
PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council will meet in a Work Session, on Wednesday, November 4, 2020 at the hour of 5:30 p.m. The Meeting will be held at the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah.

Tooele City has implemented Governor Herbert's guidelines regarding public gatherings. We strongly encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page, at <https://www.facebook.com/tooelecity>.

If you choose to attend we ask that you maintain social distancing and wear a face covering. In compliance with public health guidelines Tooele City can accommodate limited capacity at City Hall. Due to limited space and social distancing requirements, we ask that you limit the number of people that attend with you.

1. Open City Council Meeting

2. Roll Call

3. Mayor's Report

4. Council Member's Report

5. Discussion Items:

- U.H.P. Public Safety Task Force
Presented by Mike Terry
- City Council Mid-Term Vacancy
Presented by Chairman Ed Hansen
- Cares Act Funding
Presented by Shannon Wimmer, Finance Director
- Western Acres PUD Proposal
Presented by Jim Bolser, Director of Public Works
- Abandoned Projects City Code Text Amendment
Presented by Jim Bolser, Community Development Director
- NTCSSD Appointments
Presented by Council Member Tony Graf
- Upgrades to Wastewater Reclamation Facility
Presented by Steve Evans, Public Works Director
- Declaration of Support for All Human Life, Property, & the Rights of Citizens
Presented by Council Member Scott Wardle

6. **Closed Meeting**
 - Litigation, Property Acquisition, and Personnel
7. **Adjourn**

Michelle Y. Pitt
Tooele City Recorder

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

**TOOELE CITY CARES ACT FUNDING
PROPOSED EXPENSES FOR 2nd TRAUNCH 2020**

COVID Projects:	Projected Cost
City Hall	
Chairs	\$ 72,520.00
Store fronts	\$ 75,000.00
Portable message boards (2)	\$ 40,500.00
Additional cleaning to sanitize at city hall	\$ 1,250.00
COVID supplies (masks, sanitizers, wipes)	\$ 30,000.00
Tables	\$ 9,700.00
Community Development	
Online business license module	\$ 1,800.00
Finance	
Online utility billing module	\$ 5,648.00
Single audit required for CARES funds	\$ 5,000.00
Golf Course	
Pressure washer	\$ 10,200.00
HR	
Required training moved to online courses	\$ 7,000.00
COVID Leave 3rd quarter 2020	\$ 9,834.17
IT	
Webcams (at least for dept. heads for Zoom mtgs)	\$ 850.00
6 Laptops (for employee check out)	\$ 13,500.00
Scanners (for employee check out/working at home)	\$ 700.00
Additional time for Colby to implement these items	\$ 2,000.00
Library	
Lounge seating pods and bench seating throughout	\$ 12,600.00
Face shields for staff	\$ 600.00
Sanitizing of library by janitorial service	\$ 1,500.00
Carts for items handled by public	\$ 3,000.00
3 High back desk chairs that can be sanitized	\$ 750.00
Parks	
Permanent hand washing stations	\$ 54,000.00
Pressure washer	\$ 10,200.00
Trash cans with no lids	\$ 32,874.18
Police	
Nitrile gloves	\$ 2,500.00
Sanitizer	\$ 2,500.00
Tyvek suits	\$ 1,800.00
Face shields/helmets with face shields	\$ 500.00
High quality masks (monogrammed)	\$ 2,000.00
Laptops for checkout for employees	\$ 22,500.00
Additional Cleaning	\$ 3,000.00
Gas masks for SWAT Team	\$ 3,900.00
Neck Gaiters (120)	\$ 1,700.00
No Contact Thermometers	\$ 550.00
Sanitary Disposable Helmet Liners (spray socks)	\$ 300.00
Pool	
Permanent Sneeze guards	\$ 1,700.00
Power washer for tables, etc.	\$ 500.00
Gloves, masks, sanitizer	\$ 500.00
Outdoor picnic tables and plastic benches	\$ 1,500.00
A frames and poster signage	\$ 500.00
Surface disinfectant treatment (weekly)	\$ 2,500.00
Door jams to keep doors open	\$ 2,000.00
Plastic lockers and benches	\$ 68,650.00
Drains for floors	\$ 171,100.00
Recorder	
Additional costs for public notices	\$ 2,000.00
Sewer	
Chairs (12)	\$ 2,800.00
Shops	
Chairs (25)	\$ 5,700.00
Total Expenses:	\$ 701,726.35

Planned Unit Development (PUD) Standards Declaration

PROJECT INFORMATION			
Project Name	Western Acres		
General Site Address	Pine Canyon Dr and Copper Canyon Rd		
Current Zoning Assignment(s)	MR-16, NC, R1-8, RR-5, LI	Proposed Zoning Assignment(s)	MR-16, R1-7
Acreage		Number of Lots/Units	
Total	86.7	Current Zoning	827
Developable	86	Proposed	802
Undevelopable	.7	Maximum Density	
Proposed Open Space	24	Current Zoning	9.6 units per acre
Proposed Preservation	4.7	Proposed	9.3 units per acre
List of Product Types Proposed	Single-Family Detached, Townhomes		

