

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, April 12, 2023** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecitey or searching for our YouTube handle **@tooelecitey**. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitey.org anytime after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

AGENDA

1. ***Pledge of Allegiance***
2. ***Roll Call***
3. ***Public Hearing and Recommendation*** on a Zoning Map Amendment to consider a request to re-assign the zoning for approximately 324 acres located at approximately 1200 West 700 South from the existing zones of LI Light Industrial and RD Research and Development to the Tooele Business Park CSD Commercial Special District zone and to authorize the specific standards that accompany the CSD designation.
4. ***Recommendation*** on a Minor Subdivision request for the Five Star Subdivision by Cameron Dortch to subdivide 19.4 acres located at 1471 West L Avenue into 4 industrial lots and accompanying railroad parcels in the PID Industrial zoning district.
5. ***Decision*** on a Site Plan Design Review request by Lexington Townhomes LLC for Phase 2 of Lexington Townhomes proposed to be located at approximately 625 West 1200 North on 2.5 acres in the MR-16 Multi-Family Residential zoning district.
6. ***City Council Reports***
7. ***Review and Approval*** of Planning Commission Minutes for the meeting held on March 22, 2023.
8. ***Adjourn***

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

STAFF REPORT

April 6, 2023

To: Tooele City Planning Commission
Business Date: April 12, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Tooele Business Park – CSD Zoning Map Amendment Request

Application No.: P23-283
Applicant: Jared Stewart, representing Tooele City RDA
Project Location: Approximately 1200 West 700 South
Zoning: RD Research and Development Zone & LI Light Industrial Zone
Acreage: 324 Acres (Approximately 14,113,440 ft²)
Request: Request for approval of a Zoning Map Amendment in the RD Research and Development and LI Light Industrial zones regarding re-assigning the zoning to a Commercial Special District (CSD) zone and establishing the standards and specifications of the CSD .

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 324 acres located at approximately 1200 West 700 South. The properties are currently zoned RD Research and Development and LI Light Industrial. The applicant is requesting that a Zoning Map Amendment be approved to create a CSD for the entire 324 acres to facilitate the development of the area as a business park. This Zoning Map Amendment request also includes the review and establishment of the building and development standards and specifications for development that occurs within the CSD. Those proposed standards and specifications are included in your packet in the “Applicant Submitted Information” section.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Regional Commercial land use designation for the entire subject property. The property has been assigned the RD Research and Development zoning classification and the LI Light Industrial zoning classification. The property is nearly evenly divided between the two zoning districts. The RD Research and Development zoning designation is identified by the General Plan as a preferred zoning classification for the Regional Commercial land use designation. The LI Light Industrial zoning district is not a preferred zoning classification for the Regional Commercial land use designation. The subject property being considered in this Zoning Map Amendment is substantial and involves a large area and is thus bounded by many various zoning districts. To the east of the subject property there are properties zoned R1-8 Residential, MR-16 Multi-Family Residential and RD Research and Development. The residential properties are developed as single-family homes and multi-family residential apartments. Properties to the north are zoned IS Industrial Service and LI Light Industrial and are utilized as lighter industrial. Property to the west is located within unincorporated Tooele County. Properties to the south are zoned R1-7 Residential but are located within the boundaries of the Tooele Army Depot and are currently undeveloped. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The Commercial Special District (CSD) is a newer zoning district and has not been utilized in Tooele City until now. The Tooele City RDA wishes to create the CSD in order to facilitate the creation of the Tooele City Business Park with a specific set of zoning criteria, standards and qualifications specific to the Business Park itself. Currently the site is vacant land with access from 700 South, 1200 West and Tooele Boulevard to the north, Timpie Road and 1220 South to the east. Timpie Road and 1220 South are residential class streets and are not designed to handle traffic that would be generated by a large business center. The Union Pacific Railroad corridor runs along the western boundary of the proposed business park and provides a unique opportunity for businesses in this business park to have rail access.

Tooele City Code 7 – 16a; CSD Commercial Special Districts authorizes the creation of these zones. If the CSD were to be approved the zoning would then become the Tooele Business Park CSD zone. The CSD permits developers to essentially write their own zoning code and development standards within that area. All new development would be subject to the conditions and qualifications established during this Zoning Map Amendment application. Now is the time to dive into the standards and qualifications provided by the applicant, and included in your packets, to decide if what is proposed is in the best interest of the City, the location and the residents living to the east. A CSD is a great tool in the City’s toolbox to permit a developer to creatively design their own project and not be limited or subject to the rigid development standards of old style Euclidian zoning codes.

In order to qualify for a CSD a property must first be identified on the Land Use Map of the General Plan as a commercial land use designation. The entire 324 acre parcel is designated on the Land Use Map as Regional Commercial and satisfies that qualification. The other main qualification for a CSD is that the site must contain a minimum of 50 acres. This site easily exceeds that requirement.

Site Plan Layout. The applicant has provided a concept plan demonstrating how the Tooele Business Park will be laid out and constructed. The plan also shows where the rail spurs are proposed for rail access. Please bear in mind that this is a concept plan and is not a site plan review. Each site will be required to undergo a site plan review at the time of development.

Subdivision Layout. A subdivision plat has not been provided at this time. Subdivisions may occur later as development occurs whenever a change in lot lines is necessary and as long as the new lots conform to the requirements of the CSD.

Criteria For Approval. The criteria for review and potential approval of a CSD Zoning Map Amendment request is found in Sections 7-16a of the Tooele City Code. This section depicts the standard of review for such requests as:

Section 7-16a-3. Residential Special Districts Eligibility and Size (1) Land Use. Properties identified within an application for a Commercial Special District shall first be identified on the Land Use Map of the General Plan and assigned to a commercial land use designation. Mixed-use, special use, and industrial land uses shall not be considered a commercial land use for the purpose of considering eligibility for an CSD.

(2) Size. The minimum size for any application for a Commercial Special District shall be 50 acres. All acreage identified for inclusion in an CSD shall be contiguous and developable. Land identified as having any of the following conditions may be included within an CSD but shall not be included in the calculation of minimum acreage for CSD eligibility:

- (a) slopes prohibiting development;

(b) environmentally sensitive conditions, such as but not limited to drainage channels, lakes, or ponds;

(c) preservation designations, such as conservation easements;

(d) publicly owned lands; or

(e) properties previously approved for development under a land use application or building permit.

(3) Eligibility. Any application for a Commercial Special District that does not fully comply with the requirements of this section shall be considered ineligible for consideration as an CSD and denied.

Section 7-16a-5. Standard of Review. (1) Standard of Review. The Planning Commission and City Council shall be under no obligation to approve an application for a Commercial Special District. The Planning Commission and City Council shall be under no obligation to approve any single feature, element, or provision proposed within an application for a CSD. Every application for a CSD shall be considered independently of all other CSD applications according to its own merits, benefit to the City, and its compliance with the terms of this Chapter. The consideration, approval, or denial of an application for a CSD shall not be based on the process, decision, features, or aspects of any other application for a CSD. Each respective CSD shall be non-binding upon any other CSD both during the application and review process and through development and land use.

(2) Findings Required. The approval or denial of an application for a Commercial Special District shall be based on at least the following findings:

(a) the proposed Commercial Special District will result in the development of properties in a manner that is not reasonably feasible under the terms of zoning districts identified in Table 1 of Chapter 7-16;

(b) the proposed Commercial Special District will result in the development of properties in a manner that will provide a substantial benefit to the City; and,

(c) the proposed Commercial Special District will result in the development of properties in a manner that provides uses, configuration, and/or product types that are unique to the community or address a documented deficiency in the

Approving a CSD also follows the standard procedure for a Zoning Text or Map Amendment as found in Tooele City Code 7-1A-7:

(1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:

(a) The effect of the proposed amendment on the character of the surrounding area.

(b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.

(c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.

- (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
- (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
- (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the CSD Zoning Map Amendment submission and has issued the following proposed comments:

- 1. The subject property qualifies for the CSD in both size and Land Use designation.
- 2. The standards and specifications specific to the Tooele Business Park are included in the Planning Commissioners’ packets for review.

Engineering and Public Works Review. The Tooele City Engineering and Public Works Divisions do not typically review legislative matters such as Zoning Map Amendment and as such have not issued any comments regarding this proposed Zoning Map Amendment request.

Tooele City Fire Department Review. The Tooele City Fire Department does not typically review legislative matters such as Zoning Map Amendment and as such has not issued any comments regarding this proposed Zoning Map Amendment request.

Noticing. The applicant has expressed their desire to rezone the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a Land Use Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

- 1. The effect of the proposed application on the character of the surrounding area.
- 2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
- 3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
- 4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
- 5. The suitability of the properties for the uses proposed.
- 6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
- 7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
- 8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.

9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Tooele Business Park CSD Zoning Map Amendment Request by Jared Stewart, representing the Tooele City RDA to re-assign the zoning for approximately 324 acres to the Tooele Business Park CSD zoning district and recommend approval of the standards and specifications of the Tooele Business Park CSD zone, application number P23-283, based on the findings and subject to the conditions listed in the Staff Report dated April 6, 2023:”

1. List any additional findings and conditions...

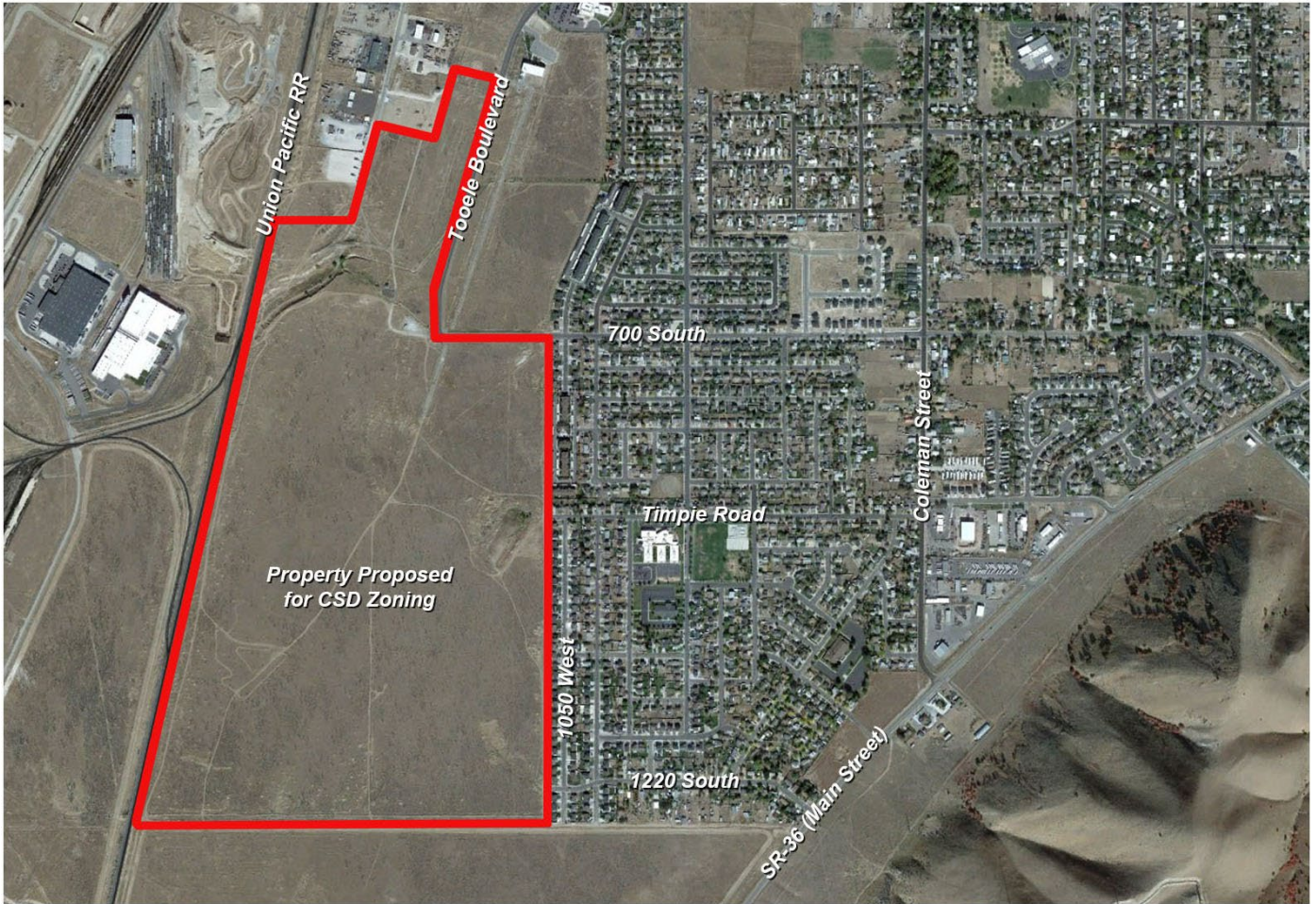
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Tooele Business Park CSD Zoning Map Amendment Request by Jared Stewart, representing the Tooele City RDA to re-assign the zoning for approximately 324 acres to the Tooele Business Park CSD zoning district and recommend approval of the standards and specifications of the Tooele Business Park CSD zone, application number P23-283, based on the following findings:”

