City is not affordable at the 30% Area Median Income level.

Per HUD CHAS, Tooele City needs an additional 324 affordable housing units at the 30% AMI level.

Rental rates have increased as the median sales prices have gone up. The US Census ACS 2016 shows a median rent of \$759. From a recent survey of rental rates on Zillow.com for rentals, there were only 12 homes or apartments available for rent at rates of \$700 to \$1500 per month. The newer apartments and homes are renting well above the median rate. In the 2016 rental housing market, affordable rental units are limited or not available in the newer apartment communities.

Ethnic and Racial Minority Populations

Tooele City’s population is 82% white (not Hispanic). Minorities, which includes Hispanics, comprise 18% of the total City Population. The Hispanic population is 12.9% of the City’s population and American Indian being reported for 1.4% of the City population.

Table 17

Tooele City		
Percent Share of City Population by Race		
	Number	Percent
Total	32,783	100%
White	26,919	82.10%
Hispanic	4235	12.90%
American Indian	462	1.40%
Asian	160	0.49%
Pacific Islands	82	0.25%
Black	278	0.85%
Other Race	72	0.22%
2 or more Races	575	1.75%

Source: US Census ACS 2016

Racial and ethnic minority status is correlated with poverty level. In Tooele City, 8.1% of the entire population is reported to be below the poverty level which would indicate that approximately 2,656 residents are living at or below the poverty income level set by the U.S. Census. The poverty percentage for Tooele County is 7.2% and for the entire State is 11.7%.

Poverty rates by race are identified in table 16. Because of this correlation, any deficiencies in available low and moderate-income housing units, disproportionately impacts minority populations. Of the minority population, 15% are below the poverty level.

Table 18

Tooele City			
Poverty by Race in Tooele City			
Race	Number in Poverty	Percent of Race in Poverty	US Census Table
All Races = 8.1%			
White only	1,910	7.2%	B17001H
Hispanic	467	11.2%	B17001I
American Indian	61	12.8%	B17001C
Asian	0	0.0%	B17001D
Pacific Islands	0	0.0%	B17001E
Black	21	7.8%	B17001B
Other Race	241	15.2%	B17001F
2 or more Races	91	10.1%	B17001G

Source: US Census ACS 2016

SPECIAL NEEDS POPULATION

Tooele City understands that it is important to address affordable housing for those with special needs. People with special needs may include vulnerable populations such as senior citizens, people with disabilities, the homeless or those otherwise in need of specialized or supportive housing.

DISABILITY

Table 19

Tooele City Residents with Disabilities				
Disability	Age Group	Total Pop.	Pop. w/disability	% of Total
hearing disability	Under 5	2828	0	0.00%
	5 to 17	7753	11	0.10%
	19 to 64	19008	468	2.50%
	65 - plus	2898	581	20.00%
vision disability	Under 5	2828	0	0.00%
	5 to 17	7753	37	0.30%
	19 to 64	19008	304	1.60%
	65 - plus	2898	1854	6.40%
cognitive disability	under 18	10581	560	7.20%
	19 to 64	19008	877	4.60%
	65 - plus	2898	143	4.90%
ambulatory disability	under 18	10581	90	0.20%
	19 to 64	19008	1257	6.60%
	65 - plus	2898	817	28.20%
self-care disability	under 18	10581	142	1.80%
	19 to 64	19008	367	1.90%
	65 - plus	2898	268	9.20%
independent living	19 to 64	19008	729	3.80%
	65 - plus	2898	525	18.1%

Source: US Census ACS 2016

People with disabilities under the age of 65 comprise approximately 9.0% of the City population or 2,930 people. It is estimated that 36.6% of all Americans 65 or older have some form of disability. According to the ACS approximately 1,178 individuals, or 40.6% of Tooele City residents over age 65 have a disability. People with disabilities often face financial and social difficulties that make it difficult to obtain housing. Programs that are geared toward helping people with disabilities obtain housing include: low rent and public housing voucher programs, assistance through centers of independence, employment and training resources.

The median income of an individual with a disability is usually considerably less than persons without a disability. According to the ACS, median income for disabled residents over 16 years of age, is 32.5% less than City residents without a disability of the same age. This would translate to a disabled single householder having a median income of \$38,206 which would require using a larger share of their income for housing.

Seniors-Elderly

About 9.0 percent of Tooele City population is 65 and older as of the 2016 ACS. The share of the city's population that is 65 or older is expected to remain approximately the same. As the City population ages, more families will elect to move their elderly family members to Tooele City to be near them. Some elderly residents may not be able to remain in their homes or may choose to relocate to a dwelling type that better suits their preferences and needs. The Tooele City Council recognizes the need to evaluate the housing options available to seniors wishing to remain in or move to the community.

Homeless

According to the 2016 annualized Point in Time count, roughly 0.1% of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Tooele City, which is approximately 32. Tooele County Housing authority has programs in place as noted in the Tooele County Moderate Housing Study which address this need.

Veterans

Based on the 2016 ACS, veterans account for approximately 7.6 percent of Tooele City's population, or 2,507 people. Men make up 92% of those veterans and women 8%. There are 811 veterans that are 65 years or older age, or 32.3 percent of the Tooele City veteran population. Also, 749 veterans in Tooele city were reported as having some form of disability, which amounts to 18.2 percent of the city's disabled population being veterans. Of the 1423 working age veterans (18 to 65 years old), 43% or 1084 were unemployed. There were 100 veterans reported to be living below the poverty level by the 2016 ACS. The median income of a veteran in Tooele City was reported to be \$50,533 which is 10.7 percent lower than the City as a whole. This suggests that a single income household with a veteran is less likely to afford the median housing unit in the city. Given these estimates, the City should work with the Utah Department of Workforces Services to consider strategies to lower the unemployment rate among working-aged veterans.

Victims of Domestic Violence

Victims of domestic violence receive shelter at Pathways Domestic Violence Shelter operated by Valley Behavioral Health. The facility has 16 beds and operates at high levels of occupancy. The program provides shelter for victims of domestic violence for 30 days before the individual(s) is released. In 2017 the facility served 536 individuals, 342 were residents of Tooele County. A high need, as expressed by director Elizabeth Albertson, is for transitional housing. Many of their clients do not have housing and are left to choose between homelessness or doubling up with friends/family. Pathways Domestic Violence Shelter has applied for a U.S. Department of Justice grant that would help fund and develop a 5-unit transitional housing facility. Under the terms of the grant the transitional housing would be for 6 months to 24 months. Transitional housing for this population is a high priority.

Fair Housing Status

HUD measures Fair Housing Status by the number of housing discrimination complaints in a jurisdiction. Fair Housing complaints are very low for Tooele County. Since 1994, 24 complaints have been filed. Five complaints were filed in 2012 which was the highest year. Only 3 complaints were filed in 2017. Considering the county has about 4,300 rental units, filed complaints are an extremely low percentage of the renter population. (Source: Tooele County Affordable Needs Assessment)

Availability of a Variety of Housing Sizes

Tooele City’s housing inventory is predominately single family with 3 and 4 bedrooms (61.8%). There are only 2,479 housing units (22.5%) with 2 bedroom or less within Tooele City. New homes are required by zoning to be at least 1,100 square feet which again leads to a 3 bedroom home. A majority of the homes in Tooele City have basements which have been or can be finished for additional bedrooms as the need arises.

Analysis of Special Needs Housing

There is a significant population of seniors and people with disabilities in Tooele City, currently there is a deficiency of housing specifically designed for this segment of the population in Tooele City. There are 16 low income tax credit and subsidized rental communities in Tooele County. Of the 16, 11 are located in Tooele City (Table 18) and contain 445 housing units (60.7%). The other rental communities consist of 287 units (39.3%) and are located in Grantsville, Stansbury Park and Wendover. Tooele City needs more special needs housing since all available housing units are occupied and there is a waiting list for available rental units. As the city grows, the need for specialized housing will likely continue to increase and the city should evaluate and monitor current zoning regulations to assure that there are minimal regulatory barriers to constructing this type of housing. Subsidized housing and special needs rental housing is managed by Utah Housing Corp and Tooele County Housing Authority.

Table 20

Low Income Tax Credit and Subsidized Rental Communities In Tooele City				
Apartment Community	Address	subsidy	Units	
Somerset Gardens (Senior)	143 North 400 West	RD Senior	28	
Oquirrh View Apartments (Senior)	552 North 270 East	RD Senior	16	
Canyon Cove Senior Housing (Senior)	178 East Vine St	HUD Senior	21	
Remington Park Retirement (Senior)	495 W Utah Avenue	RD Senior	72	
Lake View Apartments	742 N 100 East	Tax Credit	76	
Valley Meadows	582 N Shay Lane	Tax Credit	40	
Tooele Crown	Scattered Sites	Tax Credit	11	
Tooele Gateway Apartments	232 W Fenwick Lane	Tax Credit	130	
Westwood Mesa	780 West 770 South	Tax Credit	22	
Landmark Apartments	350 West 400 North	HUD Senior	24	
Five-Plex		Public Housing	5	
		Total	445	
Source: Utah Housing Corp & Tooele County Housing Authority				

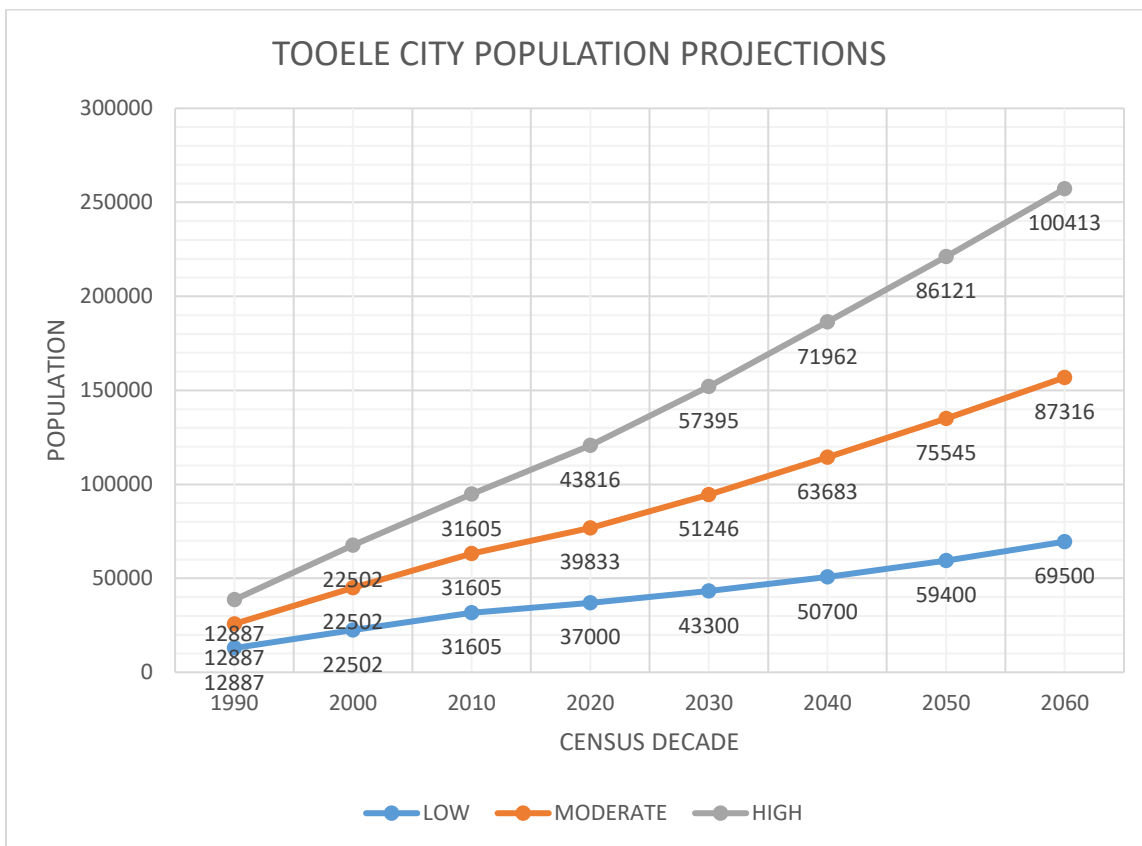
TCHA and Utah Housing Corp administer many affordable housing assistance programs as well as the many Tax Credit and subsidized rental communities. There is a home repair program, weatherization program, down payment assistance program, Security deposit assistance program, rent to own program and Section 8 rental assistance program. Not all programs are funded at any one time but the Housing Authority is constantly seeking grants and additional funding to continue the programs. TCHA is also seeking funding to construct a new housing community for low income households which it will manage because many private landlords have stop participating in the assisted rental program.

Population Projections

High, Medium and Low Population Projections

The population projection used for this study (Moderate Projection) is from the Governor’s Office of Budget and Planning with growth rates of between 16% and 29% each decade. A high and low population projection was also calculated based upon the GOBP projection. The GOBP projection is used because it tends to follow the recent growth rates. Chart 4 shows the three population projections. The high projection predicts Tooele City population to reach about 100,000 people by 2060. Assuming all growth factors such as expanded sanitary sewer facilities, expanded culinary water facilities, expanded transportation system to Salt Lake County, expanded city services and continued good economic growth continue, the moderate population projection is obtainable.

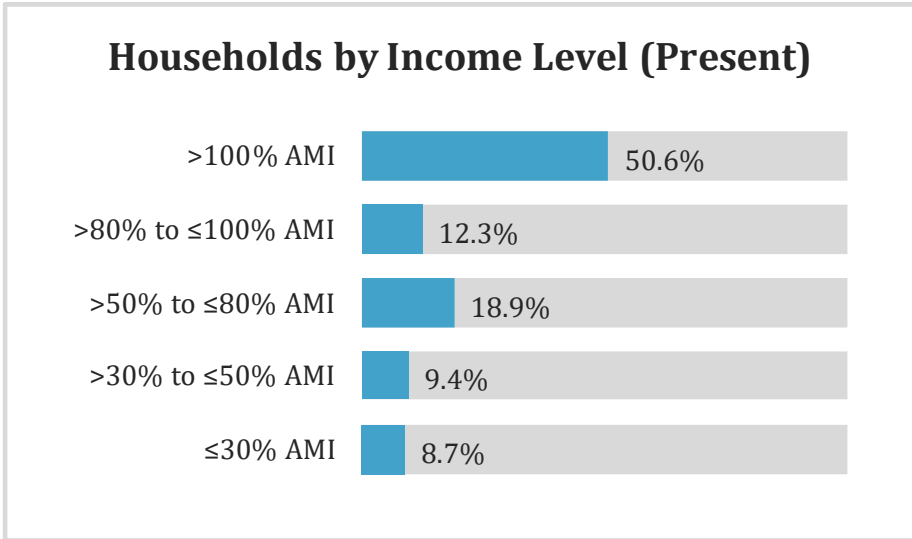
Chart 4



Estimated percentages of Targeted Income groups and Special Needs Groups

The UAHFT tool, using the moderate growth projection, shows the percent share of the City 2016 population in relationship to the AMI (\$56,605). 50.6% of the City’s population has an income at or above the Area Median Income in 2016 (Chart 5). Using the same percentage of the City population in the targeted income groups for the 5 and 10 year projections as is currently estimated by the ACS, see Chart 5. From the US Census ACS, shows 9% of Tooele’s Population is disabled, 9% are seniors, .01% are homeless (2016 annualized Point in Time), 7.6% are veteran, and approximately .005% are victims of domestic violence (342 county residents served in 2017).

Chart 5



Forecast of Affordable Housing Need

Comparing Population Projections with Expected Housing Construction

The housing construction industry in Tooele City in 2016 is still recovering from the economic recession of 2007-2011. New subdivisions are in the planning stages and builders have reported having problems finding building lots and scheduling subcontractors. In 2016, residential contractors are still trying to keep up with the expanding demand in the Tooele City market and have had to delay construction projects because of the above mentioned problems.

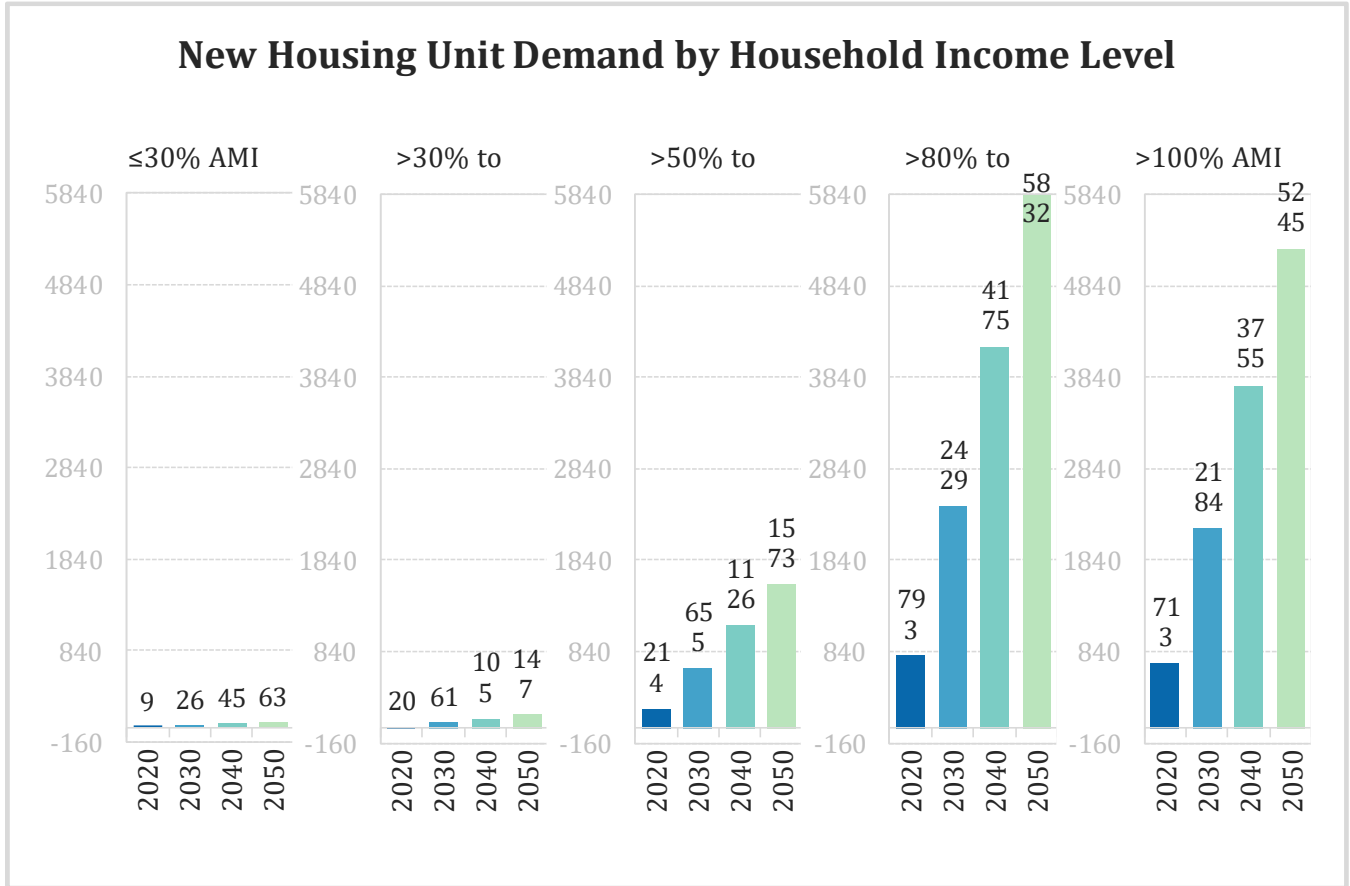
*= actual	2010	2016	2020	2025
Population for	*31,605	32,783	39,833	45,539
Projected number new housing units		*512	2,350	1,902
Projected ramp up of residential construction			600	1,250

Estimated Number of New Housing Units Needed

Income group	2020 New Housing Unit Demand	2025 New Housing Unit Demand
≤30% AMI	9	10
>30% to >50% AMI	26	31
>50% to >80% AMI	45	53
>80% to >100% AMI	63	74
Seniors	193	171
Disabled	193	171
Homeless	23	19
Veterans	178	144
Domestic Violence	12	10

Chart 6 is generated by the UAHFT tool for the 2020 through 2050 population projections for each of the 5 targeted income groups. The 2025 projections would be calculated as half of the 2030 number. The numbers are put into a simple table above. Again the special needs groups may overlap.

Chart 6



Regulatory Environment

Current Zoning and Affordable Housing

Current Tooele City does not have an ordinance specific to affordable housing. There are no fee or permit waivers or density bonuses for affordable housing. Although there are no proactive policies promoting affordable housing, ordinances or policies that prohibit affordable housing do not exist in the City’s code. Manufactured housing is permitted, high density multi-family housing is permitted, and minimum lot sizes for single-family homes are between 7,000 and 8,000 square feet, which helps with affordable housing.

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

Table 21

ZONING DISTRICT	TOTAL ACREAGE	USED ACRES	PERCENT OF TOTAL	VACANT ACRES	PERCENT OF TOTAL
BISON RIDGE PUD	55.29	0	0.00%	55.29	100.00%
COPPER CANYON PUD	128.74	57.1	44.40%	71.64	55.60%
GLENEAGLES PUD	17.71	6.53	37.00%	11.18	63.10%
General Commercial	988.87	171.71	17.40%	817.16	82.60%
High Density Residential	170.12	82.2	48.30%	87.92	51.70%
Industrial (heavy)	802.26	210.25	26.20%	592.009	73.80%
Light Industrial	385.93	180.94	46.90%	204.99	53.10%
Medium Density Residential	94.74	90.49	95.50%	4.25	4.50%
Mixed Use-160 acres	320.11	34.23	10.70%	285.88	89.30%
Mix Use-Broadway	22.16	18.75	84.60%	3.413	15.40%
Mixed Use-General	101.73	88.169	86.70%	13.563	13.30%
Neighbor Commercial	254.6	2.388	0.90%	252.216	99.10%
Open Space	2,196.33	109.26	5.00%	2087.07	95.00%
OVERLAKE HWY COM	16.45	14.4	87.50%	2.05	12.50%
OVERLAKE MULTI-FAMILY	15	15	100.00%	0	0.00%
OVERLAKE SINGLE FAMILY	149.39	149.39	100.00%	0	0.00%
Peterson Industrial Depo PL	273.63	267.56	97.80%	6.073	2.20%
R1-10	160.06	149.84	93.60%	10.22	6.40%
R1-12	160.58	113.231	70.50%	47.35	29.50%
R1-14	80.37	44.2	55.00%	36.17	45.00%
R1-7	3,726.67	1499	40.20%	2227.665	59.80%
R1-8	306.64	267.119	87.10%	39.52	12.90%
Research and Development	842.1	0	0.00%	842.102	100.00%
Rural Residential – 1 acre	685.81	288.363	42.00%	397.442	58.00%
Rural Residential – 5 acres	827.39	24.38	2.90%	803.01	97.10%
UNKNOWN	54.28	0	0.00%	54.28	100.00%
	12,836.97	3,884.49	30.50%	8,920.69	69.50%
Source: Tooele City Planning and Zoning					

Tooele City has annexed vast areas of vacant property in the last 30 years. A total of 20 square miles (Table 19) is zoned for development (not counting roads). Only 6.1 square miles (30.5%) is developed. The potential for future growth is high. The zone most suitable to affordable housing is the HDR High Density Residential zone (16 units per acre) with 89.92 available acres. Also the MDR zone, 4.25 available acres (8 units per acre) is suitable for affordable housing. The R1-7 zone, 2227.66 available acres (5 units per acre) and the R1-8 zone, 39.52 available acres (4.5 units per acre) are the most suitable zones for affordable single-family homes.