PROPOSED DEVELOPMENT STANDARDS*					
Product Type or Area		Single-Family Detached			
		Current	Proposed	Current	Proposed
Lot Size	R1-7			Front Setback	
Minimum		7000	3500	Minimum	20', 25' garage 20', 20' garage
Maximum				Side Setback, Interior	
Dwelling Unit Size				Minimum	6' 5'
Minimum		800 sf	800 sf	Side Setback, Corner Lot Street Side	
Maximum				Minimum	20' 20'
Lot Frontage				Rear Setback	
Minimum		60'	42'	Minimum	20' 20'
Lot Width, Interior Lots				Building Height	
Minimum				Minimum	1 Story 1 Story
Lot Width, Corner Lots				Maximum	35' 35'
Minimum				Lot Coverage	
				Minimum	35% 35%

PROPOSED DESIGN STANDARDS**	
Design Standard Topic	Driveway location
City Code Section	7-4-8-4
Current Provision	Driveways to be at least 30' from point of curvature at intersection.
Proposed Provision	Driveways for lots 1001, 1002, 1027, 1028, 1049 and 1050 to be at least 15' from point of curvature at intersection.
Design Standard Topic	Minimum Lot Size
City Code Section	7-14-4
Current Provision	7000 square foot minimum lot
Proposed Provision	3500 square foot minimum lot

* Complete This Section for Each Product Type or Area of Difference

** Complete This Section for Each Architectural Standard or Layout Design Standard Proposed for Difference

PROPOSED DEVELOPMENT STANDARDS					
Product Type or Area		Townhome / MR 16			
		Current	Proposed		
				Current	Proposed
Lot Size				Front Setback	
Minimum		No Minimum	No Minimum	Minimum	20'
Maximum				Side Setback, Interior	
Dwelling Unit Size				Minimum	
Minimum		800 sf	800 sf	Side Setback, Corner Lot Street Side	
Maximum				Minimum	
Lot Frontage				Rear Setback	
Minimum				Minimum	
Lot Width, Interior Lots				Building Height	
Minimum				Minimum	1 Story
Lot Width, Corner Lots				Maximum	35'
Minimum				Lot Coverage	
				Minimum	40%

Product Type or Area					
		Current	Proposed		
				Current	Proposed
Lot Size				Front Setback	
Minimum				Minimum	
Maximum				Side Setback, Interior	
Dwelling Unit Size				Minimum	
Minimum				Side Setback, Corner Lot Street Side	
Maximum				Minimum	
Lot Frontage				Rear Setback	
Minimum				Minimum	
Lot Width, Interior Lots				Building Height	
Minimum				Minimum	
Lot Width, Corner Lots				Maximum	
Minimum				Lot Coverage	
				Minimum	

Product Type or Area					
		Current	Proposed		
				Current	Proposed
Lot Size				Front Setback	
Minimum				Minimum	
Maximum				Side Setback, Interior	
Dwelling Unit Size				Minimum	
Minimum				Side Setback, Corner Lot Street Side	
Maximum				Minimum	
Lot Frontage				Rear Setback	
Minimum				Minimum	
Lot Width, Interior Lots				Building Height	
Minimum				Minimum	
Lot Width, Corner Lots				Maximum	
Minimum				Lot Coverage	
				Minimum	

PROPOSED DESIGN STANDARDS	
Design Standard Topic	Five Foot Recess of Garage Door
City Code Section	7-11a-10(6)
Current Provision	All multi-family dwelling units that include front-facing attached garage shall have the garage door recessed from the front by a minimum of five feet.
Proposed Provision	All multi-family dwelling units that include front-facing attached garage shall have the garage door from the front door by a minimum of two feet. Eliminates requiring the garage door to be recess five feet.

Design Standard Topic	Exterior Building Materials
City Code Section	7-11a-18(1)
Current Provision	Exterior building materials shall be natural or cultured brick or stone over at least 50% of the entire building facade.
Proposed Provision	Exterior building materials shall be the following materials brick, stone, stucco, cementitious fiber siding, wood or block/masonry, or any combination. Eliminating the requirement of 50% minimum natural or cultured brick or stone of the entire building facade.

