
Public Notice

Notice is Hereby Given that the Tooele City Council will meet in a Work Meeting, on Wednesday, June 16, 2021, immediately following the Redevelopment (RDA) meeting at approximately 5:35 p.m. The Meeting will be Held at the Tooele City Hall Council Chambers, Located at 90 North Main Street, Tooele, Utah.

We encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>.

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Member's Report**
5. **Fraud Risk Assessment**
Presented by Shannon Wimmer
6. **Resolution 2021-49** A Resolution of the Tooele City Council Consenting to the One-Time Incorporation of Stipends Paid to Specific City Employees by the Redevelopment Agency of Tooele City (RDA) to Employee Regular Rates of Pay by Tooele City Corporation
Presented by Kami Perkins
7. **Resolution 2021-55** A Resolution of the Tooele City Council in Support of Renaming the Midvalley Highway (S.R. 179) to "Jordan M. Byrd Veterans Memorial Highway"
Presented by Tony Graf, City Council Member
8. **Discussion on a Proposed City Code Text Amendment** Regarding RSD Residential Special Districts and CSD Commercial Special Districts
Presented by Jim Bolser, Community Development Director
9. **Discussion on a Proposed Land Use Map Amendment** for the Proposed Tooele Commercial and Multi-Family Residential Project to Reassign Approximately 34.35 acres Located at Approximately 2800 North 400 East From the Regional Commercial, High Density Residential, and Medium Density Residential land Use Categories to the Regional Commercial and High Density Residential Land Use Categories
Presented by Jim Bolser, Community Development Director
10. **Discussion on a proposed Zoning Map Amendment** for the Proposed Meadows Subdivision to Reassign Approximately 4.31 Acres Located at Approximately 740 West McKellar Street From the MR-8 Multi-Family Residential Zoning District to the MR-25 Multi-Family Residential Zoning District
Presented by Jim Bolser, Community Development Director

11. Closed Meeting

- Litigation, Property Acquisition, and/or Personnel

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.

Fraud Risk Assessment

Continued

*Total Points Earned: ___/395 *Risk Level: ~~Very Low~~ **Low** ~~Moderate~~ ~~High~~ ~~Very High~~
 > 355 316-355 276-315 200-275 < 200

	Yes	Pts.
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	<input checked="" type="checkbox"/>	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	<input checked="" type="checkbox"/>	5
b. Procurement?	<input checked="" type="checkbox"/>	5
c. Ethical behavior?	<input checked="" type="checkbox"/>	5
d. Reporting fraud and abuse?	<input checked="" type="checkbox"/>	5
e. Travel?	<input checked="" type="checkbox"/>	5
f. Credit/Purchasing cards (where applicable)?	<input checked="" type="checkbox"/>	5
g. Personal use of entity assets?	<input checked="" type="checkbox"/>	5
h. IT and computer security?	<input checked="" type="checkbox"/>	5
i. Cash receipting and deposits?	<input checked="" type="checkbox"/>	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?		20
a. Do any members of the management team have at least a bachelor's degree in accounting?	<input checked="" type="checkbox"/>	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?		20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	<input checked="" type="checkbox"/>	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	<input checked="" type="checkbox"/>	20
7. Does the entity have or promote a fraud hotline?	<input checked="" type="checkbox"/>	20
8. Does the entity have a formal internal audit function?	<input checked="" type="checkbox"/>	20
9. Does the entity have a formal audit committee?		20

*Entity Name: Tooele City Corporation 335

*Completed for Fiscal Year Ending: 6/30/21 *Completion Date: 5/14/21

*CAO Name: Mayor Debbie Winn *CFO Name: Sharon Winner

*CAO Signature: Debbie E. Winn *CFO Signature: Sharon Winner

*Required

TOOELE CITY CORPORATION

RESOLUTION 2021-49

A RESOLUTION OF THE TOOELE CITY COUNCIL CONSENTING TO THE ONE-TIME INCORPORATION OF STIPENDS PAID TO SPECIFIC CITY EMPLOYEES BY THE REDEVELOPMENT AGENCY OF TOOELE CITY (RDA) TO EMPLOYEE REGULAR RATES OF PAY BY TOOELE CITY CORPORATION.

WHEREAS, at an unknown date, the Redevelopment Agency of Tooele City, Utah (RDA), authorized the payment of a bi-weekly “RDA Stipend” to specific City employees who performed substantial work for the RDA in addition to their regular work for Tooele City. City staff have been unable to locate historical contextual records regarding the original RDA Stipend authorization; and,

WHEREAS, the original RDA Stipend authorization included an annual RDA budget appropriation and payment to Tooele City, in exchange for Tooele City allowing the RDA to utilize the services of Tooele City employees, and in lieu of the RDA retaining and paying its own personnel directly. The RDA Stipend was then paid from the Tooele City RDA budget; and,

WHEREAS, RDA Stipend amounts were established by the RDA Executive Director and RDA Board and then relayed to Tooele City’s Human Resource/payroll office for payment through the City’s payroll processing as a separate pay code titled “RDA Stipend” and such payment was charged to the RDA budget; and,

WHEREAS, for all employees except elected officials, Tooele City desires to discontinue handling such payment in this manner and to discontinue payment of these wages via the RDA; and,

WHEREAS, Tooele City desires to make a one-time transitional calculation as follows:

- Divide the “RDA Stipend” by 40 hours to establish an hourly equivalent amount;
- Add that amount to the employees’ current hourly rate of pay to establish a new hourly rate of pay equivalency;
- Review the Tooele City Salary Schedule and the grade assignment for each affected employee’s position and assign the employee a new pay step at the step closest to the calculated pay equivalency (may be slightly + or – the actual adjusted rate), not to exceed the maximum of the position’s corresponding salary range on the Tooele City Salary Schedule, where applicable, or to adjust the City Attorney accordingly as this position does not have an assigned salary grade but is classified as Not on Scale;
- The employee adjustment will not affect the employee’s next salary review date but may impact the future range progression by reaching the maximum of their position’s salary range more quickly than if the adjustment had not been made.

WHEREAS, the anticipated calculations to be transitioned to City general wages are provided as Exhibit A; and,

WHEREAS, the anticipated payments anticipated to remain paid as "RDA Stipend" are provided as Exhibit B; and,

WHEREAS, Tooele City Policies & Procedures Section 9: Compensation, Part A states: "This Section does not identify every compensation-related matter that may arise. Tooele City reserves the right to otherwise address such matters in a manner that best meets the City's needs and complies with applicable laws"; and,

WHEREAS, Tooele City Policies & Procedures Section 9: Compensation, Part A, provides the City Administration with the ability to make the one-time adjustment, however, City Administration recognizes the significance of the adjustment, desires to be transparent in making the adjustment, and desires to have a written record that provides historical context as to why the one-time adjustment was made to specific employees' placement on the Tooele City Salary Schedule; and,

NOW, THEREFORE, BE IT RESOLVED BY THE TOOEELE CITY COUNCIL that consent is hereby given to the Mayor to authorize a one-time adjustment to non-elected City employees' regular city wages to incorporate the current RDA Stipend into regular City wages as outlined above. This adjustment will be made effective July 1, 2021.