1. List findings...

EXHIBIT A

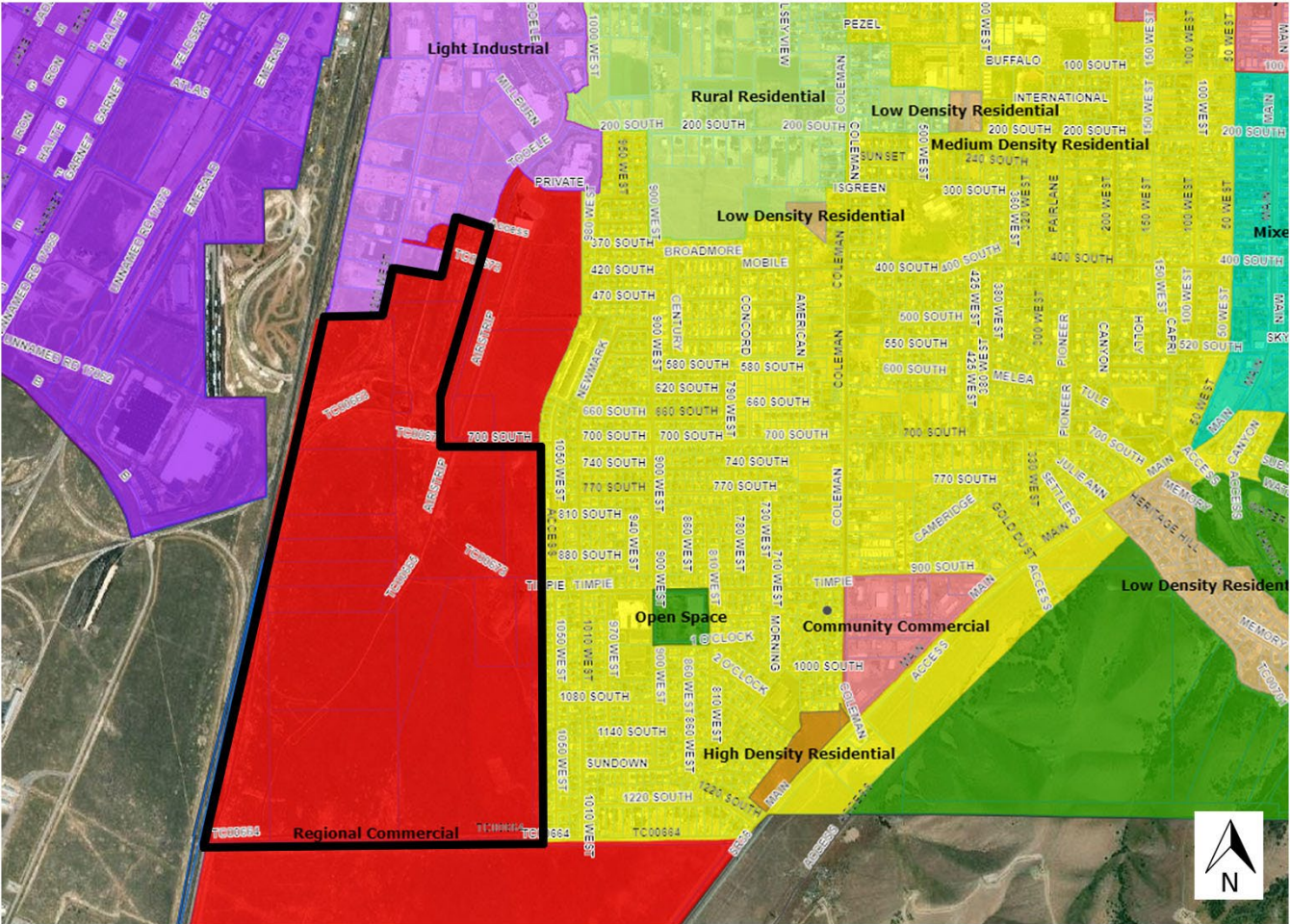
MAPPING PERTINENT TO THE TOOEELE BUSINESS PARK CSD ZONING MAP AMENDMENT

Tooele Business Park CSD Zoning Map Amendment



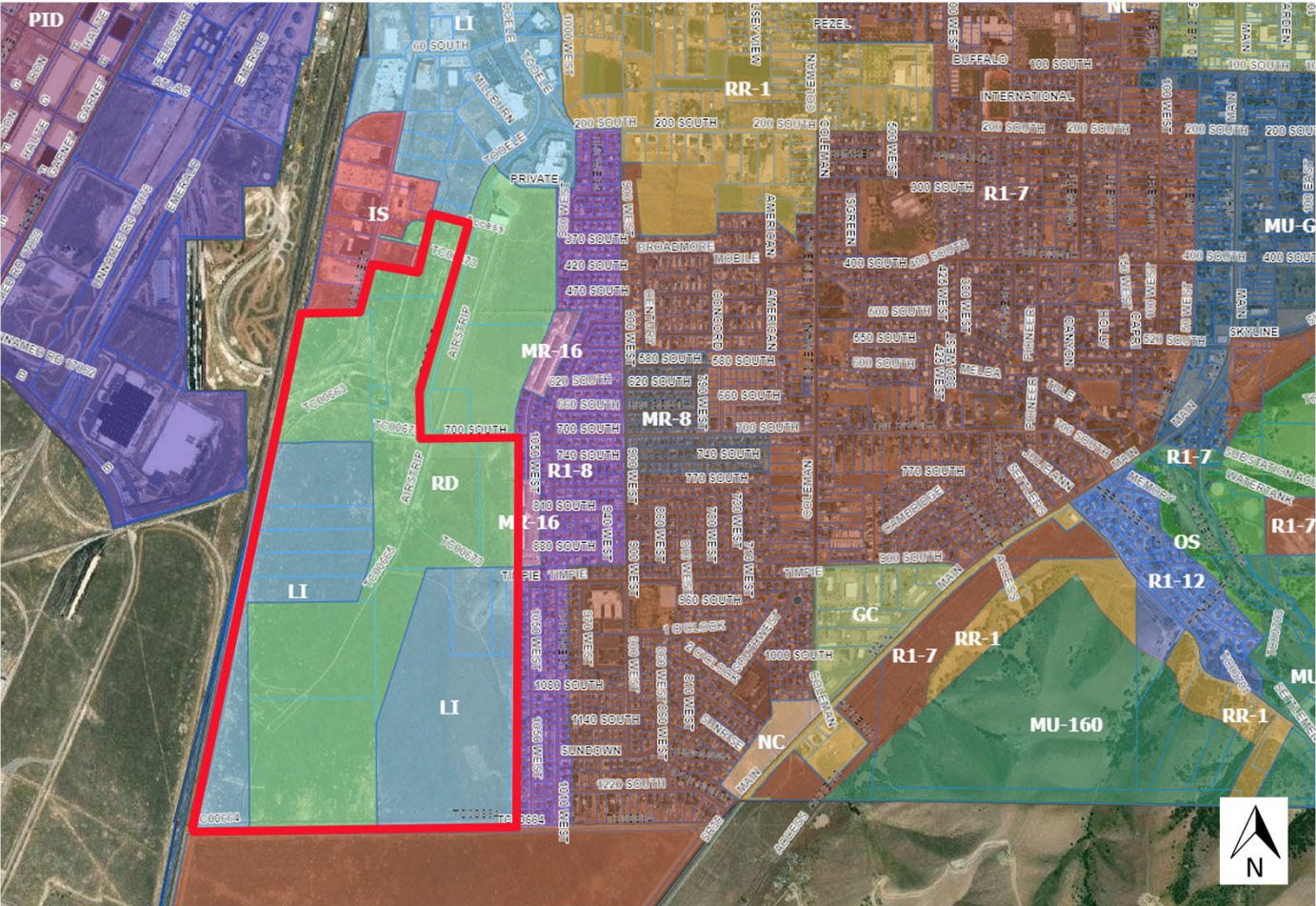
Aerial View

Tooele Business Park CSD Zoning Map Amendment



Current Land Use

Tooele Business Park CSD Zoning Map Amendment



Current Zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION



**TOOELE SITE
APPROX. ACREAGE 324**

OWNERSHIP MAP			
#	PARCEL	ACRES	OWNERSHIP
1	02-018-0-0021	29.13	TOOELE RDA
2	02-009-0-0115	10.38	TOOELE RDA
3	02-010-0-0053	52.85	TOOELE RDA
4	16-078-0-025a	11.73	TOOELE RDA
5	02-010-0-0004	10	TOOELE RDA
6	02-010-0-0027	8.69	HOGAN JEFFERY N. JT
7	02-010-0-0020	3.17	HOGAN JEFFERY N. JT
8	02-010-0-0050	61.46	TOOELE GROWTH LLC
9	02-018-0-0002	40	TOOELE RDA
10	02-018-0-0001	20	JOY L LOWHAM TRUSTEE 1/2 INT
11	02-018-0-0005	30	TOOELE RDA
12	02-018-0-0010	7.17	RONALD D HESLOP
13	02-018-0-0007	1.1	TOOELE RDA
14	02-018-0-0009	7.17	CORBETT ENTERPRISES
15	02-018-0-0008	7.17	TOOELE GROWTH LLC
16	02-018-0-0006	7.17	TOOELE GROWTH LLC
17	02-018-0-0003	16.65	TOOELE GROWTH LLC

ADJACENT PARCELS OWNERSHIP MAP			
#	PARCEL	ACRES	OWNERSHIP
18	02-010-0-0052	0.92	TOOELE RDA
19	03-036-0-0025	5.19	JADE STREET ENTERPRISES INC
20	16-076-0-0004	3.16	STEPHEN JUDD CULLEY
21	16-076-0-0003	3.16	STEPHEN JUDD CULLEY
22	16-076-0-0002	3.16	RANDY HUNT
23	02-009-0-0114	3	KNOBLAUCH CALEB JT
24	02-009-0-0113	1.65	TOOELE RDA
25	18-074-0-0002	2.55	INNOVATIVE PARTNERS LLC
26	18-074-0-0001	2.55	STEVE PHILLIPS, LLC
27	02-009-0-0108	1.5	TEAKHOLZ INVESTMENTS, LLC
28	02-009-0-0080	29.96	UTAH STATE UNIVERSITY
29	02-010-0-0046	20	UTAH STATE UNIVERSITY
30	02-010-0-0047	4.06	UTAH STATE UNIVERSITY
31	02-135-0-0004	303.79	UNITED STATES OF AMERICA (US ARMY)



OWNERSHIP/ ACREAGE & TAX PARCEL MAP

TOOELE CERTIFIED SITE

Google Earth Pro 7.3.6.9345 (October 17, 2022)
Project # 2023-0013

- Site Parcels
- Site Boundary
- Parcel Boundary



Figure Number: 3844

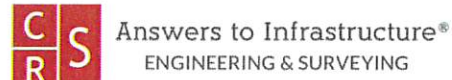


TOOELE RAIL INDUSTRIAL PARK

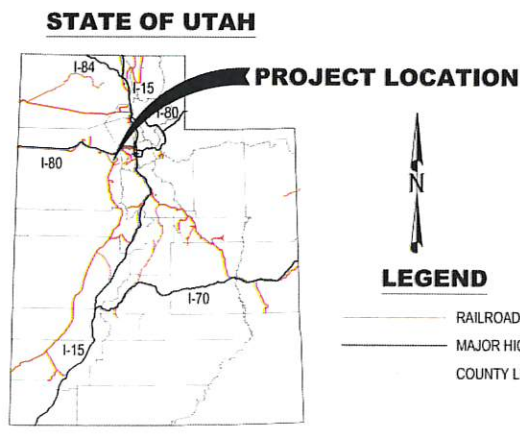
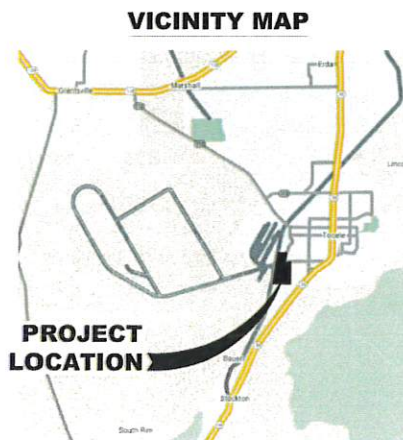
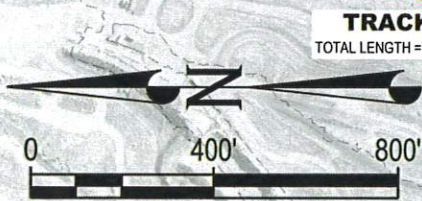
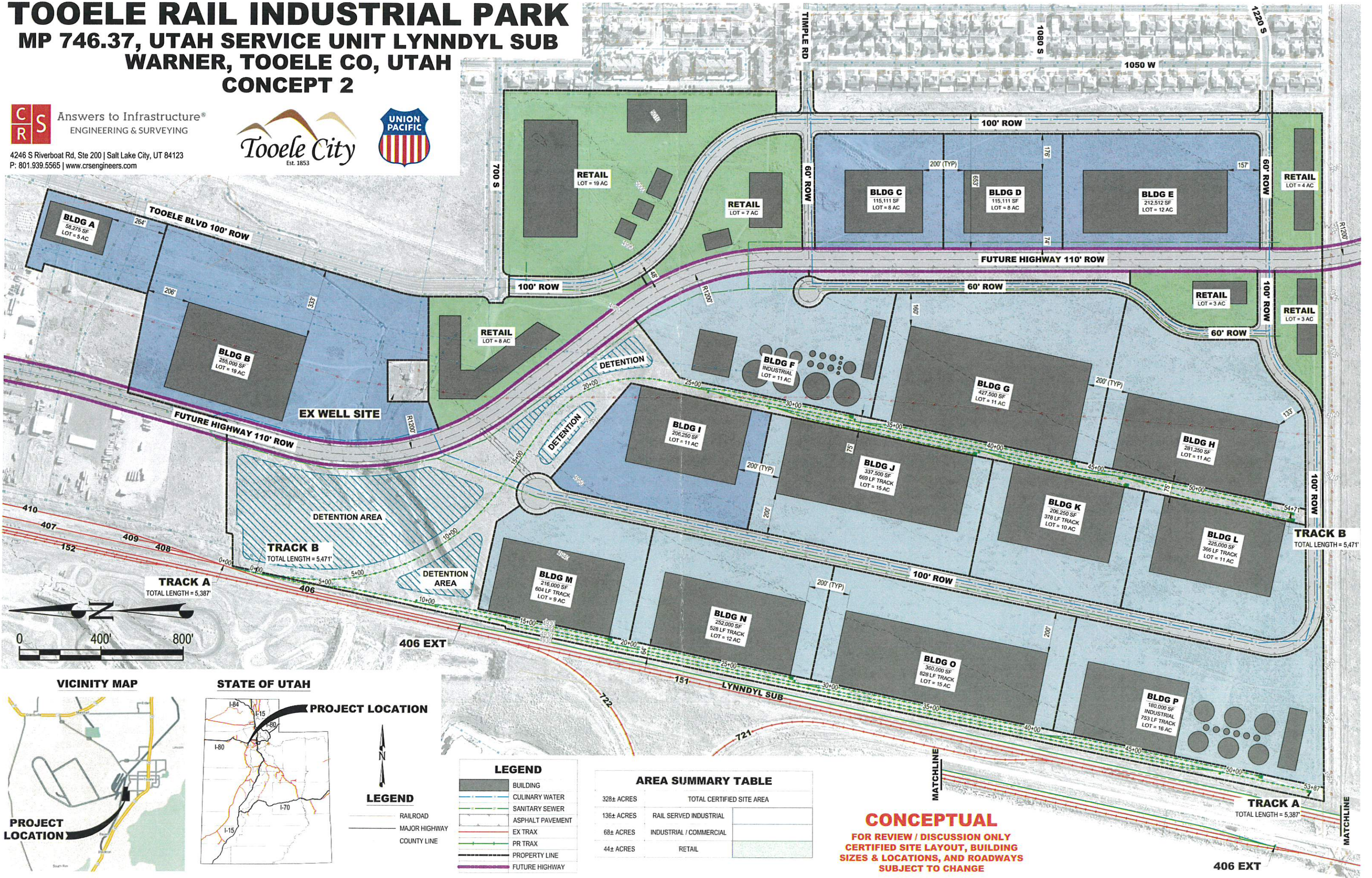
MP 746.37, UTAH SERVICE UNIT LYNN DYL SUB