Plans to Meet the Affordable Housing Need

Existing Development for Affordable Housing

With housing values declining after the 1999 peak, several approved Tooele City condominium and townhome projects completed their infrastructure but ceased constructing housing units. Builders claimed they could not construct Townhomes or Condominiums that would be substantially more affordable than single-family homes and so sales ground to a halt. With today’s median home sales price at over \$210,000, Townhomes and Condominiums should now fill the price range under single-family housing. There are 221 condominium or Townhome units platted with site work completed (Table 22) where the residential buildings were never completed in Tooele City. These types of housing units tend to be more affordable.

Table 22

Tooele City unfinished Condominium and Townhome Projects					
Project Name			Total Units	Remaining Units	Project Start Year
West Point Meadows Condominium Amd			64	43	1997
Crescent Court Condominiums Amd			199	133	2001
Comiskey Park Garden Home Condos			88	8	2000
Gleneagles PUD			54	37	2001
Total			405	221	

Source: Tooele City Planning Dept.

Existing Zoning that Typically allows Affordable Housing

Table 23

Current Zoning which Facilitates Affordable Housing				
Zoning	Density Per Acre	Vacant Acres	Projected lots/units	Projected Populations
R1-7	5	2227.0	11,135	33,405
R1-8	4.5	39.5	177	533
Copper Canyon PUD	5	55.3	276	829
Gleneagles PUD	16	2.6	41	123
Crescent Ct Condos	16	7.9	133	399
West Point Meadow Condos	16	2.4	37	111
Medium Density Residential	8	4.3	19	58
High Density Residential	16	87.9	1,400	4,200
Source: Tooele City Planning Department		2426.9	13,218	39,658

Without rezoning more acreage in the future, Tooele City could grow by 13,218 affordable housing units and reach a population of 72,441. Acres set aside for parks, schools, and roads would need to be deducted. Future annexations could offset the deducted acreages. With the thousands of acres of land

surrounding the City, Tooele will continue to annex and grow as City services are increasingly necessary for the expected population growth in Utah.

Existing and Future Mobile Home Parks

Tooele City has 639 mobile home spaces in the existing eight mobile home parks. Mobile homes within a mobile home park can be an affordable housing option. Building pad rents and utilities must be calculated in order to determine the affordability of the housing unit. Tooele City does have an ordinance that would permit new mobile home parks if the need of such housing units was demonstrated to create a balance of housing units and the location satisfied proximity to major roads and commercial centers.

Strategy to meet Current and Forecasted Affordable Housing Needs

Zoning and Annexations

Tooele City does not regularly change zoning on its own, however, the General Plan Land Use Element recommends a balanced and diverse mix of residential housing units and lot sizes and each rezone request should comply with the requirements of the City's Land Use Element.

Tooele City has recently approved several rezones of undeveloped land to R-10 and R1-14 and one rezone for high density residential uses that provides more options in lot size and residential housing unit styles such as apartments, condominiums and town houses.

Tooele City will consider future annexation petitions and has approved one residential annexation as recently as 2015.

Tooele City's current Zoning Map provides sufficient zoning districts to meet the city's affordable housing needs through 2050. More than 2,400 acres of zoning that allows for affordable housing possibilities exists within City boundaries. All zoning change requests are reviewed individually, case by case, as they are submitted.

Tooele City has an in-fill overlay zoning district that provides incentives for residential construction in the older central City area. The incentives include smaller setbacks, reduction of water rights requirements, reduced lot frontage requirements, and increased total lot coverage.

Tooele City also has an effective PUD (Planned Unit Development) ordinance that can be applied to any residential zoning district. The PUD ordinance provides flexibility in development standards such as setbacks, lot sizes, lot coverages and so forth. Flexibility in these standards can serve to reduce per-lot land costs and help to reduce the overall cost of housing within a development.

Strategies for Encouraging the Construction of Moderate Income Housing

The Goals and Strategies should be achievable by the time of the next Moderate Income Affordable Housing Plan update.

Strategy 1 – Rezone for Densities Necessary to Assure the Production of Moderate Income Housing.

Tooele City has recently rezoned various properties to the MR-8 Multi-Family Residential zone permitting up to eight units per acre and the MR-16 Multi-Family Residential zone permitting up to 16 units per acre. The City has also created a new multi-family residential zoning district, the MR-25

Multi-Family zone permitting up to 25 dwelling units per acre and has amended building height and setback restrictions within this zone to be more compatible to developments with this density.

Strategy 2 – Encourage higher density or moderate-income residential development near major transit investment corridors.

Tooele City is in the process of revising the General Plan. Included in this revision are the Land Use and Transportation Elements. These elements will be reviewed and locations within the City near major transportation corridors, mass transit stops, future mass transit corridors and so forth will be identified and considered for medium and higher density residential zoning districts where various housing types may be constructed.

Strategy 3 – Create or Allow for, and Reduce Regulations Related to, Accessory Dwelling Units in Residential Zones.

On August 21, 2019, the Tooele City Council approved an ordinance enacting Chapter 7-14a addressing accessory dwelling units. This ordinance permits detached, attached and interior accessory dwelling units for properties that meet certain qualifications of lot size, setbacks, parking and so forth. Having the Accessory Dwelling Unit ordinance complete, Tooele City will now begin implementing this ordinance through the building permit process.

Strategy 4 – Apply for or Partner with an Entity that Applies for State or Federal Funds or Tax Incentives to Promote the Construction of Moderate Income Housing

Work with Tooele County Housing Authority and have a City representative attend the quarterly meetings. Tooele City has the largest population in Tooele County and has the most to gain from partnering with the Housing Authority to construct more moderate income housing.

Tooele City is also working with the Utah Housing Authority, directing them to new developments where lots can be purchased and developed as moderate income housing with the assistance of subsidies and City reduction of impact fees as permitted by Tooele City Code.

Strategy 5 – Facilitate the Rehabilitation or Expansion of Infrastructure that will Encourage the Construction of Moderate-Income Housing;

Tooele City has created In-Fill Overlay Districts applicable to older portions of the City where existing housing stock is increasingly aging and in need of renovation. The In-Fill Overlay zoning district is formulated to appropriately encourage residential development and redevelopment on lots and parcels of record that may be nonconforming or surrounded by developed land in order to more efficiently utilize residential land, existing public infrastructure, and public services.

Tooele City is always seeking ways to improve the In-Fill Overlay districts to utilize or rehabilitate existing infrastructure and make development more feasible. The City is currently considering amendments to lot width and frontage requirements that would assist subdivision of existing narrow lots into lots able to be developed with smaller and more affordable homes.

Tooele City should also seek to revise the In-Fill Overlay district area’s incentives to encourage replacing or remodeling a dilapidated housing unit that may become a more affordable housing unit than new construction.

Strategy 5 – Reduce Impact Fees, as defined in Section [11-36a-102](#), Related to Low and Moderate Income Housing

Tooele City’s accessory dwelling unit ordinance provides 50% reductions in impact fees for all attached and detached units. Impact fee reductions include culinary water, sanitary sewer, public safety and parks and recreation fees. Interior accessory dwelling units are exempt from payment of any impact fees.

Tooele City’s In-Fill Overlay districts also reduce culinary water fees by 50% which serves to encourage development of smaller less expensive lots within the City. This serves to make lots more affordable in the In-Fill areas and facilitates more affordable housing.

Tooele City ordinances permit the City Council to reduce impact fees for affordable housing units and the City should plan to partner with State organizations such as the Utah Housing Authority to encourage the construction of moderate income housing.

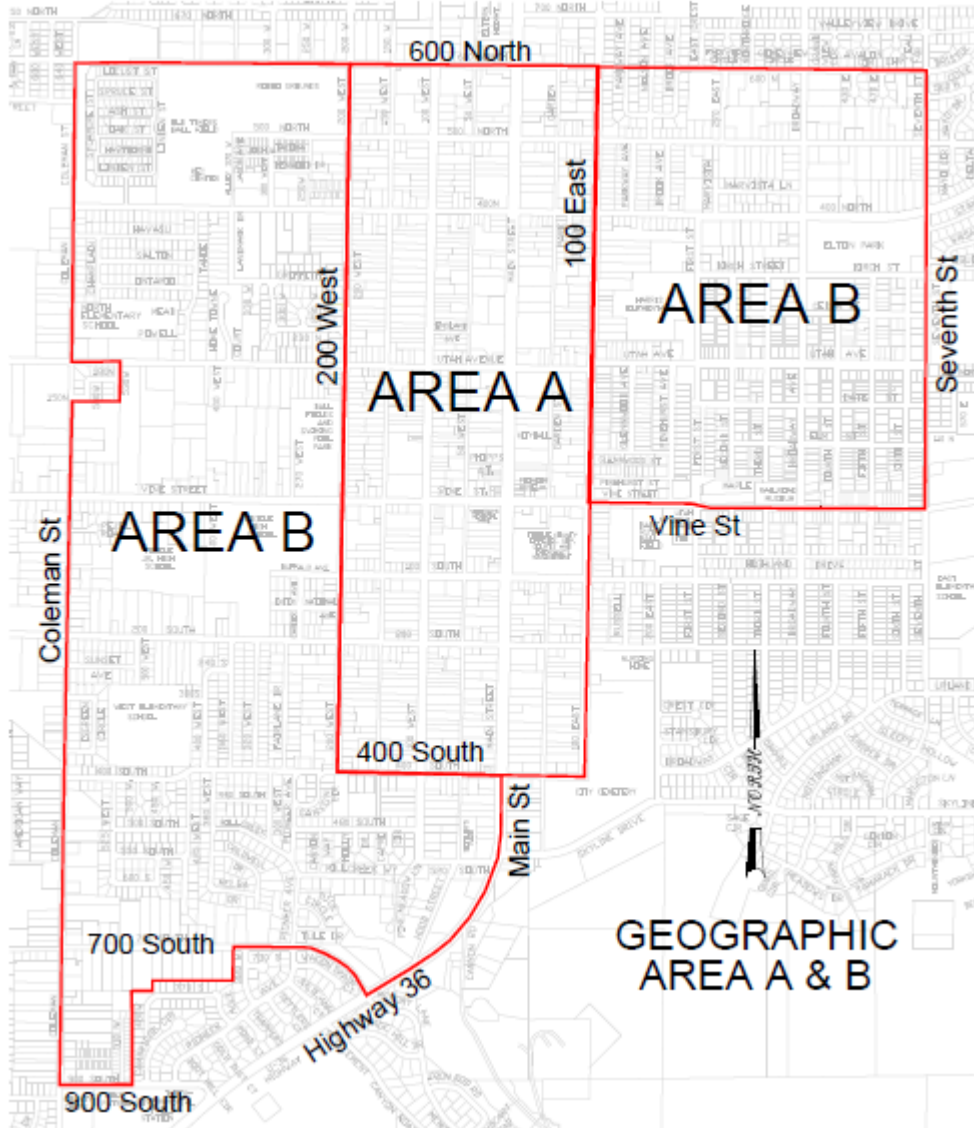
Strategy 6 – Consider General Fund Subsidies or Other Sources of Revenue to Waive Construction Related Fees that are Otherwise Generally Imposed by the City.

Tooele City Code already permits General Fund subsidies and the Tooele City Council is considering increasing these for moderate income housing. Any time impact fees are waived there is a requirement that the fee is made up for through General Fund subsidies.

Strategy 7 – Preserve Existing Moderate Income Housing

In many older areas of Tooele City there are some legally non-conforming duplexes, apartment buildings and other housing units that were constructed prior to existing zoning codes. These non-conforming units are protected by Tooele City Code Chapter 7-3; Non-Conforming Uses. This ordinance permits non-conforming buildings and land uses to persist in perpetuity as long as there is not a cessation of use greater than one year and also permits the re-construction of non-conforming buildings if destroyed by fire or other calamity. There are no plans to change or otherwise amend this ordinance and these non-conforming, potentially moderate income housing units will continue without challenge by Tooele City.

Chart 7 – Tooele City Infill Areas A and B



Index of Tables

PAGE

Table 1	HUD CHAS 2015 – Home Owners & Renters Cost Burden >30% and >50%	7
Table 2	HUD CHAS 2015 – Number & Percentage Home Owners & Renters with Cost Burdens . . .	8
Table 3	Affordable Housing Costs by Income, Tenure, Race and Age, ACS 2016	8
Table 4	Current Housing Units by Tenure, ACS 2016	9
Table 5	Current Housing Units by Number of Units in Structure, ACS 2016	9
Table 6	Current Housing Units by year Structure was Built, ACS 2016	10
Table 7	Current Housing Units by Number of Bedrooms, ACS 2016	10
Table 8	Current Housing Units by Housing Problems, ACS 2016	10
Table 9	Median Sales Price of a Single Family Home in Tooele City – 2000 thru 2017	11
Table 10	Median Sales Price of a Condominium – Townhome in Tooele City, 2000 - 2017	11
Table 11	Affordable Housing Costs by Tenure, Race and Age	12
Table 12	Owners and Renters by number and w/Cost Burdens	12
Table 13	Percent Homes/Condos Sold Affordable at Tooele City AMI, 2012-2016	13
Table 14	Percent Homes/Condos Sold Affordable at Tooele City 80% AMI, 2012-2016.	13
Table 15	Percent Homes Sold Affordable at Tooele City 50% AMI, 2012-2016	14
Table 16	Percent Homes Sold Affordable at Tooele City 30% AMI, 2012-2016	14
Table 17	Percent Share of Tooele City Population by Race, ACS 2016	15
Table 18	Number and Percent of Tooele City Population in Poverty by Race, ACS 2016	15
Table 19	Tooele City Population with Disabilities, ACS 2016	14
Table 20	Low Income Tax Credit and Subsidized Rental Communities in Tooele	18
Table 21	Current Tooele City Zoning Areas with acres, percentages of Used and Vacant land	22
Table 22	Tooele City Condominium & Townhome Projects w/Vacant Building Pads	23
Table 23	Tooele City Current Zoning that Facilitates Affordable Housing	23

Index of Charts

PAGE

Chart 1	New housing units constructed in Tooele City from 1995 to 2016	4
---------	--	---

Chart 2	Recent Tooele City population growth rates 1980 – 2016	4
Chart 3	Tooele City Population by age in 2016	5
Chart 4	Tooele City Population projections 2020 to 2060	6
Chart 5	Households by Income Level (Present)	20
Chart 6	New Housing Unit Demand by Household Income Level	21
Chart 7	Tooele City Infill Areas A and B	26

EXHIBIT B

PLANNING COMMISSION MINUTES

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, October 9, 2019

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

Commission Members Present:

Shauna Bevan
Melanie Hammer
Tyson Hamilton
Chris Sloan
Tony Graf
Phil Montano
Bucky Whitehouse
Ray Smart

Commission Members Excused:

Matt Robinson

City Employees Present:

Andrew Aagard, City Planner
Roger Baker, City Attorney
Jim Bolser, Community Development Director
Paul Hansen, City Engineer

Council Members Present:

Council Member Gochis

Council Members Excused:

Council Member McCall

Minutes prepared by Kelly Odermott

Chairman Graf called the meeting to order at 7:00 pm.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Graf.

2. Roll Call

Chris Sloan, Present
Melanie Hammer, Present
Shauna Bevan, Present
Tyson Hamilton, Present
Tony Graf, Present
Bucky Whitehouse, Present

Phil Montano, Present
Ray Smart, Present

3. Recommendation on Mountain Valley Townhomes Preliminary Plan by Matt Carter at 750 North 100 East, 44 townhome lots, 4.1 acres in the MR-16 Multi-Family Residential zoning District.

Presented by Andrew Aagard

Mr. Aagard stated that the 4.1-acre parcel proposed for subdivision is located east of the Lucky grocery store and northeast of the intersection of 100 East and 700 North. The property is MR-16 Multi-Family Residential zoning. There is some general commercial zoning to the north that is a nonconforming apartment building which is used as residential and general commercial to the southeast and east. There is also some R1-7 residential zoning to the south. The applicant is proposing a townhome subdivision that will subdivide the four-acre parcel into 44 individual lots ranging in size from 2,000 square feet to 2,500 square feet. These lots are proposed to be 24 to 30 feet wide and incorporate a townhouse unit with some private yard space. Townhouses are permitted in the MR-16 zone without restrictions to lots size or lot width. The subdivision plat also creates parcels A, B, C, D, E, F, and G that will be common open space parcels and will be maintained by the HOA. The streets within the subdivision will be privately owned and privately maintained. Lot 101 is a 1.07-acre parcel that is part of the subdivision plat, but not part of the multi-family home developments. Lot 101 is a remnant parcel that will be maintained by the owner of the property. The creation of lot 101 does not create any nonconformities and the single family home can continue as is on the property. Staff has reviewed the proposed preliminary plan and is recommending approval with standard conditions in the Staff Report.

Chairman Graf asked if there were any comments or questions from the Commission.

Commissioner Bevan asked about a street that T's off at the end; how will the garbage be affected by the dead-end area? Mr. Aagard stated that that streets are private and an arrangement will need to be made with a waste removal company other than the City. It is the City's understanding that the garbage cans will be wheeled out to the street and taken back when they are done. Mr. Aagard stated that this concern has been raised with the owner, but the streets are private and up to the owner.

Commissioner Hammer stated that the information states that the front of the lot will be maintained by the private homeowners, but there are common areas and the HOA will take care of the common areas? Mr. Aagard stated that the HOA will take care of the common areas and the roads.

Commissioner Hamilton motioned to forward a positive recommendation to the City Council for the Mountain Valley Townhomes Preliminary Plan Request by Matt Carter, for the purpose of creating 44 town house style residential lots and the accommodating open space parcels, application number P19-201, based on the findings and subject to the conditions listed in the Staff Report dated October 1, 2019. Commissioner Sloan seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner, Smart,

“Aye,” Commissioner Montano, “Aye,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Chairman Graf, “Aye.” The motion passes.

4. **Decision on a Site Plan Design Review for Mountain Valley Townhomes by Matt Carter at 750 North 100 East, 44 townhome unit development, 4.1 acres in the MR-16 Multi-Family Residential zoning district.**

Presented by Andrew Aagard

Mr. Aagard stated that this is an application for site plan design review and is proposed for the same property that was discussed under item 3. Mr. Aagard stated that all multi-family site plans are required to have design reviewed by the Planning Commission. The previous application was for the subdivision of the property and will create the lots. This application pertains to the design elements of the site. The Staff Report went into the specifics of the site plan and how they comply with Tooele City Code 7-11a Multi-Family Design Standards

Mr. Aagard stated that the site plan shows the actual footprint of the townhome unit, including driveway and yard space. These areas are privately owned, privately landscaped, and privately maintained. The remaining area is classified as common area and will be landscaped and maintained by the HOA. This development includes amenities to be used by the homeowners in the development including a play structure, a sports court, and picnic tables. The buildings are arranged in a manner that varies the setback as required by the City Code. Building code requires building setback to be 20 to 25 feet from the street. The landscape plan as proposed meets the requirements of 7-11a for shrub beds, trees, and groundcovers. The landscape plan also demonstrates private yard space that will be landscaped by the private lot owner. Landscaping and common area do exceed landscape space for common area, number of trees, and ground cover.

Mr. Aagard stated that staff has worked closely with the applicant and architect to ensure the proposed building exteriors meet the minimum exterior requirements for roof line, horizontal relief and façades. The development incorporates six unit buildings, five unit buildings and three unit buildings. The exterior materials are brick stone veneer, hardy board siding, stucco and other sidings. The side elevation is the same for each type of building.

Mr. Aagard stated that there was a slight issue with parking that was missed by staff in the review process. Tooele City Ordinances require that guest parking be one stall for every four units. At 44 units the development requires eleven parking stalls, but only has nine. Staff has added the condition that two additional parking stalls be added to the eastern end of 739 North adjacent to parcel E. With the addition the proposed site plan meets the minimum parking requirements. The development will be fenced by a six foot vinyl fence with masonry columns every eight to ten feet. There will be a storm water retention basin at the northeast of the property and will be maintained by the HOA.

Mr. Aagard stated that staff has added one other condition to the project regarding approval of the owner of the lot 101, place the development monument signs on their property. A letter has been sent to the owner, but it hasn't been received back by the City. Staff concludes that

the property meets or exceeds the requirements of Tooele City Code 7-11a and is recommending approval with the four basic conditions and the two additional conditions.

Chairman Graf asked if there were any further comments or questions, there were none.

Commissioner Smart asked about the future of road development further east of this property and the rights of Tooele City to put in a road. Mr. Aagard stated that with this development there was the proposal of a stub street on the east end to provide connectivity. These are private streets and it is not something that the City could require. If the streets were public streets there would have been a stub street. The City does try to encourage and provide connectivity wherever possible, but because of the private nature of this property it was not possible.

Mr. Bolser added that in the apartment complex going in north of this property, the City did require a stub street on the north end that would provide access to properties to the east. There are avenues and times where that is appropriate. When it comes to development it would have to be something that was specific to the code, for example if it was a road that was identified in the Master Transportation Plan, then the stub could be required.

Mr. Hansen stated that the stub road was considered. Mr. Hansen stated that he had actually recommended that the development not be connected to a public road. The driveways are very close and the density is high and it might not be safe to introduce a lot of public traffic to the development. It has been looked at as to how to accommodate the property to the east. There was a safety aspect as well as the other issues mentions.

Commissioner Sloan motioned to approve the Site Plan Design Review Request by Matt Carter for the Mountain Valley Townhomes located at 750 North 100 East, application P19-202, based on the findings and subject to the conditions listed in the Staff Report dated October 1, 2019 with emphasis on conditions five and six. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner, “Hamilton,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Commissioner Smart, “Aye,” Commissioner Montano, “Aye,” Chairman Graf, “Aye.” The motion passes.

5. Public Hearing and Recommendation on an update to the Moderate Income Housing Plan, an element of the Tooele City General Plan.

Mr. Aagard stated the staff is proposing an update to the Tooele City Moderate Income Housing Plan and the General Plan to ensure that the City meets the legislative requirements of Senate Bill 34. The update requires city to meet the following criteria.

- Having a plan for residents of all income levels and coordinate that housing with transportation access and employment centers.
- All Cities must choose from a list of 23 moderate income housing planning strategies and implement at least three.
- Requires 82 City’s adopt a Moderate Income Housing Plan.
- Requires an annual report on plan implementation in 2020.
- Changes reporting deadlines for City’s, not applicable to Tooele City.

Mr. Aagard stated that the first item is being addressed by the City. Number two requires that the City choose at least three strategies out of the 23 provided. The City's Moderate income Plan is being amended to incorporate seven strategies in the plan that the City is already doing. Those seven strategies are;

- Rezone for densities necessary to ensure the production of moderate income housing.
- Encourage higher density or moderate income housing development near major transit or investment corridors.
- Create or allow for reduced regulations for accessory dwelling units in residential zones.
- Apply for or partner with an entity that applies for State or Federal Funds for tax incentives to promote the creation of moderate income housing.
- Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing.
- Consider general fund subsidies or other sources of revenue to waive construction fees.
- Reduce impact fees related to low or moderate income housing.

Mr. Aagard stated that the updates to the plan only occur in the Table of Contents and the strategies section of the document of how the City is implementing or will implement these strategies. The rest of the plan will remain unchanged and will be updated as results of the 2020 census and other data become available. Once the Moderate Income Housing Plan is approved and the General Plan amended the plan will be sent to Utah's Workforce Services detailing the compliance with Senate Bill 34. The plan will be posted on the City's website.

Chairman Graf asked if there were any further comments or questions.

Commissioner Sloan asked about items six and seven that are being addressed in the plan in regards to impact fees. Impact fees state wide are under the microscope by the legislature. State Bill 34 was designed for Cities and Municipalities that are not encouraging Moderate Income Housing. Items six and seven were introduced as ways to reduce impact fees and his concern is will this create a shift of the fees to the properties that do not fall under Moderate Income. The entities still need to recover the same of tax dollars and will those be shifted. Mr. Aagard stated that the City has an ordinance that allows for impact fees to be made and requires the general fund to make up those fees that are waived.