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

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2021.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

TOOELE CITY MAYOR

(Approved)

(Disapproved)

ATTEST:

Michelle Pitt, City Recorder

S E A L

Approved as to Form: _____
Roger Evans Baker, Tooele City Attorney

EXHIBIT A

	Full Name Backward		Salary Grade	Salary Step	City Hourly	City Annualized		RDA Stipend Converted to Hourly Equivalent		Current + RDA Eq.		Grade	New Step		After FY22 COLA	New Annual + Any Steps this next FY
FLSA Non-Exempt	Baker, Shilo	PR/Exec Asst RDA??	15	6	23.48	\$ 48,838.40		\$ 15,400.00 \$ 7.40		\$ 30.88		Reclassification to G17 (Assistant to Mayor/PR) plus RDA; G17, step 14	14	30.84	\$ 31.30	\$ 65,109.41
FLSA Exempt	Pitt, Michelle Y.	Recorder	22	13	40.24	\$ 83,699.20		\$ 3,500.00 \$ 1.68		\$ 41.92		22	15	\$ 41.87	\$ 42.50	\$ 88,395.94
FLSA Exempt	Wimmer, Shannon A.	Finance	24	13	45.12	\$ 93,849.60		\$ 3,500.00 \$ 1.68		\$ 46.80		24	15	\$ 46.95	\$ 47.65	\$ 99,120.84
FLSA Exempt	Bolser, James E.	CD	24	16	47.89	\$ 99,611.20		\$ 3,500.00 \$ 1.68		\$ 49.57		24	18	\$ 49.33	\$ 50.07	\$ 104,145.50
FLSA Exempt	Baker, Roger E.	City Attorney	NOS		58.13	\$ 120,910.40		\$ 11,000.00 \$ 5.29		\$ 63.42		NOS	NOS	\$ 68.71	\$ 69.74	\$ 145,054.06

EXHIBIT B

TOOELE REDEVELOPMENT AGENCY FY 2022 BUDGET

4/26/2021
9:33 AM

NAME	BI-WEEKLY SALARY 1	BI-WEEKLY SALARY 2	PERIOD 1	PERIOD 2	TOTAL	REVIEW DATE	FINAL GRADE	INSURANCE PLAN	HEALTH, DENTAL, VISION LIFE, EAP, STD - YR
GRAF, TONY	306.15		26		\$7,960			WAIVER SINGLE	4,302.36
BRADY, JUSTIN (Tier 2 URS Equalizer per policy)	306.15		26		\$7,960			WAIVER SINGLE	4,302.36
GOCHIS, MELODI (Tier 2 URS Equalizer per policy)	306.15		26		\$7,960			WAIVER SINGLE	4,302.36
MANZIONE, MARESA (Tier 2 URS Equalizer per policy)	306.15		26		\$7,960			WAIVER SINGLE	4,302.36
HANSEN, C. ED (Tier 2 URS Equalizer per policy)	306.15		26		\$7,960			SUM3 SINGLE	8,747.88
								Council pays 100% of Dep Cost so Only Singl Coverage is Reflected	
WINN, DEBRA	361.54		26		\$9,400				
BOLSER, JIM	0.00		26		\$0				
EVANS, STEVE	0.00		26		\$0				
BAKER, SHILO	0.00		26		\$0				
BAKER, ROGER	0.00		26		\$0				
PITT, MICHELLE	0.00		26		\$0				
WIMMER, SHANNON	0.00		26		\$0				
RDA COUNCIL WAGES (Tier 1)					\$7,960				
RDA COUNCIL WAGES (Tier 2 URS Equalizer per policy)					\$31,840				
RDA MUNICIPAL WAGES					\$9,400				
RDA CLERICAL WAGES					\$0				
RDA CLERICAL WAGES (URS Post Retiree)					\$0				
TOTAL RDA WAGES					\$49,200				75-4621-111000
RDA COUNCIL BENEFITS	30.81%		OF	7,959.90	\$2,452				
RDA COUNCIL BENEFITS (Tier 2 URS Equalizer per polic	29.03%		of	31,839.60	\$9,243				
RDA MUNICIPAL BENEFITS	29.12%		OF	9,400.04	\$2,737				
RDA CLERICAL BENEFITS	29.12%		OF	0.00	\$0				
RDA CLERICAL BENEFITS (URS Post Retiree)	20.01%		OF	0.00	\$0				
TOTAL RDA BENEFITS				<i>\$49,200</i>	\$14,432				75-4621-131000
RDA INSURANCE					\$25,957				
TOTAL INSURANCE					\$25,957				75-4621-132000
TOTAL WAGES					\$49,200				
TOTAL BENEFITS W/INSURANCE					\$40,389				
TOTAL WAGES, BENEFITS & INSURANCE					\$89,589				

RDA Pays a % of the Insurance; Note that the full amount is still reflected in each department budget because of calculation formulas.

Note: If RDA Stipend for City Council members is discontinued, Tooele City needs to look at whether or not their City Council salary still meets the minimum required for participation in Tier 1 URS pension plan. As of Feb 1, 2021 the City Council salary alone would not be high enough to make them eligible for coverage in the URS pension. That would also end the Tier 2 URS Equalization Benefit for

TOOELE CITY CORPORATION

RESOLUTION 2021-55

A RESOLUTION OF THE TOOELE CITY COUNCIL IN SUPPORT OF RENAMING THE MIDVALLEY HIGHWAY (S.R. 179) TO “JORDAN M. BYRD VETERANS MEMORIAL HIGHWAY.”

WHEREAS, the Midvalley Highway (S.R. 179) phase one is located between Grantsville and S.R. 36; and,

WHEREAS, the Midvalley Highway (S.R. 179) phases two and three will ultimately connect to Tooele City; and,

WHEREAS, the Midvalley Highway (S.R. 179) is one of the most important transportation projects in Tooele County; and,

WHEREAS, the Midvalley Highway (S.R. 179) will benefit Tooele County and Tooele City by relieving congestion, reducing commute times, facilitate county evacuation and promote interstate commerce; and,

WHEREAS, major roadways and highways are often named after prominent persons, public service and historical or military persons; and,

WHEREAS, the citizens of Tooele County have contributed military personal to US wars and conflicts throughout history, including recent conflicts; and,

WHEREAS, military personnel of Tooele County have sacrificed their lives in defending the United States; and,

WHEREAS, Specialist Jordan M. Byrd was a husband, father and citizen of Grantsville City, Tooele County, Utah; and,

WHEREAS, at the age of 19, Specialist Jordan M. Byrd was serving as a Combat Medic with the 1st Battalion, 506th Infantry Regiment, 4th Brigade Combat Team, 101st Airborne Division, U.S. Army on October 13, 2010; and,

WHEREAS, the official narrative for his action states “On 13 October 2010, Private First Class Byrd and his platoon were conducting an air assault in Kalanar, Yahya Khei District, Patika Province, Afghanistan, as part of Operation TALASHI KHMAR, a company cordon and search when their lead element came under intense enemy small arms fire. Private First Class Byrd and his platoon were tasked with establishing the outer cordon, requiring them to establish security in one of the most hostile areas in the Battalion's area of operations. During the initial barrage, Specialist Sustaita was struck in the leg with small arms fire. One of the platoon's sections immediately returned fire to suppress the enemy and gain fire superiority. Private First Class Byrd, with total disregard for his own

safety, ran through the enemy kill zone, crossing approximately 30 meters of open terrain with rounds impacting around him to provide medical treatment on Specialist Sustaita. Despite accurate enemy sniper, AK-47, PKM, RPG, and mortar fire, Private First Class Byrd continued the treatment of the injured Soldier, putting himself between the enemy fire and the casualty, in order to provide life-saving treatment to the Soldier. As 4th Platoon's section exchanged fire, the enemy began to employ 82-mm. mortars which impacted within 75 meters of their position. The accuracy and volume of enemy fire coupled with the lack of cover and concealment pinned down the section and prevented it from reaching Private First Class Byrd and Specialist Sustaita. Private First Class Byrd shielded the casualty despite the accuracy and volume of enemy fire, and placed a tourniquet on Specialist Sustaita's wounded leg which proved to be life saving. After several minutes of being exposed, Private First Class Byrd was expertly working to stop the arterial bleeding in Specialist Sustaita's leg when he was fatally wounded. Private First Class Byrd's immediate medical attention to Specialist Sustaita likely saved his life. Despite accurate enemy fire, he displayed selfless service and distinguished gallantry crossing 30 meters of open terrain despite heavy contact in order to apply life saving medical care on a fellow Soldier while using his own body as a shield;" and,

WHEREAS, Specialist Jordan M. Byrd was awarded the Silver Star posthumously for his gallantry under fire; and,

WHEREAS, the Tooele City Council unitedly expresses its support for veterans of every generation and extends its gratitude and respect for veterans who have defended our sacred values of freedom and justice and are deserving of continuing recognition for their efforts; and,

WHEREAS, the family of Specialist Jordan M. Byrd have consented to this resolution; and,

WHEREAS, in recognition and gratitude of honorable service to the United States of America and in appreciation for the heroism and ultimate sacrifice made by Specialist Jordan M. Byrd;

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the City Council supports permanently renaming the Midvalley Highway (S.R. 179) to "Jordan M. Byrd Veterans Memorial Highway."