WARNER, TOOELE CO, UTAH

CONCEPT 2



4246 S Riverboat Rd, Ste 200 | Salt Lake City, UT 84123
P: 801.939.5565 | www.crsengineers.com



LEGEND

- BUILDING
- CULINARY WATER
- SANITARY SEWER
- ASPHALT PAVEMENT
- EX TRAX
- PR TRAX
- PROPERTY LINE
- FUTURE HIGHWAY

AREA SUMMARY TABLE

328± ACRES	TOTAL CERTIFIED SITE AREA
136± ACRES	RAIL SERVED INDUSTRIAL
68± ACRES	INDUSTRIAL / COMMERCIAL
44± ACRES	RETAIL

CONCEPTUAL
FOR REVIEW / DISCUSSION ONLY
CERTIFIED SITE LAYOUT, BUILDING
SIZES & LOCATIONS, AND ROADWAYS
SUBJECT TO CHANGE

406 EXT

Commercial Special District Application

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



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

Project Information			
Date of Submission:	March 22, 2023	Applicant Name:	Tooele City RDA (Jared Stewart)
Address:	90 N Main Street, Tooele City, UT 84074		
Phone:	435-843-2169	Alternate Phone:	801-834-3858
		Email:	jareds@tooelecity.org
Project Site Address:	Approximately 1200 W 700 S, Tooele City		
Brief Summary of Proposal:	This CSD application represents the interests of the RDA and other property owners to re-zone the property from LI and R&D to a CSD. The site is intended to be the future Tooele Business Park. As businesses expand and locate within Tooele City portions of the property will be subdivided and sold for commercial and business development.		
Applicant Signature:			

*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:

Commercial Special Districts are approved by ordinance. Any change to an approved Commercial Special District requires an amendment by ordinance for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending Commercial Special District may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the desired amendments and the timing.

For Office Use Only			
Received By:	Date Received:	Fees:	App. #:

Commercial Special District (CSD) Standards Declaration

PROJECT INFORMATION			
Project Name	Tooele Business Park Commercial Special District		
General Site Address	1200 W 700 S		
Current Zoning Assignment(s)	RD and LI	Proposed RSD Name	Tooele Business Park
Acreage		Number of Lots/Units	0 lots
Total	324 acres	Current Zoning	RD & LI
Developable	264 acres (approx.)	Proposed	Tooele Business Park CSD
Undevelopable	60 acres (approx.)		
Proposed Open Space			
Proposed Preservation			
Geographic Boundaries: <u>Bounded by the rail line on the west, Tooele Blvd and residential development on the east, 1300 S on the South, approximately 350 S on the North.</u>			
Proposed Permitted Uses*		Proposed Conditional Uses*	
See attached Table of Uses with additions of P and C in red		See attached Table of Uses	
		In addition to listed uses in the Table the following uses would be added:	
		Renewable Energy Structures including Solar panel fields (on top of structures or less than 5 acres) and Wind Turbines (height limit of 175 feet to top of the blade).	

* As Listed & Identified in the Tooele City Code or Provided with Definitions

PROPOSED DEVELOPMENT STANDARDS*					
Product Type or Area	Tooele Business Park - Commercial Special District				
		Current	Proposed		
Area Density				Front Setback	
Maximum			None	Minimum	20 feet
Lot Size				Side Setback, Interior	
Minimum			10,000 sq ft	Minimum	15 feet
Maximum			None	Side Setback, Corner Lot Street Side	
Lot Coverage				Minimum	15 feet
Minimum			None	Rear Setback	
Maximum			None	Minimum	20 feet
Lot Frontage				Building Height	
Minimum			50 ft width	Minimum	
Lot Width, Interior Lots				Maximum	85 ft
Minimum			50 ft width	Method of Parking Calculation	
Lot Width, Corner Lots				City Code: Title 7 Ch. 4	
Minimum			50 ft width		
Description of Landscaping Provided & Required Per Unit <u>See note F2 of Development Standards. Critical areas must be landscaped, in addition to at least 1% of the total acreage.</u>					

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

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

<p>Description of Fencing Provided & Required Per Unit _____ Fencing will be required when outdoor storage and staging of materials, equipment, or vehicles is present. See requirements of fencing in the Proposed Design Standards below.</p>
<p>Description of Lighting Provided & Required Per Unit _____ Lighting will be directed toward the ground to contribute to community and county night sky efforts.</p>
<p>Description of Unit Architectural Design Standards Required _____ See below for overall Architectural Design Standards _____</p>
<p>Description of Private Amenities Provided _____ N/A _____</p>
<p>Description of Public Amenities Provided _____ N/A _____</p>
<p>Relationship & Connectivity Between Existing & Proposed Amenities _____ If not present at a site, utilities and public improvements may be required including the extension of water, sewer, roadways, and other utilities. West of the Future Highway (depicted in the conceptual project layout) sidewalk may not be required. Tooele Blvd will require sidewalk on at least one side of the roadway.</p>
<p>Description of Environmentally Sensitive & Preservation Areas _____ N/A _____</p>
<p>Description of Allowed Signage _____ Signage will be permitted as allowed in City Code for "Signs permitted in industrial zoning districts" (7-25-15). _____</p>

PROPOSED DESIGN STANDARDS

Description of Provisions Regarding Landscaping for the Overall Project

See note F2-1 of Development Standards (City Code 7-16 Part 2). Critical Areas must be landscaped. Critical Areas shall be determined during site plan review and could include employee access areas, storm water detention, and principle entrances. Landscaping is required to be water-wise in nature and shall not include sod/grass. Critical Area landscaping is the only requirement of this zone. For guidelines and requirement of landscaping form and type reference the Title 4 Landscape Regulations.

Description of Provisions Regarding Allowed or Required Landscaping for Individual Lots Within the Project

Individual lots will be held to the same design standards proposed above and as outlined in note F2 of the City Code 7-16 Part 2.

Description of Provisions Regarding Fencing for the Overall Project

Outdoor storage and staging of material or vehicles shall be fenced with a view-obscuring fence, hedge, or landscaped berm at a height at least equal to the height of the materials stored, but not higher than 8 feet. Chain link with slats shall not be an acceptable fencing type.

Description of Provisions Regarding Allowed or Required Fencing for Individual Lots Within the Project

Outdoor storage and staging of material or vehicles shall be fenced with a view-obscuring fence, hedge, or landscaped berm at a height at least equal to the height of the materials stored, but not higher than 8 feet. Chain link with slats shall not be an acceptable fencing type.

Description of Provisions Regarding Lighting for the Overall Project

Lighting will be directed toward the ground to contribute to community and county night sky efforts.

Description of Provisions Regarding Allowed or Required Lighting for Individual Lots Within the Project

Lighting will be directed toward the ground to contribute to community and county night sky efforts.

Description of Provisions Regarding Allowed and Required Parking for Individual Lots Within the Project

To follow City Code existing land use guidelines in Title 7 Ch. 4.

PROPOSED ARCHITECTURAL UNIT DESIGN STANDARDS

Description of Required Architectural Standards or Elements for Individual Lots or Units Within the Project

- A. Building Materials: Any building erected on the property shall have an exterior finish of either concrete masonry units, brick, tilt-up concrete, precast concrete, stucco or stucco appearing material or colored enamel metal panels.
- B. Specific Materials: The front of the building shall be finished with architectural block, face brick, glass, stucco or stucco appearing material, tilt-up or precast concrete or a combination of these materials. For buildings finished with colored enamel panels a portion of the front may use metal panels to help maintain architectural continuity.
- C. Minimum Front Design Details: The materials used for the exterior treatment of the front of the building need to be arranged to provide architectural relief. This may be achieved by, but is not limited to, any or a combination of the following methods: windows, awnings, varying facial planes, covered entryways, colonnades, etc. For concrete tilt-up buildings, indented patterns, windows and a use of colors on the facade in a specific theme shall be acceptable as meeting this requirement.
- D. Screening Of Mechanical Equipment: All rooftop mechanical equipment shall be concealed from public view to the maximum extent by screening it with integral portions of the architecture. Concealed from public view is determined by what a person would see when standing on the street in front of the building. All conduit, vents and other appurtenances shall be painted to match the color of the surrounding building surfaces.

PROPOSED PRIVATE AMENITIES & FEATURES

Description of Private Amenities to be Provided Within the Project

N/A

Description of Public Amenities to be Provided Within the Project

N/A

Description of Relationship & Connections to Existing & Proposed Public Amenities Outside of the Project

N/A

Description of Environmentally Sensitive Features & Preservation Areas Within the Project

N/A

Description of Methods by Which the RSD Integrates With and/or Separates from Neighboring Uses & Developments

The Tooele Business Park is intended to serve as a regional job center with any heavier uses to the west near the rail lines and lighter industrial or commercial uses on the east near the residential. Job creation will be a primary benefit to residents. Manufacturing or heavier uses are “conditional” in the proposed table of use amendments and should be approved in areas that do not border residential. Location of any particular use should be considered as part of a Conditional Use Permit.

PROPOSED TRANSPORTATION FEATURES

Identification & Description of Public Roadways Within the Project*

See attached Exhibit "Tooele Rail Industrial Park", which includes proposed roadway widths. All roadways shown would be public roadways. Tooele Blvd shall require sidewalk on at least one side of the roadway. Minor Collectors A through D will not require sidewalk.

* Location, Layout & Classification of Each Roadway

Identification & Description of Private Roadways Within the Project*

Private roadways are not shown at this time, but would be possible as tenants and users purchase land and develop each site.

* Location, Layout & Classification of Each Roadway

Identification & Description of Pedestrian Pathways & Facilities Within the Project*

Tooele Blvd (or other Major Collector roads) will require sidewalk on at least one side of the roadway. Minor Collectors A through D will not require sidewalk. Bicycle and other active transportation corridors will not be required in this project.

* Location, Layout & Cross Section, Purpose, Etc. of Each Pedestrian Facility

PROPOSED AESTHETICS & DESIGN STANDARDS

Identification & Description of Allowed Signage* Within the Project

Signage will be permitted as allowed in City Code for "Signs permitted in industrial zoning districts" (7-25-15).

* Signage Declaration to Include Development Signage & Signage Allowed for Individual or Groups of Uses. Regulatory Signage, i.e. Traffic Control & Street Signage, Need Not Be Declared Unless an Alteration to Standards is Proposed.

Description of Vertical Design Standards for Uses & Structures Within the Project*

See the section for Architectural Unit Design Standards above. Items A, B, C, and D would apply generally throughout the zoning district and to individual structures within the CSD.

* Codes, Covenants & Restrictions (CC&Rs) Need to be Provided and Attached

Identification & Description of Storm Drain Facilities Within the Project*

See Exhibit "Tooele Rail Industrial Park", notes the location of future Detention Areas. The site includes existing easements for storm drainage and storm water detention, which will be maintained and expanded as possible. Businesses and developers may be required to assist with the expansion of existing storm water facilities into the future, conceptual detention areas. Individual developments shall coordinate with storm water requirements with Tooele City during the site plan application and approval process.

* Storm Drain Facilities to be Described Should Address Retention/Detention Basins, Drainage Channels & Other Similar Facilities & Features Including Locations, Layout, Conceptual Designs, Features, Etc.

ADDITIONAL INFORMATION & SUBMITTALS

Other Information & Drawings to be Submitted with Project Application:

- Graphic Illustrations
- Conceptual Layout Mapping & Information, Including But Not Limited to:
 - Total Project Acreage
 - Description of Project Boundaries
 - Existing Natural & Developed Features
 - Conceptual Development Plans
 - Data Tables With Pertinent Information
- Declaration of the Manner in Which All Other Development Aspects with the CSD Not Otherwise Addressed in These Declarations are to be Addressed.
- Any Other Information Pertinent to Understanding the Project's Goals & Intentions

Additional Information:

Affected Parcels: 02-018-0-0001, 02-018-0-0002, 02-010-0-0050, 02-018-0-0005, 02-010-0-0004, 02-010-0-0027, 02-010-0-0020, 02-018-0-0007, 02-018-0-0010, 02-018-0-0009, 02-010-0-0053, 16-078-0-025a, 02-018-0-0008, 02-018-0-0006, 02-018-0-0003, 02-018-0-0021, 02-010-0-0052, 02-009-0-0115.

See attached ownership & property boundary map with key for a list of property owners.

Total Acreage: 324

Project Boundaries: see ownership & property boundary map attached.

Existing and Natural Features: Tooele City operates a water well, some utilities exist at the northern end of the property, & storm water drainage detention exists in several locations.