Mr. Baker stated that the short answer is yes. Tooele City Ordinance requires that impact fee waivers be made up by the General Fund, which places a greater strain on the General Fund and trickles down to tax payers. Even if the fees are not made up from the General Fund, that is less impact fee revenue to spend on impact fee projects. What isn't covered by impact fees for impact fee projects would need to come from water and sewer rates, the General Fund or scale back on projects. In any event there is an effect from all waivers because it is taking from some fund in the City. Tooele Ordinance today does require the General Fund reimbursement to the impact fee fund for the fees waived. Mr. Baker stated that in a conference he attended the week before this question was asked. Salt Lake City responded that they do not require the impact fees to be reimbursed by the General Fund, but either way a fund is missing the fees waived.

Commissioner Sloan stated that he was in the room when State Bill 34 was written, it wasn't the low and moderate housing that the bill was supposed to fix; it is a whole housing affordability

problem. The stats that the legislature had states that 25 to 33% of single family housing cost is regulatory in nature and the majority of that being impact fees. He stated that he would hate to have the City run into trouble with waiving impact fees. He commended the staff for taking the effort and implementing seven of the strategies.

Mr. Baker stated that the policy that is in place now for waivers and the amount waived is made up from the General Fund. Is a policy that is to hold the impact fee fund harmless to maximize the impact fee projects built. The flip side of that is to dilute the amount of the subsidy across the general population. It is shifting the impact of growth to existing resident and taxpayers in very small amounts.

Chairman Graf asked about impact fees for residential and the cost being about \$9,000 to \$10,000. Mr. Aagard stated that is a ballpark figure. Chairman Graf asked that what is being proposed are just options. Mr. Aagard stated that one of the options is the Infill Overlay area, there is reduction in the water impact fee. Or the creation of an accessory dwelling unit there is a reduction in the impact fee. Standard homes would pay the full impact fee, but in specific areas, or circumstances the impact fee can be reduced. The City has partnered with the Utah Housing Authority for lots and will be looking at reducing impact fees for those specific lots.

Mr. Baker stated that the current impact fees is around \$10,000 and the current waiver (for affordable housing) limits the reduction to \$5,000 per unit. That is a policy matter that is being reviewed.

Commissioner Montano made some opinion statements about impact fees, state mandates, and impact fee policy. He stated that some of this is over the top that the city has to provide the same service and only collect half the money. This is mandated by the state. The city has to provide the same service and collect half the money and he doesn't know how all that works.

Chairman Graf opened the public hearing, there were no comments. Chairman Graf closed the public hearing.

Commissioner Sloan commended the staff on their work with the Moderate Income Housing Plan.

Chairman Graf echoed Commissioner Sloan's comments about the work done on the Plan. It is important to be proactive in the plan.

Commissioner Sloan motioned to forward a positive recommendation to the City Council to amend the Moderate Income Housing Element of the General Plan and adopt the draft Tooele City Moderate Income Housing Plan, 2019, based upon the findings listed in the staff report dated October 1, 2019 Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner Bevan, "Aye," Commissioner Sloan, "Aye," Commissioner Smart, "Aye," Commissioner Montano, "Aye," Chairman Graf, "Aye." The motion passes.

6. Review and Approval of Planning Commission minutes for meeting held September 25, 2019.

Chairman Graf asked the Commission if there were any comments or questions.

Commissioner Hammer moved to approve minutes from the meeting held on September 25, 2019. Commissioner Hamilton seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Hamilton, “Aye,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Commissioner Smart, “Aye,” Commissioner Montano, Aye,” Chairman Graf, “Aye.” The motion passes.

7. **Adjourn**

Commissioner Hamilton moved to adjourn. Chairman Graf declared the meeting adjourned at 7:34p.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 23th day of October, 2019

Tony Graf, Chairman, Tooele City Planning Commission

STAFF REPORT

October 1, 2019

To: Tooele City Planning Commission
Business Date: October 9, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Mountain Valley Townhomes – Preliminary Plan Request

Application No.: P19-201
Applicant: Matt Carter
Project Location: Approximately 750 North 100 East
Zoning: MR-16 Multi-Family Residential Zone
Acreage: 4.1 Acres (Approximately 178,596 ft²)
Request: Request for approval of a Preliminary Plan in the MR-16 Multi-Family Residential zone regarding the creation of 44 town house style residential lots and surrounding common open space parcels.

BACKGROUND

This application is a request for approval of a Preliminary Plan for approximately 4.1 acres located on the at approximately 750 North 100 East. The property is currently zoned MR-16 Multi-Family Residential. The applicant is requesting that a Preliminary Plan be approved to allow for the development of the currently vacant site as multi-family residential townhomes. This application is the first in the process to create 44 town house style residential lots and open space parcels under common development ownership.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the MR-16 Multi-Family Residential zoning classification, supporting approximately sixteen units per acre. The purpose of the MR-16 zone is to “provide an environment and opportunities for high density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses.” The MR-16 Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. Properties to the north and the east of the subject property are currently zoned GC General Commercial, however, the northern property is utilized as a multi-family residential apartment complex. Properties to the east and south are zoned R1-7 Residential. A small property located at the southeast corner of the development is zoned GC General Commercial but is currently utilized as residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The subdivision proposes to subdivide an existing 4.1 acre parcel into lots and parcels of varying sizes and purposes. The subdivision will consist of 44 individual town house style lots ranging in size from 2,037 square feet up to 2,542 square feet. Townhouses are permitted in the MR-16 zone without restriction to lot size or lot width. These lots are proposed to be 24 to 30 feet wide and are the width of the individual unit that will eventually be constructed there on. These lots will be privately owned and maintained parcels.

The subdivision plat also creates Parcels A, B, C, D, E, F and G which will be common open space owned and maintained by a development HOA. These parcels will be landscaped according to the mandates of Tooele City Code 7-11a, Multi-Family Residential Design Guidelines.

The roads created by the subdivision plat will be private streets, owned and maintained by the development HOA. City Staff and the development Engineers have worked to make the roads as wide as possible while still maintaining enough space for building setbacks, necessary open space, and so forth.

Lot 101 is also part of the subdivision plat but not part of the development. Lot 101 is a remnant parcel totaling 1.07 acres that will remain under the ownership of the previous owner of the overall parcel. Lot 101 exceeds all lot size requirements and building setbacks for a single family home in the MR-16 zone and does not create any non-conformities.

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 Plan submission and has issued a recommendation for approval for the request with the following comments:

1. The MR-16 zoning district allows town house style lots without restriction to lot size, lot width or lot frontages. Therefore the subdivision as proposed has been reviewed against other criteria as found in the City's subdivision ordinance as well as Tooele City's multi-family residential guidelines. The subdivision as proposed does meet or exceed minimum development standards.

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

1. The developer shall complete all required sewer and water modeling studies.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for the Mountain Valley Townhomes Preliminary Plan by Matt Carter, application number P19-201, 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 developer shall complete all required sewer and water modeling studies.
- 6.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Master Plan.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
3. The proposed development plans meet the requirements and provisions of the Tooele City Code.
4. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Mountain Valley Townhomes Preliminary Plan Request by Matt Carter, for the purpose of creating 44 town house style residential lots and the accommodating open space parcels, application number P19-201, based on the findings and subject to the conditions listed in the Staff Report dated October 1, 2019:”

1. List findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Mountain Valley Townhomes Preliminary Plan Request by Matt Carter, for the purpose of creating 44 town house style residential lots and the accommodating open space parcels, application number P19-201, based on the following findings:”

1. List findings...

EXHIBIT A

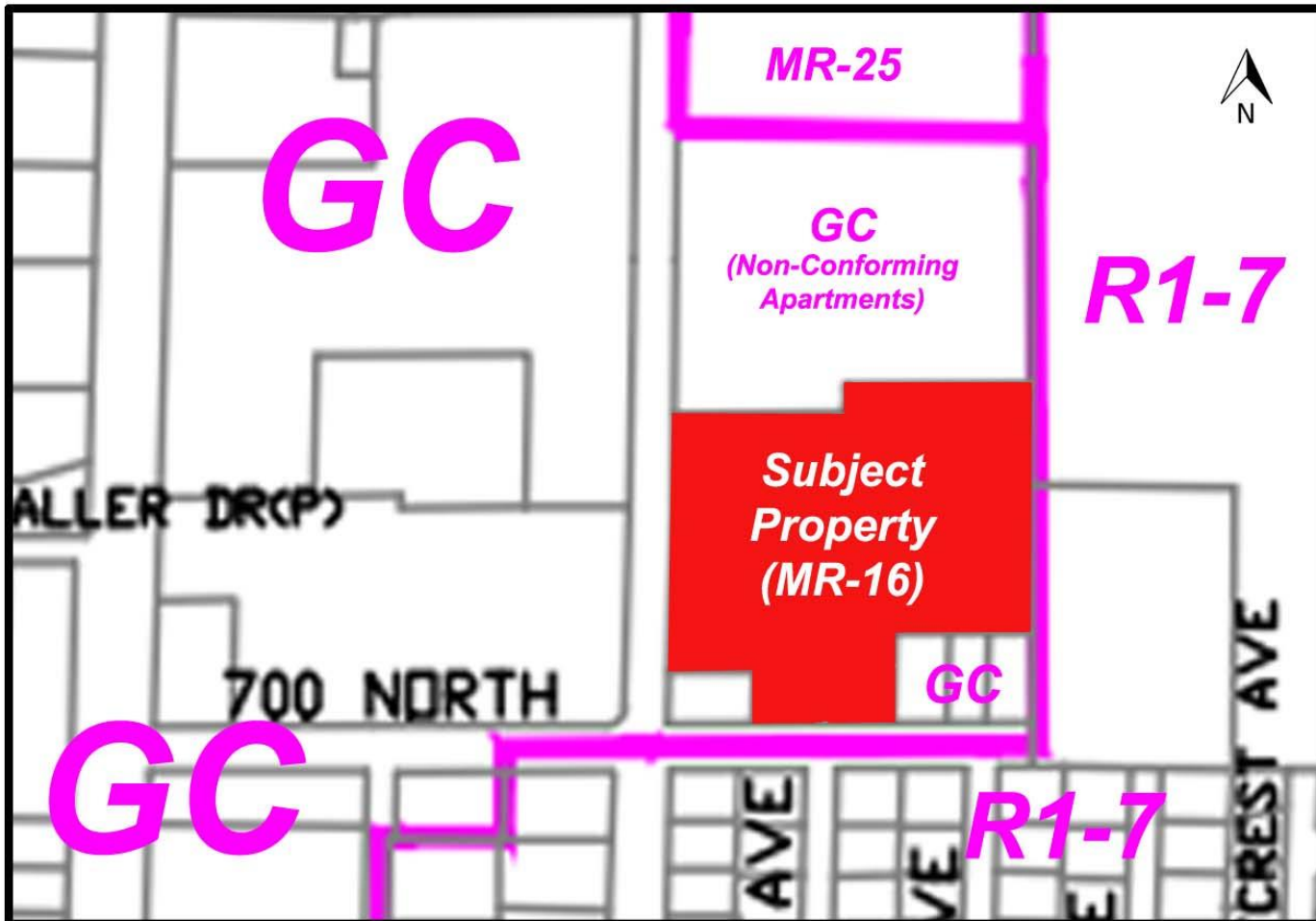
**MAPPING PERTINENT TO THE MOUNTAIN VALLEY TOWNHOMES
PRELIMINARY PLAN**

Mountain Valley Townhomes Preliminary Plan



Aerial View

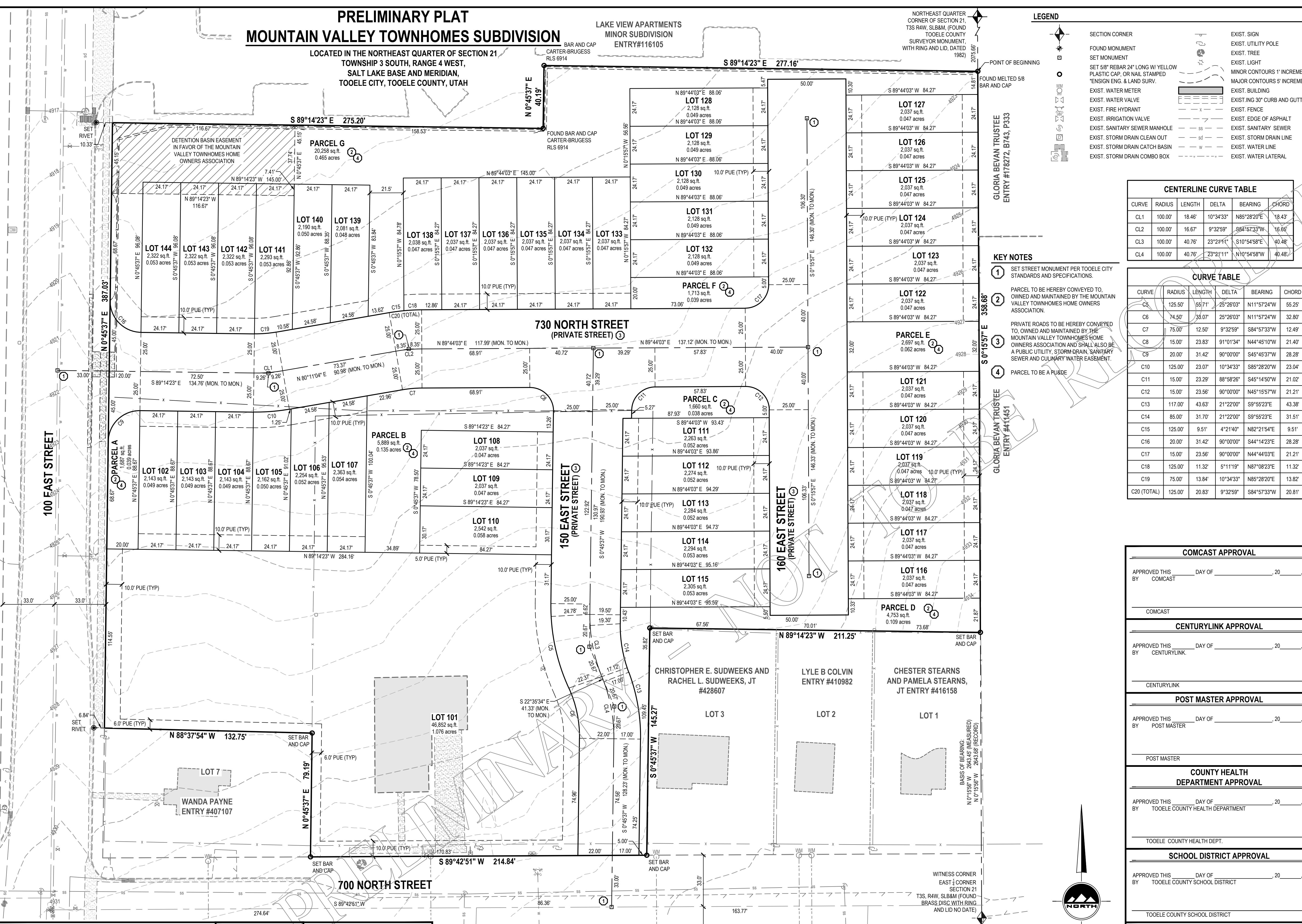
Mountain Valley Townhomes Preliminary Plan



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS



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

SALT LAKE CITY
Phone: 801.255.0929

LAYTON
Phone: 801.541.1100

CEDAR CITY
Phone: 801.853.1403

RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER: T1346H
MANAGER: J. CLEGG
DRAWN BY: R. FISH
CHECKED BY: D. KINSMAN
DATE: 9/12/2019

DEVELOPER
MOUNTAIN VALLEY TOWNHOMES, LLC
842 EAST 2150 SOUTH
BOUNTIFUL, UT 84010
MATT CARTER
801-643-4521

KEY NOTES

1 SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS

FIRE CHIEF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE CITY FIRE CHIEF

PARKS DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE CITY PARKS DEPARTMENT

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20____

CITY ENGINEER'S APPROVAL

APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20____

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20____

COUNTY RECORDER APPROVAL

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

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
CHAIRMAN TOOELE CITY COUNCIL

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, also a portion of an older subdivision called Johnson Subdivision, more particularly described as follows:

Beginning at a point on the section line, said point being South 0°15'56" East 2075.66 feet from the Northeast Corner of said Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 0°15'56" East 358.68 feet along the section line and an existing fence line, to an existing fence line;

thence North 89°14'23" West 211.25 feet along said existing fence line and the north line of Lots 1, 2 and 3 of the recorded Johnson Subdivision Book 9, Page 11, Entry #230182, on file and recorded in the Tooele County Recorder's Office, to the Northwest corner of said lot 3, in said subdivision;

thence South 0°45'37" West 145.27 feet along said existing fence line and the west line of said Lot 3, to the north line of 700 North Street;

thence South 89°42'51" West 214.84 feet along the north line of said 700 North Street, to the east line of Lot 7, of said Johnson Subdivision;

thence North 0°45'37" East 79.19 feet along said east line to the northeast corner thereof;

thence North 88°37'54" West 132.75 feet along the north line of said lot, to the east line of 100 East Street;

thence North 0°45'37" East 42.19 feet along said subdivision;

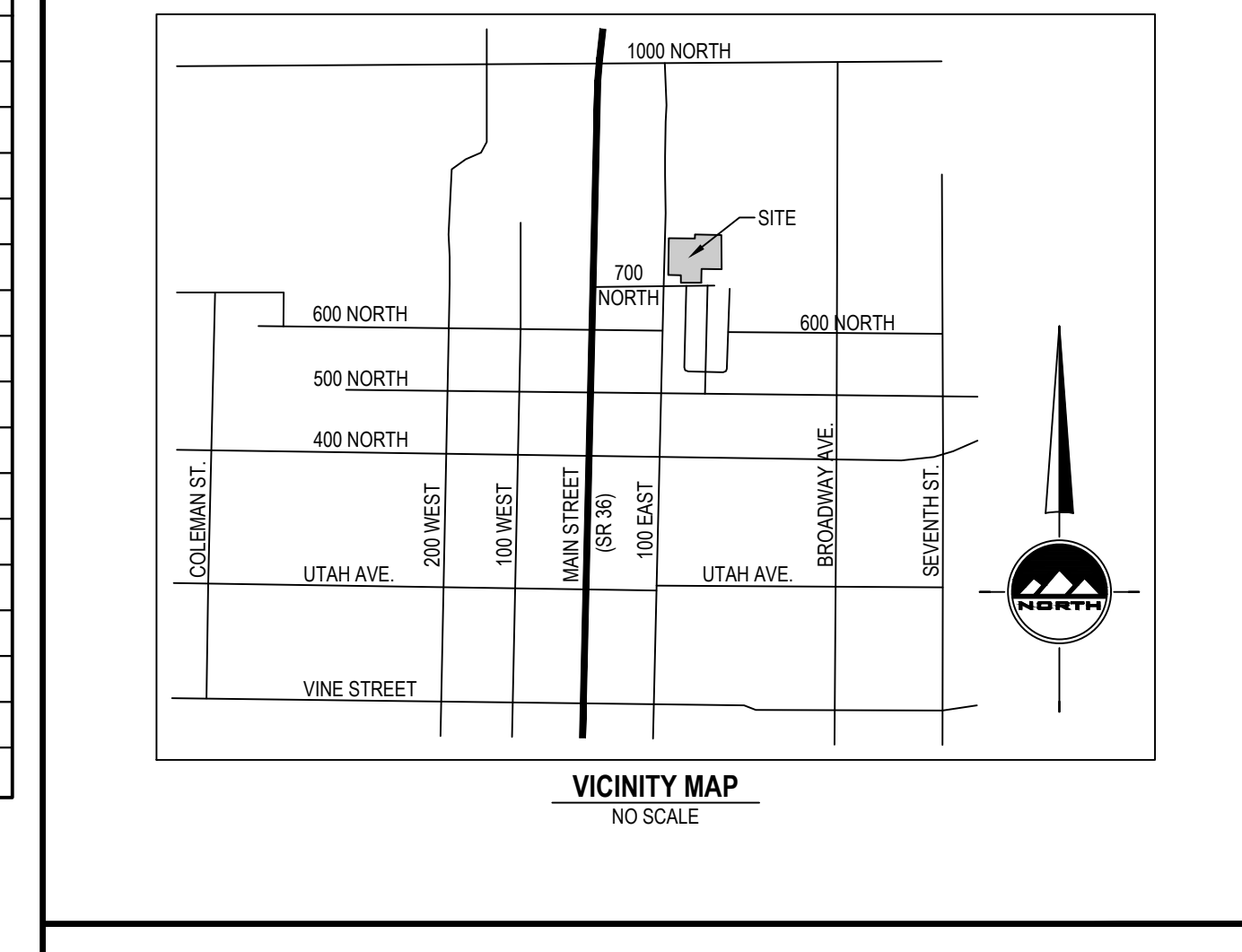
thence South 89°14'23" East 275.20 feet along the south line of said subdivision;

thence North 0°45'37" East 42.19 feet along said subdivision;

thence South 89°14'23" East 277.17 feet along said subdivision to the point of beginning.

Parcel contains: 229,006 square feet or 5.26 acres.

Date: _____
Douglas J. Kinman
License No. 334575



PRELIMINARY PLAT
MOUNTAIN VALLEY TOWNHOMES
SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

ROCKY MOUNTAIN POWER

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

APPROVED THIS _____ DAY OF _____, A.D. 20____
BY _____
ROCKY MOUNTAIN POWER

DOMINION ENERGY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR COURTY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, A.D. 20____
BY _____
DOMINION ENERGY

CHIEF OF POLICE APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE CITY CHIEF OF POLICE

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY PLANNING COMMISSION.

LEGEND

SECTION CORNER	EXIST. SIGN
FOUND MONUMENT	EXIST. UTILITY POLE
SET MONUMENT	EXIST. TREE
SET 5/8" REBAR 24" LONG W/ YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV."	EXIST. LIGHT
EXIST. WATER METER	MINOR CONTOURS 1' INCREMENT
EXIST. WATER VALVE	MAJOR CONTOURS 5' INCREMENT
EXIST. FIRE HYDRANT	EXIST. BUILDING
EXIST. IRRIGATION VALVE	EXIST. 30" CURB AND GUTTER
EXIST. SANITARY SEWER MANHOLE	EXIST. FENCE
EXIST. STORM DRAIN CLEAN OUT	EXIST. EDGE OF ASPHALT
EXIST. STORM DRAIN CATCH BASIN	EXIST. SANITARY SEWER
EXIST. STORM DRAIN COMBO BOX	EXIST. STORM DRAIN LINE
	EXIST. WATER LINE
	EXIST. WATER LATERAL

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	100.00'	18.46'	10°34'33"	N85°28'20"E	18.43'
CL2	100.00'	16.67'	9°32'59"	S84°57'33"W	16.66'
CL3	100.00'	40.76'	23°21'11"	S10°54'58"W	40.48'
CL4	100.00'	40.76'	23°21'11"	N10°54'58"W	40.48'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	125.00'	55.71'	25°26'03"	N11°57'24"W	55.25'
C6	74.50'	33.07'	25°26'03"	N11°57'24"W	32.80'
C7	75.00'	12.50'	9°32'59"	S84°57'33"W	12.49'
C8	15.00'	23.83'	91°01'34"	N44°45'10"W	21.40'
C9	20.00'	31.42'	90°00'00"	S45°45'37"W	28.28'
C10	125.00'	23.07'	10°34'33"	S85°28'20"W	23.04'
C11	15.00'	23.29'	88°58'26"	S45°14'50"W	21.02'
C12	15.00'	23.56'	90°00'00"	N45°15'57"W	21.21'
C13	117.00'	43.63'	21°22'00"	S9°55'23"E	43.38'
C14	85.00'	31.70'	21°22'00"	S9°55'23"E	31.51'
C15	125.00'	9.51'	4°21'40"	N82°21'54"E	9.51'
C16	20.00'	31.42'	90°00'00"	S44°14'23"E	28.28'
C17	15.00'	23.56'	90°00'00"	N44°44'03"E	21.21'
C18	125.00'	11.32'	5°11'19"	N87°08'23"E	11.32'
C19	75.00'	13.84'	10°34'33"	N85°28'20"E	13.82'
C20 (TOTAL)	125.00'	20.83'	9°32'59"	S84°57'33"W	20.81'

KEY NOTES

1 SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS.

2 PARCEL TO BE HEREBY CONVEYED TO, OWNED AND MAINTAINED BY THE MOUNTAIN VALLEY TOWNHOMES HOME OWNERS ASSOCIATION.

3 PRIVATE ROADS TO BE HEREBY CONVEYED TO, OWNED AND MAINTAINED BY THE MOUNTAIN VALLEY TOWNHOMES HOME OWNERS ASSOCIATION AND SHALL ALSO BE A PUBLIC UTILITY, STORM DRAIN, SANITARY SEWER AND CULINARY WATER EASEMENT.