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2021.

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

TITLE 7. UNIFORM ZONING TITLE OF TOOELE CITY

Chapter 1.	General Provisions.
Chapter 2.	Supplementary and Qualifying Regulations.
Chapter 3.	Nonconforming Uses.
Chapter 4.	Off-Street Parking Requirements.
Chapter 5.	Conditional Use.
Chapter 6.	Planned Unit Development Overlay District (PUD).
Chapter 7.	Repealed (Ord. 97-21, 06-04-97).
Chapter 8.	Mobile Home Parks.
Chapter 9.	Recreational Vehicles and Recreational Vehicle Parks.
Chapter 10.	Performance Standards for Industrial and Other Uses.
Chapter 11.	Design Review.
Chapter 11a.	Design Standards: Multi-Family Residential.
Chapter 11b.	Design Standards: Single-Family Residential.
Chapter 12.	Sensitive Area Overlay Zoning Regulations.
Chapter 13.	Zoning Districts.
Chapter 13a.	OS Open Space Zone.
Chapter 14.	Residential Zoning Districts.
Chapter 14a.	Accessory Dwelling Units.
<u>Chapter 14b.</u>	<u>RSD Residential Special Districts.</u>
Chapter 15.	Residential Facilities For Persons with a Disability.
Chapter 15a.	Residential Facilities for Elderly Persons.
Chapter 16.	Zoning District Purpose and Intent. Mixed Use, Commercial, Industrial and Special Purpose Districts.
<u>Chapter 16a.</u>	<u>CSD Commercial Special Districts.</u>
Chapter 17.	Repealed (Ord. 98-40, 12-16-98).
Chapter 18.	Repealed (Ord. 2003-10, 03-19-03 and Sec 7-18-8).
Chapter 19.	Subdivisions.
Chapter 20.	Condominium Approval Procedure.
Chapter 21.	Repealed (Ord. 2012-17, 09-10-12).
Chapter 22.	Certificates of Occupancy.
Chapter 23.	Official City Maps and Major Street Master Plan.
Chapter 24.	Annexed Areas.
Chapter 25.	Signs.
Chapter 26.	Water Rights.
Chapter 27.	Personal Wireless Telecommunications Facilities.
Chapter 28.	Constitutional Taking Issues.
Chapter 29.	Temporary Vehicle Sales Lots.

CHAPTER 13. Zoning Districts

7-13-1. Establishment of Zoning Districts.

7-13-2. Rules for Locating Boundaries.

7-13-1. Establishment of Zoning Districts.

(1) In order to accomplish the purposes of this Title, Tooele City is hereby divided into the following zoning districts:

- (a) Multi-Family Residential (MR-25)
- (b) Multi-Family Residential (MR-16);
- (c) Multi-Family Residential (MR-8);
- (d) Medium Density Residential (R1-7);
- (e) Medium Density Residential (R1-8);
- (f) Medium Density Residential (R1-10);

- (g) Low Density Residential (R1-12);
- (h) Low Density Residential (R1-14);
- (i) Low Density Residential (R1-30);
- (j) Low Density Residential (RR-1);
- (k) Low Density Residential (RR-5);
- (l) Low Density Residential (RR-20);
- (m) Multiple Use (MU-160);
- (n) Mixed Use - General (MU-G);
- (o) Mixed Use - Broadway (MU-B);
- (p) Neighborhood Commercial (NC);
- (q) General Commercial (GC);
- (r) Regional Commercial (RC);
- (s) Light Industrial (LI);
- (t) Industrial (I); ~~and~~;
- (u) Research and Development (RD);
- (v) Residential Special District (RSD); and,
- (w) Commercial Special District (CSD).

CHAPTER 14. Residential Zoning Districts

7-14-1. Residential Zoning Districts.

7-14-1.1. In-Fill Overlay District.

7-14-1.2. In-Fill Overlay District Streets.

7-14-2. Residential Zoning Districts Purpose.

7-14-3. Uses Allowed within the Residential Zoning Districts.

7-14-4. Table of Allowed Density and Table of Site Planning and Development Standards.

7-14-5. Table of Minimum Dwelling Unit Size.

7-14-6. Accessory Structure Requirements.

7-14-7. Porches.

7-14-8. Requirements.

7-14-9. Keeping of Animals and Household Pets.

7-14-10. Apiaries

7-14-1. Residential Zoning Districts.

In accordance with the requirement of the Utah Code that zoning within municipalities be by districts, Tooele City has established and identified on the Tooele City Zoning District Map the following residential zoning districts which govern the use, intensity, area and other requirements for the use of residential land as required by this Ordinance. The map accompanying this Ordinance, and incorporated herein by reference, identifies the location and extent of each residential zoning district within the City. All development, use, activity, and authorized permits and licenses shall adhere to all the provisions, standards, and requirements of the applicable zoning district.

To meet the purposes of this Ordinance, Tooele City is divided into the following residential and special purpose zoning districts:

- Multi-Family Residential (MR-25)
- Multi-Family Residential (MR-16)
- Multi-Family Residential (MR-8)
- Medium Density Residential (R1-7)
- Medium Density Residential (R1-8)
- Medium Density Residential (R1-10)
- Low Density Residential (R1-12)
- Low Density Residential (R1-14)

Low Density Residential (R1-30)
Low Density Residential (RR-1)
Low Density Residential (RR-5)
Low Density Residential (RR-20)
Multiple Use (MU-160)
In-Fill Overlay (IFO)
Residential Special District (RSD)

7-14-2. Residential Zoning Districts Purpose.

The residential zoning districts of Tooele City, and as presented in Table 1 and Table 2 are formulated and provided and achieve the following purposes:

- (5) The purpose of the Residential Special District (RSD) is to provide a master planned, architecturally designed residential development where customized zoning requirements are developed and implemented to apply to a specific geographic area in order to permit flexibility and initiative to produce a unique, cohesive development to achieve the following:
- (a) Protecting and enhancing the value of properties by encouraging the use of good design principles and concepts through development planning with full recognition of the significance and effect they can have on the proper planning and development of subject properties as well as adjacent and nearby properties;
 - (b) Provide a mechanism whereby reasonable and unique developments may be approved that provide a benefit to the development, the residents within the proposed development, and the community as a whole that may not be specifically possible under the base tenets of this Title.
 - (c) Encouraging and maintaining the orderly and harmonious appearance, attractiveness, and aesthetic development of structures and grounds;
 - (d) Providing a method whereby specific development plans, based upon City criteria and policy may, at the discretion of the City, be required for the systematic and orderly development of the city;
 - (e) Encouraging excellence of property development, compatible with plans and policies of the City, with due regard for the public and private interests involved; and
 - (f) Ensuring that the public benefits derived from the beautification of developments and uses shall be protected by exercise of reasonable controls over the character and design of private buildings, structures and open spaces.

CHAPTER 14b. RSD Residential Special Districts

7-14b-1. Residential Special Districts and Suffix.

7-14b-2. Adoption and Implementation.

7-14b-3. Development Standards.

7-14b-4. Processes and Procedures.

7-14b-5. Exemptions.