**TABLE 1
TABLE OF USES**

Tooele Business Park Proposed Uses

USE	DISTRICT									
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment	
Accessory Building	P	P	P	P	P	P	P	P	P	P
Accessory Drive Through Facility (considered as a Conditional Use for a Use allowed in the District, see Note #3 and Table 2)	C	C		C	C	C	C		C	C
Accessory Dwelling Unit for Caretaker Only (must be located within primary structure. See Table 2)	C	C	C	C		C	C	C	C	
Accessory Dwelling Unit (internal and attached: located above ground floor. See Table 2)	P	P	P	C	C					
Accessory Dwelling Unit (detached: located on the same lot as primary structure. See Table 2)	P	P	P							
Accessory Outdoor Sales and Display Incidental to an Allowed Use (considered as a Conditional Use for a Use allowed in the District, see Note #4 and Table 2)				C	C	C	C	C		C
Accessory Outside Storage (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)				C		C	C	C		C

TBP
(Tooele
Business
Park CSD)

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USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor- hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Accessory Outside Storage of Flammable or Hazardous Materials (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)								C	
Agriculture (horticulture)						P	P	P	C
Airport							C	C	
Amusement Facility		C	C	P	P	P	P		
Auto Impound Yard							C	C	
Automobile Sales and Rental	C	C Minimum Lot size 30,000 square feet with access from arterial road only		C	C	P	P	P	
Automobile Service and Repair	C			C		P	P	P	
Automobile Service and Repair Accessory to a Principal Use					C		P		
Automobile Body and Fender Service and Repair						C	C	P	
Bed and Breakfast Inn (located in an existing structure)	C	C	C	P					
Boarding House	C	C	C						
Building Maintenance Services						C	P	P	P
Business Office				P	P	P	P	P	P

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USE	DISTRICT									
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment	
Business Office (located within an existing structure)	C	C	C	P	P	P	P	P	P	P
Campground, Travel Trailer Park							C	C		
Car Wash				C		P	P	P	C	
Chemical Manufacture and Storage								C		
Church	C	C	C	C					P	
Conference Center				P	P	P	P		P	P
Contractor's Display/Office				C		P	P	P	P	P
Contractor's Storage Yard						C	C	P		
Convenience Store, without Gasoline Sales	P	P	P	P	P	P	P	P	P	P
Convenience Store, with Gasoline Sales	C	C	C	P	C	P	P	P	P	P
Cultural activities and uses	C	C		P	C	P	P		P	P
Day-Care/Pre- School (Home Occupation)	P	P								
Day Care/ Pre-School Center	C	C	C	P		C	C		C	C
Distribution Center						C	C	P		
Dwelling; Single Family (Detached)	P	P								
Dwelling; Two family	P	C								
Dwelling; Multi- Family	C See Note 6	C See Note 6								
Extractive Industry										

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P

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P; w/view
obscuring
fence

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USE	DISTRICT									
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment	
Fast Food Restaurant	C	C		P	P	P	P		P	P
Financial Services	C	C	C	P	P	P	P		P	P
Food and Beverage Processing								C		
Funeral Home/Mortuary	C	C		P		P	P		P	
Garden Center	C	C		P	P	P	P			P
General Industrial Activity						P	P	P	P	P
Group Home	C	C		C						
Hardware and Garden Supply Store	C			P	P	P	P			P
Hazardous Material Storage										
Hazardous Waste In-Transit Facility								C		C
Health Care Facility				C	C	P	P	P	C	C
Health Care Provider	C	C	C	P	P	P	P		P	C
Health Care Provider (located within an existing structure)	C	C		P	P	P	P	P	P	P
Health Club	C	C		P	P	P	P	P	P	P
Heavy Equipment Sales and Rental						C	C	P		P
Heavy Industrial Manufacturing and Assembly								C		C
Heliport				C	C	C	C	C	C	C
Home Occupation (must comply with all requirements of a Home Occupation)	P	P								
Hotel	C	C		P	P	P	P		P	

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USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Junkyard/Salvage Yard								C	
Kennel						C	C	P	
Laundromat	C	C	C	P		P	P	P	
Light Manufacturing and Assembly						P		P	
Liquor Store				C	C				C
Medical Cannabis Pharmacy			P	P	P	P	P	P	P
Medical Cannabis Production Establishment								P	
Membership Club				C		C	C	C	
Military Surplus Yard								C	
Motel	C	C		P	P	P	P		P
Nursery	C	C				P	P	P	C
Nursing Home, Convalescent Care Facility	C	C	C	P	P				
Open Space Areas, Trails	P	P	P	P	P	P	P	P	P
Park and Ride Facilities				C	C	C	P	C	C
Personal Services	C	C		P	P	P	P		P
Pet Shop / Pet Grooming	C	C		C					
Public or Private Educational Facility	C	C		C	C	C	C	C	C
Personal Storage Facility (Mini- Storage)						C	C	P	
Private Club/Bar	C			C	C	C	C	C	C
Professional Office	C	C	C	P	P	P	P	P	P

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USE	DISTRICT									
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment	
Professional Office (located within an existing structure)	C	C	C	P	P	P	P	P	P	P
Public Use	C	C	C	C	C	C	C	C	C	C
Reception Center	C	C		P	P	P	P			P
Reception Center (located within an existing structure)	C	C		P	P	P				P
Recreational Facility (Indoor)				P		P	P	P		C
Recreational Facility (Outdoor)				C		C	C			C
Recycling Collection Site				C		C	C	P		
Recycling Processing Center								C		
Repair Shop (household and personal goods with no outside storage)	C	C		P		P	P	P		P
Research Facility				P		P	P	P		P
Restaurant	C	C		P	P	P	P	P		P
Restaurant (located within an existing structure)	C	C		P	P	P	P			P
Retail Sales Accessory to an Allowed Use				P	P	P	P	P		P
Retail Store (located within an existing structure)	C	C	C	P	P					P
Retail Store (Total maximum 3,000 square footage)	C	C	C	P		P	P			P
Retail Store or Commercial Center				P	P					

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USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Retail Store or Commercial Center (Minimum 120,000 building square foot and planned and phased by approval of a Master Development Site Plan)				P	P				
Retirement Center	C	C							
Rock, Sand and Gravel Storage and Distribution								P	
Sexually Oriented Business								P	
Shooting Range, Indoor				C		C	C	C	C
Telecommunication s Site/Facility						C	C	C	C
Temporary Construction Office	C	C	C	P	P	P	P	P	P
Temporary Seasonal Use	C	C	P	P	P	P	P	P	
Temporary Use	C	C	C	C	C	P	P	P	
Theater (Indoor)	C	C		P	P				P
Theater (Outdoor)				C		P	P	P	
Tobacco Specialty Store (see Note #5)				C	C	C	C	C	C
Utility Service Facility (major)				C	C	C	C	C	C
Utility Service Facility (minor)			C	C	C	C	C	C	
Vehicle Storage Yard								C	
Veterinary Clinic / Animal Hospital						P	P	P	

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C

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C

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Veterinary Clinic/ Animal Hospital Operating Entirely Within an Enclosed Building	C	C		P		P	P	P	P
Warehouse						C	C	P	

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P; only as
accessory
to an
existing
building

P = PERMITTED USE
C = CONDITIONAL USE

ANY USE NOT IDENTIFIED AS EITHER A PERMITTED (P) OR CONDITIONAL (C) USE IS USE THAT IS A PROHIBITED USE WITHIN THE ZONING DISTRICT

ANY USE NOT IDENTIFIED IN THE TABLE OF USES IS A PROHIBITED USE IN TOOELE CITY.

NOTES:

- With the exception of detached single family dwellings, all dwellings in the MU (Mixed Use) zoning district must comply with the regulations and requirements, as amended, of the MR-16 (Multi-Family Residential) zoning district, or its equivalent replacement, contained in Chapter 7-14 and 7-11a unless otherwise specified in this Chapter. (Ord. 2018-13, 08-15-2018)
- For any Use allowed in a zoning district and proposing or requiring any area for Accessory Outside Storage, for any purpose, such use and outside storage area shall be considered as a Conditional Use. All Accessory Outside Storage is prohibited in the Mixed Use (MU) District and the Neighborhood Commercial (NC) District.
- For any Use allowed in a zoning district and proposing or requiring a “Accessory Drive Through Facility”, such Drive Through Facility shall be considered as a Conditional Use. All Accessory Drive Through Facilities are prohibited in the Mixed Use (MU) District and the Neighborhood Commercial (NC) District.
- For any Use allowed in a zoning district and proposing any Accessory Outside display and sales area, such Accessory Outside Display and Sales use and area, shall be considered as a Conditional Use for any Uses allowed in the District, except that it shall be a permitted use in the Downtown Overlay District. Accessory Outside Display and Storage is prohibited in the Mixed Use (MU) District, Neighborhood Commercial (NC) District, and the Research and Development (RD) District. Accessory Outdoor sales and display in the Downtown Overlay District shall be subject to the following requirements:
 - A 6-foot-wide unobstructed pedestrian pathway shall be maintained at all times on all sidewalks.
 - All sales and display items shall be removed from the sidewalk and brought indoors into the business at the end of the business’ hours of daily operation.
 - No sales or display items may extend more than 24 inches from the building facade of the selling or displaying business.
 - No sales or display items may be located within the landscaped park strip, on the curb, in the gutter, or in the vehicular travel lanes.
 - All sales and display items shall be located directly in front of the business selling or displaying the items and may not be located in front of other businesses or properties. (Ord. 2012-22, 12-05-12)
- This use is not permitted if any part of the proposed or existing building containing the use is located within 1,500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, high school), public park, public recreational facility, youth center, library, or church, (b) any other Tobacco Specialty Store, (c) any residential

use or residential zoning boundary, including mixed-use zones, or (d) on Vine Street. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store. (Ord. 2011-19, 01-18-12)

6. This use shall be a permitted use with no maximum density when proposed within and as a part of the redevelopment of an existing registered historical building. (2020-20, 05-06-2020) (Ord. 2018-13, 08-15-2018)

(2020-46, 11-05-2020) (2020-42, 10-07-2020) (Ord. 2019-29, 12-04-2019) (Ord. 2019-13, 08-21-2019) (Ord. 2019-08, 03-20-2019) (Ord. 2018-24, 12-05-2018) (Ord. 2018-13, 08-15-2018) (Ord. 2012-22, 12-15-2012) (Ord. 2012-24, 11-21-2012) (Ord. 2012-17, 09-05-2012) (Ord. 2011-19, 01-18-2012) (Ord. 2010-16, 10-06-2010) (Ord. 2008-09, 11-05-2008) (Ord. 2006-18, 09-13-2006) (Ord. 2006-16, 07-19-2006) (Ord. 2006-10, 06-21-2006) (Ord. 2003-08, 03-19-2003) (Ord. 2003-02, 01-08-2003) (Ord. 2003-01, 01-08-2003) (Ord. 2002-21, 09-18-2002) (Ord. 1999-08, 04-06-1999) (Ord. 1999-06, 04-06-1999) (Ord. 1999-05, 04-06-1999) (Ord. 1998-40, 12-16-1998)

Architectural Standard Images and Examples:







Jared Stewart

From: John Knudson <johncknudson@gmail.com>
Sent: Wednesday, March 22, 2023 3:35 PM
To: Jared Stewart
Subject: Re: Updated Draft zoning application

Jared,

I won't be able to do anything on this. The signer is out of town for the next 10 days and besides that they don't meet until mid next month where the authorization to sign would take place. Please represent us as a participating party! I told SCG I would be back in touch AFTER the consummation of those purchase transactions we discussed occurs.

John

On Wed, Mar 22, 2023 at 2:37 PM Jared Stewart <jareds@tooelecity.org> wrote:

Hi John,

I've had some fair questions from other property owners about the need for an Affidavit as part of the zoning application. I thought I would clarify to everyone what it does and does not mean and send my most recent draft of the application.

The purpose and language in the affidavit is ONLY to show your approval of me submitting a re-zone application and presenting the application to the Planning Commission and City Council. It does not implicate anything outside the scope of the re-zone. Our planning staff highly recommends including an Affidavit from each property owner so that it shows the Commission and Council broad support, rather than me just telling them. It should help us get it re-zoned successfully.

Of course, you don't have to sign or submit an affidavit but it could help our application process. I would need a copy by the end of the week. Let me know if you have questions, concerns, or input about any of the permitted uses or design guidelines.

Thank you!

Jared



Jared Stewart

From: Steven Lowe <stevenlowe2@me.com>
Sent: Friday, March 24, 2023 10:44 AM
To: Jared Stewart
Cc: Ronald Heslop; Jesse Lowe; Mitchell Lowe
Subject: Fwd: Supplemental reply "Affidavit" and updated draft zoning application
Attachments: CSD Zoning Application_Draft 3-22-23 (Tooele Business Park).pdf

Hi Jared: Yesterday we responded to your March 22 email "Affidavit" request below.

This is a supplemental reply to further explain our collective position. The Properties sincerely want to avoid any misunderstanding. We support the RDA direction and efforts. You may treat this email as "off the record".

We declined to sign the attached "Affidavits" because they are legally binding and because they really are not "Affidavits" or written statements of facts.

1). The requested "Affidavit" would be a notarized statement declaring that any Exhibits are "in all aspects true and correct" and that "We have received written instructions regarding the Application". These statements are not complete or accurate and our Properties are not prepared to file any Application.

We do not know how the requested Affidavit might be used or who might rely on the statements?

2) The second requested document is a "Agent Authorization" designating someone left in 'blank' to represent our Properties and "appear on [our] behalf concerning the Application and to act in all respects as our agent in matters pertaining to the Application". This Authorization is similar to a Power of Attorney. We do intend to create any agent relationship.

We trust you will understand why we decline to sign these binding agreements.

Both documents may also create significant legal duties for the RDA or City of Tooele.

Please let me know if you want to discuss this reply. Thank you for keeping us well informed. Steven

Begin forwarded message:

From: Jared Stewart <jareds@tooelecity.org>
Date: March 22, 2023 at 2:47:07 PM CST
To: stevenlowe2@me.com, jesse@boxccapital.com, mitch.lowe1448@gmail.com, rdhessy@gmail.com
Subject: Affidavit and updated draft zoning application

Steven, Jesse, Mitch, and Ronald:

Jared Stewart

From: ronald heslop <rdhessy@gmail.com>
Sent: Tuesday, March 28, 2023 7:15 PM
To: Jared Stewart
Subject: Re: Supplemental reply "Affidavit" and updated draft zoning application

I join with Steve and his sons in the support of a rezone that provides for the best utilization of our properties.

Ron

On Tue, Mar 28, 2023 at 3:57 PM Jared Stewart <jareds@tooelecitey.org> wrote:

Ron,

Our City Attorney is recommending that we still get an email that expresses support of the project and re-zone application. Would you mind replying with a short statement? I have Steven's email below which he told me over phone I could share—it says that he supports the RDA direction and efforts. I know you coordinate closely with Steven, but due to your parcel being owned separately an email statement from you would be helpful and needed too.