4 PARCEL TO BE A PLUKE

COMCAST APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
COMCAST

CENTURYLINK APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
CENTURYLINK

POST MASTER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
POST MASTER

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE COUNTY HEALTH DEPARTMENT

SCHOOL DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE COUNTY SCHOOL DISTRICT

CHIEF OF POLICE APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE CITY CHIEF OF POLICE

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
CHAIRMAN TOOELE CITY COUNCIL

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY PLANNING COMMISSION.

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY PLANNING COMMISSION.

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY PLANNING COMMISSION.

COMCAST APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
COMCAST

CENTURYLINK APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
CENTURYLINK

POST MASTER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
POST MASTER

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE COUNTY HEALTH DEPARTMENT

SCHOOL DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE COUNTY SCHOOL DISTRICT

CHIEF OF POLICE APPROVAL

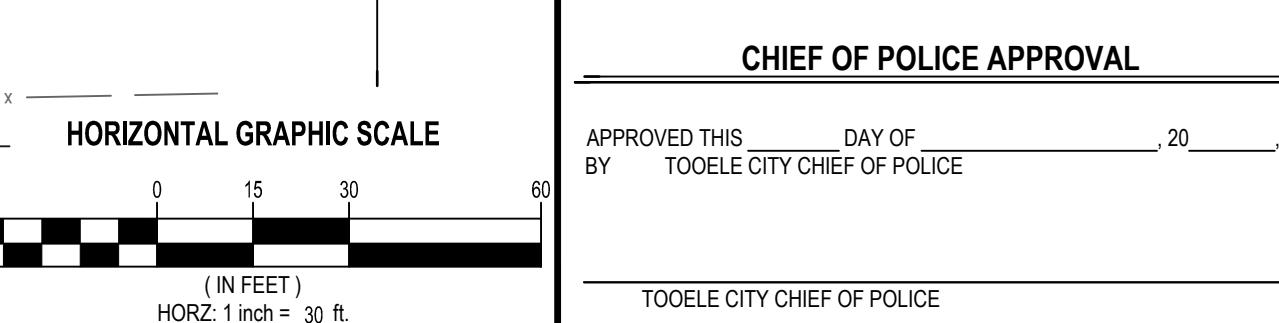
APPROVED THIS _____ DAY OF _____, 20____
BY _____
TOOELE CITY CHIEF OF POLICE

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY _____
CHAIRMAN TOOELE CITY COUNCIL

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY PLANNING COMMISSION.



KEY NOTES

1 SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS

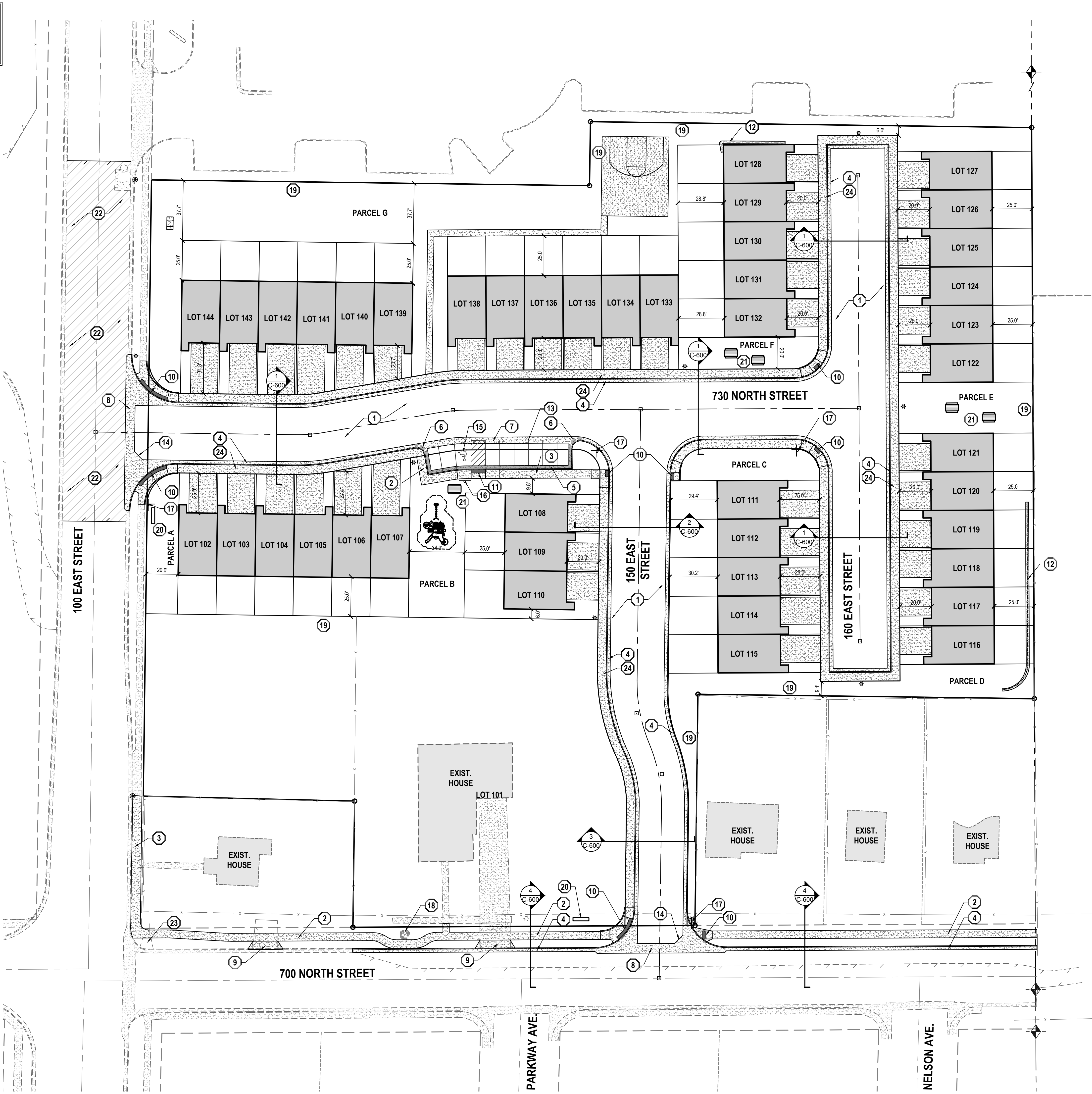
KEY NOTES

1 SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS



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

BENCHMARK
WITNESS TO THE EAST QUARTER CORNER OF
SECTION 21 T3S, R4W, S8&M (FOUND BRASS
DISC WITH RING AND LID NO DATE)
ELEVATION = 4936.73'



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

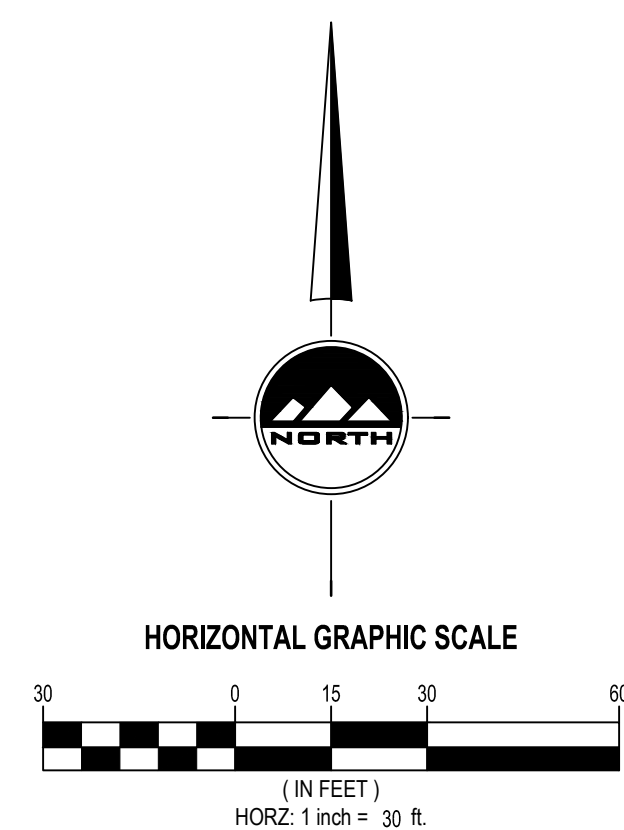
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND THE ASSOCIATED CROSS SECTION.
 - 6" THICK, 5' WIDE CONCRETE SIDEWALK PER TOOELE CITY STANDARD PLAN NO. 231R AND SPECIFICATIONS.
 - 6" THICK, 6'-0" WIDE CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER PER TOOELE CITY STANDARD PLAN NO. 231R AND SPECIFICATIONS.
 - 30" TYPE "A" CURB AND GUTTER PER TOOELE CITY STANDARD PLAN NO. 205R AND SPECIFICATIONS.
 - 30" REVERSE PAN CURB AND GUTTER SIMILAR TO 30" TYPE "A" CURB AND GUTTER PER TOOELE CITY STANDARD PLAN, SEE DETAIL 6/C-600 FOR DIFFERENCES.
 - TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 - WATERWAY AND WATERWAY TRANSITION STRUCTURE PER APWA PLAN 211 AND TOOELE CITY STANDARD PLAN 213R.
 - WATERWAY AND WATERWAY TRANSITION STRUCTURE PER APWA PLAN 211 AND TOOELE CITY STANDARD PLAN 213R.
 - OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.1 AND SPECIFICATIONS.
 - HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER TOOELE CITY STANDARD PLAN NO. 238R AND SPECIFICATIONS. SEE DETAIL 7/C-600.
 - HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236 WITH DETECTABLE WARNING SURFACE PER TOOELE CITY STANDARD PLAN NO. 238R AND SPECIFICATIONS. SEE DETAIL 8/C-600.
 - RETAINING WALL PER DETAIL 9/C-600. SEE GRADING PLAN FOR ELEVATION INFORMATION.
 - 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS, TYPICAL.
 - 5' FROG ON THE UPHILL SIDE OF THE WATERWAY.
 - PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS, INCLUDING THE WORDS "VAN ACCESSIBLE" IN THE STALL.
 - "VAN ACCESSIBLE HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. SEE DETAIL 10/C-600.
 - BLUE PRIVATE STREET SIGN PER TOOELE CITY STANDARD PLAN NO. 292R, NO. 284R, AND SPECIFICATIONS. SIZE, LETTERING HEIGHT AND REFLECTIVITY SHALL CONFORM TO MUTCD.
 - PRESERVE EXISTING TREE AND TRANSITION SIDEWALK AROUND THE TREE AS SHOWN.
 - INSTALL 6.0' MIN. TALL VINYL FENCING WITH VERTICAL COLUMNS OR PIERS EVERY 8'-10' APART, SIMILAR IN FINISH AS BUILDINGS, AROUND PERIMETER OF SITE PER TOOELE CITY CODE. SEE DETAIL 11/C-601.
 - LIGHTED MONUMENT SIGN CONSTRUCTED OF SIMILAR MATERIALS AS SITE BUILDINGS. SIGN TO BE PLACED ON ADJACENT LANDOWNERS PROPERTY WITH PERMISSION FROM SAID LANDOWNER.
 - PROVIDE PICNIC TABLES WITH TRASH RECEPTACLES PER TOOELE CITY ORDINANCE 7-11A-22.5.
 - ASPHALT OVERLAY OVER EXISTING ASPHALT AND NEW T-PATCHES. PROPERLY PREPARE THE ASPHALT FOR THE OVERLAY PRIOR TO INSTALLATION OF OVERLAY. (HATCHED AREA)
 - RECONSTRUCT FULL RAMP IF NOT COMPLIANT WITH FEDERAL ADA REGULATIONS.
 - 6" THICK, 5'-8" (6'-0" FROM FACE OF CURB TO BACK OF SIDEWALK) WIDE CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER PER TOOELE CITY STANDARD PLAN NO. 231R AND SPECIFICATIONS.

SITE STATISTICS (INCLUDING LOT 101)

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
LANDSCAPING	109,329 sq. ft.	2.51 acres	47.74%
BUILDINGS	44,548 sq. ft.	1.02 acres	19.45%
HARDSCAPING	75,129 sq. ft.	1.72 acres	32.81%
TOTAL	229,006 sq. ft.	5.26 acres	100.00%

SITE STATISTICS (EXCLUDING LOT 101)

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
LANDSCAPING	67,741 sq. ft.	1.56 acres	37.19%
BUILDINGS	41,116 sq. ft.	0.94 acres	22.57%
HARDSCAPING	73,297 sq. ft.	1.68 acres	40.24%
TOTAL	182,154 sq. ft.	4.18 acres	100.00%



ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOUNTAIN VALLEY TOWNHOMES, LLC
842 EAST 2150 SOUTH
BOUNTIFUL, UTAH 84010

CONTACT:
MATT CARTER
PHONE: 801-643-4521

MOUNTAIN VALLEY TOWNHOMES

750 NORTH 100 EAST
TOOELE, UTAH

For Review
09/12/2019 8:54:37 AM

PRELIMINARY

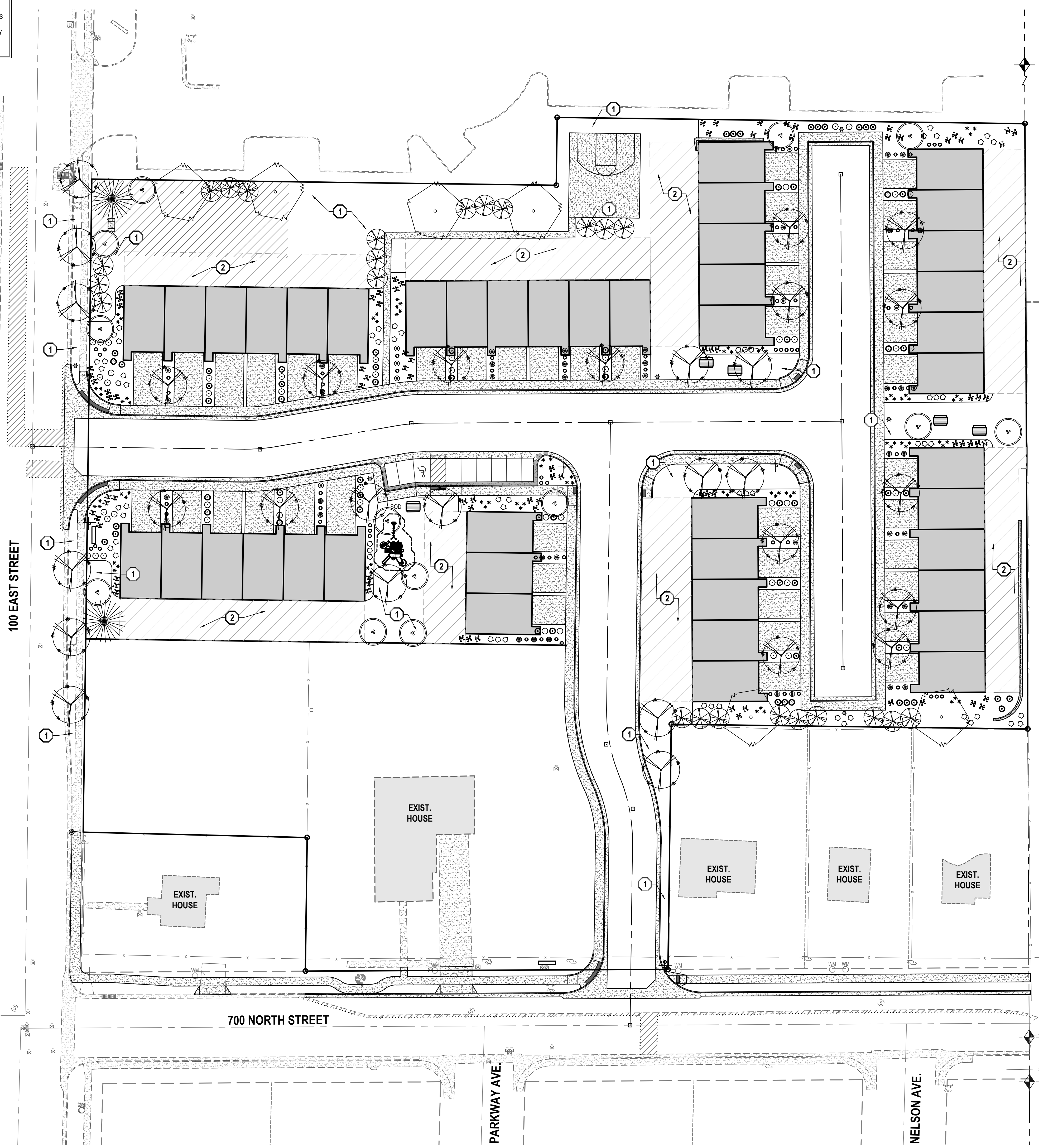
SITE PLAN

PROJECT NUMBER: T1348H PRINT DATE: 9/12/19
DRAWN BY: R. FISH CHECKED BY: J. CLEGG
PROJECT MANAGER: J. CLEGG

C-200

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

BENCHMARK
 WITNESS TO THE EAST QUARTER CORNER OF
 SECTION 21 T3S, RAW, S18&M FOUND BRASS
 DISC WITH RING AND LID NO DATE)
 ELEVATION = 4936.73'



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
24		Maple, 'Columnar'	Acer platanoides 'Columnare'	2" Cal.
3		Spruce, Colorado Blue	Picea pungens 'Glauca'	6' Min.
13		Hedge Maple	Acer campestre	2" Cal.
30		Eastern Redbud	Cercis canadensis	2" Cal.
6		Linden, Littleleaf 'Greenspire'	Tilia cordata 'Greenspire'	2" Cal.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
60		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
43		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
68		Blue Oat Grass	Helictotrichon sempervirens	1 Gallon
49		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
63		Littleleaf Boxwood	Buxus microphylla	1 Gallon
86		Black-Eyed Susan	Rudbeckia hirta	1 Gallon
83		Daylily	Hemerocallis	1 Gallon

Landscape Notes: Install 4" metal edging between all planter bed and soil areas. In all planter bed areas, install 4" deep 2'-3" dia. Nephri Rock & Gravel color "Southtown" or equiv. decorative rock over weed barrier, typ.

- 1 Install Buffalo grass seed or equivalent drought tolerant grass.
- 2 Area to be installed by future homeowners.

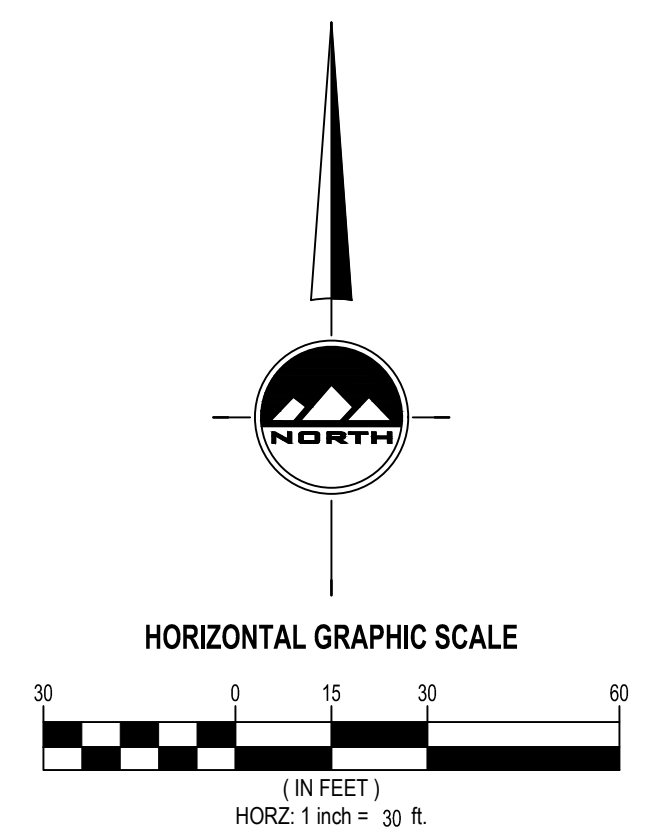
Landscape Calculations:
 Total site area = 229,006 sq. ft.
 Total landscape area = 65,595 sq. ft. (29%)
 Total hardscape area = 160,698 sq. ft. (71%)

SITE STATISTICS (INCLUDING LOT 101)

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
LANDSCAPING	109,329 sq. ft.	2.51 acres	47.74%
BUILDINGS	44,548 sq. ft.	1.02 acres	19.45%
HARDSCAPING	75,129 sq. ft.	1.72 acres	32.81%
TOTAL	229,006 sq. ft.	5.26 acres	100.00%

SITE STATISTICS (EXCLUDING LOT 101)

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
LANDSCAPING	67,741 sq. ft.	1.56 acres	37.19%
BUILDINGS	41,116 sq. ft.	0.94 acres	22.57%
HARDSCAPING	73,297 sq. ft.	1.68 acres	40.24%
TOTAL	182,154 sq. ft.	4.18 acres	100.00%



ENSIGN
 THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 MOUNTAIN VALLEY TOWNHOMES, LLC
 842 EAST 2150 SOUTH
 BOUNTIFUL, UTAH 84010

CONTACT:
 MATT CARTER
 PHONE: 801-643-4521

MOUNTAIN VALLEY TOWNHOMES

**750 NORTH 100 EAST
 TOOELE, UTAH**

For Review
 09/12/2019 8:54:38 AM

PRELIMINARY

LANDSCAPE PLAN

PROJECT NUMBER: T1346H PRINT DATE: 9/12/19
 DRAWN BY: R. FISH CHECKED BY: J. CLEGG
 PROJECT MANAGER: J. CLEGG

L-100

STAFF REPORT

October 17, 2019

To: Tooele City Planning Commission
Business Date: October 23, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Golf Course View Subdivision – Preliminary Plan Request

Application No.: P19-252
Applicant: Bryton Lawrence
Project Location: Approximately 1366 Smelter Road
Zoning: R 1-7 Residential Zone
Acreage: 5.86 Acres (Approximately 255,260 ft²)
Request: Request for approval of a Preliminary Plan in the R 1-7 Residential zone regarding the creation of 13 single-family residential lots

BACKGROUND

This application is a request for approval of a Preliminary Plan for approximately 5.86 acres located at approximately 1366 Smelter Road. The property is currently zoned R 1-7 Residential. The applicant is requesting that a Preliminary Plan be approved to allow for subdivision of the 5.86 acre parcel into 13 single-family residential lots.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the R 1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The purpose of the R 1-7 zone is to “provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings and multi-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.” The R 1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. Properties to the south and west are zoned R1-7 Residential. Properties to the east and north are located in unincorporated Tooele County. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The subdivision plat proposes to subdivide an existing 5.8 acre parcel into 13 lots ranging in size from 10,300 square feet up to 23,000 square feet. All lots within this subdivision meet or exceed requirements for lot width, lot frontages and lot sizes as required by the R1-7 Residential zoning ordinance.