7-14b-1. Residential Special Districts and Suffix. The establishment of a Residential Special District (RSD) shall be the establishment of a new zoning district applicable specifically to the geographic area identified within the RSD. Each approved RSD shall act independently from other approved RSDs. Each RSD shall be titled appropriate to the development planned within the RSD and include the suffix “-RSD” (i.e. Name-RSD) to identify the zoning of the subject properties as an RSD. Each RSD shall be established as its own chapter in this Title, in sequence following this Chapter, the chapter titled according to the name of the RSD, and identified on the official Zoning Map according to the approved name of the RSD.

7-14b-2. Adoption and Implementation. The approval and adoption of an application for an RSD shall require both an amendment to the text of this Title, to establish the RSD and its terms, and an amendment to the official Zoning Map. The approval and adoption of an RSD, shall be done through a single combined process including all documentation and noticing procedures required for the standard review and consideration procedures for a City Code text amendment and

Zoning Map Amendment when considered independently. Following the approval and adoption of an RSD, the terms adopted within the RSD shall act as the development standards for properties assigned the RSD designation.

7-14b-3. Development Standards. Each application for an RSD shall establish a complete set of development standards for implementation on properties assigned the RSD zoning designation. Development standards for an RSD shall only be applicable towards standards addressed in Title 7. Such standards may refer to generally applicable standards established elsewhere in this Title. Each application for an RSD shall address and establish provisions for at least the following:

- (1) The name proposed for the RSD;
- (2) The geographic boundaries of the RSD;
- (3) The purpose and intent of the RSD including a written description of the RSD proposal with the expected outcome and benefit the RSD will provide to the community;
- (4) Identification of all permitted, conditional, and not permitted uses and use types, as defined within this Title;
- (5) Development standards for all identified allowable uses, which may be the same or differ by area or use type, including at least:
 - (a) Maximum density allowances for:
 - (i) the overall RSD; and
 - (ii) each different use type and area within the RSD;
 - (b) Minimum and/or Maximum Lot Sizes;
 - (c) Minimum and/or Maximum Unit Sizes;
 - (d) Minimum Lot Frontage;
 - (e) Minimum Lot Width, Interior & Corner Lots;
 - (f) Minimum Front Setbacks;
 - (g) Minimum Side Setbacks, Interior & Corner Street Side;
 - (h) Minimum Rear Setbacks;
 - (i) Minimum and Maximum Building Heights;
 - (j) Maximum Lot Coverage;
 - (k) Landscaping;
 - (l) Fencing;
 - (m) Parks, Recreational Features & Open Spaces;
 - (n) Lighting; and
 - (o) Parking;
- (6) Architectural Unit Design Standards, which may be identified to simply comply with existing City Code requirements or proposed as different standards and features identified within the RSD;
- (7) Amenities and features including but not limited to:
 - (a) Private amenities within the proposed RSD for the benefit of the RSD residents;
 - (b) Public amenities within the proposed RSD for the benefit of the entire community;
 - (c) Relationship and connections to existing & proposed public amenities (parks, trails, open spaces, etc.); and
 - (d) Environmentally sensitive features and preservation areas;
- (8) Methods by which the RSD will integrate with or separate from neighboring uses and developments;
- (9) Transportation elements including:
 - (a) Identification of public and private roadways within the RSD area (location, layout, classifications of roadways);
 - (b) Roadway design standards (cross sections) for each identified classification of private roadway; and
 - (c) Pedestrian paths, accesses, and connections with design (layout, cross sections, purpose, etc.);
- (10) Signage, including development signage and signage for individual or groups of uses within the proposed RSD;
- (11) Codes, Covenants & Restrictions (CC&Rs), as applicable, including:
 - (a) Provisions establishing and governing a Homeowners Association (HOA); and
 - (b) Maintenance of amenities and facilities by the HOA;
- (12) Storm water facilities and maintenance, including:
 - (a) Detention and retention areas, including conceptual design layout, features of basins, etc.; and
 - (b) Drainage channels;
- (13) Graphic illustrations, as needed;

(14) Conceptual and layout mapping for the proposed RSD including:

- (a) Properties included;
- (b) Description of boundaries (not necessarily legal description);
- (c) Identified existing natural and developed features;
- (d) Conceptual development plans;
- (e) Data tables including at least:
 - (i) Total project acreage;
 - (ii) Acreage of each use type, area, etc.;
 - (iii) Proposed number of units of each use type, area, etc.;
 - (iv) Public and private streets;
 - (v) Public dedications;
 - (vi) Private properties, uses, and features; and
 - (vii) Identification of unbuildable or preservation areas; and

(15) The manner in which all other aspects of development within the boundaries of the RSD not otherwise addressed by the RSD will be handled (i.e. all other aspects of development not otherwise addressed by the RSD shall default to the base tenets of Title 7 of the Tooele City Code).

7-14b-4. Processes and Procedures. *The approval and adoption of an RSD shall not alter or change the approval processes to be employed for land use applications within the RSD. Proposals for establishment of an RSD shall not contain alterations to any approval processes or procedures identified in the Utah State Code or Tooele City Code. An RSD shall not change or affect any aspect of permitting for construction of structures and uses within the RSD.*

7-14b-5. Requirements and Exemptions. *The approval and adoption of an RSD shall not alter or change any requirement for approval identified for same land use application outside of the RSD. Proposals for establishment of an RSD shall not contain alterations to or exemptions from any requirement for processing, review, approval, or permitting identified in the Utah State Code or Tooele City Code.*

CHAPTER 16. Zoning District Purpose and Intent. Mixed Use, Commercial, Industrial, and Special Purpose Districts

7-16-1. Mixed Use, Commercial, Industrial and Special Purpose Zoning Districts.

7-16-2. Purposes and Intent.

7-16-2.1. Gateway Overlay Districts - Location.

7-16-1. Mixed Use, Commercial, Industrial and Special Purpose Zoning Districts.

(1) The Mixed Use, Commercial, Industrial and Special Purpose Zoning Districts of Tooele City are established and provided to implement the Tooele City General Plan. These Districts are:

- (a) Mixed Use - General District (MU-G)
- (b) Mixed Use - Broadway District (MU-B)
- (c) Neighborhood Commercial District (NC)
- (d) General Commercial District (GC)
- (e) Regional Commercial District (RC)
- (f) Light Industrial District (LI)
- (g) Industrial Service District (IS)
- (h) Industrial District (I)
- (i) Research and Development District (RD)

(2) Also provided are the following Special Purpose Overlay Districts, formulated to establish special design, use requirements and general site planning provisions for specific areas of the City. These Districts are:

- (a) Downtown Overlay District (DO)
- (b) Gateway Overlay District (GO)
- (c) Commercial Special District (CSD)

7-16-2. Purposes and Intent.

The purposes and intent of the Tooele City Mixed Use, Commercial, Industrial and Special Purpose Districts are:

(11) Commercial Special District (CSD). The purpose of the Commercial Special District (CSD) is to provide a master planned, architecturally designed non-residential development where customized zoning requirements are developed and implemented to apply to a specific geographic area in order to permit flexibility and initiative to produce a unique, cohesive development.

CHAPTER 16a. CSD Commercial Special Districts.

7-16a-1. Commercial Special Districts and Suffix.

7-16a-2. Adoption and Implementation.

7-16a-3. Development Standards.

7-16a-4. Processes and Procedures.

7-16a-5. Exemptions.

7-16a-1. Commercial Special Districts and Suffix. The establishment of a Commercial Special District (CSD) shall be the establishment of a new zoning district applicable specifically to the geographic area identified within the CSD. Each approved CSD shall act independently from other approved CSDs. Each CSD shall be titled appropriate to the development planned within the CSD and include the suffix “-CSD” (i.e. Name-CSD) to identify the zoning of the subject properties as a CSD. Each CSD shall be established as its own chapter in this Title, in sequence following this Chapter, the chapter titled according to the name of the CSD, and identified on the official Zoning Map according to the approved name of the CSD.