Design Standard Topic	Setback between Multi-Family Buildings
City Code Section	7-11a-6-5
Current Provision	15' setbacks between buildings
Proposed Provision	12' setback between buildings

Design Standard Topic	
City Code Section	
Current Provision	
Proposed Provision	

Design Standard Topic	
City Code Section	
Current Provision	
Proposed Provision	

Design Standard Topic	
City Code Section	
Current Provision	
Proposed Provision	

Design Standard Topic	
City Code Section	
Current Provision	
Proposed Provision	

WESTERN ACRES TOWNHOMES - REZONE AND PUD APPLICATION

UTAH DIVISION
D·R·HORTON®
America's Builder



**D.R. HORTON IS PROPOSING A PLANNED UNIT DEVELOPMENT (PUD)
OF 86.7 ACRES, WITH 802 HOMES, AND A REZONE OF THE
UNDERLYING ZONES TO ALLOW FOR OUR PROPOSED SITE PLAN.**



PROJECT OVERVIEW: Middle Canyon Creek has been a long-term problem in the area, with occasional flooding throughout the neighborhood during serious rain storms. D.R. Horton is proposing an engineered alteration of the creek's path to protect the development and the surrounding property.

The Western Acres community will have private and public amenities. The private pavilions, tot lots, terra parks, hammock grottoes and pickle ball courts will be attractive assets to its residents. The trail along Middle Canyon Creek will give the public an option to take walks along the banks with several exercise apparatus along the way.

The community will offer five townhome plans and five single-family detached plans.

Common areas and amenities will be professionally managed by a homeowner's association.



PURPOSE OF THIS APPLICATION

As America's number one homebuilder and one of the top builders in Utah, D.R. Horton will deliver excellent product selections and a beautiful new community.

D.R. Horton is asking for approximately 50 acres of property to be rezoned according to the included zoning map. We believe the plan gives the community a logical transition between single-family detached (SFD) homes, townhomes and the existing mobile homes. D.R. Horton does not propose an increase in the current overall density, rather spreading the density in a way that makes sense for the neighborhood and gives options to Tooele City residents.