The lots will be accessed by a public street terminating in a cul-de-sac turn around extending south from

Smelter Road. The cul-de-sac length exceeds standard cul-de-sac length, however, the ordinance does provide the City Public Works Director authority to grant variances to the length if it can be demonstrated the variance request meets certain criteria. Steve Evans, Public Works Director, has authorized the cul-de-sac to be longer than the standard 250 feet.

Lot 7 has a 15 foot wide sewer easement in favor of Tooele City for golf course purposes. Lot has a 15 foot water line easement in favor of Tooele City for the purposes of providing a looped water line that will benefit the development but also Tooele City.

The existing home on lot 1 will remain. The property owners of lot 1 will be required to maintain the new frontage along 1360 East and have submitted a letter to the City stating that they are aware of this and will maintain the park strip frontage.

Lot 13 is proposed to be an irregularly shaped lot. Instead of being a rectangle the lot is more of a wedge shape with a flag pole extending north to Smelter Road. Being 12,000 square feet and 130 feet deep at its deepest point staff is confident a home of sufficient size to comply with City ordinance will fit on the parcel. The reason for this irregular lot shape is because of Parcel A, a proposed storm water detention basin, being located to the west. This basin is located here as this is the lowest location within the subdivision. It is proposed that the basin will be dedicated to Tooele City for ownership and maintenance and an access easement across lot 13 will provide access to the pond from 1360 East for City maintenance vehicles, storm water overflow, etc. A landscape plan for the pond has not been provided during the preliminary plan approval. The applicant will be required to submit a landscape plan for the basin during the final plat approval process and a condition has been added requiring this.

Fencing. There are not any ordinance requirements for fencing in conjunction with this subdivision.

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 Plan submission and has issued a recommendation for approval for the request with the following proposed condition:

1. A complete landscape and irrigation plan shall be provided during the final subdivision approval process for Parcel A, storm water detention basin.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for Golf Course View Subdivision Preliminary Plan by Bryton Lawrence, application number P19-252, 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. A complete landscape and irrigation plan shall be provided during the final subdivision approval process for Parcel A, storm water detention basin.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Golf Course View Subdivision Preliminary Plan Request by Bryton Lawrence, for the purpose of creating 13 single-family residential lots, application number P19-252, based on the findings and subject to the conditions listed in the Staff Report dated October 17, 2019:”

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 Golf Course View Preliminary Plan Request by Bryton Lawrence, for the purpose of creating 13 single-family residential lots, application number P19-252, based on the following findings:”

1. List findings...

EXHIBIT A

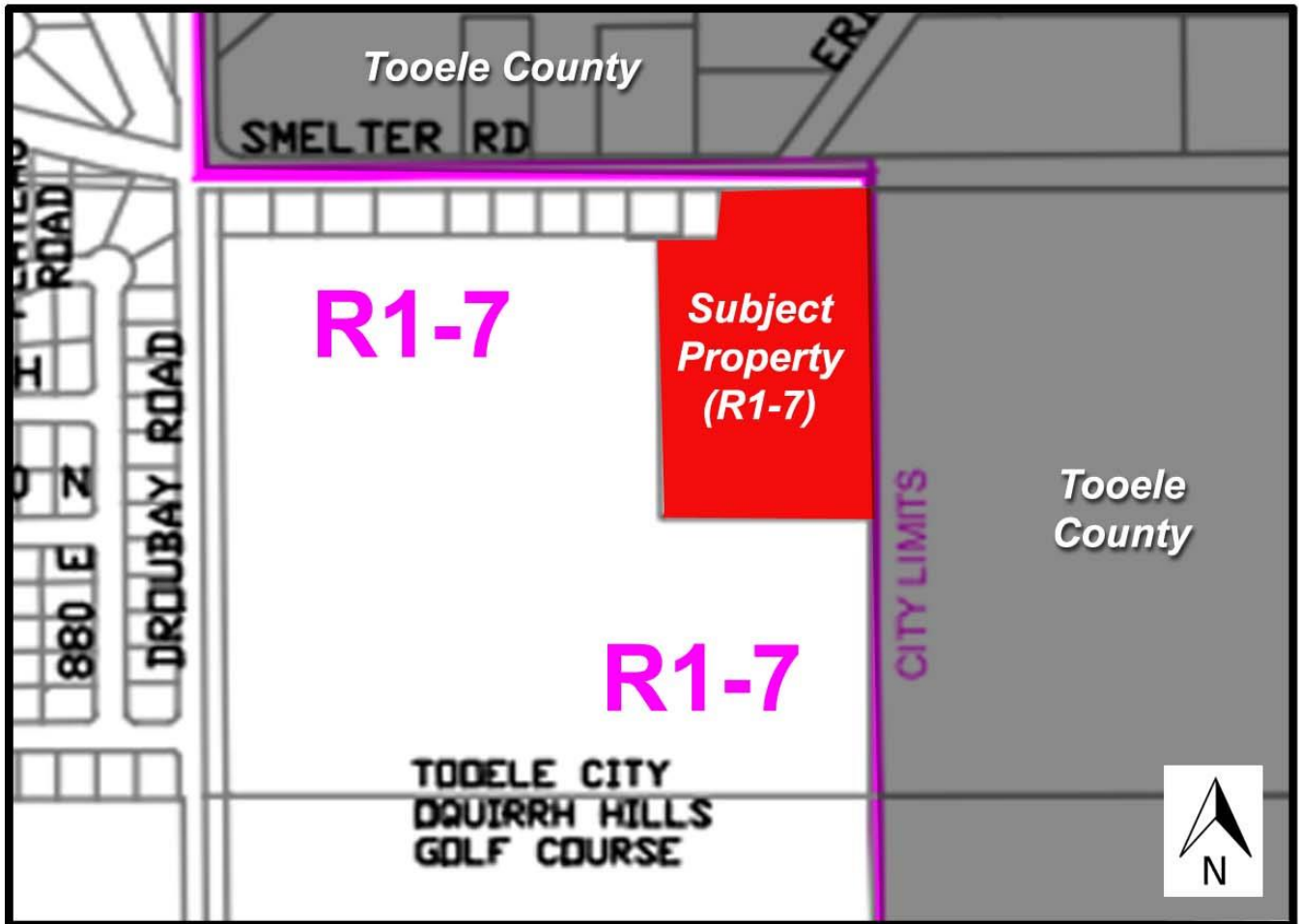
MAPPING PERTINENT TO THE GOLF COURSE VIEW PRELIMINARY PLAN

Golf Course View Subdivision Preliminary Plan



Aerial View

Golf Course View Subdivision Preliminary Plan



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS

DEVELOPER
BRYTON LAWRENCE
 1366 EAST SMELTER ROAD
 TOOELE, UT 84074
BRYTON LAWRENCE
 801-859-8727

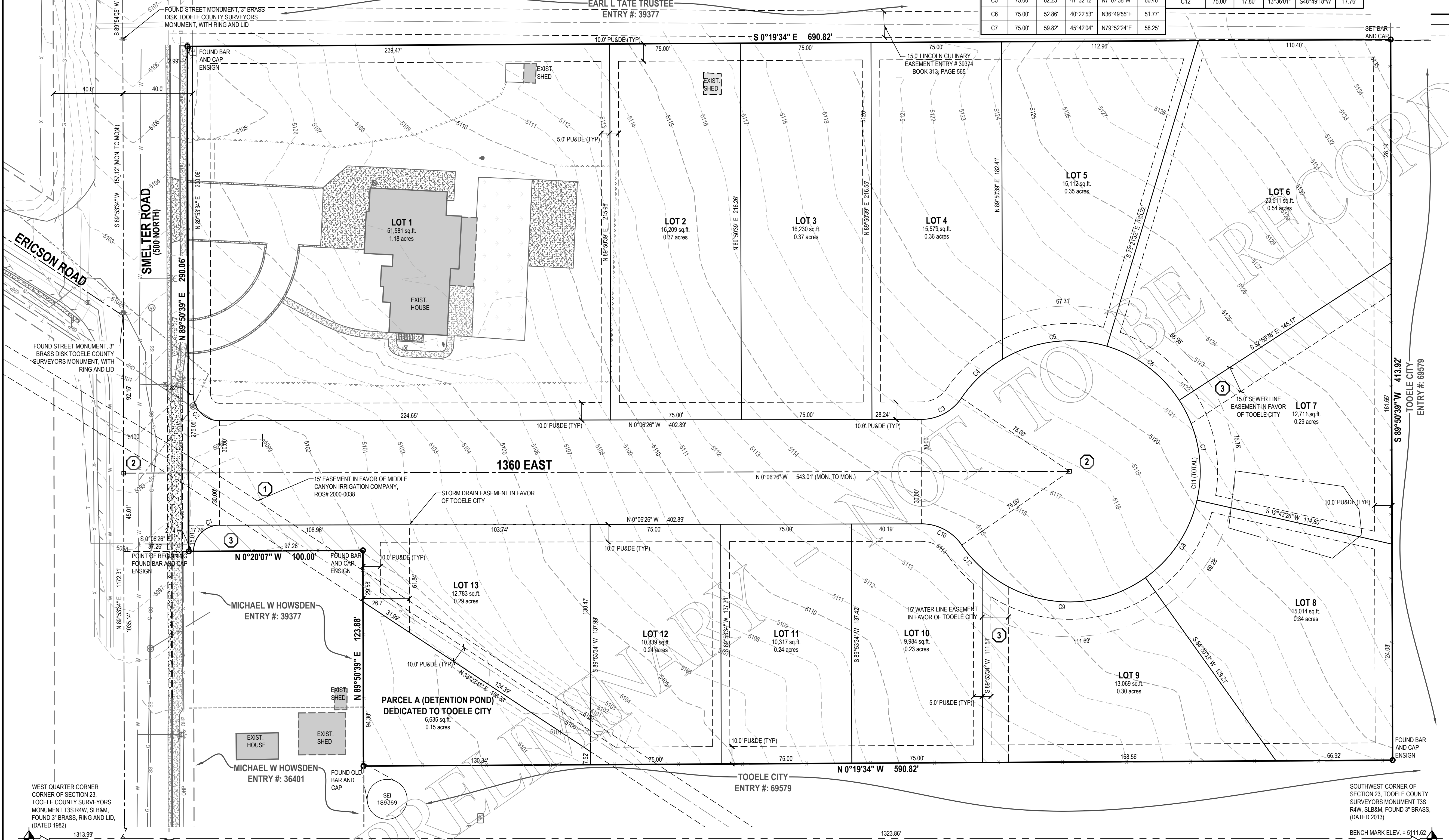
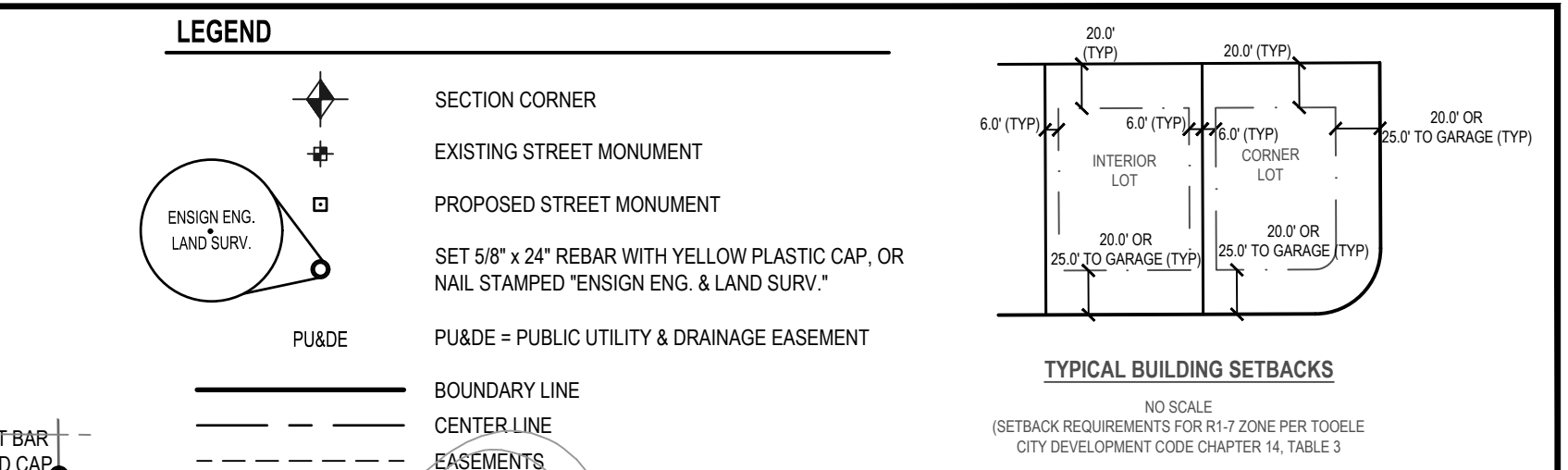
- KEYNOTES:**
- MIDDLE CANYON WATER PIPE EASEMENT
 - SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS
 - NO TREES OR DEEP ROOTED VEGETATION MAY BE PLANTED IN EASEMENTS IN FAVOR OF TOOELE CITY



BENCHMARK
 SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
 ELEV = 5111.62

PRELIMINARY PLAT
GOLF COURSE VIEW SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	N45°06'26"W	21.21'	C8	75.00'	54.70'	41°47'08"	S56°23'01"E	53.49'
C2	15.00'	23.56'	90°00'00"	S44°53'34"W	21.21'	C9	75.00'	101.46'	77°30'45"	S3°15'55"W	93.90'
C3	28.00'	27.23'	55°43'45"	S27°58'16"E	26.17'	C10	28.00'	27.23'	55°43'45"	N27°45'26"E	26.17'
C4	75.00'	32.65'	24°56'27"	N43°21'57"W	32.39'	C11 (TOTAL)	75.00'	59.82'	45°42'04"	N79°52'24"E	58.25'
C5	75.00'	62.23'	47°52'12"	N7°07'38"W	60.46'	C12	75.00'	17.80'	13°36'01"	S48°49'18"W	17.76'
C6	75.00'	52.86'	40°22'53"	N36°49'55"E	51.77'						
C7	75.00'	59.82'	45°42'04"	N79°52'24"E	58.25'						



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

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
 Beginning at a point on the South line of Smelter Road, which is located South 0°19'45" East 1313.99 feet along the Section line and North 89°53'34" East 1035.14 feet along the centerline of Smelter Road, and South 0°06'26" East 543.01 feet from the found monument, dated 1982, at the West Quarter Corner of Section 23, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running
 thence North 89°50'39" East 290.06 feet;
 thence South 0°19'34" East 690.82 feet;
 thence South 89°50'39" West 413.92 feet;
 thence North 0°19'34" West 590.82 feet;
 thence North 89°50'39" East 123.88 feet;
 thence North 0°20'07" West 100.00 feet, to the Point of Beginning.

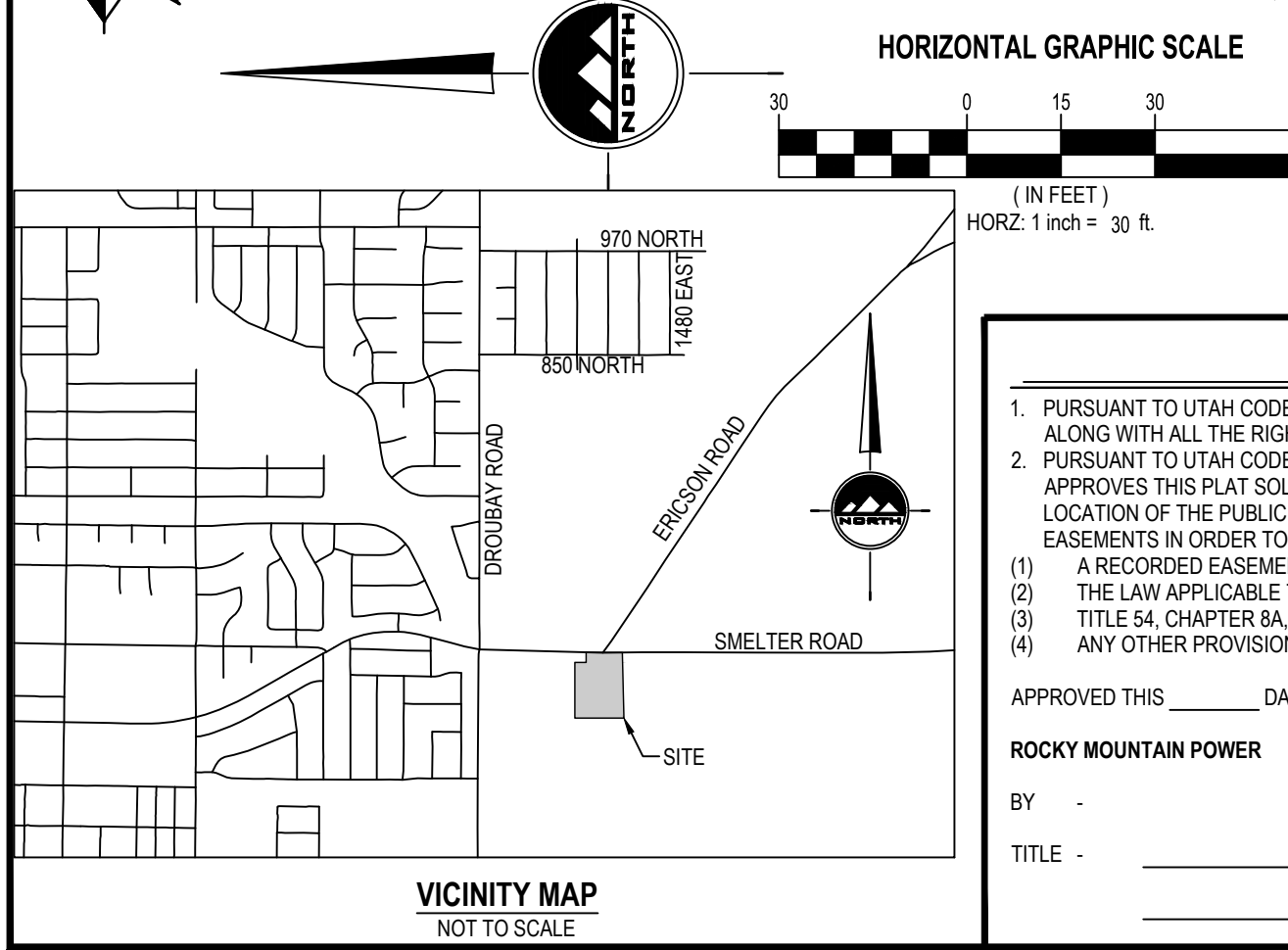
Parcel contains: 273,558 square feet, or 6.28 acres.

Date: Douglas J. Kinsman License no. 334575



NOTES

- ALL PUBLIC STREETS ARE HEREBY DEDICATED TO TOOELE CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC USE.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM TOOELE CITY ENGINEER.
- 5/8" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.



DOMINION ENERGY
 DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
 APPROVED THIS _____ DAY OF _____, 20____ BY _____
 DOMINION ENERGY TITLE _____

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

SCHOOL DISTRICT
 APPROVED THIS _____ DAY OF _____, 20____ BY _____
 TOOELE COUNTY SCHOOL DISTRICT

COMMUNITY DEVELOPMENT APPROVAL
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____ A.D. 20____ BY _____
 TOOELE CITY COMMUNITY DEVELOPMENT

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

ROCKY MOUNTAIN POWER COMPANY
 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
 (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 (4) ANY OTHER PROVISION OF LAW.
 APPROVED THIS _____ DAY OF _____, 20____ BY _____
 ROCKY MOUNTAIN POWER TITLE _____

PLANNING COMMISSION
 APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY PLANNING COMMISSION.
 ATTEST: CITY RECORDER

CITY COUNCIL
 APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY COUNCIL.
 CHAIRMAN TOOELE CITY COUNCIL

CHIEF OF POLICE
 APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY CHIEF OF POLICE.
 TOOELE CITY CHIEF OF POLICE

POST MASTER
 APPROVED THIS _____ DAY OF _____, 20____ BY THE POST MASTER

COMCAST
 APPROVED THIS _____ DAY OF _____, 20____ BY THE COMCAST CABLE

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

CENTURY LINK
 APPROVED THIS _____ DAY OF _____, 20____ BY THE CENTURY LINK

FIRE CHIEF
 APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY FIRE DEPARTMENT.

COUNTY HEALTH DEPARTMENT
 APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

PARKS DEPARTMENT
 APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE CITY PARKS DEPARTMENT.

PRELIMINARY PLAT
GOLF COURSE VIEW
SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

ENSIGN
 SALT LAKE CITY Phone: 801.255.0028
 LAYTON Phone: 801.547.1100
 CEDAR CITY Phone: 801.895.1610
 TOOELE 169 North Main Street Unit 1 Tooele, Utah 84074 Phone: 435.843.3590 Fax: 435.578.0108 www.ensigneng.com

SHEET 1 OF 1
 PROJECT NUMBER: 8554A
 MANAGER: D. KINSMAN
 DRAWN BY: C. CARPENTER
 CHECKED BY: D. KINSMAN
 DATE: 2019-10-16



BENCHMARK	
SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN	
ELEV = 5111.62	

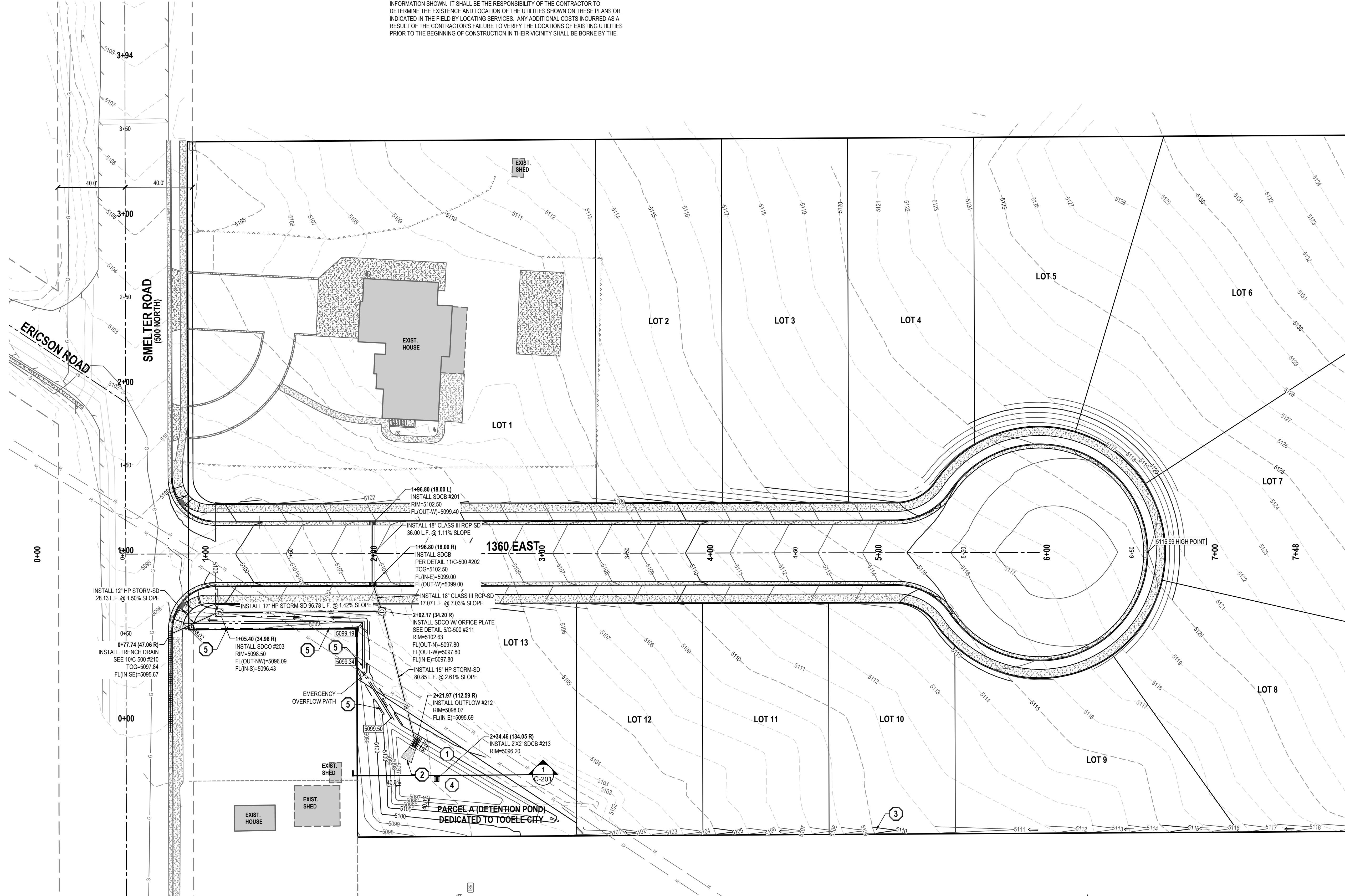
GENERAL NOTES

- ALL WORK TO COMPLY WITH TOOELE CITY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH TOOELE CITY OR ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE

- CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER TOOELE CITY STANDARDS OR APWA STANDARD PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- FOR FINAL SUBMITTAL, ROUGH FINAL GRADING PLAN WILL BE REQUIRED FOR LOTS 2 THRU 8 IN ORDER DEMONSTRATES BUILDABLE PADS.