Thank you in advance for your reply! Give me a call if you have questions.

Best,

Jared



Jared Stewart | Tooele City Corporation

Economic Development Director | Grant Administrator
90 North Main Street | Tooele, UT | 84074
Ph: (435) 843-2169 | Cell: (801) 834-3858

jareds@tooelecitey.org | <https://tooelecitey.org> | [LinkedIn](#)

From: ronald heslop <rdhessy@gmail.com>
Sent: Tuesday, March 28, 2023 7:07 AM
To: Jared Stewart <jareds@TooeleCity.org>
Cc: Steven Lowe <stevenlowe2@me.com>; Ronald Heslop <rdhessy@comcast.net>; Jesse Lowe

Jared Stewart

From: Joy Clegg <joyclegg@icloud.com>
Sent: Tuesday, March 28, 2023 8:19 PM
To: Jared Stewart
Subject: Re: Affidavit follow up

Thanks, Jared.

Yes, I do support the RDA in the rezone application and efforts to prepare the site for development. Please let me know if any further statement would be helpful.

Best Regards,

Joy

On Mar 28, 2023, at 3:57 PM, Jared Stewart <jareds@TooeleCity.org> wrote:

Hi Joy,

I've spoken again with our City Attorney and received direction that if you aren't able or comfortable with the Affidavit that a email statement would be sufficient. Would you be willing to reply to this email with a short statement? It would only need to convey that you support the RDA in the re-zone application and efforts to prepare the site for development. I appreciate your support and help.

Best,
Jared

From: Jared Stewart
Sent: Wednesday, March 22, 2023 2:39 PM
To: 'joyclegg@icloud.com' <joyclegg@icloud.com>
Subject: Affidavit follow up

Hi Joy,

Like I mentioned on the phone, I've had some fair questions from other property owners about the need for an Affidavit as part of the zoning application. I took some time to clarify with our planning staff.

The purpose and language in the affidavit is ONLY to show your approval of me submitting a re-zone application and presenting the application to the Planning Commission and City Council. It does not implicate anything outside the scope of the re-zone. Our planning staff highly recommends including an Affidavit from each property owner so that it shows the Commission and Council broad support, rather than me just telling them. It should help us get it re-zoned successfully.

Of course, you don't have to sign or submit an affidavit but it could help our application process. I would need a copy by the end of the week, and we have notaries at City Hall available to help. Let me know if you have questions, concerns, or input about any of the permitted uses or design guidelines.

Thank you!
Jared
<image001.png>

STAFF REPORT

April 4, 2023

To: Tooele City Planning Commission
Business Date: April 12, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Five Star Subdivision – Minor Subdivision Request

Application No.: P23-25
Applicant: Cameron Dortch
Project Location: Approximately 1471 West L Avenue
Zoning: PID Industrial Zone
Acreage: 19.4 Acres (Approximately 845,064 ft²)
Request: Request for approval of a Minor Subdivision in the PID Industrial zone regarding the creation of four industrial lots and four accompanying railroad parcels.

BACKGROUND

This application is a request for approval of a Minor Subdivision for approximately 19.4 acres located at approximately 1471 West L Avenue. The property is currently zoned PID Industrial. The applicant is requesting that a Minor Subdivision be approved to split the existing 19.4 acre parcel of record into a platted subdivision consisting of four lots and four railroad parcels. The subdivision is proposed for ownership purposes only and does not propose new development.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Industrial land use designation for the subject property. The property has been assigned the PID Industrial zoning classification. The PID Industrial zoning designation is identified by the General Plan as a preferred zoning classification for the Industrial land use designation. Properties to the north, west and south are all zoned PID Industrial. Properties to the east are zoned I Industrial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The applicant is requesting approval of a minor subdivision for the purposes of dividing an existing parcel of record into four lots and four accompanying railroad parcels. Each lot will incorporate an existing warehouse building as well as the accompanying railroad parcel. The subdivision is being creating to facilitate the sale of each individual building to another owner. The subdivision itself does not result in any new development or impacts to the City beyond what is already there.

Subdivision Layout. The current parcel of record includes four large warehouse type buildings and is surrounded by Iron Street, Garnet Street, L Avenue and J Avenue. Iron Street, L Avenue and J Avenue are private streets. Garnet Street is a dedicated public right-of-way. The subdivision plat proposes to subdivide the existing parcel of record into four lots, each lot being very close to 3.8 acres or 165,536 square feet. Each lot incorporates one building as well as sections of the private roads. The plat also indicates that each railroad parcel will accompany the adjacent lot when that lot sells.

There are no lot size minimum requirements in the PID Industrial zone and lot width in the PID and I zoning districts is required to be 80 feet at the front setback line. Each lot and parcel complies with the minimum lot width requirement of the Industrial zoning district.

Criteria For Approval. The procedure for approval or denial of a Minor Subdivision follows the same process as that 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 Minor Subdivision submission and has issued a recommendation for approval for the request.

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

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Minor Subdivision by Cameron Dortch, application number P23-25, 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.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. The lots and parcels proposed in the subdivision meet or exceed lot width and size requirements as found in the PID Industrial and Industrial zoning districts.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Five Star Subdivision Minor Subdivision Request by Cameron Dortch, application number P23-25, based on the findings and subject to the conditions listed in the Staff Report dated April 4, 2023:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Five Star Subdivision Minor Subdivision Request by Cameron Dortch, application number P23-25, based on the following findings:”

1. List findings...

EXHIBIT A

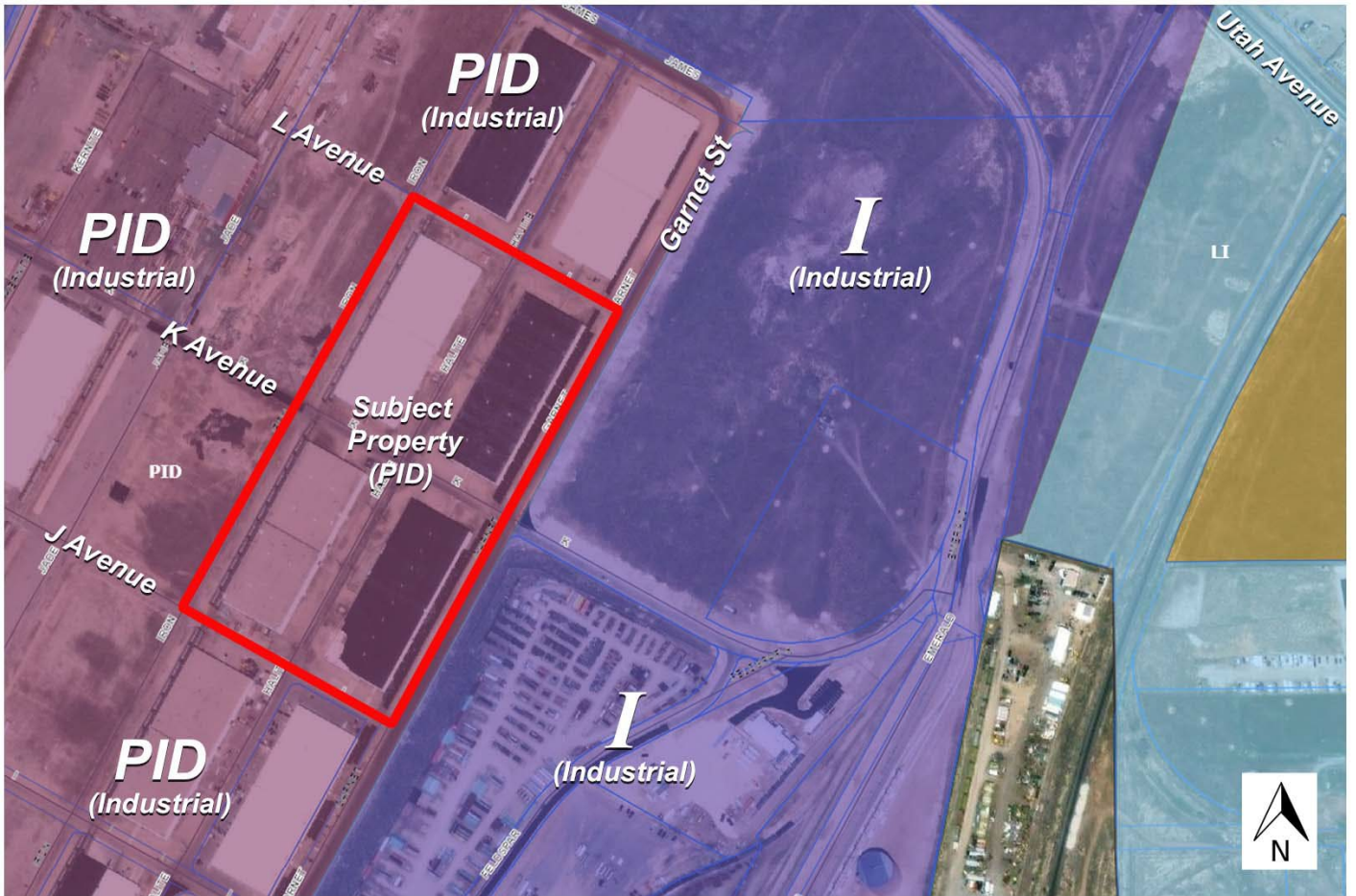
MAPPING PERTINENT TO THE FIVE STAR SUBDIVISION MINOR SUBDIVISION

Five Star Subdivision Minor Subdivision



Aerial View

Five Star Subdivision Minor Subdivision



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Minor Subdivision Application

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



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

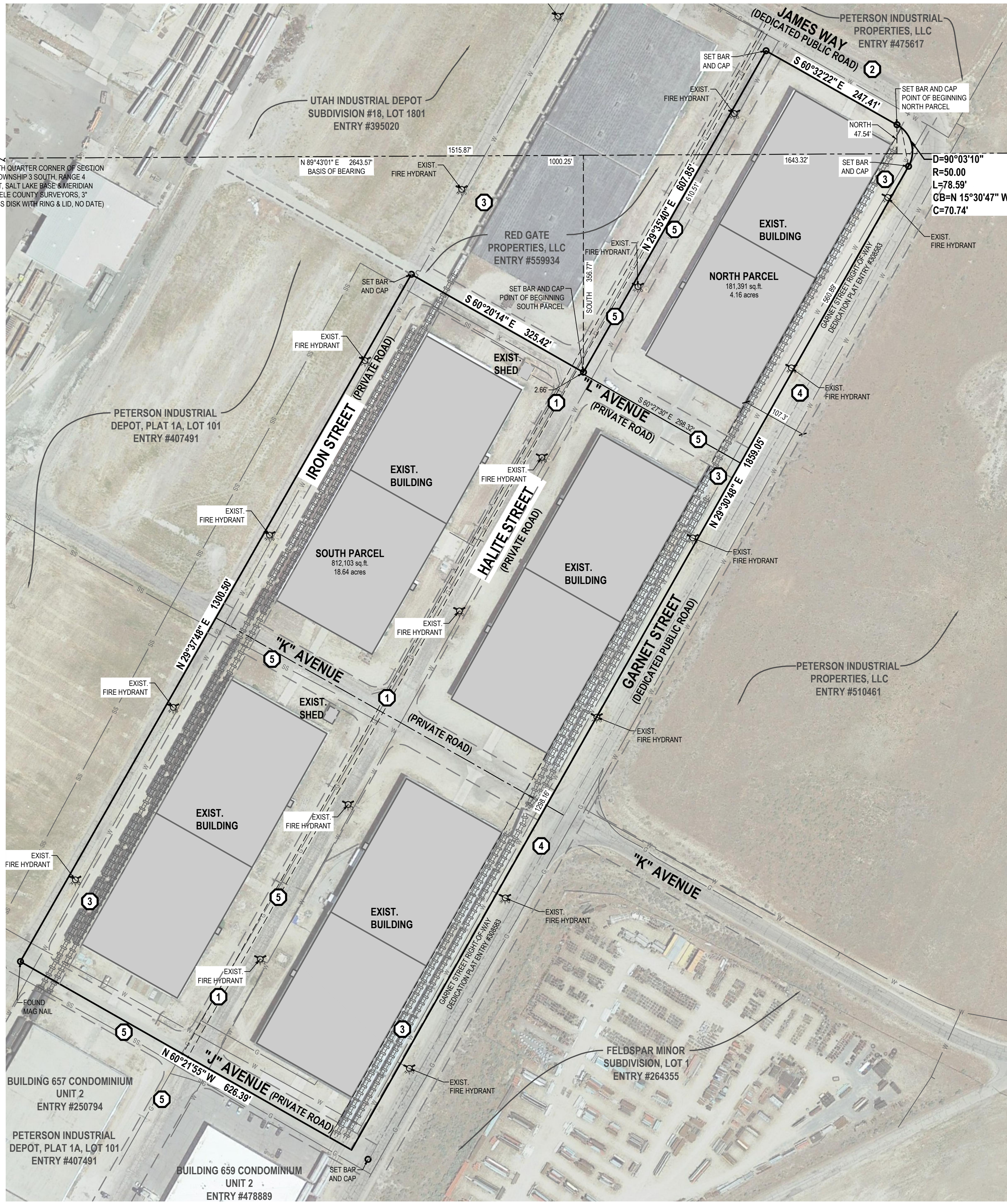
23-25

Project Information					
Date of Submission: 1-10-23	Submittal #: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone:	Acres: 19.481	Parcel #(s): 0201700075	
Project Name: Five Star Subdivision					
Project Address: 1471 W L Ave #687					
Project Description: 4 buildings on Industrial Dept split with rail on separate parcels <i>to 5 individual parcels</i>			Phases: 1	Lots: 8	
Property Owner(s): Five Star General Industrial			Applicant(s): Same as owner		
Address: 557 Christopher St			Address:		
City: Stansbury Park	State: Ut	Zip: 84074	City:	State:	Zip:
Phone: 801 787 4780	Email: camdortch@gmail.com		Phone:	Email:	
Contact Person: Cameron Dortch			Address:		
Phone: (801) 787-4780			City:	State:	Zip:
Cellular:	Fax:	Email: camdortch@gmail.com			
Engineer & Company: Ensign			Surveyor & Company: Ensign		
Address: 169 N Main St			Address:		
City: Tooele	State: Ut	Zip: 84074	City:	State:	Zip:
Phone: 435 843 3590	Email: dkinsman@ensignutah.com		Phone:	Email:	

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

For Office Use Only					
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:
Fire Flow Test					
Location:		Residual Pressure:	Flow (gpm):	Min. Required Flow (gpm):	
Performed By:		Date Performed:	Corrections Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments Returned:	Date:
				<input type="checkbox"/> Yes <input type="checkbox"/> No	

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



SURVEYORS CERTIFICATE
I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 334575 in accordance with Utah Code, Title 58, Chapter 22 - Professional Engineers and Professional Land Surveyors Licensing Act, as prescribed by the laws of the state of Utah.