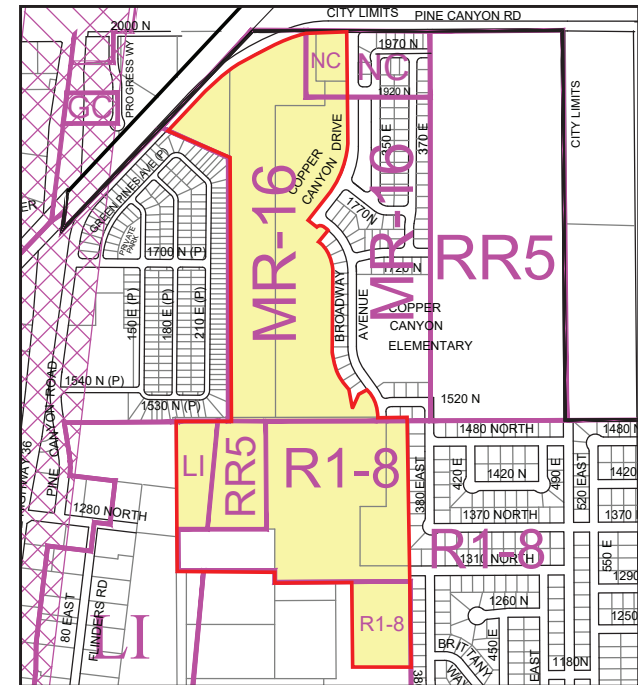


PRESENT ZONING

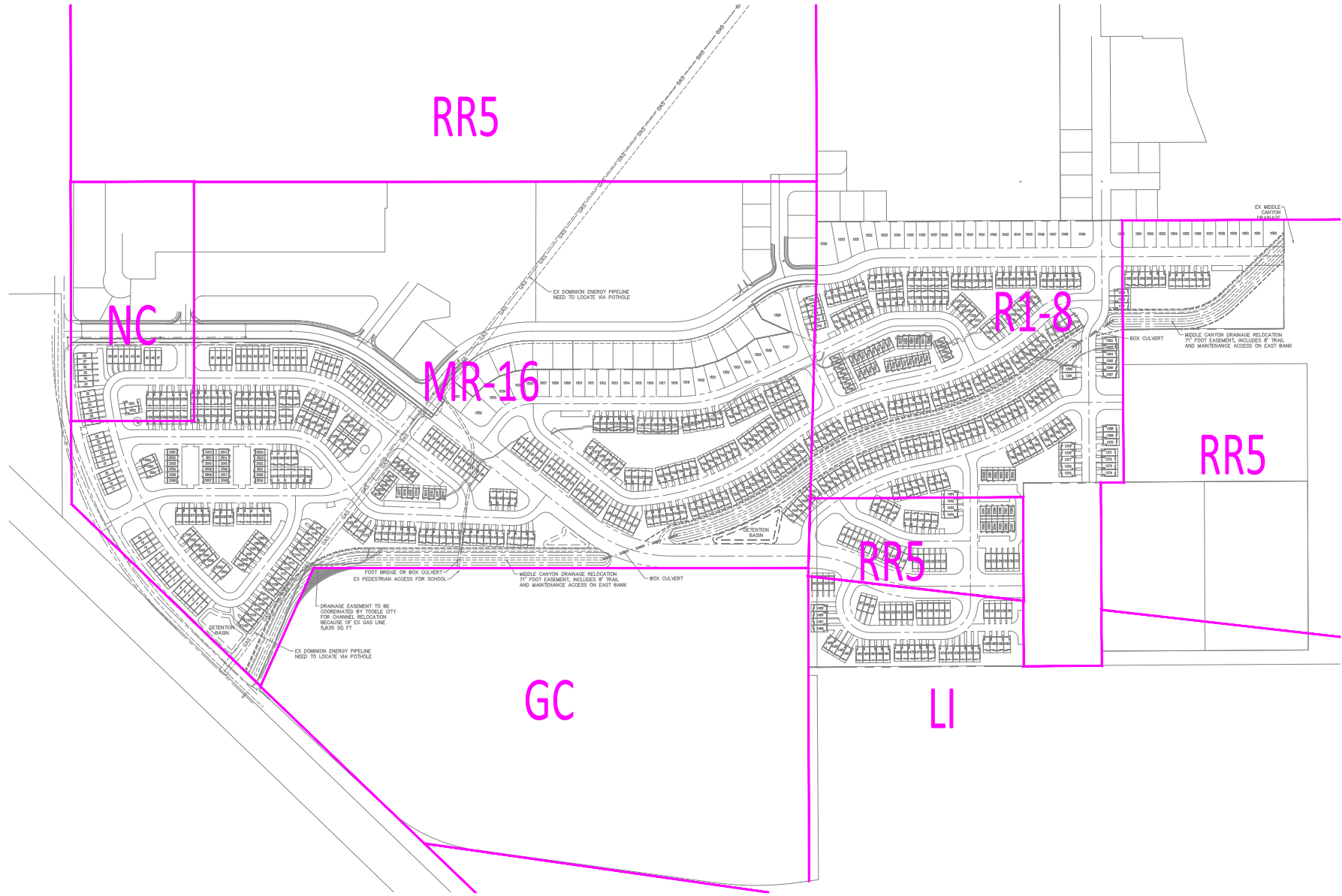
The present zoning designation of the 86.7 acres can be seen below:

UNITS PER ZONE			
ZONING	ACRES	RESIDENTIAL UNITS/AC	RESIDENTIAL UNITS
LI	4.8	0	0
NC	1.7	0	0
MR-16	45.7	16	731