7-16a-2. Adoption and Implementation. The approval and adoption of an application for a CSD shall require both an amendment to the text of this Title, to establish the CSD and its terms, and an amendment to the official Zoning Map. The approval and adoption of a CSD, shall be done through a single combined process including all documentation and noticing procedures required for the standard review and consideration procedures for a City Code text amendment and Zoning Map Amendment when considered independently. Following the approval and adoption of a CSD, the terms adopted within the CSD shall act as the development standards for properties assigned the CSD designation.

7-16a-3. Development Standards. Each application for a CSD shall establish a complete set of non-residential development standards for implementation on properties assigned the CSD zoning designation. Development standards for a CSD shall only be applicable towards standards addressed in Title 7. Such standards may refer to generally applicable standards established elsewhere in this Title. Each application for a CSD shall address and establish provisions for at least the following:

- (1) The name proposed for the CSD;
- (2) The geographic boundaries of the CSD;
- (3) The purpose and intent of the CSD including a written description of the CSD proposal with the expected outcome and benefit the CSD will provide to the community;
- (4) Identification of all permitted, conditional, and not permitted uses and use types, as defined within this Title;
- (5) Development standards for all identified allowable uses, which may be the same or differ by area or use type, including at least:
 - (a) Minimum and/or Maximum Lot Sizes;
 - (b) Minimum Lot Frontage;
 - (c) Minimum Lot Width, Interior & Corner Lots;
 - (d) Minimum Front Setbacks;
 - (e) Minimum Side Setbacks, Interior & Corner Street Side;
 - (f) Minimum Rear Setbacks;
 - (g) Minimum and Maximum Building Heights;

- (h) Maximum Lot Coverage;
- (i) Location, arrangement configuration, and bulk standards for buildings;
- (j) Minimum Landscaping Coverage;
- (k) Fencing;
- (l) Lighting; and
- (m) Parking;
- (6) Architectural Design Standards for buildings and features within the CSD;
- (7) Amenities and features including but not limited to:
 - (a) Private amenities within the proposed CSD for the benefit of businesses and employees within the CSD;
 - (b) Public amenities within the proposed CSD for the benefit of the entire community;
 - (c) Relationship and connections to existing & proposed public amenities (trails, open spaces, etc.); and
 - (d) Environmentally sensitive features and preservation areas;
- (8) Methods by which the CSD will integrate with or separate from neighboring uses and developments, both residential and non-residential;
- (9) Transportation elements including:
 - (a) Identification of public and private roadways within the CSD area (location, layout, classifications of roadways, etc.);
 - (b) Roadway design standards (cross sections) for each identified classification of private roadway;
 - (c) Identification of truck routes and routes for use by heavy vehicles; and
 - (d) Pedestrian paths, accesses, and connections with design (layout, cross sections, purpose, etc.);
- (10) Signage, including development signage and signage for individual or groups of uses within the proposed CSD;
- (11) Codes, Covenants & Restrictions (CC&Rs), as applicable, including:
 - (a) Provisions establishing and governing a master association (MA); and
 - (b) Maintenance of amenities and facilities by the master association (MA);
- (12) Storm water facilities and maintenance, including:
 - (a) Detention and retention areas, including conceptual design layout, features of basins, etc.; and
 - (b) Drainage channels;
- (13) Graphic illustrations, as needed;
- (14) Conceptual and layout mapping for the proposed CSD including:
 - (a) Properties included;
 - (b) Description of boundaries (not necessarily legal description);
 - (c) Identified existing natural and developed features;
 - (d) Conceptual development plans;
 - (e) Data tables including at least:
 - (i) Total project acreage;
 - (ii) Acreage of each use type, area, etc.;
 - (iii) Public and private streets;
 - (iv) Public dedications;
 - (v) Private properties, uses, and features; and
 - (vi) Identification of unbuildable or preservation areas; and
- (15) The manner in which all other aspects of development within the boundaries of the CSD not otherwise addressed by the CSD will be handled (i.e. all other aspects of development not otherwise addressed by the CSD shall default to the base tenets of Title 7 of the Tooele City Code).

7-16a-4. Processes and Procedures. The approval and adoption of a CSD shall not alter or change the approval processes to be employed for land use applications within the CSD. Proposals for establishment of an CSD shall not contain alterations to any approval processes or procedures identified in the Utah State Code or Tooele City Code. A CSD shall not change or affect any aspect of permitting for construction of structures and uses within the CSD.

7-16a-5. Requirements and Exemptions. The approval and adoption of a CSD shall not alter or change any requirement for approval identified for same land use application outside of the CSD. Proposals for establishment of a CSD shall not contain alterations to or exemptions from any requirement for processing, review, approval, or permitting identified in the Utah State Code or Tooele City Code.

Zoning, General Plan, & Master Plan Map Amendment Application

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



Notice: The applicant must submit copies of the map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission: 04/12/2021		Current Map Designation:		Proposed Map Designation:	
Project Name: TOOELE COMMERCIAL AND MULTI-FAMILY				Parcel #(s): <u>P21-494</u> 02-144-0-0017 02-144-0-0018	
Project Address: <u>2800 N. 400 E (SR-36)</u>				Acres: <u>17.13 34.35</u>	
Proposed for Amendment: <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> General Plan <input type="checkbox"/> Master Plan: _____					
Brief Project Summary: Land Use Amendment Please see attached justification for amendment request					
Property Owner(s): DH Real Estate LP			Applicant(s): Lonestar Properties, LLC		
Address: 8731 SOUTH SANDY PARKWAY STE 103			Address: 2208 W 700 S		
City: Sandy	State: UT	Zip: 84093	City: Springville	State: UT	Zip: 84663
Phone: 801-560-2190			Phone: 801-400-1944		
Contact Person: Joseph Earnest			Address: 2208 W 700 S		
Phone: 801-400-1944			City: Springville	State: UT	Zip: 84663
Cellular: 801-400-1944	Fax:		Email: joseph@lonestarbuildersinc.com		

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

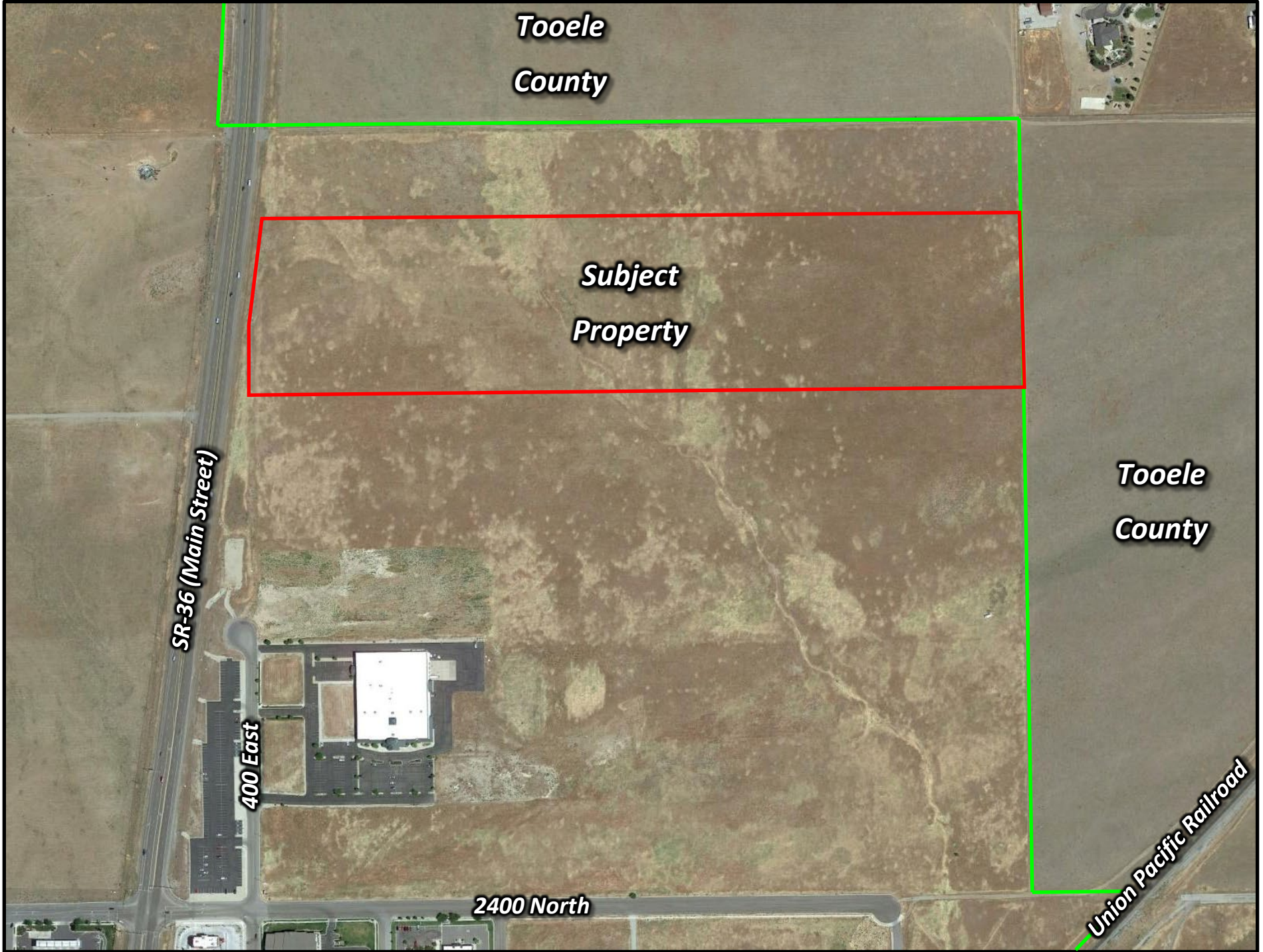
Note to Applicant:

Zoning and map designations are made by ordinance. Any change of zoning or map designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

2210489

For Office Use Only			
Received By: <u>Jessi</u>	Date Received: <u>5/7/2021</u>	Fees: <u>4,500⁰⁰</u>	Rec #: <u>403572</u>

Tooele Commercial & Multi-Family Land Use Map Amendment



**Tooele
County**

**Subject
Property**

SR-36 (Main Street)

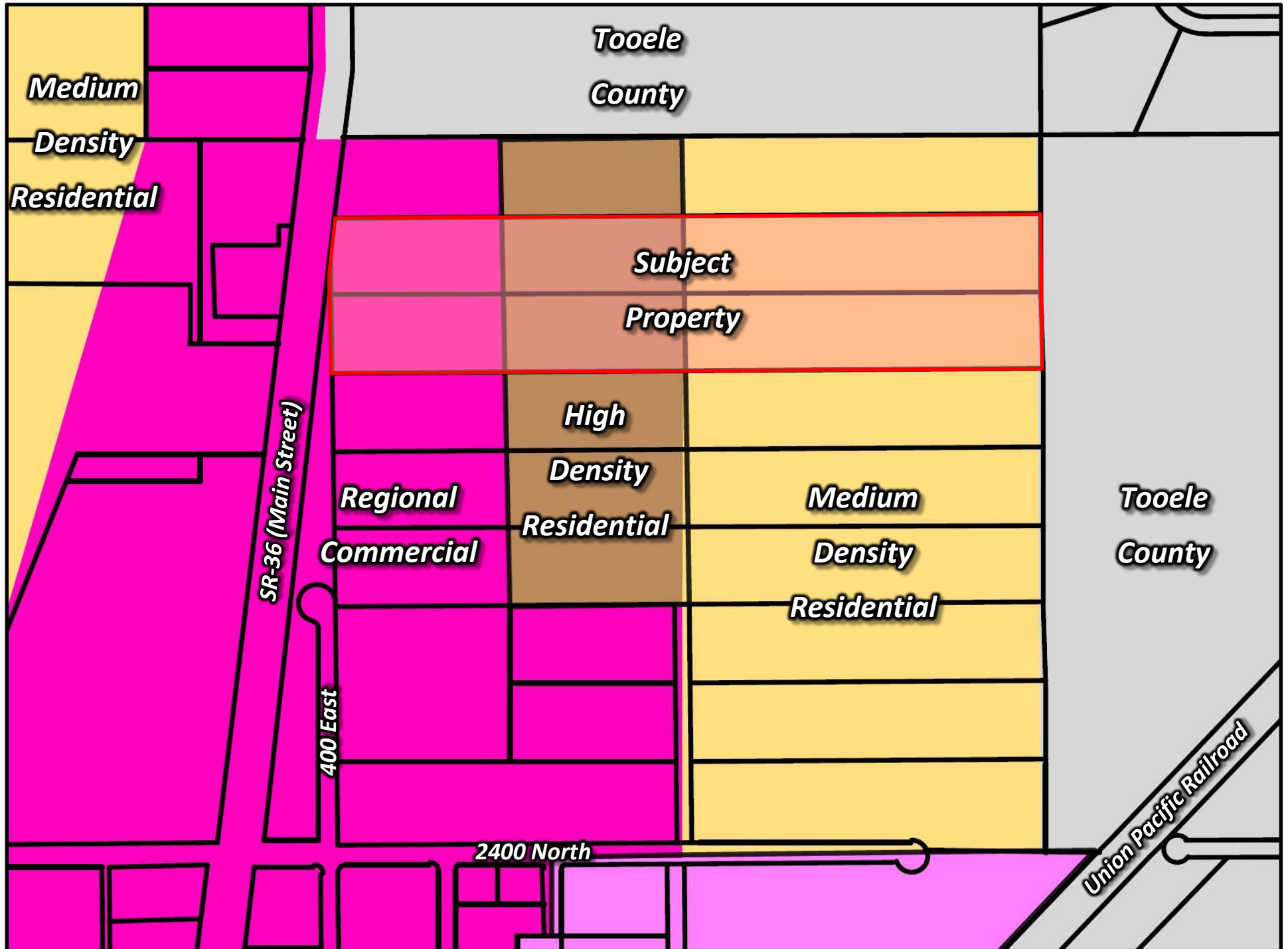
400 East

2400 North

Union Pacific Railroad

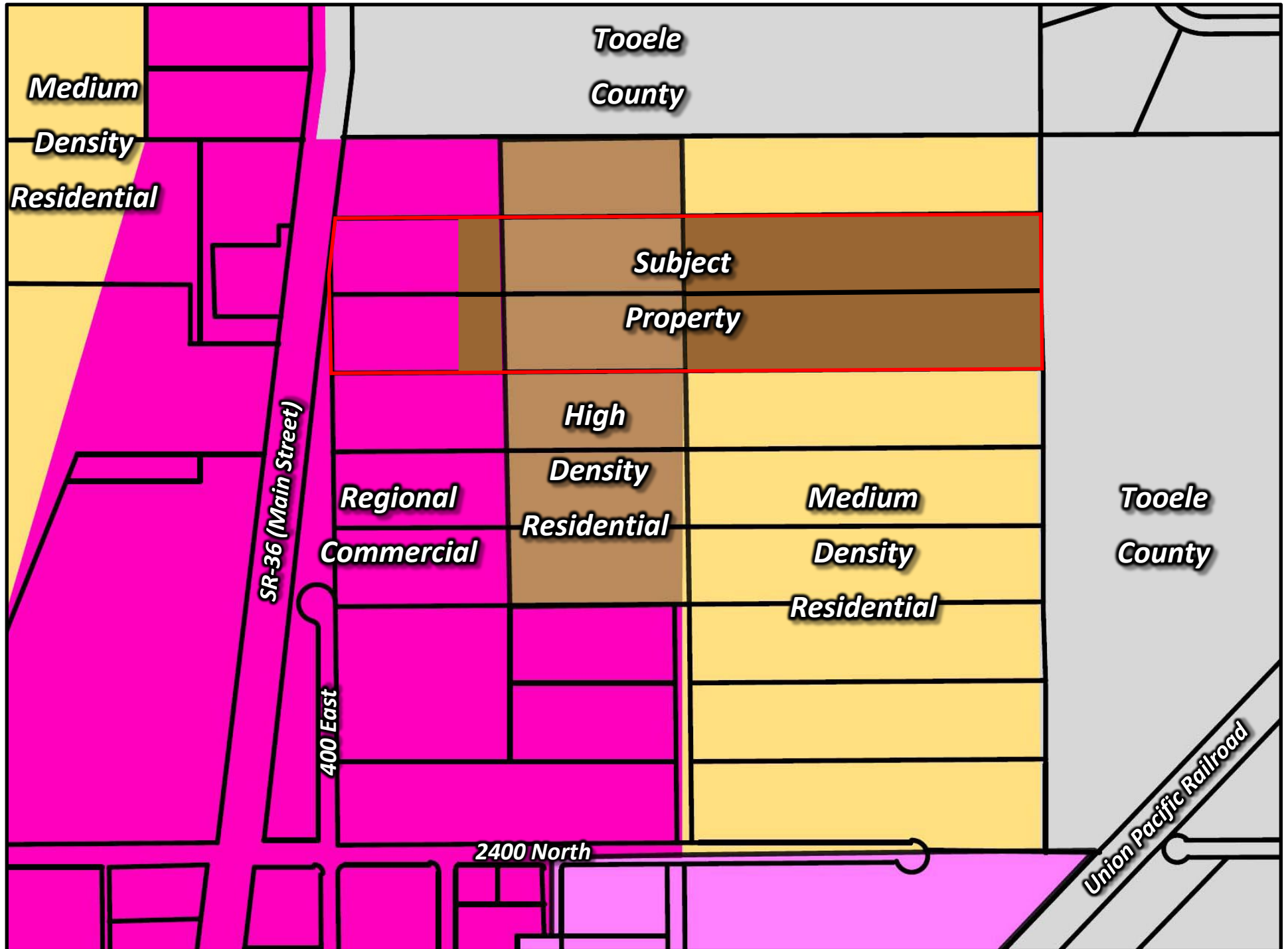
Aerial Map

Tooele Commercial & Multi-Family Land Use Map Amendment

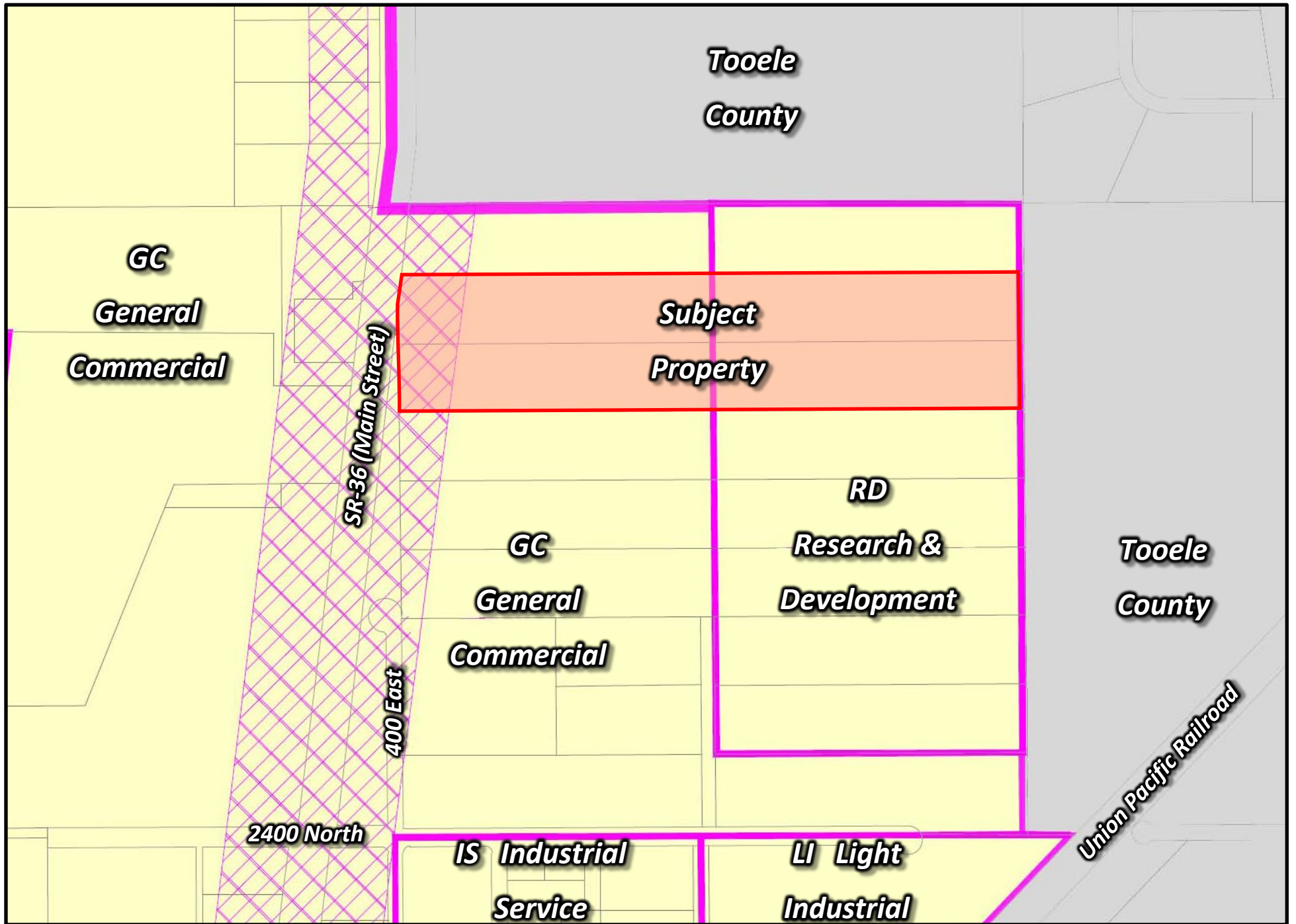


Current Land Use Map

Tooele Commercial & Multi-Family Land Use Map Amendment



Tooele Commercial & Multi-Family Land Use Map Amendment



Current Zoning Map

721-522

Zoning, General Plan, & Master Plan
 Map Amendment Application
 Community Development Department
 90 North Main Street, Tooele, UT 84074
 (435) 843-2132 Fax (435) 843-2139
 www.tooelecity.org



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Project Information					
Date of Submission:	5/12/2021	Current Map Designation:	MR-8	Proposed Map Designation:	MR-25