SURVEYORS NARRATIVE
This survey was performed to trace the boundary and provide that information to a client. The collected field data is shown hereon. I found a map nail in the Southwest corner of this property. Based on the Peterson Industrial Depot, Plat 1A, Entry No. 407491 I was able to determine that to be an accurate corner. From there I input that plat and rotated it to match with our basis of bearing. That gave me the South and West line of this property. I then input the old deed and used the Garnet Street plat, Entry No. 308583 to give me the East line of these parcels. I then used the James Way dedication plat, Entry No. 313510 to establish the North line. For the private roads I used a mixture of the stated plats and the existing concrete to establish a centerline, thus being able to offset that and establishing the right-of-way lines.
The Basis of Bearing for this survey is the line between the found monuments at the North Quarter Corner and Northeast Corner of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 89°43'01" East 2643.57 feet.

RECORD DESCRIPTION NORTH PARCEL
Commencing at the South Quarter corner of Section 19, Township 3 South, Range 4 West, Salt Lake Base and Meridian, as represented by a Tooele County Surveyor's brass cap consistent with the Tooele County Surveyor's 1982 Dependent Resurvey Amended in 2000, and running thence North 89°43'08" East 996.92 feet along the South line of said Section; thence South 0°15'25" East 359.42 feet to the point of beginning; thence South 60°32'15" East 331.50 feet; thence North 29°30'55" East 653.00 feet; thence North 60°29'05" West 331.50 feet; thence South 29°30'55" West 653.00 feet to the point of beginning.

AS SURVEYED DESCRIPTION NORTH PARCEL
A parcel of land, situate in the Northeast Quarter of Section 30 and the Southeast Quarter of Section 19, Township 3 South, Range 4 West, Salt Lake Base and Meridian. The Basis of Bearing for this survey is the line between the found monuments at the North Quarter Corner and Northeast Corner of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 89°43'01" East 2643.57 feet. Said parcel also located in Tooele City, Tooele County, Utah, more particularly described as follows:
Beginning at a point being North 89°43'01" East 1515.67 feet along the section line and North 47.54 feet to the southwesterly right-of-way line of James Way from the North Quarter Corner of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:
thence Southerly 78.59 feet along the arc of a 50.00 foot radius tangential curve to the right (center bears South 29°27'38" West and the long chord bears South 15°30'47" East 70.74 feet through a central angle of 90°03'10") to the West line of the Garnet Street Right of Way Dedication Plat, Entry No. 308583;
thence South 29°30'48" West 560.89 feet along said West line to the centerline of L Avenue;
thence North 60°27'30" West 298.32 feet along said centerline to the centerline of Halite Street;
thence North 29°35'42" East 610.51 feet along said centerline to the southwest right-of-way line of James Way;
thence South 60°32'22" East 247.41 feet along said right-of-way to the said West right-of-way of Garnet Street to the Point of Beginning.

RECORD DESCRIPTION SOUTH PARCEL
A TRACT OF LAND SITUATED IN PART OF SECTIONS 19 AND 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTERLINE INTERSECTION OF TWO STREETS AT A POINT THAT IS 87°56'24" W 1034.41 FEET FROM THE TOOELE COUNTY BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, FROM WHICH MONUMENT THE TOOELE COUNTY BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 30 BEARS S 0°05'16" E S 293.32 FEET (BASIS OF BEARING); THENCE ALONG THE CENTERLINE OF A STREET S 29°34'48" W 1951.22 FEET; THENCE ALONG THE CENTERLINE OF A STREET N 60°21'48" E 697.72 FEET; THENCE ALONG THE CENTERLINE OF A STREET N 29°31'35" E 1949.22 FEET; THENCE ALONG THE CENTERLINE OF A STREET S 60°32'15" E 656.52 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AS REPRESENTED BY A TOOELE COUNTY SURVEYOR'S BRASS CAP CONSISTENT WITH THE TOOELE COUNTY SURVEYOR'S 1982 DEPENDANT RESURVEY AMENDED IN 2000, AND RUNNING THENCE NORTH 89°43'08" EAST 996.92 FEET ALONG THE SOUTH LINE OF SAID SECTION, THENCE SOUTH 0°15'25" EAST 359.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60°32'15" EAST 331.50 FEET; THENCE NORTH 29°30'55" EAST 653.00 FEET; THENCE NORTH 60°29'05" WEST 331.50 FEET; THENCE SOUTH 29°30'55" WEST 653.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE MEETS AND BOUNDS DESCRIPTIONS INTENDED TO DESCRIBE THE EXISTING NORTHWEST WAREHOUSE AT THE STREET INTERSECTION OF JAMES WAY (ALSO KNOWN AS "M AVE") AND HALITE STREET, BUILDING NUMBER 697, IN THE UTAH INDUSTRIAL DEPOT, LOCATED IN TOOELE, UTAH.
ALSO LESS AND EXCEPTING:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AS REPRESENTED BY A TOOELE COUNTY SURVEYOR'S BRASS CAP CONSISTENT WITH THE TOOELE COUNTY SURVEYOR'S 1982 DEPENDANT RESURVEY AMENDED IN 2000, AND RUNNING THENCE NORTH 89°43'08" EAST 996.92 FEET ALONG THE SOUTH LINE OF SAID SECTION, THENCE SOUTH 0°15'25" EAST 359.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60°32'15" EAST 331.50 FEET; THENCE NORTH 29°30'55" EAST 653.00 FEET; THENCE NORTH 60°29'05" WEST 331.50 FEET; THENCE SOUTH 29°30'55" WEST 653.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIPTION DESCRIBED THE EXISTING NORTHEAST WAREHOUSE AT THE STREET INTERSECTION OF JAMES WAY AND GARNET STREET IN THE UTAH INDUSTRIAL DEPOT, LOCATED IN TOOELE, UTAH.
Tax Parcel No. 02-017-0-007

AS SURVEYED DESCRIPTION SOUTH PARCEL
Contains 181,391 square feet or 4.16 acres.

EXCEPTION NOTES FOR NORTH PARCEL

- ITEMS 1-10, 17-28, AND 30, SCHEDULE B, PART 2, OF THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, UNDER FILE #NCS-1144124-MPLS, COMMITMENT DATE: AUGUST 31, 2022, AT 7:30 AM, ARE ALL GENERAL IN NATURE, AND/OR ARE NOT PLOTTABLE.
- ITEM 11 IS A DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RELATING TO COMMON AREAS, SUCH AS ROADS, UTILITIES, CURB, GUTTER, ETC. AND TO EASEMENTS AS STATED AND IS PLOTTED, SEE KEY NOTES.
- ITEM 12 IS A PLOTTABLE EASEMENT, BUT IT DOES NOT EXTEND TO THIS PROPERTY, THEREFORE IT HAS NOT BEEN PLOTTED.
- ITEMS 14 AND 29 ARE AN EASEMENT GRANTED TO PACIFICORP RECORDED JULY 8, 2005, BUT IT DOES NOT CONTAIN ANY OF THIS PROPERTY THEREFORE IT IS NOT PLOTTED.
- ITEM 15 IS A CONVEYANCE OF EASEMENT WHICH INCLUDES ITEM 16, SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT AND IS PLOTTED, SEE KEY NOTES.
- ITEMS 13, 16, AND 31-32, SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT IS PLOTTED, SEE KEY NOTES.

EXCEPTION NOTES FOR SOUTH PARCEL

- ITEMS 1-10, 17-28, AND 30, SCHEDULE B, PART 2, OF THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, UNDER FILE #NCS-1144125-MPLS, COMMITMENT DATE: AUGUST 31, 2022, AT 7:30 AM, ARE ALL GENERAL IN NATURE, AND/OR ARE NOT PLOTTABLE.
- ITEM 11 IS A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RELATING TO COMMON AREAS, SUCH AS ROADS, UTILITIES, CURB, GUTTER, ETC. AND TO EASEMENTS AS STATED AND IS PLOTTED, SEE KEY NOTES.
- ITEM 12 IS A PLOTTABLE EASEMENT, BUT IT DOES NOT EXTEND TO THIS PROPERTY, THEREFORE IT IS NOT PLOTTABLE.
- ITEM 14 IS A CONVEYANCE OF EASEMENT, SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT AND IS PLOTTED, SEE KEY NOTES.
- ITEMS 13 AND 30, SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT IS PLOTTED, SEE KEY NOTES.

KEY NOTES NORTH/SOUTH PARCEL

- ITEM 13 OF #114124 (NORTH PARCEL) AND #114125 (SOUTH PARCEL): RIGHT OF WAY EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION LINES GRANTED TO PACIFICORP RECORDED JULY 8, 2005 AS ENTRY # 243228.
- ITEM 32 OF #114124 (NORTH PARCEL): RIGHT OF WAY DEDICATION FOR JAMES WAY, RECORDED AUGUST 29, 2008 AS ENTRY # 313010.
- ITEM 16 OF #114124 (NORTH PARCEL) AND ITEM 14 OF #114125 (SOUTH PARCEL): RAIL EASEMENT FOR RAILROAD LINES RECORDED SEPTEMBER 16, 2009 AS ENTRY # 334654.
- ITEM 31 OF #114124 (NORTH PARCEL) AND ITEM 30 OF #114125 (SOUTH PARCEL): RIGHT OF WAY DEDICATION FOR GARNET STREET, RECORDED JUNE 4, 2008 AS ENTRY # 308583.
- ITEM 11 OF BOTH TITLE REPORTS AND ITEM 15 OF #114124 (NORTH PARCEL) AND ITEM 14 OF #114125 (SOUTH PARCEL): DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RELATING TO COMMON AREAS, SUCH AS ROADS, UTILITIES, CURB & GUTTER, ETC. AND TO EASEMENTS AS ENTRY #114245 AND #138824.

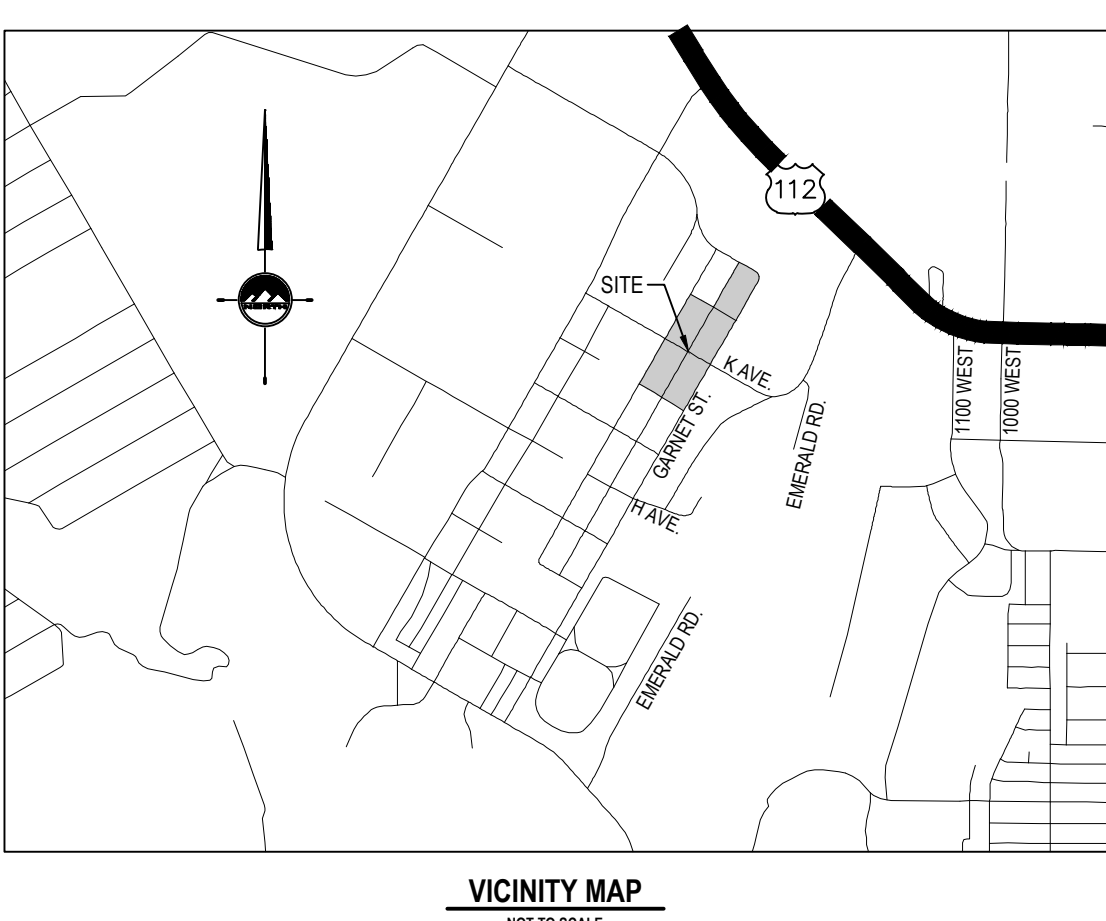
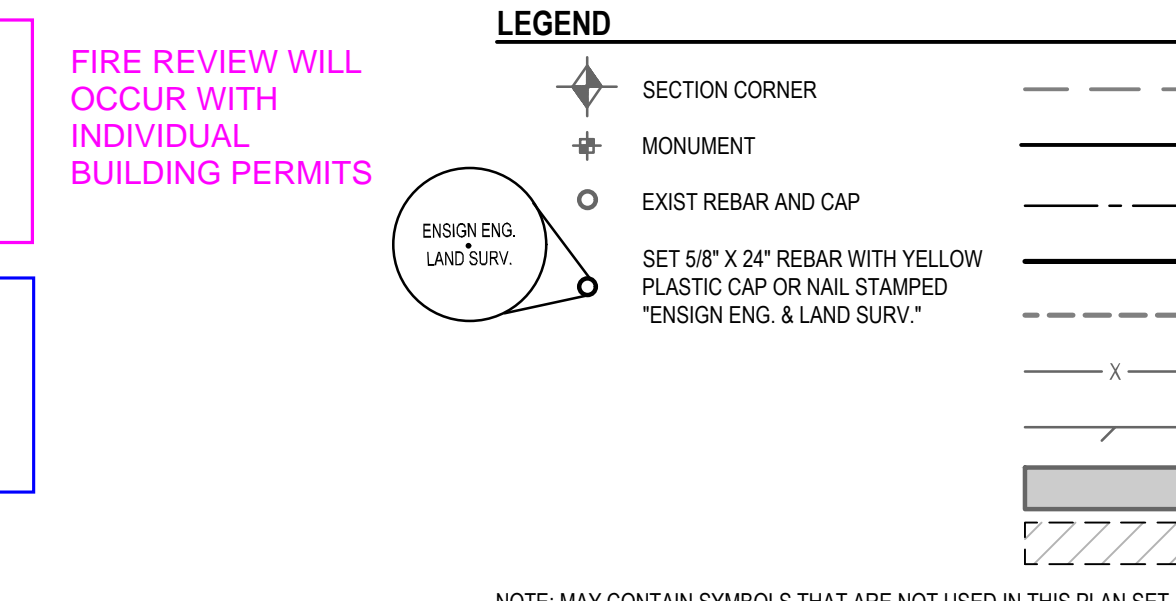
TOOELE CITY DEVELOPMENT REVIEW
Submittal # 2 03/03/2023