RR5	10.2	0.2	2
R1-8	23.6	4	94
Drainage Area	.7	0	0
TOTALS	86.7	N/A	827

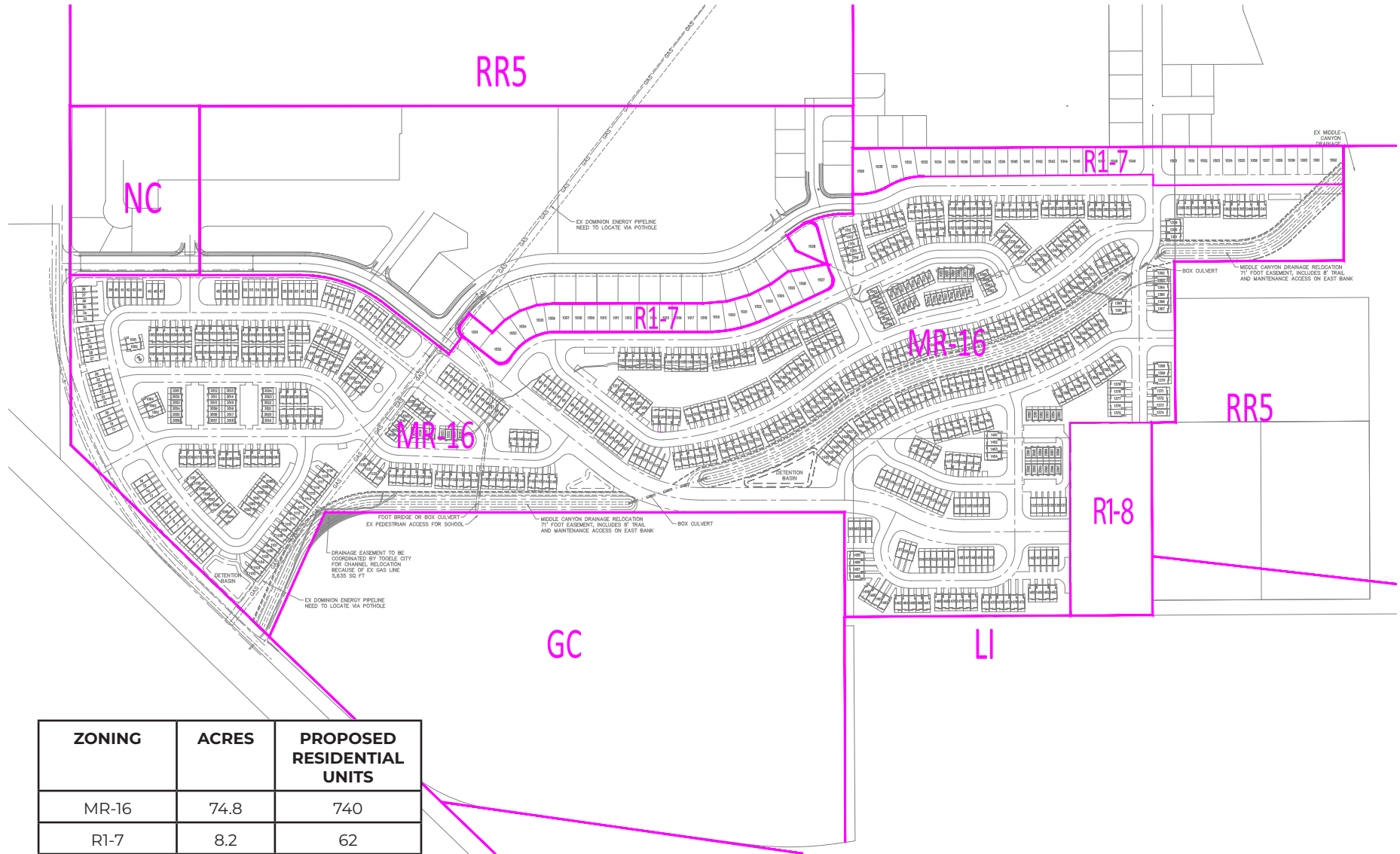
The total density allowed with current zoning is 827 units, which is a higher density than we are requesting within the site plan after the rezone.