Parcel #(s):	14-018-0-0001		-0002		
Project Name:	The Meadows Subdivision			Acres:	4.31
Project Address:	740 WEST MCKELLAR ST., TOOELE, UT 84074				
Proposed for Amendment:	<input checked="" type="checkbox"/> ZONING <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> General Plan <input type="checkbox"/> Master Plan:				
Brief Project Summary:	REQUESTING REZONE OF 4.31 ACRES FROM MR-8 TO MR-25, TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL APARTMENT COMMUNITY OF APPROXIMATELY 98 DWELLING UNITS.				
Property Owner(s):	KIM DEAN GLASER		Applicant(s):	JOHNATHAN M. AUBREY	
Address:	740 WEST MCKELLAR ST.		Address:	4900 WEST SAGUARO DR.	
City:	TOOELE	State:	UT	Zip:	84074
City:	WEST JORDAN	State:	UT	Zip:	84081
Phone:	435-882-4815		Phone:	801-628-2673	
Contact Person:	JOHNATHAN M. AUBREY		Address:	4900 WEST SAGUARO DR.	
Phone:	801-628-2673		City:	WEST JORDAN	State: UT Zip: 84081
Cellular:	SAME		Fax:	N/A	
			Email:	jmaubrey@gmail.com	

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

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Received by Jessi Date 5/17/21 Receipt # 405295