MARCH 2, 2023
Date
Douglas J. Kinsman
License no. 334575

APPROVED
P Hansen
City Engineer
03/06/2023

APPROVED
N Wall
Fire Marshall
03/08/2023

APPROVED
A Aagard
City Planner
03/14/2023



EXCEPTION NOTES FOR NORTH PARCEL

EXCEPTION NOTES FOR SOUTH PARCEL

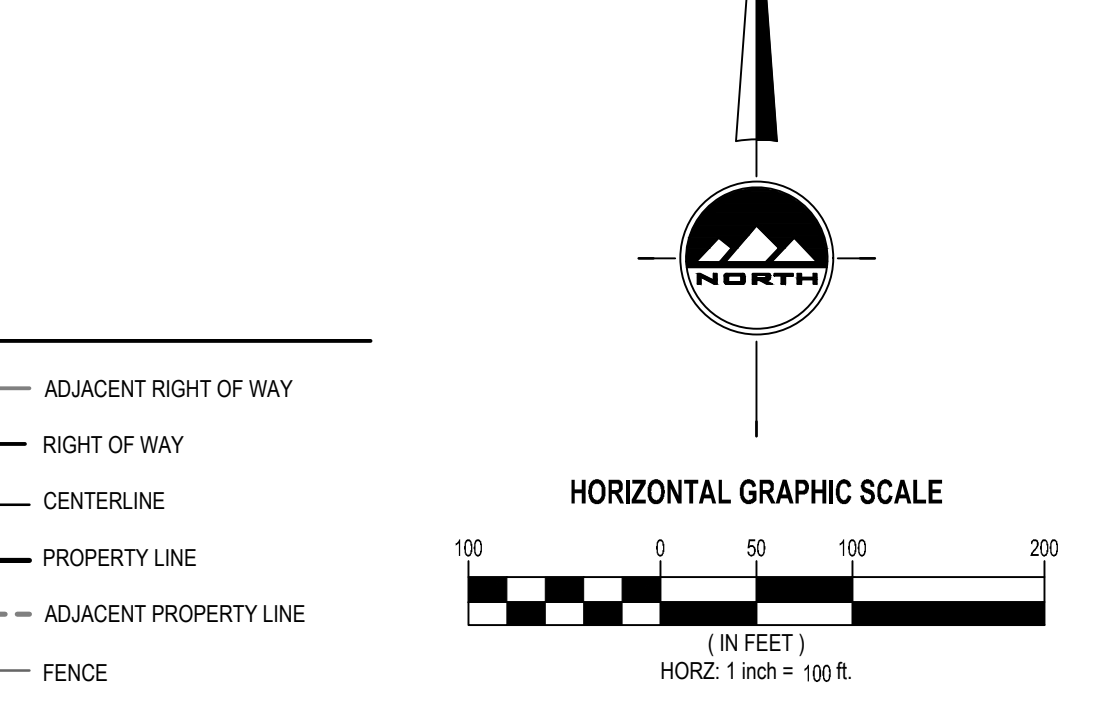
KEY NOTES NORTH/SOUTH PARCEL

TOOELE CITY DEVELOPMENT REVIEW
Submittal # 2 03/03/2023

APPROVED
P Hansen
City Engineer
03/06/2023

APPROVED
N Wall
Fire Marshall
03/08/2023

APPROVED
A Aagard
City Planner
03/14/2023



LOCATED IN THE NORTHEAST QUARTER OF SECTION 30 AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE, TOOELE COUNTY, UTAH.

ENSGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSGNENG.COM

FOR:
FIVE STAR GENERAL INDUSTRIAL, INC.
557 CHRISTOPHER STREET
STANBURY PARK, UTAH 87074

CONTACT:
CAMERON DORTCH
PHONE: 801-787-4780

**FIVE STAR GENERAL
ALTA/NSPS SURVEY
K AVENUE AND HALITE STREET
TOOELE, UTAH 84074**

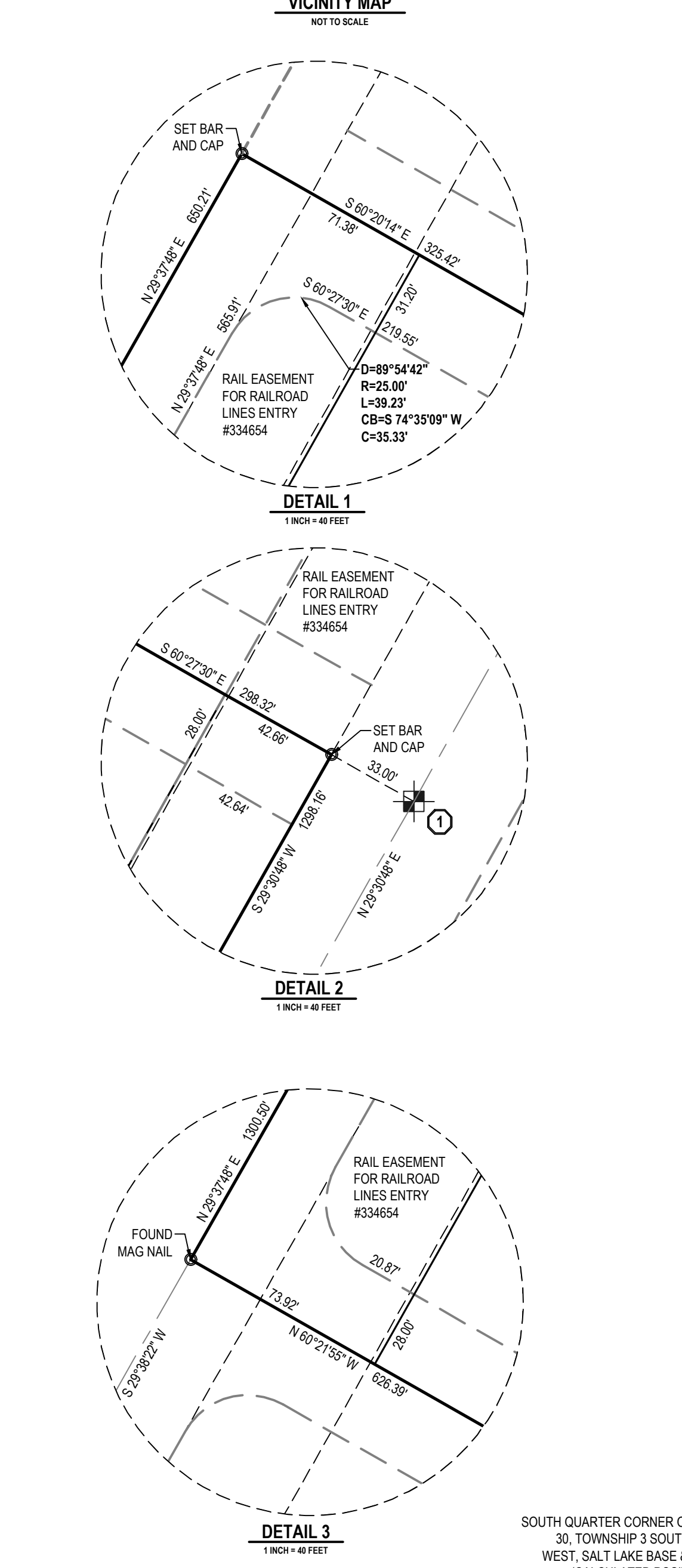
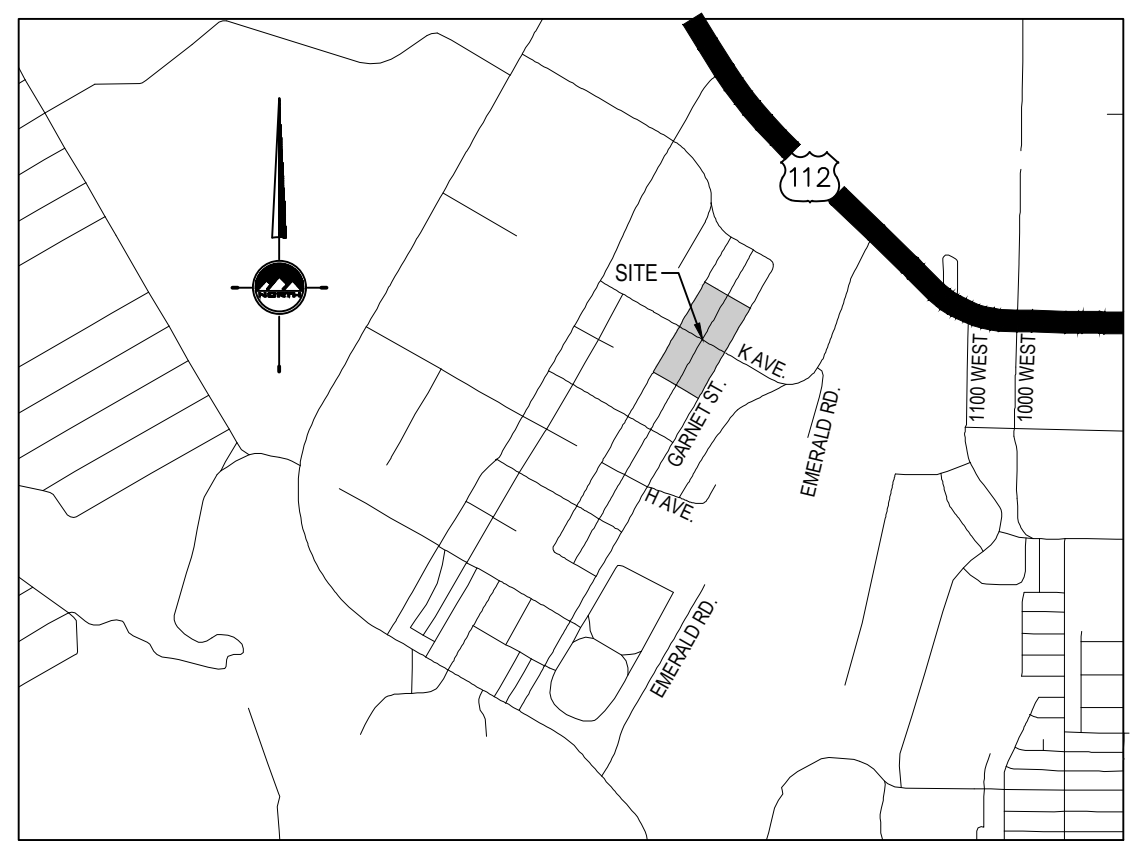


ALTA/NSPS SURVEY

PROJECT NUMBER: 9456Q
PRINT DATE: 3/2/23
DRAWN BY: T. HUSSEY
CHECKED BY: D. KINSMAN
PROJECT MANAGER: D. KINSMAN

1 OF 1

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

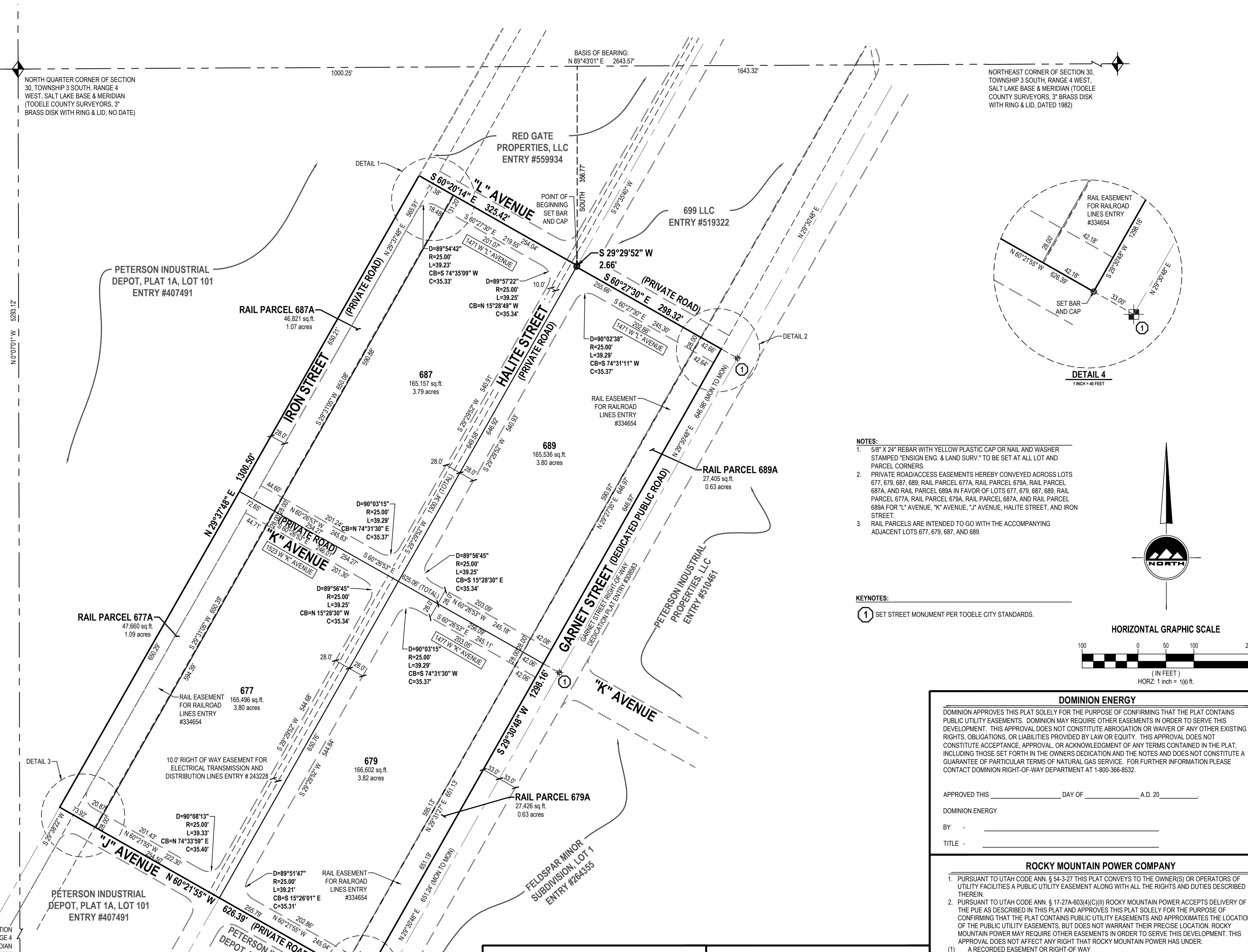


ENSIGN
TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.295.0209
LAVTON
Phone: 801.541.1152
CEDAR CITY
Phone: 435.861.1453
RICHFIELD
Phone: 435.896.2925