KEY NOTES:

- RETENTION BASIN**
TOP OF BASIN = 5100.20'
BOTTOM OF BASIN = 5096.20'
WIDTH OF BERM TOP = 3.00'
VOLUME REQUIRED = 5662 CF
VOLUME PROVIDED = 6075 CF.
- SEE C-503 FOR ROCK OUTFALL DETAIL
- INSTALL 4.0' WIDE SWALE
- INSTALL GRAVEL SUMP SEE 1/C-201
- INSTALL 7.0' WIDE EMERGENCY OVERFLOW SWALE



ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRYTON LAWRENCE
1366 SMELTER ROAD
TOOELE, UTAH 84074

CONTACT:
BRYTON LAWRENCE
PHONE: 801-895-8727

GOLF COURSE VIEW SUBDIVISION
PRELIMINARY DESIGN
1366 SMELTER ROAD
TOOELE, UTAH 84074

For Review
10/16/2019 10:24:32 AM

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 8554A PRINT DATE: 10/16/19
DRAWN BY: C. CARPENTER CHECKED BY: D. KINSMAN
PROJECT MANAGER: J. CLEGG

C-200

STAFF REPORT

October 16, 2019

To: Tooele City Planning Commission
Business Date: October 23, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: England Ridge – Preliminary Plan Request

Application No.: P19-231
Applicant: Joe Garlington, representing Garlington Development, LLC
Project Location: Approximately 810 North 520 East
Zoning: R1-7 Residential Zone
Acreage: 22.3 Acres (Approximately 971,390 ft²)
Request: Request for approval of a Preliminary Plan in the R1-7 Residential zone regarding the subdivision of 22.3 acres into 87 single-family residential lots.

BACKGROUND

This application is a request for approval of a Preliminary Plan for approximately 22.3 acres located at approximately 810 North 520 East. The property is currently zoned R1-7 Residential. The applicant is requesting that a Preliminary Plan be approved to allow for the subdivision of the property into 87 single-family residential lots.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The purpose of the R1-7 zone is to “provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings and multi-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.” The R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. All surrounding properties are zoned R1-7 Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The subdivision proposes to create 87 single-family residential lots ranging in size from 7000 square feet up to 13,000 square feet. Each lot within the subdivision meets the minimum lot frontage and lot width requirements as required by the R1-7 Residential zoning code. The subdivision will connect to existing stub streets at 620 East and 690 East as well as 7th Street. All roads within the subdivision will be dedicated public rights-of-way.

The Middle Canyon drainage runs almost the entire width of the property along the northern lots adjacent

to Wolverhampton Way. Middle Canyon drainage does infrequently flood during major weather events but usually does not have any water. Due to the infrequent flooding, portions of the lots on the north side of Wolverhampton Way are located within the special flood hazard area and each lot will need to provide a FEMA flood elevation certification and L.O.M.A. prior to construction on the lot to ensure each home will remain outside of the special flood hazard area.

A storm water management basin labeled as Parcel B is located at the northwest corner will collect storm water generated by impervious areas within the development. This storm water basin will be privately owned and maintained and a landscape plan will be required during final plat subdivision.

The developer will be required to improve their side and up to 30 feet of asphalt on 7th Street as is typically required by City code of new developments.

Fencing. This subdivision does not result in any areas where fencing is required by ordinance.

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 Plan submission and has issued a recommendation for approval for the request.

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

1. Provide final revised copy of the HEC Flow Model which reflect all proposed modifications to site grading and drainage plan, as well as any impact to 100 year flood plain limits.
2. Provide a copy of the geotechnical report and confirm that unconsolidated soils are addressed and shown on the final subdivision plans.
3. Correct the location of the storm drain line in 520 East so that it is not in conflict with the existing water line.
4. All roadway cross sections shall be corrected to show an 8" minimum road base.
5. Modify riprap shown on plans to match new detail information added with sheet C-504.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Plan by Joe Garlington, representing Garlington Development, LLC, application number P19-231, 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. Provide final revised copy of the HEC Flow Model which reflect all proposed modifications to site grading and drainage plan, as well as any impact to 100 year flood plain limits.
6. Provide a copy of the geotechnical report and confirm that unconsolidated soils are addressed and shown on the final subdivision plans.
7. Correct the location of the storm drain line in 520 East so that it is not in conflict with the existing water line.
8. All roadway cross sections shall be corrected to show an 8” minimum road base.
9. Modify riprap shown on plans to match new detail information added with sheet C-504.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Master Plan.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
3. The proposed development plans meet the requirements and provisions of the Tooele City Code.
4. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the England Ridge Preliminary Plan Request by Joe Garlington, representing Garlington Development, LLC for the purpose of creating 87 single-family residential lots, application number P19-231, based on the findings and subject to the conditions listed in the Staff Report dated October 16, 2019:”

1. List any additional findings and conditions...

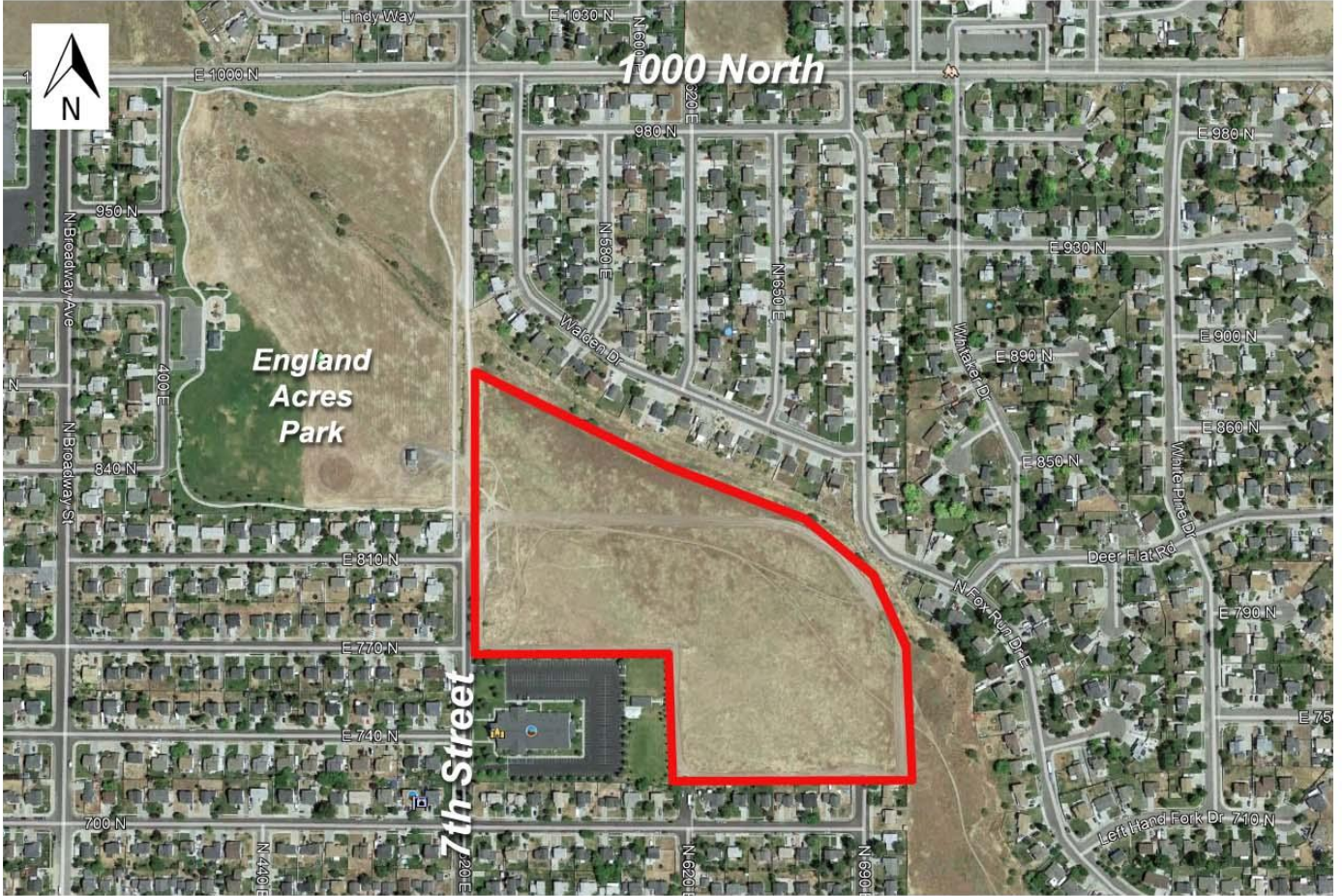
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the England Ridge Preliminary Plan Request by Joe Garlington, representing Garlington Development, LLC for the purpose of creating 87 single-family residential lots, application number P19-231, based on the following findings:”

1. List findings...

EXHIBIT A

MAPPING PERTINENT TO THE ENGLAND RIDGE PRELIMINARY PLAN

England Ridge Preliminary Plan



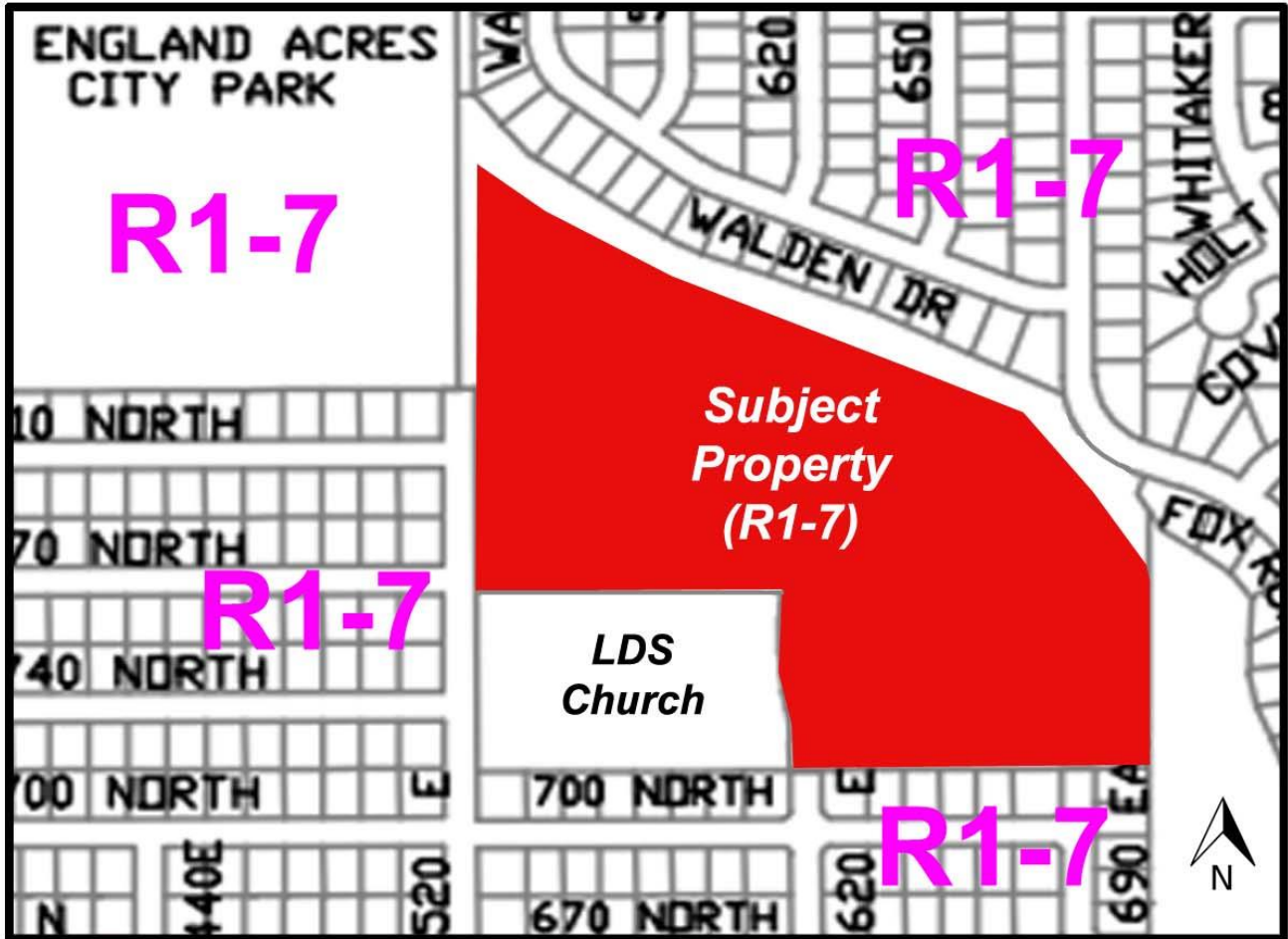
Aerial View

England Ridge Preliminary Plan



Aerial View

England Ridge Preliminary Plan



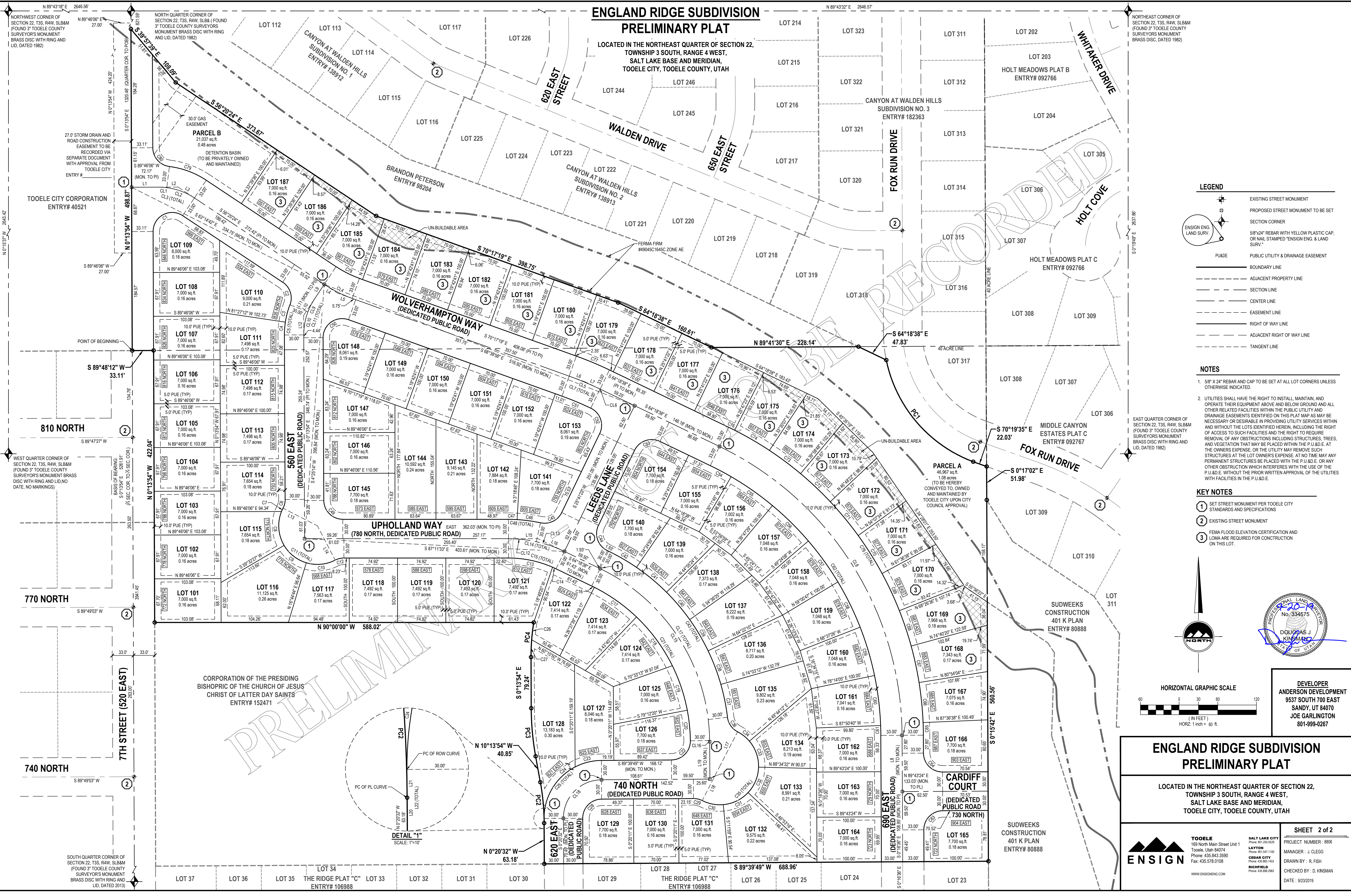
Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS

ENGLAND RIDGE SUBDIVISION PRELIMINARY PLAT

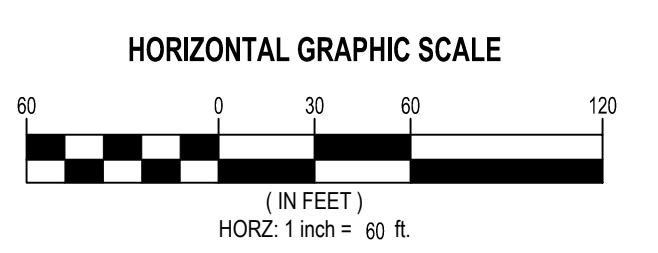
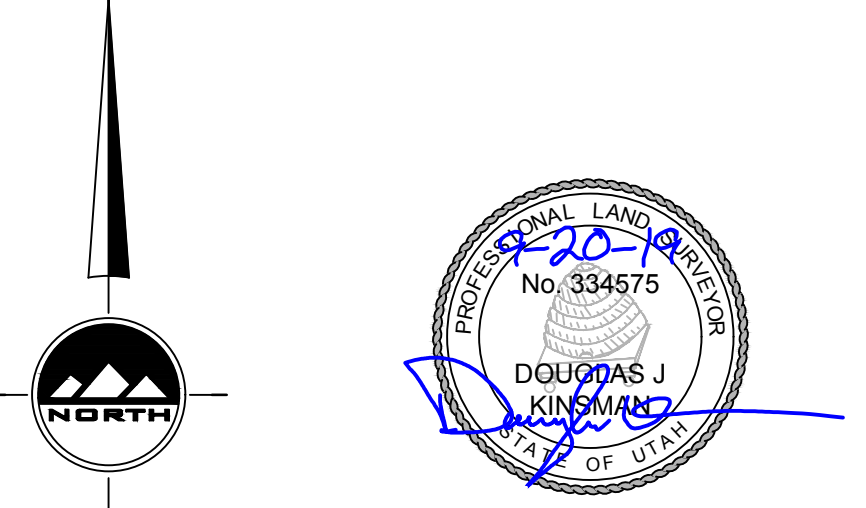
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



- ### LEGEND
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT TO BE SET
 - SECTION CORNER
 - 5/8"x24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN E. & LAND SURV."
 - ENSGN ENG. LAND SURV.
 - P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - RIGHT OF WAY LINE
 - ADJACENT RIGHT OF WAY LINE
 - TANGENT LINE

- ### NOTES
- 5/8" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.D.E. AT THE OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.D.E.

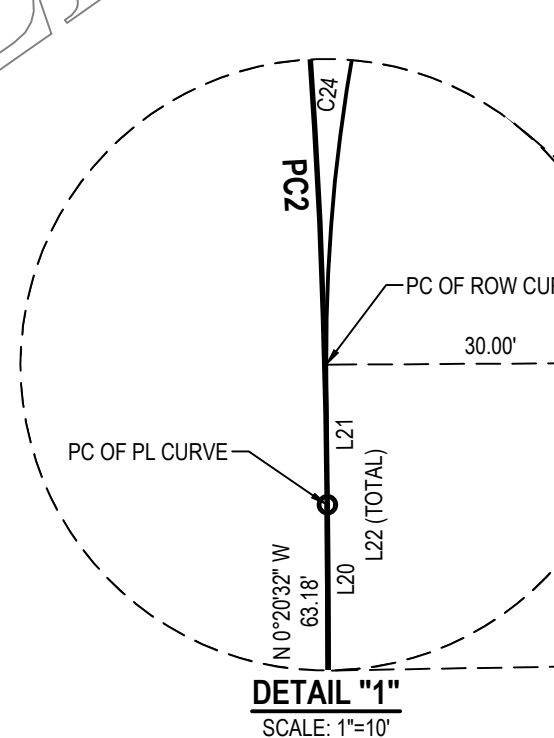
- ### KEY NOTES
- SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS
 - EXISTING STREET MONUMENT
 - FEMA FLOOD ELEVATION CERTIFICATION AND LOMA ARE REQUIRED FOR CONSTRUCTION ON THIS LOT.



ENGLAND RIDGE SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

	TOOELE 150 North Main Street Unit 1 Tooele, Utah 84074 Phone: 435.843.3590 Fax: 435.578.0108	SALT LAKE CITY Phone: 801.255.0529	LAYTON Phone: 801.941.1100	CEDAR CITY Phone: 435.865.1463	REHOBOTH Phone: 435.866.2983
	DEVELOPER ANDERSON DEVELOPMENT 9537 SOUTH 700 EAST SANDY, UT 84070 JOE GARLINGTON 801-999-0267	PROJECT NUMBER: 8806	MANAGER: J. CLEGG	DRAWN BY: R. FISH	CHECKED BY: D. KNSMAN



SOUTH QUARTER CORNER OF SECTION 22, T3S, R4W, SLB&M (FOUND 3" TOOELE COUNTY SURVEYORS MONUMENT BRASS DISC WITH RING AND LID, DATED 1982)

NORTHWEST CORNER OF SECTION 22, T3S, R4W, SLB&M (FOUND 3" TOOELE COUNTY SURVEYORS MONUMENT BRASS DISC WITH RING AND LID, DATED 1982)

NORTHEAST CORNER OF SECTION 22, T3S, R4W, SLB&M (FOUND 3" TOOELE COUNTY SURVEYORS MONUMENT BRASS DISC, DATED 1982)

WEST QUARTER CORNER OF SECTION 22, T3S, R4W, SLB&M (FOUND 3" TOOELE COUNTY SURVEYORS MONUMENT BRASS DISC WITH RING AND LID, NO MARKINGS)

EAST QUARTER CORNER OF SECTION 22, T3S, R4W, SLB&M (FOUND 3" TOOELE COUNTY SURVEYORS MONUMENT BRASS DISC WITH RING AND LID, DATED 1982)

SOUTH QUARTER CORNER OF SECTION 22, T3S, R4W, SLB&M (FOUND 3" TOOELE COUNTY SURVEYORS MONUMENT BRASS DISC WITH RING AND LID, DATED 2013)

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

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

BENCHMARK
NORTH QUARTER CORNER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4921.71'

- 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, SOO, 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.