CURRENT ZONING

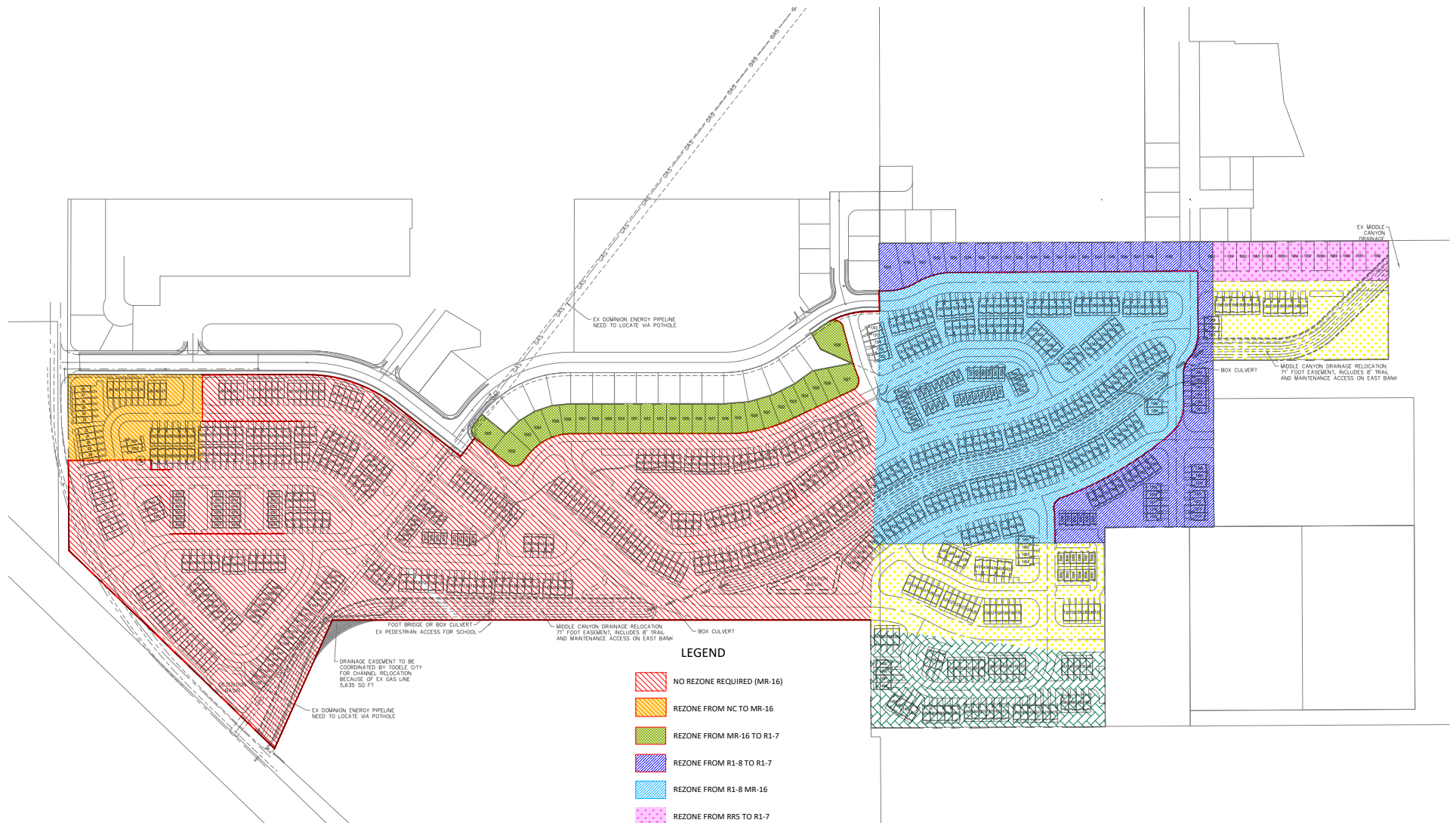


PROPOSED ZONING



ZONING	ACRES	PROPOSED RESIDENTIAL UNITS
MR-16	74.8	740
R1-7	8.2	62
Drainage Area	4.7	0
TOTALS	86.7	802

CURRENT ZONING AND PROPOSED ZONING



WHY THE PUD DESIGNATION IS APPROPRIATE

The Middle Canyon Creek divides the property of the entire proposed rezone and PUD. A coordinated plan to address the creek is needed to fix some sections drainage issues; this will add value to the community by taking some existing homes out of the flood plain. D.R. Horton will build a public trail along the newly constructed creek bed.

In addition, Tooele City's Transportation Master Plan has a collector road designed to bisect the property north and south. Our design would aid in the progress of Tooele City's long-term traffic plan.



In 7-6-1 of the Tooele City code, it states that “the purpose of the Planned Unit Development Overlay District, when used in conjunction with the requirements of the base, or underlying zoning district is to permit flexibility in subdivision and site planning, to promote the efficient utilization of resources, and to preserve and protect valuable site features and to add desired amenities for the neighborhood or area”.

Under 7-6-2 the definition of a Planned Unit Development (PUD) is “a site plan or subdivision layout technique allowing building and structures with some or all the lots reduced below the minimum lot sizes and/or differing setback standards than required by the base zoning district, but where the overall project or site area meets the density standard of the zoning district”. Again, our plan conforms to the current density.



Replace 7-11a-10 (6) with, “All multi-family dwelling units that include front-facing attached garage shall have the garage door a minimum of two feet differential from the front façade.” (Eliminates requiring the garage door to be **recessed** five feet from the front façade.)

Replace 7-11a-18 (1) with, “Exterior Finishes. Exterior building materials shall be the following materials brick, stone, stucco, cementitious fiber siding, wood, or block/masonry,



or any combination.” (The 50% minimum of natural or cultured brick or stone of the entire building façade requirement eliminated.)

The setback between multi-family buildings reduced from 15' to 12 feet.

Driveways for lots 1001, 1027, 1028, 1049 and 1050 to be at least 15' from curve in road. (Reduced from 30').

HOW THE PROPOSED ZONE IS CONSISTENT WITH THE GENERAL PLAN

The current zoning would allow 827 homes to be built on the subject property. The proposed plan decreases the density from 827 to 802 homes, which would allow the community a better flow through the different housing types.

WHY THE PROPOSED ZONE IS COMPATIBLE WITH THE SURROUNDING AREA

The west side of the subject property is adjacent to a mobile home park, with townhome and single-family detached developments to the east. There is an asphalt path across the subject property used by children in the mobile home park to walk to school. We will maintain a path as pedestrian access to and from the school.

The planning and development of the Middle Canyon Creek channel will take some of the subject property and the mobile home park out of the flood plain, providing added safety to the existing community and allowing most of subject property to be developed.



PHASING PLAN



HOW THE PROPOSED ZONE IS SUITABLE FOR THE EXISTING USE OF SUBJECT PROPERTY

This development would be a natural transition in housing from the mobile home park to townhomes to single-family detached homes.