For Office Use Only			
Received By	Date Received	Fees	App #

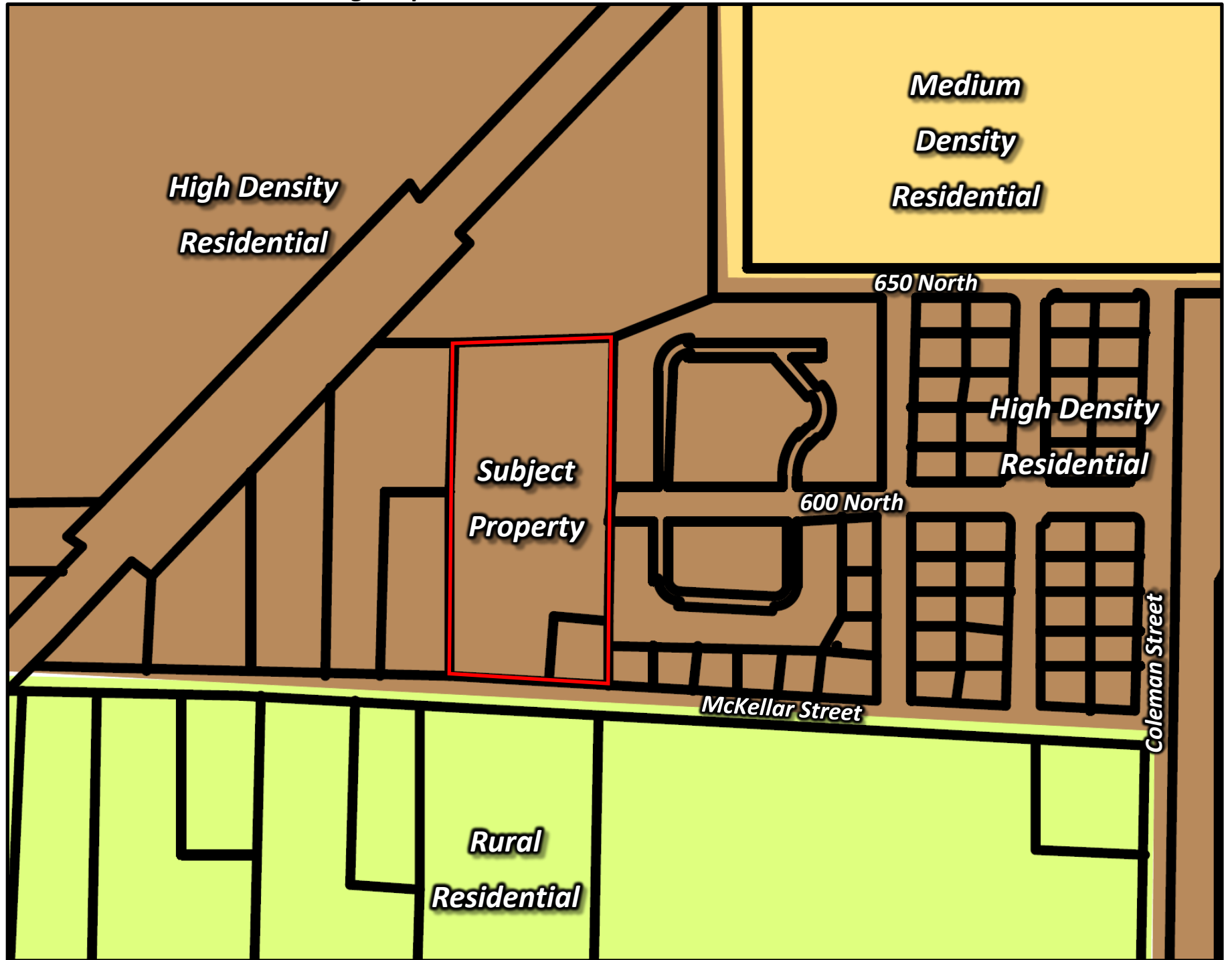
2210517 = \$1,500.00

The Meadows Subdivision Zoning Map Amendment

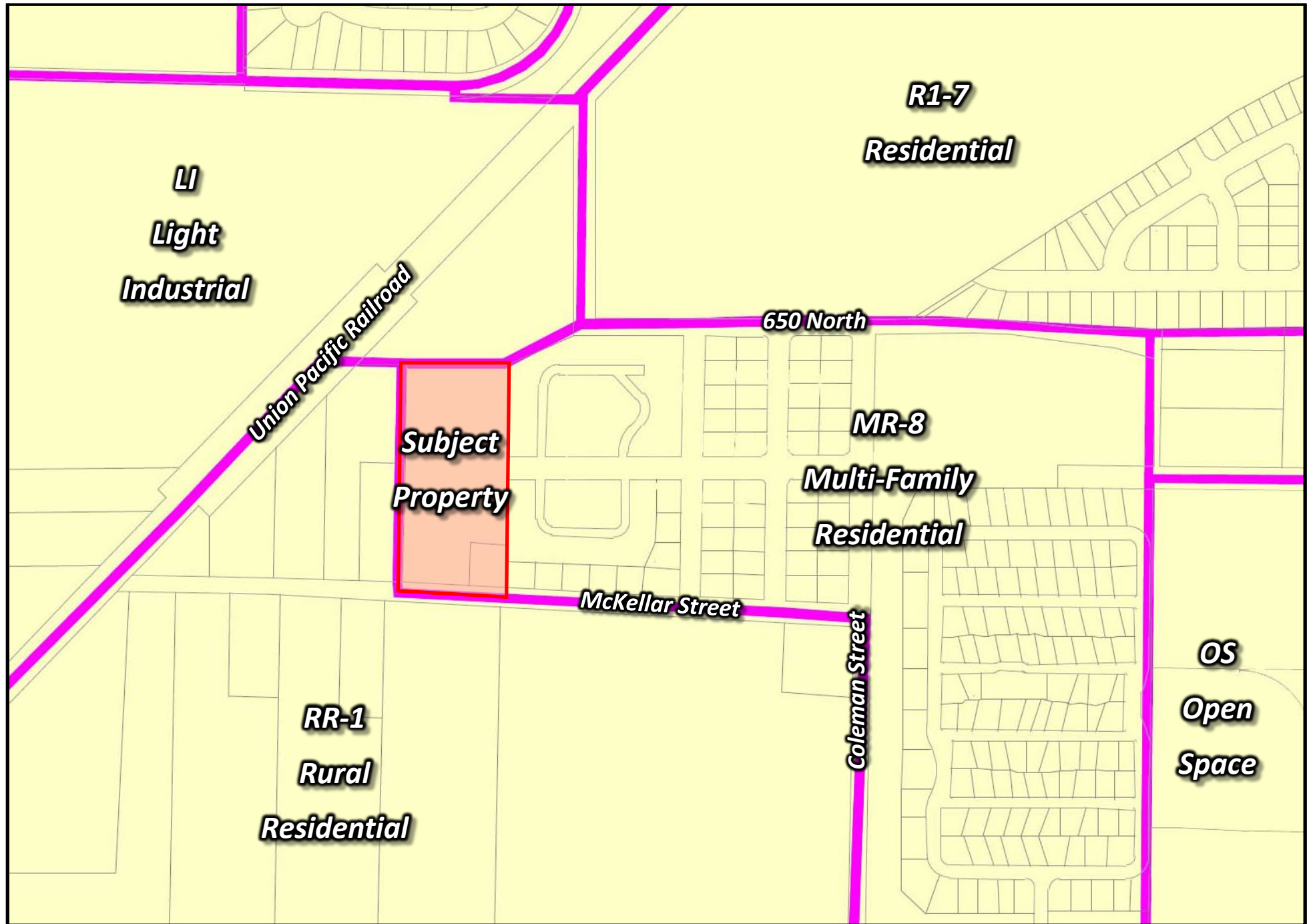


Aerial Map

The Meadows Subdivision Zoning Map Amendment



The Meadows Subdivision Zoning Map Amendment



Current Zoning Map

The Meadows Subdivision Zoning Map Amendment