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ANDERSON DEVELOPMENT
9537 SOUTH 700 EAST
SANDY, UT 84070

CONTACT:
JOE GARLINGTON
PHONE: 801-999-0267

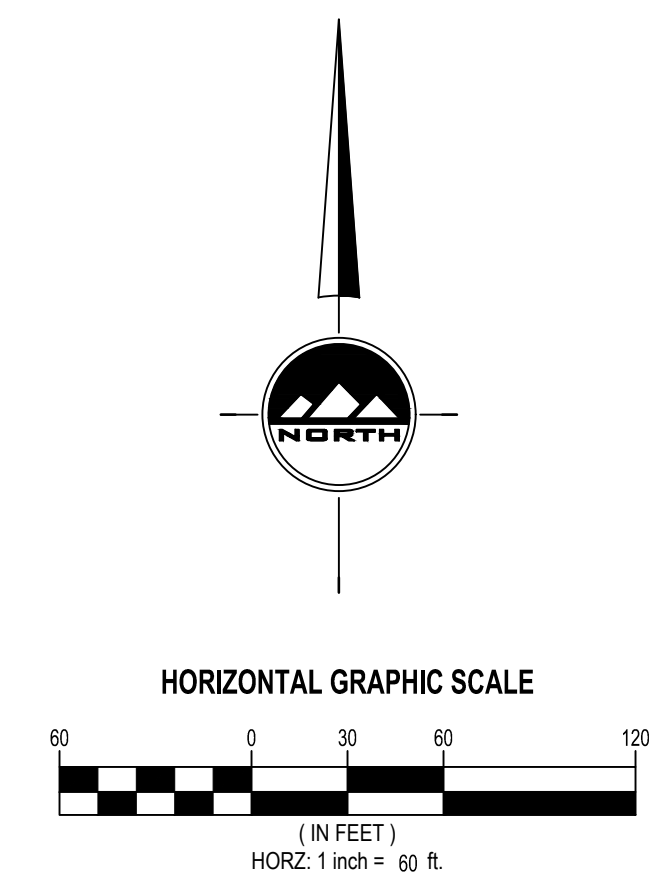
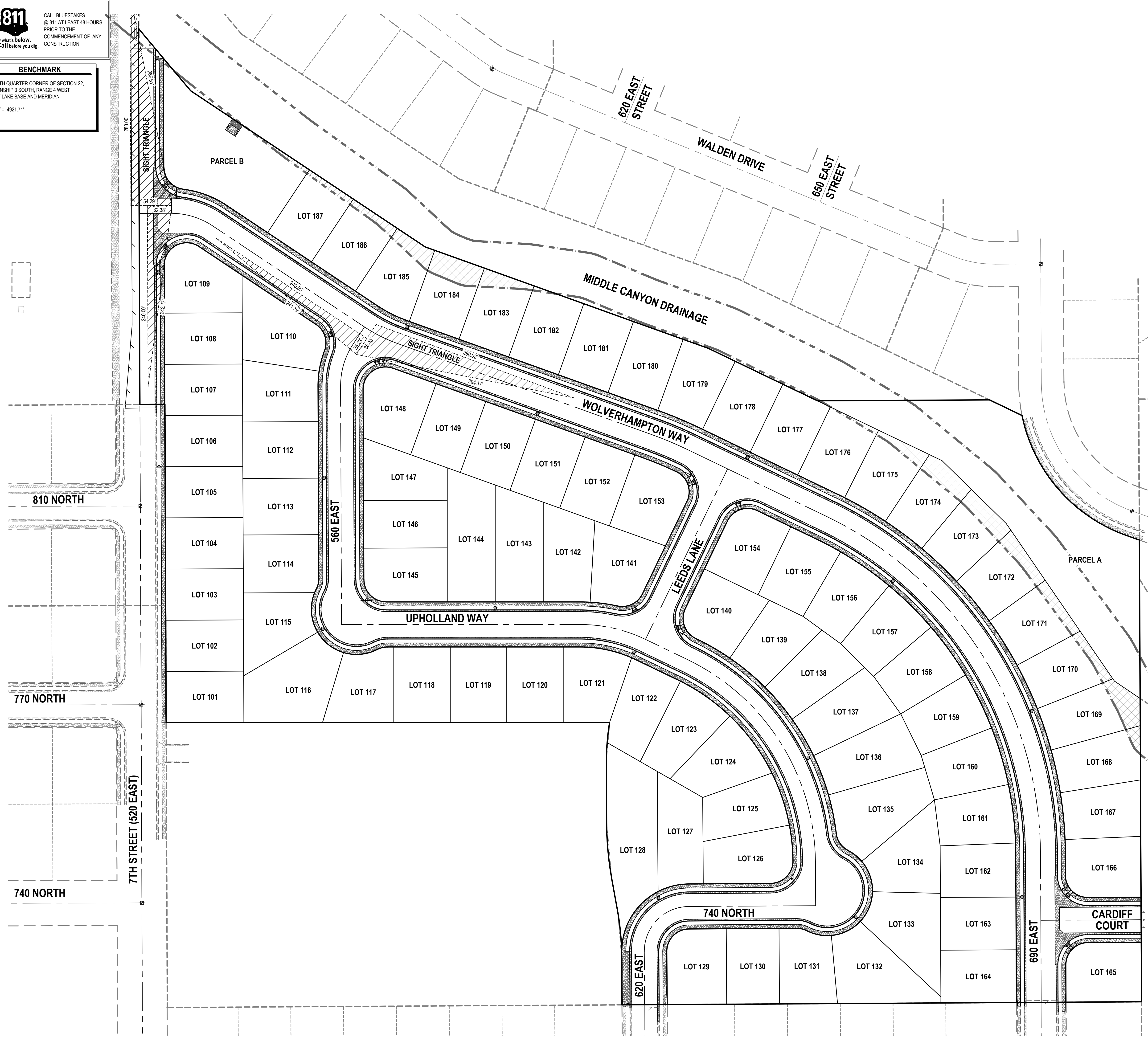
**ENGLAND RIDGE SUBDIVISION
PRELIMINARY DESIGN
810 NORTH SEVENTH STREET
TOOELE, UTAH 84074**

For Review
09/23/2019 5:07:14 PM

OVERALL SITE PLAN

PROJECT NUMBER: 8806
PRINT DATE: 9/23/19
DRAWN BY: R. FISH
CHECKED BY: J. CLEGG
PROJECT MANAGER: J. CLEGG

C-100



TOOELE CITY CORPORATION

RESOLUTION 2019-76

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING A SERVICE AND MAINTENANCE AGREEMENT WITH HUBER TECHNOLOGY, INC., TO REPAIR AND MAINTAIN THE SOLAR DRYING EQUIPMENT AT THE CITY WATER RECLAMATION FACILITY.

WHEREAS, on April 6, 2011, the City Council approved Resolution 2011-18, a resolution of the Tooele City Council approving and ratifying an equipment procurement proposal from Huber Technology, Inc. (Huber) to provide solar drying equipment for the phase 1b expansion and upgrade of the existing water reclamation facility; and,

WHEREAS, the technology associated with the drying of wastewater bio-solids is limited to a specialized and relatively small group of manufacturers, one of which is Huber; and,

WHEREAS, the City Administration recommends that it is in the best interest of Tooele City to provide for the regular repair and maintenance of the solar drying equipment installed by Huber, including with a five-year maintenance agreement, at a cost of \$37,000, paid from waste water enterprise funds, plus \$13,180.83 for parts needed at the outset of the maintenance agreement, for a total of \$50,180.83 (see the agreement attached as Exhibit A):

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Service and Maintenance Agreement (Exhibit A) with Huber Technology, Inc., to repair and maintain the solar drying equipment at the Tooele City water reclamation facility is hereby approved in the amount of \$50,180.83.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, City Attorney

Exhibit A

Huber Technology, Inc.,
Service and Maintenance Agreement



AVOID THE LATE NIGHT AND WEEKEND
CALLS THAT YOUR EQUIPMENT IS DOWN

HUBER
TECHNOLOGY
WASTE WATER Solutions

Service & Maintenance Protection Program

Protection from unexpected repair costs beyond the manufacturer's warranty.

Preventative Maintenance = Equipment Longevity

Keep your equipment up and running to maximize the life of your equipment.

From the initial installation, through years of operation, to making plans for updates or improvements, Huber Technology stands beside you to make recommendations and implement an action plan to maximize the life cycle of your systems. Prompt service and planned inspections are the key to meeting this goal.

Service + Maintenance Knowledge

Our expert service technicians know the products and have the knowledge to keep them running for years past their projected lifecycle.

Money & Time Savings

Each agreement is tailored to meet your budget and operating needs.

- Maintain efficiency and reduce energy cost
- Reduce downtime
- Retain/increase facility value
- Extend equipment life
- Keep equipment condition in focus so informed decisions can be made on repairs and updates
- Ensure safe operation
- Reduce plant manager stress

Take comfort in knowing your equipment is in good hands.

HUBER Technology Service and Maintenance Contract:

Machine	Quantity
Tooele, UT	
SRT Solar (291128)	3
RoS3.2 (291128)	2
WAP/1 (287136)	1
SSL Stepscreen (07071)	2
Duration of Contract	5 Year
Days on site per visit	5
Visits Annually	2
10% Discount on parts with 5-year contract	

\$7,400/year

Total PO Amount: \$37,000

We provide the convenience of a qualified field service specialist for regular inspection for the working reliability of your Huber Technology products. The Field Service specialist will inspect the above-specified machinery. The maintenance and inspection will be done through a manufacturer specific checklist. For every checkpoint, the condition will be evaluated and recorded into a service report.

Inspection list includes (but not limited to):

- Gear motor
- Wiper
- Basket
- Rollers
- Auger
- Cleaning Cycle
- Operational Set points
- Chains
- Drive sprockets

*NEED NOW:
 SCREW PRESSES
 ROLLERS
 CHAINS*



The technician will observe and confirm if equipment is in compliance and the performance is as expected. The service specialist will finalize his report/findings to the customer prior to departure.

The conclusion of the inspection and recommended spare parts or needed wear parts for the machine will be listed separately. No parts or shipping costs are included in this contract.

The customer will receive a copy of the findings of the maintenance and inspection work.

Huber Technology will arrange a service date with the customer at least 4 weeks before actual inspection is scheduled. Customer must provide lifting equipment to pivot or pull machine from channel for proper inspection.

By signing below, Tooele agrees to all stipulations within this three (3) year contract. After the contract has been fulfilled, there will be an option to renew at a new rate.

For Maintenance Contract, service, or parts related questions, please contact Johan van Ettehoven at 704.990.2442 or email at Johan.van.Ettehoven@hhusa.net

Printed Name: _____

Title: _____

Signature: _____

Date: __/__/__



Billing Address

Tooele City Corporation
 90 North Main Street
 Tooele, UT 84074
 UNITED STATES

Delivery Address

Tooele City Corporation
 3300N 1200W
 Tooele, UT 84074
 UNITED STATES

OFFER: **71006371 / V1**
 Project: Tooele, UT 291128

Your Letter/Your Reference:

Date printed: Sep 11, 2019
 Our Reference: van Ettekovén, Johan
 Phone:
 Fax:
 Email: johan.van.ettekoven@hhusa.net

Customer No: 113948
 Phone: +1-435-843-2110
 Fax: +1-435-843-2118

All parts in stock unless otherwise indicated below.

Pos	Qty	Unit	Item Description	Country of origin HS-Code	Price USD	Total USD Tax (%)
10/1	2.00	pcs	10118522 S-Press Bushing/Seal Kit		4,090.60	8,181.20 0%
20/1	2.00	pcs	10118524 S-Press Brush Kit		1,742.90	3,485.80 0%
30/1	2.00	pcs	504977 pinion z17 d17 D77,2 L51		347.54	695.08 0%
40/1	3.00	m	700787 chain DIN 8187 08B1 p12,7 L##	DE 40161000	159.05	477.15 0%
50/1	4.00	pcs	709552 connecting link 11/462 RF		10.40	41.60 0%
60/1	1.00	pcs	410300 Freight		300.00	300.00 0%



Quotation No: 71006371
Date: Sep 11, 2019
Page: 2 (7)

Total net	USD	13,180.83
including Tax	USD	0.00
Total gross	USD	13,180.83

Valid for: 90 days
Delivery: prepaid and add
Payment terms: Net 30 days

Best regards

van Ettehoven, Johan
Huber Technology, Inc.

Quotation No: 71006371
Date: Sep 11, 2019
Page: 4 (7)

Aftermarket Sales & Service Rates 2019

Field service Base Rate. Rates are calculated from the day the Service Specialist departs Huber Technology, Huntersville, North Carolina until the day the Service Specialist returns to Huber Technology, Inc., Huntersville, North Carolina. Rates include weekends and holidays. If a Service Specialist is required to travel from any other location, including, Germany the rates are calculated from when the Service Specialist departs the home office until the day the Service Specialist returns to the home office.

Travel. Time includes transportation to and from the airport, security clearance, time between flight changes, driving time and local travel to and from worksite. Travel time in excess of eight (8) hours may be billed at the premium rate.

Double Time. Any Sunday or **Recognized Huber Technology, Inc. Holiday.**

Transportation. The customer is responsible for reimbursing Huber Technology, Inc. for all transportation charges associated with service work. Flights will be booked as coach-tourist class unless it is unavailable. Rental car, gas, taxis, airport / hotel limousines, company or personal vehicles will be used when necessary.

Standby rate. Applies to the time a Service Specialist is available for work and is located at or near the job site but unable to work due to circumstances beyond his control. Time shall be considered time worked and will be charged at the applicable base or premium rate.

Accommodations and Meals. Meals are charged at \$60.00 per day or \$70.00 per day depending on the area (See Business Rate Plan 1 and 2). If an overnight stay is required, the customer is required to reimburse Huber Technology, Inc. for lodging charges. Hotel rooms will be booked on a business executive, single occupancy basis.

Visa, Work Permits & Local Taxes. The customer is responsible to pay any and all taxes, user fees or special assessments. If a visa or work permit is required before departing for an international assignment, the fee will be charged to the customer at actual cost (including any expediting charges).

Warranties. Per Huber Technology, Inc.'s Terms and Conditions of Sale, Huber Technology, Inc. warrants Field Service work performed at site. "Breach of Warranty" claims do not entitle the customer to refuse payment for field service work.

HUBER TECHNOLOGY, INC. MAKES NO OTHER WARRANTY, EXPRESS OR IMPLIED, WITH REGARD TO THE DESIGN, SALE, MERCHANTABILITY OR FITNESS OF THE GOODS FOR A PARTICULAR PURPOSE OR USE EXCEPT AS EXPRESSLY SET FORTH IN HUBER TECHNOLOGY, INC.'S TERMS AND CONDITIONS. HUBER TECHNOLOGY, INC. IS NOT SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, TORT CLAIMS INCLUDING NEGLIGENCE AND STRICT LIABILITY, OR ANY OTHER THEORIES OF LAW. HUBER TECHNOLOGY, INC. IS UNDER NO EVENT LIABLE FOR ANY SPECIFIC, INDIRECT, INCIDENTAL OR CONSEQUENTIAL LOSS, DAMAGES, EXPENSE, INJURY, DISMEMBERMENT, OR DEATH OF ANY KIND WHATSOEVER.

SCHEDULING – 10 Working Days Notice. Request for field service should be made in writing (letter, fax or e-mail) to Huber Technology, Inc. at least ten (10) working days prior to the date for which services are requested. Confirmation of the service will be conveyed verbally by Huber Technology, Inc.

Insurance. All Huber Technology, Inc. Service Specialists are insured. Liability insurance certificates may be provided upon request by the customer in order to allow for sufficient time for document processing, the request must be made at least seven (7) working days prior to the date of services.

Huber Technology, Inc. can not offer fixed lump sum contracts for Field Service activities. The duration of site visitation is neither under our direct control nor influence, and as such we can only provide estimates of time on-site to affect the required service actions. Field service published rates and terms are valid through December 2019.

Hazardous Locations.

Huber Technology, Inc. reserves the right to recall its personnel if the worksite does not meet governmental health and safety standards.

Minimum Daily Charge. For all Field Service Base Rates or combinations of Base Rates, the minimum fee will be for eight (8) hours. If services are performed on the same day as travel, travel time will be billed in addition to service time.

Overtime. The overtime rate applies to work or travel in excess of eight (8) hours per day (weekdays) and all Saturday work. Workdays in excess of (16) hours are prohibited. Service specialist are NOT required to perform, and may decline, work in excess of twelve (12) hours. The overtime charge shall be at the base rate plus a one hundred percent (100%) premium.

Recognized Huber Technology, Inc. Holidays New Year's Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the Friday after Thanksgiving Day, Christmas Eve and Christmas Day.

Expenses. The customer is responsible for ALL expenses associated with service work. All travel expenses including airfare, taxi, mileage for personal or company owned vehicles or any other chauffeured vehicle, living

accommodations and meals will be invoiced. Invoices will include a cost break-down. Copies of receipts will not be furnished unless specifically requested. Original receipts cannot be provided. Receipts for under \$25.00 cannot be provided. Use of personal or company owned vehicles will be invoice at the rate set by IRS mileage regulations.

Payment. All field service invoices are in U.S. Currency and all payments must be in U.S. Dollars. **Payment is due NET 30 DAYS from the date of invoice.**

Purchase Orders. A purchase order is required BEFORE any field service arrangements will be made. The purchase order is to be made out to Huber Technology, Inc. and must contain the following information:

- 1) Customer's name, 2) company, 3) billing address, 4) dates of service, 5) type of service requested (i.e. installation, commissioning, troubleshooting, training, etc.), 6) serial number / model number, 7) equipment purchase order number, and 8) equipment tag numbers. A "confirming-copy" purchase order must follow any preliminary arrangements. Equipment location including city, state, plant site, directions to the site, a local contact and telephone number must also be included.
- 2) Amended Purchase Orders. An amended PO is required if services are extended beyond the cost of the original PO. If the Service Specialist is on site and an amendment is required, the PO must be completed and submitted to Huber Technology, Inc. before the Service Specialist can continue working.

Applicable law. Any purchase order accepted by Huber Technology, Inc. in conjunction with Field Service work, shall be deemed to have been executed, delivered and accepted in the State of North Carolina, USA and shall be governed, construed and enforced pursuant to the laws of the State of North Carolina, USA

HUBER Technology, Inc.

Huber Technology, Inc. · 9735 NorthCross Center Court Suite A · Huntersville, NC 28078
 Phone (704) 949-1010 · Fax (704) 949-1020 · huber@hhusa.net · www.huber-technology.com

A member of the HUBER Group

Quotation No: 71006371
Date: Sep 11, 2019
Page: 5 (7)

Warranty and Returns Policy & Instructions

Huber Technology, Inc. ("Huber") warranties any **original** Huber part (mechanical or electrical) for a period of:
A. Twelve (12) months from the date of purchase and only when part(s) are installed by a Huber factory trained technician. Should the part(s) fail within the warranty period, a replacement shall be supplied at no cost to the owner ("Replacement Part")

1. Only valid if the product is operated in accordance with the manufacturer's instructions.
2. The replacement part(s) must not be modified or changed in anyway.
3. The replacement part(s) must be installed by a qualified person to the manufacturer's specifications

Or

B. Three (3) months from the date of purchase and/or installed by a non-Huber factory trained technician.

1. Only valid if the product is operated in accordance with the manufacturer's instructions
2. The replacement part(s) must not be modified or changed in anyway.
3. The replacement part(s) must be installed by a qualified person to the manufacturer's specifications

This warranty does not apply to any damage or defect arising out of any of the following circumstances:

- Part(s) needing repair or replacement due to events or circumstances outside of normal use and operation of the equipment.
- Part(s) or components damaged due to power surges, short circuits, loss of power, lightning strikes, fire or water damage, vandalism, theft, or any other causes outside of normal use and operation of the equipment or that would normally be covered by casualty insurance on the equipment.
- Damage or defects caused by neglect, incorrect application, abuse, or by accidental damage of the parts or components.
- Repair or replacement of part(s) or components due to improper or negligent operation of the equipment.
- Damage or defects to the part(s), component(s), or equipment caused by the attempted repair by an unauthorized or unqualified person.

All Huber parts warranties are non-transferable, and cannot be sold, assigned or transferred in any other way.

This warranty of **original** Huber Service parts does not include the labor to remove the defective part nor the labor to install the new part. **All labor costs associated with the replacement of the part is the responsibility of the owner.** The request for assistance of a certified Huber technician is available upon the issuance of a purchase order by the owner. The fee for the assistance of a Huber technician includes labor (billed at prevailing Huber Field Service Base Rates) plus associated expenses for travel to and from the jobsite.

Return of New Wear or Spare Parts:

- Any original Huber part(s) returned to Huber after a purchase order has been submitted is subject to a flat twenty percent (20%) restocking fee for each part returned.
- The customer has up to thirty (30) days to return a part from the purchase order submittal date to Huber. **Returns will not be accepted past thirty (30) days.**
- Part(s) must be new and never installed. Any indication of wear or installation, at Huber's sole discretion, may result in the part(s) being shipped back to owner, at the owner's cost, and no credit shall be issued.
- **Exception:**
The owner may exchange, without a restocking fee, if the incorrect part(s) is delivered and/or sold to the



Quotation No: 71006371
Date: Sep 11, 2019
Page: 6 (7)

owner by a Huber team member. Huber will ship the correct part(s) to the owner expeditiously. A refund will be issued to the owner upon Huber's receipt of the incorrect part(s) warehouse.

The customer may return, without a restocking fee, any original Huber part(s) if said part(s) was sold as part of a complete rebuild and the Huber technician concluded the part(s) were not needed. The customer has thirty (30) days from the date the service was completed. After thirty (30) days have expired, the normal Huber restocking fee shall apply.

Quotation No: 71006371
Date: Sep 11, 2019
Page: 7 (7)

Warranty and Returns Policy & Instructions

Return of Damaged / Defective Items

- In the event of a damaged or defective part, the return process can often be expedited by providing a digital image of the damage or defect (along with a clear description of the problem) in an email to the Huber Aftermarket Team ("Aftermarket Team") at the following email address: returns@hhusa.net. The phone and fax numbers for Aftermarket Team are: 704.990.2045; Fax: 704.896.2830. Huber reserves the right to inspect in person even if a digital image is provided as outlined above.
- If the damage or defect **cannot be verified over the phone or via email** contact, the item may be required to be returned to Huber Technology, Inc. for inspection before a determination can be made as to the state of the product.
- The Aftermarket Team will validate the warranty claim for the defective part.
- If the Aftermarket Team determines that the part is under warranty and should be replaced, the Aftermarket Team will provide a Return Merchandise Authorization ("RMA") number and a shipping address to the Customer for the return of the defective part.
- The Customer shall ship the part to the specified address with the RMA number listed on the outside of the package.
- When the warranty part has been repaired (or replaced) by Huber, the part will be shipped to the "ship-to" address included in the RMA information provided by the Customer.

Return shipping cost

- ONLY in the event that an incorrect part is sold to the Customer by a Huber team member, will Huber pay for shipping. The Customer will be provided with a prepaid return shipping label.
- UNDER ALL OTHER CIRCUMSTANCES, the Customer returning the part(s) is responsible for any freight costs incurred for returning the part(s).
- UNDER NO CIRCUMSTANCE will Huber reimburse (or provide credit) for return shipping costs incurred by the Customer.