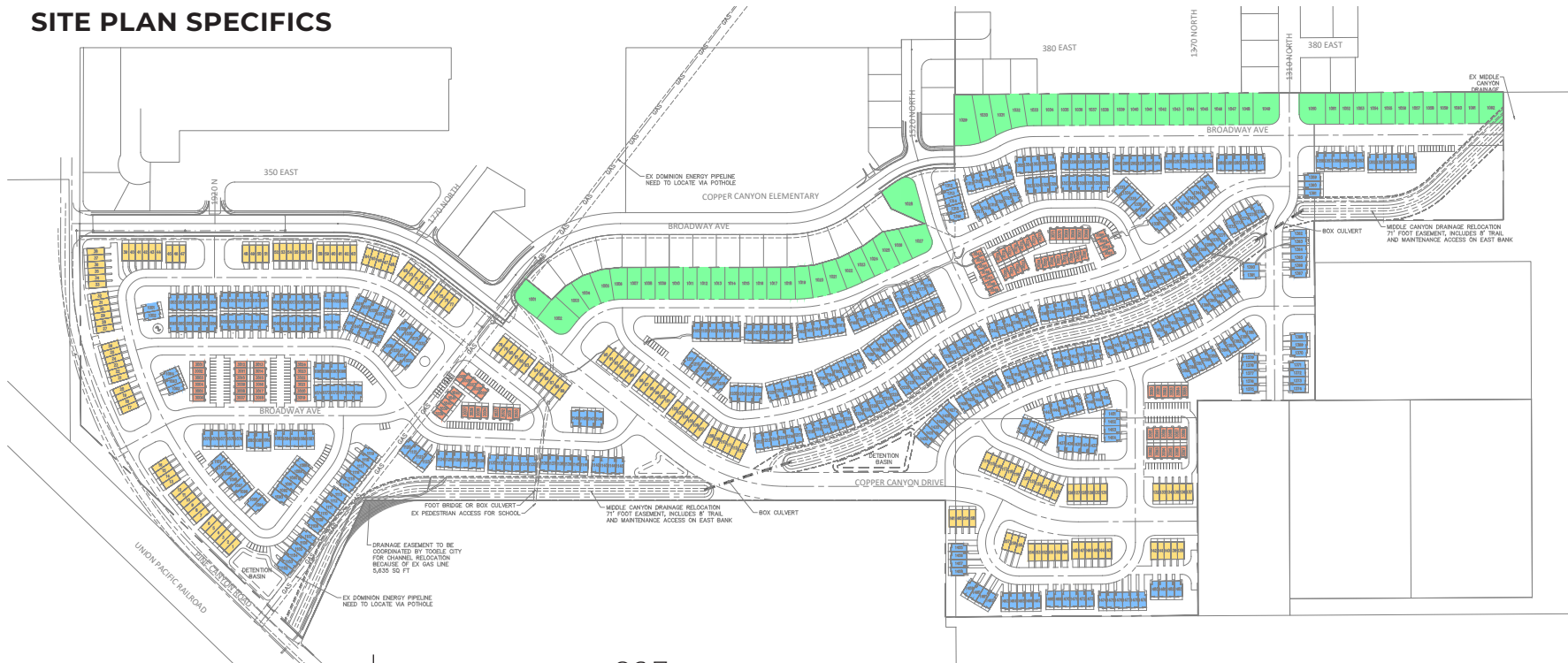
HOW THE PROPOSED ZONE PROMOTES THE GOALS AND OBJECTIVES OF TOOELE CITY

Article 1, Section 1-01 of the Tooele City charter states that the city exists to “promote the general health, welfare, and protection of its citizens”. This is done by anticipating the needs of current and future residents of Tooele, then providing for those needs in an organized, thoughtful manner.

As leaders planning for Tooele City’s future, it is important to anticipate and allow for the development of a variety of housing alternatives. As lifestyles and housing needs change, the city will have the options needed to add new residents and retain the citizens that helped build the community.

This project will also provide new housing options for those who may otherwise rent, buy existing homes or move to another city. The development will also attract families and individuals looking to live in a safe, affordable and active community.

SITE PLAN SPECIFICS



Total Acres: **86.9**
Total Number of Units **802**

Townhomes

- 498 FL 2-story
- 161 2-Story Alley
- 97 Pioneer
- 62 Single Family Detached

Townhome Parking Requirement:
2 for each unit, satisfied by the
driveway, (20' min.) Plus 1 for every
4 units.

TOTAL ACREAGE: 86.7 acres

DENSITY: 9.2 units per acres

PRIVATE AMENITIES: Pavilions, tot lots, pickle ball courts, hammock grottoes & terra parks

PUBLIC AMENITIES: Paved trail north and south along riverbed with apparatus along the trail and a path from the mobile home park over the channel to Copper Canyon Elementary School

OPEN SPACE: Over 24 acres, 28% of project is open space

GARAGES: Two-car garage on each unit, other than Pioneer Units, which have carports