How to Request an RMA (Return Merchandise Authorization)

Contact the Huber Technology Aftermarket Sales Team and request a Return Merchandise Authorization ("RMA") number.

- Completely fill out the RMA form.
- Include the completed RMA form in the package along with the item(s) to be returned.
- Write the RMA number conspicuously on the outside of the package to ensure proper routing upon receipt by the Aftermarket Team.
- Ship the package to:

o Huber Technology, Inc.
Aftermarket Sales and Service
9735 NorthCross Center Court , Suite A
Huntersville NC 28078

Phone: 704.990.2050 Fax: 704.896.2830 Email: returns@hhusa.net

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, October 16, 2019

Time: 7:00 p.m.

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

City Council Members Present:

Brad Pratt
Melodi Gochis
Steve Pruden
Dave McCall

City Council Members Excused:

Scott Wardle

City Employees Present:

Jim Bolser, Community Development Director
Chief Ron Kirby, Police Department
Roger Baker, City Attorney
Glenn Caldwell, Finance Director
Steve Evans, Public Works Director
Darwin Cook, Parks Department Director
Paul Hansen, City Engineer
Michelle Pitt, City Recorder
Cylee Pressley, Deputy Recorder

Minutes prepared by Kelly Odermott

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member McCall.

2. Roll Call

Steve Pruden, Present
Brad Pratt, Present
Melodi Gochis, Present
Dave McCall, Present

Chairman Pruden introduced Devon Gowans, the new reporter from the Tooele Transcript.

Mayor Winn introduced Sherry Martin with the Tooele City Sister City Program, who was hosting a group of residents from the Ukraine. The group was asked to stand. Mayor Winn stated that the visitors were with the Open World Program is a bipartisan Congressional program that is supported by the US Congress. The Program started in 1999 and since then thousands have participated. The individuals in attendance are young professionals from the former Soviet States who came to learn and share with colleges of similar professions. The group in attendance is involved in the education of children with special needs.

3. **Mayor's Youth Recognition Awards**

Presented by Mayor Winn, Stacy Smart, Communities that Care Coordinator, and Captain Day.

Mayor Winn welcomed visitors for the Mayor's Youth Awards and introduced Tooele City Police Captain Day and thanked him for his collaboration. Ms. Smart highlighted Communities That Care Programs including Second Step, QPR, and Guiding Good Choices.

Ms. Smart, Captain Day, and the Mayor then presented the Mayor's Youth Recognition Awards to the following students:

- Tana Topham
- Jared Larsen
- Landon Perron
- Nate Finai

4. **Public Comment Period**

Chairman Pruden invited comments from the public, there were none.

Chairman Pruden closed the public comment period.

5. **Resolution 2019-75 A Resolution of the Tooele City Council Approving a Contract Change Order with Hydro Resources Rocky Mountain, Inc, for Drilling of Three Test Wells.**

Presented by Paul Hansen

Mr. Hansen stated that in 2018 by resolution Tooele City entered into a contract with Hydro Resources to drill the fire station well. Unfortunately, that well was not productive and was abandoned. The contract amount that was unexpended was approximately \$630,000. In an effort to continue the search for water resources, City staff is proposing to retain Hydro Resources to use the balance of the existing contract and supplement it by an additional \$92,379 for the drilling of three test wells. The intent of the wells is to help Tooele City locate and prioritize other sources for well development needs. These three test wells would not be production wells, but purely used for informational purposes. City staff believes that this is very worthwhile with the increasing challenge of locating water in the City. The request to City Council is to authorize a change order to the existing contract in the amount of \$92,379 and the

existing 5% contingency previously approved would be increased by a little over \$6,000 for a total of \$63,100 for unanticipated contingencies.

Chairman Pruden asked the Council if there were any questions or comments.

Council Member Pratt asked when the drilling would start and how long would the drilling take.

Mr. Hansen stated that intent is to mobilize in the following week and each of the three wells would take 30 to 45 days. A three to four month period after which the Council would get the results of the process.

Council Member McCall motioned to approve Resolution 2019-75. Council Member Pratt seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Chairman Pruden, "Aye." The motion passed.

6. Resolution 2019-74 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Canyon Village Rust Phase 2 Subdivision

Presented by Paul Hansen

Mr. Hansen stated Canyon Village Rust Phase 2 Subdivision lies immediately south of Pine Canyon Road. It consists of 33 lots and includes a detention facility that is owned by the City, will become the responsibility of the City for maintenance once the project is complete. The City inspectors have completed their inspections and the various departments have represented that it meets City standards. City staff is proposing the acceptance of the public improvements to commence the one year warranty period.

Council Member Pratt motioned to approve Resolution 2019-74. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Chairman Pruden, "Aye." The motion passed.

7. Buffalo Pass Final Plat Subdivision by Land development, LLC Located at 150 West 660 North, 6 Lots, 1.1 Acres in the R1-7 Residential Zoning District

Presented by Jim Bolser

Mr. Bolser stated that the property in question is on the west side of 150 West and north of 600 North. It is a vacant piece of property that the developer wishes to develop. The zoning of the property is R1-7 Residential. The property is large enough to develop six lots and would conform to the R1-7 standards in the City Code. The project would also facilitate the completion of the west side of 150 West through the frontage of the properties as well as any remaining improvements along 600 North. Planning Commission has reviewed this and forwarded a unanimous positive recommendation.

Council Member Gochis motioned to approve the Buffalo Pass Final Plat Subdivision.

Council Member Pratt seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Chairman Pruden, "Aye." The motion passed.

8. **Buffalo Ridge Final Plat Subdivision by Land Development, LLC, Located at 204 West 600 North, 6 Lots, 1 Acre in the R1-7 Residential Zoning District.**

Presented by Jim Bolser

Mr. Bolser stated this is the same developer as the prior agenda item and is almost an identical property. This property is on 200 West and that stretch of 200 West is rather narrow. This property would facilitate the completion of the west side of the 200 West right-of-way. The property is zoned R1-7 Residential. This project is six lots that front 200 West. All properties conform to the City standards. Planning Commission has reviewed this application and forwarded a unanimous positive recommendation.

Chairman Pruden asked if there were questions or comments from Council, there were none.

Council Member McCall motioned to approve the Buffalo Ridge Final Plat Subdivision.

Council Member Pratt seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Chairman Pruden, "Aye." The motion passed.

9. **Linda Vista Subdivision Phase 1 Plat Amendment by Jack Walters, Located at 240 South 1250 East, 12 Lots 5.6 Acres in the R1-7 Residential Zoning District.**

Presented by Jim Bolser

Mr. Bolser stated that this project accomplishes a couple of goals for the City. An aerial of the property was shown on the screen. The zoning is R1-7 Residential as are all the properties surrounding excluding the properties to the south which are R1-12 Residential. This amendment adds in a couple of lots that were not previously developable and are now being added in as developable and it makes a technical name change of Vista Linda to Linda Vista. The layout of the plat and proposals of the plat amendment fully comply with City Code. Planning Commission has reviewed and forwarded a unanimous positive recommendation.

Chairman Pruden asked the Council if there were any questions or comments.

Chairman Pruden asked if the subdivision will be okay with any potential street alignment for Droubay Road. Mr. Bolser stated it would not affect the roadway.

Council Member McCall motioned to approve the Linda Vista Subdivision Phase 1 Plat Amendment.

Council Member Gochis seconded the motion. The vote was as follows: Council

Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Chairman Pruden, "Aye." The motion passed.

10. Resolution 2019-73 A Resolution of the Tooele City Council Approving Poll Workers & Polling Places for the 2019 Tooele City Municipal Election.

Presented by Michelle Pitt

Ms. Pitt stated that Utah State code requires that the legislative body approve the polling locations and poll workers prior to the election. The City contracts with Tooele County for the elections. Voting can be done by mail, ballots dropped in voting bins, or physically vote at polling locations. Polling locations are Tooele County building, Middle Canyon Elementary, Stansbury High School, and Grantsville Fire Station. Voting can occur at any of the polling stations regardless of what precinct you reside in. The poll workers have been updated and their names are attached to the Resolution.

Chairman Pruden asked the Council if there were any questions, there were none.

Council Member McCall motioned to approve Resolution 2019-73. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Chairman Pruden, "Aye." The motion passed.

11. Minutes

Chairman Pruden asked if the Council if there were any comments or questions, there were none.

Council Member McCall motioned to approve minutes from the City Council October 2, 2019. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member McCall, "Aye," Chairman Pruden, "Aye." The motion passed.

12. Approval of Invoices

Presented by Michelle Pitt

An invoice in the amount of \$137,336.92 to Honnen Equipment for a loader for the Water Department.

An invoice in the amount of \$158,546.44 to Honnen Equipment for a loader for the Streets Department.

An invoice in the amount of \$72,925.81 to Honnen Equipment for an excavator.

Council Member Pratt motioned to approve invoices. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, “Aye,” Council Member Gochis, “Aye,” Council Member McCall, “Aye,” Chairman Pruden, “Aye.” The motion passed.

13. Adjourn

Council Member Pratt moved to adjourn the City Council meeting. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, “Aye,” Council Member Gochis, “Aye,” Council Member McCall, “Aye,” Chairman Pruden, “Aye.” The motion passed.

The meeting adjourned at 7:43 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 6th day of November, 2019

Steve Pruden, Tooele City Council Chair

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, October 16, 2019
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Steve Pruden
Dave McCall
Scott Wardle
Brad Pratt
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Roger Baker, City Attorney
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Kami Perkins, Human Resource Director
Shannon Wimmer, Assistant Finance Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pruden called the meeting to order at 5:00 p.m.

2. Roll Call

Steve Pruden, Present
Dave McCall, Present
Scott Wardle, Present
Brad Pratt, Present
Melodi Gochis, Present

3. Discussion:

- Resolution 2019-73 A Resolution of the Tooele city Council Approving Poll Workers and Polling Places for the 2019 Tooele City Municipal Election Presented by Michelle Pitt

Ms. Pitt stated that Utah State Code requires the legislative body to approve municipal election poll workers and locations prior to the election. Citizens can vote by mail, or at polling locations at the Tooele County Building, Middle Canyon Elementary, Stansbury High School, or Grantsville Fire Station. The exhibit to the Resolution lists the poll workers.

Ms. Pitt said that the Council needs to set a date to canvass the election. The canvass needs to be done between November 12 and the 19th. It was decided to set a special meeting on November 19th at 8:30 a.m. Council Member Gochis will attend electronically, via phone.

- Resolution 2019-74 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Canyon Village Rust Phase 2 Subdivision Presented by Paul Hansen

Mr. Hansen stated that the public improvements for Canyon Village Rust Phase 2 include a detention pond which the City will take over and maintain. This acceptance of the improvements will begin the one-year warranty period. This area includes the Pine Canyon Road which is a county road and is not finished. Since it is not a City road, the City can't require that it be completed.

- Resolution 2019-75 A Resolution of the Tooele City Council Approving a Contract Change Order with Hydro Resources Rocky Mountain, Inc. for Drilling of Three Test Wells Presented by Paul Hansen

Mr. Hansen stated that Hydro Resources had a contract with the City, through Resolution 2018-22, to drill the fire station well. That well was not successful. The City has \$629,000 left in that contract. City Administration would like to use those funds to drill up to three test wells located at: Red Del Papa, west of the railroad track adjacent to WalMart, and at the sewer reclamation facility. Mr. Hansen clarified that these will be test wells only. The net increase to the contract is \$92,979.00, plus a 5% contingency of \$63,100, which is an increase in the prior approved contingency of approximately \$6,000. This will come out of impact fees. The drilling will be for new source development.

Council Member Gochis asked if the City will develop these wells. Mr. Hansen answered that the City will analyze the development of the wells after results are obtained. The wells will be developed if they are productive.

Council Member Wardle said he would like an update on secondary water for use in the spring. It was asked that this be added to the November 20th work agenda.

Council Member McCall asked about the well that the City owns in Pine Canyon. Mr. Hansen indicated that it was being developed using Kennecott water rights.

- Contract with Huber for Greenhouse
Presented by Steve Evans

Mr. Evans said that the greenhouse at the wastewater reclamation plant has had some broken equipment. He explained that the screen presses are beyond their extended period of life. To fix the equipment at the greenhouse will be \$18,640, with parts at \$13,180, for a total of \$31,820. In checking with Huber about service contracts, Mr. Evans discovered that a 5-year service contract would be \$50,180.83, with a 10% discount for parts. With that contract, Huber will come out five times a year. Mr. Evans added that last time the track broke, it took 55 days for City employees to fix. When Huber fixed it, it took 2 days. The Council suggested a service contract be brought back to them for approval.

- Ordinance 2019-28 An Ordinance of Tooele City Council Amending the Moderate Income Housing Element of the Tooele City General Plan
Presented by Jim Bolser

Mr. Bolser stated that in December 2018, the Council adopted an update to the Moderate Income Housing Plan. This is required every so often, by law. This year, Senate Bill 34 requires communities to identify at least three strategies for Moderate Income Housing and adopt that in to their plan. Mr. Bolser said that this current update does not change the City's Moderate Incoming Housing Plan, but it identifies seven strategies that the City already has in place, thus complying with and exceeding the Senate Bill 34 requirements.

Mr. Bolser requested that this plan update be adopted at the Council's next meeting. It is required to be submitted to the State by December 1st.

- Mountain Valley Townhomes Preliminary Plan by Matt Carter at 750 North 100 East, 44 Townhome Lots, 4.1 Acres in the MR-16 Multi-Family Residential Zoning District
Presented by Jim Bolser

Mr. Bolser said that in the spring the City approved what was known as the Brady Zoning Map Amendment. The developers have brought forth a townhome project for this area. It has been proposed to have separate ownership of the units so it has to be platted. Mr. Bolser added that this plan will be on an upcoming meeting for formal adoption. The Planning Commission forwarded a unanimous recommendation.

Chairman Pruden had a question about where the roadway joins 700 North because it is offset from other existing streets causing the intersection to be off. Mr. Bolser said that the reason the roadway is offset is that the developers are attempting to avoid the western road and some existing older trees and landscaping in that area. Mr. Hansen said it's the best fit that the City can accommodate the ingress and egress for that development. Mr. Hansen said that the roadway provides a second access, even though the access is not ideal. These roads are private

roads so the traffic load should be fairly small. Mr. Bolser added that the number of units in the development requires a second ingress and egress.

Council Member Wardle asked if the fire department had approved the roads, with the dead ends. Mr. Bolser said that they had and the roads meet the fire code requirements. He added that it's not ideal because the fire trucks will have to back up, but they meet the requirements and the fire department has approved it. Council Member Wardle asked if this development would be an HOA. Mr. Bolser answered that it would for maintenance of the common areas but the City does not know yet what all will be under the terms of that HOA.

Chairman Pruden asked Mr. Bolser to stress to the owners that the Council would like them to maintain the property, particularly the back yards.

Council Member McCall asked if the developer has looked at the lot next to this development. The owner may be looking to sell this property, which may allow them to punch the road through. Mr. Bolser responded that where the road in this development is private that connection would be unlikely but that idea would be shared with the applicant.

Council Member Gochis asked where the visitor parking was. There is only a small area designated as visitor parking. Mr. Bolser stated that this has already been a topic of discussion with the applicant and there are already minor revisions being made to address this for final platting.

- PAR Tax Projects
Presented by Darwin Cook

Chairman Pruden stated that there is \$1.2 million in the PAR tax fund, but \$300,000 has been promised, leaving about \$850,000.

Mr. Cook stated that his staff has created a list for the Council's consideration. Mr. Cook explained the items on the list:

1. Golf Course Hole #17 Safety Net at \$14,000. If there's a splice, the ball may hit one of two houses. There have been broken windows, and these houses have been hit several times in the past. The City will purchase the net and have it installed. It should eliminate about 80% of the balls hitting these houses. Mr. Cook added that the net will look similar to the net at the driving range.

Chairman Pruden said he would like the net because it could prevent a lawsuit. Mr. Baker added that the City hasn't had to pay any claims yet, but the insurance company recommended that the City take precautionary measures.

2. #2 and #8 New Playground Equipment for Glen Eagles and Parkers Park \$207,112. The playground equipment is very old and has safety issues. Mr. Cook added that the Council could offer a lesser amount than requested, with the direction that the Parks Department see what they can do with it.

3. Dow James Culinary Back Flow with City Meter \$35,860.
4. City Park Irrigation System (Black Flow with City Meter) \$272,000. Mr. Cook said that it was very difficult to hire a night time waterer this year. The cemetery and City park are the only places that still need night time watering. If the meter could be installed, it might eliminate the night watering. Mr. Cook said at the very least, he would like to do the back flow preventer.
5. City Park with Back Flow Preventer and City Meter (only) \$22,700.
6. Pickle Ball Court Lighting \$135,000. Mr. Cook said that there was a tournament last weekend with 64 participants. The participants were from all over, including other states. He indicated he would like to get lights on the courts. Mr. Cook said that he would like to apply for a grant from the County for a possible 50/50 split on the cost for lights and to put in the other half of the pickle ball courts. The lights would be on a timer from 6 am - 11 pm.
7. West Pickle Ball Court \$127,000.
8. Parkers Park Play Ground Replacement (see #2).
9. Golf Course Hole #2 Pond Repair and Upgrade \$48,000. The pond was built too shallow and grows algae. It has been drained and emptied a number of times. The membrane is too old to be repaired. They would like to drop the pond lower, which would fix the problem and give it a cleaner look. Council Member Wardle feels that this pond was tied to an insurance claim because some homes were flooded. The City had to dig a trench and drain the pond. Council Member Wardle asked for different options other than dropping the pond to be brought to the Council.
10. Golf Course Deck Upgrade \$37,500.
11. Elton Park Parking Lot Replace and Repair \$92,000.
12. Elton park Walking Path Completion has been approved and is out for bid.

Chairman Pruden asked if any of these projects could be taken out of the park impact fund. Mr. Baker said that, in order to do that, it has to show that they are growth related. Pickle ball is growth related.

Chairman Pruden talked about fixing the splash pad with PAR money. Mr. Cook said that it is estimated at about \$46,000 to fix it. Chairman Pruden felt this should be a priority item because citizens have indicated they want it. It was also discussed to take out the fence so that it's more accessible to the public without having to go through the pool.

Council Member Wardle expressed concern about approving all the items. He added that if the splash pad was fixed, the wood chips at the playground nearby should be replaced with something that won't clog the system. He stated that he would like to see a walkable area at England Acres with smaller pavilions added.

Mr. Cook said that they have had complaints about the playground at the City park being too far away from the pavilion. As people rent the pavilion, they don't feel safe about their children playing at the playground so far away from them. He asked about moving the playground closer to the pavilion. Council Member McCall said that if the playground equipment was moved, it may affect the use for events at the park, with seating areas and vendor trucks

Council Member Wardle asked if the City was going to do anything about the softball fields. He said that the donation of land may be the City's donation towards the high school's softball fields. He added that it may be wise to redesign that whole area with playground, sprinklers, etc. He indicated he would like to see a small redesign on the west side of the park.

Council Member McCall said that he would like this discussed again in another work meeting for possible ideas. He suggested looking for sponsors, such as Kennecott, to sponsor a park, and in return the City would put their name on the park.

After the discussion, it was decided to approve projects listed as 1-8, but not #4. If grants come through for pickle ball, then the Parks Department should bring back ideas for a redesign of the City park. The Council also designated \$100,000 to fix the splash pad and replace the wood chips at the playground near the splash pad. The Council would like the Parks Department to reach out to the owner of the devil ditch drainage to see if they would like to partner with the City to do something like a bike/walk path to join in England Acres. The Parks Department was also encouraged to apply for funding through the County through their trail system funds.

There is \$1.2 million in park impact funds. The Council would like more information about a trail system, so this discussion was postponed.

The Council would like to discuss this again at the November 20th meeting.

- Department Equipment Request
Presented by Mayor Debbie Winn

Mayor Winn, at the request of chairman Pruden, put together a list of the equipment requests she received from department heads. Ms. Wimmer explained that in the 41 fund, the special project line item, expenses to date are \$809,099. Another \$529,521 has been committed for projects and/or purchases. \$354,000 spent on SCBA equipment for the fire department. She indicated that the animal control vehicle was also added in. Ms. Wimmer said that there is \$716,802.00 remaining in the 41 fund which hasn't been committed to anything.

The Council said that one priority is a fence at the cemetery along Skyline. They asked Mr. Cook to bring some fencing options to the Council. \$40,000 has been allocated towards the fence.

The Mayor indicated that Chief Harrison is going to look at a steel building that has been built as a fire station in Green River. The Mayor and Council would like to start working on a plan for a permanent building for the fire department, and this may be an option.

The Mayor went through the requested equipment list, but indicated she would like to save some of the money for emergencies: another animal control truck \$31,000; Aquatic Center and golf course phone systems \$11,000; City Hall security system for cameras for inside and outside of the building \$35,000; street sweeper; excavator for water and sewer; vector truck to be able to clean the storm drain piping system on a regular maintenance schedule; emergency preparation and management \$9750.00 for installation of windows, \$8835 for exit doors for a second exit out of suites; a vehicle for the Recorder's Office, which is used by IT, CTC, attorney's office, library, business licensing, and administration at \$27,580.00 for a Ford Escape.

Council Member Wardle asked for some information on how much was spent on renting the street sweeper and the cost to lease one. Council Member Pratt added that he would like the City to look at leasing it in the summer months, without having to in the winter months. Council Member Wardle asked how much the City reimburses employees for mileage every year. He also asked what the policy was on the priority of who gets to use the vehicle. He wondered if the City needed a fleet manager. The Mayor indicated that she would get that information back to the Council. The Mayor also said that she would put a list together of vehicles that are available for commuting.

The Mayor went on to list \$36,000 to upgrade the Council Chambers (is already in the budget). She said that she would like the Chambers to be equipped to be an EOC, even though the large conference room is supposed to be for that. The community room at the police station could also serve this purpose.

After this discussion, it was decided to fund:

- Animal control vehicle
- Phone system for the pool and golf course
- Excavator
- Vector truck, and
- Security windows and doors

Hold, but discuss at the November 20th meeting:

- Security system for city hall
- Street sweeper
- Recorder's vehicle

Chairman Pruden indicated that there would be visitors from Ukraine at the Business meeting tonight. The Mayor will introduce them.

- City Hall Ramp
Presented by Mayor Debbie Winn

The Mayor indicated that the work on the City Hall ramp will begin this week.

4. Motion to Recess

Council Member McCall moved to recess the meeting. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall “Aye,” Council Member Wardle “Aye,” Council Member Pratt “Aye,” Council Member Gochis “Aye,” and Chairman Pruden “Aye.”

The meeting recessed at 6:49 p.m.

The meeting reconvened at 7:48 p.m.

5. Close Meeting to Discuss Litigation and Property Acquisition

Council Member Pratt moved to close the meeting. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall “Aye,” Council Member Wardle “Aye,” Council Member Pratt “Aye,” Council Member Gochis “Aye,” and Chairman Pruden “Aye.”

The meeting closed at 7:48 p.m.

Those in attendance during the closed session: Mayor Winn, Paul Hansen, Michelle Pitt, Jim Bolser, Steve Evans, Glenn Caldwell, Roger Baker, Darwin Cook, Council Member Wardle, Council Member Pratt, Council Member McCall, Council Member Gochis, and Chairman Pruden.

6. Adjourn

Council Member Gochis moved to adjourn the meeting. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall “Aye,” Council Member Wardle “Aye,” Council Member Pratt “Aye,” Council Member Gochis “Aye,” and Chairman Pruden “Aye.”

The meeting adjourned at 8:06 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 6th day of November, 2019

Steven Pruden,
Tooele City Council Chairman