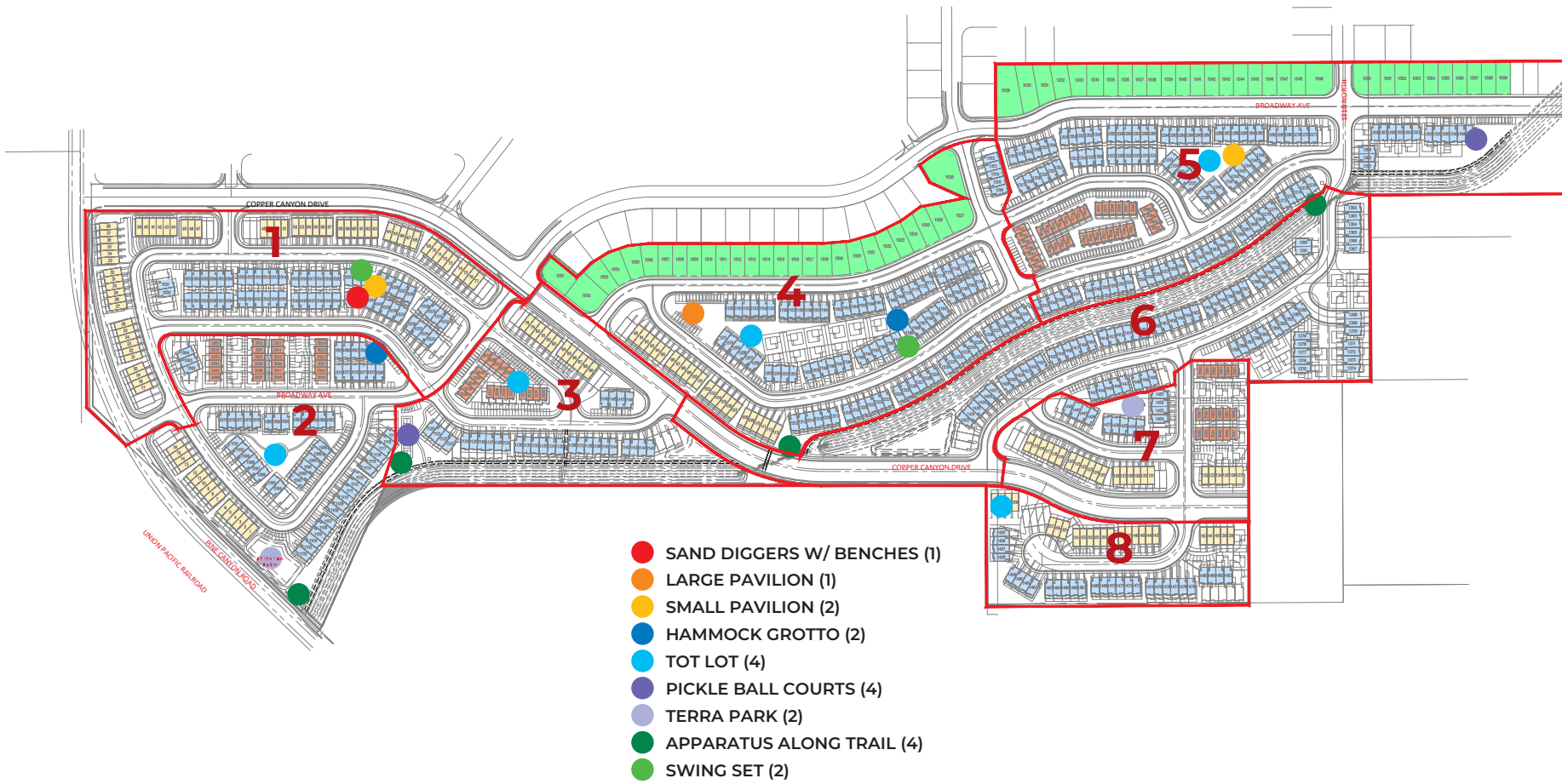
SETBACKS: Following Tooele City Code for MR-16 and R1-7. Except the setback between multi-family buildings reduced from 15' to 12 feet.

DETENTION PONDS: Two detention basins are incorporated in the drainage plan

Design and relocation of channel done by Hansen, Allen and Lase, submitted to Tooele City



AMENITIES PLAN



CHAPTER 11. DESIGN REVIEW

7-11-16. Failure to act.

Should the applicant for any submitted application under this Chapter fail to resubmit corrected plans or application materials from any City review of the application within 180 calendar days from the return of that City review, the application shall be considered abandoned and all application fees forfeited. An abandoned application may be resubmitted as a new application at any time following abandonment, including the payment of new application fees.

CHAPTER 19. SUBDIVISIONS

7-19-14. Failure to act, effect.

- (1) City. Should the Planning Commission or the City Council fail to act upon any submitted preliminary plan application within the time period allotted by this Chapter, said failure shall be considered a denial of the said submission.
- (2) Application. Should the applicant for any submitted preliminary plan or final plat application fail to resubmit corrected plans or application materials from any City review of the application within 180 calendar days from the return of that City review, the application shall be considered abandoned and all application fees forfeited. For the purpose of this Chapter, abandoned applications shall be considered as if having never been submitted for review. An abandoned application may be resubmitted as a new application at any time following abandonment, including the payment of new application fees.