FINAL PLAT FIVE STAR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4
WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



- NOTES:**
- 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP OR NAIL AND WASHER STAMPED "ENGIN ENG. & LAND SURV." TO BE SET AT ALL LOT AND PARCEL CORNERS.
 - PRIVATE ROAD/ACCESS EASEMENTS HEREBY CONVEYED ACROSS LOTS 677, 679, 687, 689, RAIL PARCEL 677A, RAIL PARCEL 679A, RAIL PARCEL 687A, AND RAIL PARCEL 689A IN FAVOR OF LOTS 677, 679, 687, 689, RAIL PARCEL 677A, RAIL PARCEL 679A, RAIL PARCEL 687A, AND RAIL PARCEL 689A FOR "L" AVENUE, "K" AVENUE, "J" AVENUE, HALITE STREET, AND IRON STREET.
 - RAIL PARCELS ARE INTENDED TO GO WITH THE ACCOMPANYING ADJACENT LOTS 677, 679, 687, AND 689.

KEYNOTES:

- SET STREET MONUMENT PER TOOELE CITY STANDARDS.

SURVEYOR'S CERTIFICATE
I, Douglas J. Kinsman do hereby certify that I am a Professional Licensed Land Surveyor, and that I hold certificate No. 334575 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, hereafter to be known as Five Star Subdivision, and that the 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.

AS SURVEYED DESCRIPTION
A parcel of land, situate in the Northeast Quarter of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian. The Basis of Bearing for this survey is the line between the found monuments at the North Quarter Corner and Northeast Corner of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 89°43'01" East 2643.57 feet. Said parcel also located in Tooele City, Tooele County, Utah, more particularly described as follows:
Beginning at a point being North 89°43'01" East 1000.25 feet along the section line and South 356.77 feet to the centerline of Halite Street from the North Quarter Corner of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:
thence South 29°29'52" West 2.66 feet along said centerline to the centerline of L Avenue;
thence South 60°27'30" East 298.32 feet along said centerline to the West line of the Garnet Street Right of Way Dedication Plat, Entry No. 308583;
thence South 29°30'48" West 1288.16 feet along said right-of-way line to the centerline of J Avenue;
thence North 60°21'55" West 626.39 feet along said centerline of J Avenue and said North line to the centerline of Iron Street;
thence North 29°37'48" East 1300.50 feet along said centerline of Iron Street;
thence South 60°20'14" East 325.42 feet to the Point of Beginning.

Contains 812,103 square feet or 18.64 acres, 4 lots and 4 railroad parcels.

MARCH 2, 2023
Date
Douglas J. Kinsman
License no. 334575

OWNER'S DEDICATION
Known all men by these presents that the undersigned are the owner(s) of the above described tract of land, and hereby cause the same to be divided into lots, together with easements as set forth to be hereafter known as

FIVE STAR SUBDIVISION

The undersigned owner(s) hereby convey to Tooele City and to any and all public utility companies a perpetual, non-exclusive easement over the private road easements shown on this plat, the same to be used for public drainage, private ingress and egress, and the installation, maintenance and operation of utility lines and facilities. The undersigned owner(s) also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown and for noted hereon.

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

By: Five Star General Industrial, Inc.
Cameron Dorch

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
County of TOOELE
On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ personally appeared before me, the _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

**FINAL PLAT
FIVE STAR SUBDIVISION**
LOCATED IN THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND
MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

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 ABRIGATION 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 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 1-800-366-6532.

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY _____
TITLE _____

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(A)(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 _____
TITLE _____

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

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

DEVELOPER
FIVE STAR GENERAL INDUSTRIAL INC.
557 CHRISTOPHER STREET
STANSBURY PARK, UT 84074
801-787-4780

SHEET 1 OF 1
PROJECT NUMBER: 94560
MANAGER: D. KINSMAN
DRAWN BY: T. HUSSEY
CHECKED BY: D. KINSMAN
DATE: 3/2/2023

COUNTY TREASURER APPROVAL
APPROVED AS TO FORM THIS _____ DAY OF _____ 20____
BY THE TOOELE COUNTY TREASURER.
TOOELE COUNTY TREASURER

CITY ATTORNEY'S APPROVAL
APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____
TOOELE CITY ATTORNEY

CITY ENGINEER'S APPROVAL
APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____
TOOELE CITY ENGINEER

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

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY TOOELE CITY PLANNING COMMISSION.
CHAIRMAN TOOELE CITY PLANNING COMMISSION

COUNTY SURVEY DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY TOOELE COUNTY SURVEY DEPARTMENT.
RECORD OF SURVEY FILE # _____
TOOELE COUNTY SURVEY DIRECTOR

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

STAFF REPORT

April 5, 2023

To: Tooele City Planning Commission
Business Date: April 12, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Lexington Town Homes Phase 2 – Site Plan Design Review Request

Application No.: P22-1191
Applicant: Harold Irving, representing Lexington Town Homes LLC
Project Location: Approximately 625 West 1200 North
Zoning: MR-16 Multi-Family Residential Zone
Acreage: 2.5 Acres (Approximately 109,038 ft²)
Request: Request for an approval of a Site Plan Design Review in the MR-16 Multi-Family Residential zone regarding a 30 town house development

BACKGROUND

This application is a request for approval of a Site Plan Design Review for approximately 2.5 acres located at approximately 625 West 1200 North. The property is currently zoned MR-16 Multi-Family Residential. The applicant is requesting that a Site Plan Design Review be approved to allow for the development of the currently vacant site as 30 individual owned town house units.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the MR-16 Multi-Family Residential zoning classification, supporting 16 dwelling units per acre. The MR-16 Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. Properties to the north, west and east are all zoned MR-16 and will be developed as multi-family residential. Property to the south is zoned NC Neighborhood Commercial and is currently undeveloped. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. The site plan is proposed immediately west of the now constructed Lexington Townhomes Phase 1 and is proposing 30 new townhome units similar to those constructed in Phase 1. There will be no connection to Phase 1 as all access into this phase will be from Carole’s Way and eventually to Phase 3 to the west. The layout is fairly straight forward. There are four rows of townhomes proposed. Buildings “K” and “J” will have 8 townhomes, building “I” will have 7 townhomes, building “H” will have 4 townhomes and building “G” will be a three townhouse building. 620 West, 580 West and 1150 North will be privately owned and maintained roadways.

Subdivision Layout. Each townhouse footprint will be individually owned. The Preliminary Subdivision Plan has already been approved and the Final Subdivision Plat is being finalized by Staff. The subdivision plat matches the site plan in layout, property lines and building footprints.

Landscaping. The site provides .59 acres of landscaping, or 25,745 square feet that is approximately 23% of the site. The open space areas will be landscaped with primarily cobble mulches and a little bit of irrigated grass. Grass will be used in the storm water retention area where a child play structure is proposed. Cobbles will be used in areas between the buildings, along the roads and in other common areas. The use of dry landscaping permits a reduction in the amount of required landscaping from 25% down to 20%, therefore, this project at 23%, is in compliance with the multi-family residential design guidelines.

The landscaping plan also proposes the planting of 84 deciduous and coniferous trees as well as 178 total shrubs. The trees and shrubs have been placed in quantities and locations between buildings, in park strips and along building foundations as required by Tooele City codes.

Parking. Each townhouse is required to provide 2 parking stalls. Each unit is providing a 2 car garage as well as a 20 foot deep driveway able to accommodate 2 parked cars. Thus, each unit has 4 parking stalls available. In this situation and under current parking ordinances, each unit has enough parking to also satisfy the guest parking requirement. However, there are still two small guest parking areas located at the north east corner and the south west corner accommodating 10 parked vehicles. The development exceeds the required number of parking stalls.

Architecture. Each town home will include approximately 2400 square feet of livable space. Not including the basement the units will include approximately 1500 square feet with slight variations due to different floor plans. This exceeds the ordinance requirements for town houses with two car garage spaces.

All of the townhomes in this phase are the front loaded variety with the garage and front door on the same side. The building elevations have been reviewed against the design criteria as found in Tooele City Code 7-11a. The buildings as proposed include the necessary elements to ensure proper horizontal and vertical variation, the roof is a hipped roof thus satisfying the 50 foot roof line requirement. Building exteriors incorporate large amounts of stone with some hardi-board siding and stucco with the stone exceeding minimum requirements of the ordinance.

Building architecture as proposed for both building types meets or exceeds the minimum architectural requirements of the Tooele City codes.

Signage. Tooele City Multi-Family Residential design guidelines require a development entry sign at all development entrances. The site plans do not show any signage where the project connects to Carole's Way. The developer will need to add signs to the plans for these areas. Signs are to be constructed of similar materials and appearances to the buildings within the development.

Fencing. Fencing is only required where a multi-family residential project is adjacent to a non multi-family residential land use or zoning. In this case the property to the south is zoned NC Neighborhood Commercial. Therefore a 6 foot solid vinyl fence with masonry piers every 10 feet is proposed along the entire length of the project's southern property line.

Amenities. At 30 units the development is required to provide one amenity. A child play structure or tot lot is being provided in the grassed storm water retention area at the north west corner of the development. The development is also proposing the addition of 4 picnic tables as well as two 4 square sports courts.

Criteria For Approval. The criteria for review and potential approval of a Site Plan Design Review request is found in Sections 7-11-6, 8 and 9 of the Tooele City Code. This section depicts the standard of review for such requests as:

Site Plan or Site Plan Amendment 7-11-6, 8, and 9

Section 7-11-6. Approval. The Planning Commission, shall determine whether the proposed architectural and site development plans submitted are consistent with [Chapter 7-11 TCC] and with the general policies and objectives of [Title 7 TCC], and shall give or withhold approval accordingly. Before making this determination, the Planning Commission shall receive the written recommendations of the City Engineer, the Accessibility Committee, and the Fire Chief. Such recommendation may be by letter, memorandum, or signature on the plans.

Section 7-11-8. Considerations in review of applications. The Planning Commission and the Engineering Department shall consider the following matters, among others, in their review of applications:

- (1) Considerations relating to traffic safety and traffic congestion:
 - (a) The effect of the site development plan on traffic conditions on abutting streets.
 - (b) The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
 - (c) The arrangement and adequacy of off-street parking facilities to prevent traffic congestion.
 - (d) The location, arrangement, and dimensions of truck loading and unloading facilities.
 - (e) The circulation patterns within the boundaries of the development.
 - (f) The surfacing and lighting of off-street parking facilities.
- (2) Considerations relating to outdoor advertising:
 - (a) The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with neighboring development.
- (3) Considerations relating to landscaping:
 - (a) The location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with neighboring development, or to conceal storage areas, utility installations, or other unsightly development.
 - (b) The planting of ground cover or other surfacing to prevent dust and erosion.
 - (c) The unnecessary destruction of existing healthy trees.
- (4) Considerations relating to buildings and site layout:
 - (a) Consideration of the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to neighboring development.
 - (b) Consideration of exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on streets, line and pitch of roofs, and the arrangement of structures on the parcel.
- (5) Considerations relating to drainage:
 - (a) The effect of the site development plan on the adequacy of the storm and surface water drainage, retention, and/or detention.

Section 7-11-9. Considerations. The Planning Commission, or the City Engineer, when authorized, shall decide all applications for design review. Design approval may include such

conditions consistent with the considerations of [Chapter 7-11 TCC] as the Planning Commission or City Engineer deem reasonably necessary under the circumstances to carry out the intent of [Chapter 7-11 TCC].

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Site Plan Design Review submission and has issued a recommendation for approval for the request with the following comment and proposed condition (#2):

1. The site plan, landscaping plan, building architecture, automobile parking, etc, all meet or exceed the minimum requirements of the Multi-Family Residential design guidelines as required by Tooele City Code 7-11a.
2. The developer needs to add two project identification monument signs where project entrances are proposed at Carole's Way.

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

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Site Plan Design Review by Harold Irving, representing Lexington Town Homes LLC, application number P22-1191, 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.
3. That developer add two project identification monument signs where project entrances are proposed at Carole's Way.

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 Approval – “I move we approve the Site Plan Design Review Request by Harold Irving for Phase 2 of Lexington Townhomes to be located at 625 West 1200 North, application number P22-1191, based on the findings and subject to the conditions listed in the Staff Report dated April 5, 2023:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Design Review Request by Harold Irving for Phase 2 of Lexington Townhomes to be located at 625 West 1200 North, application number P22-1191, based on the following findings:”

1. List findings...

EXHIBIT A

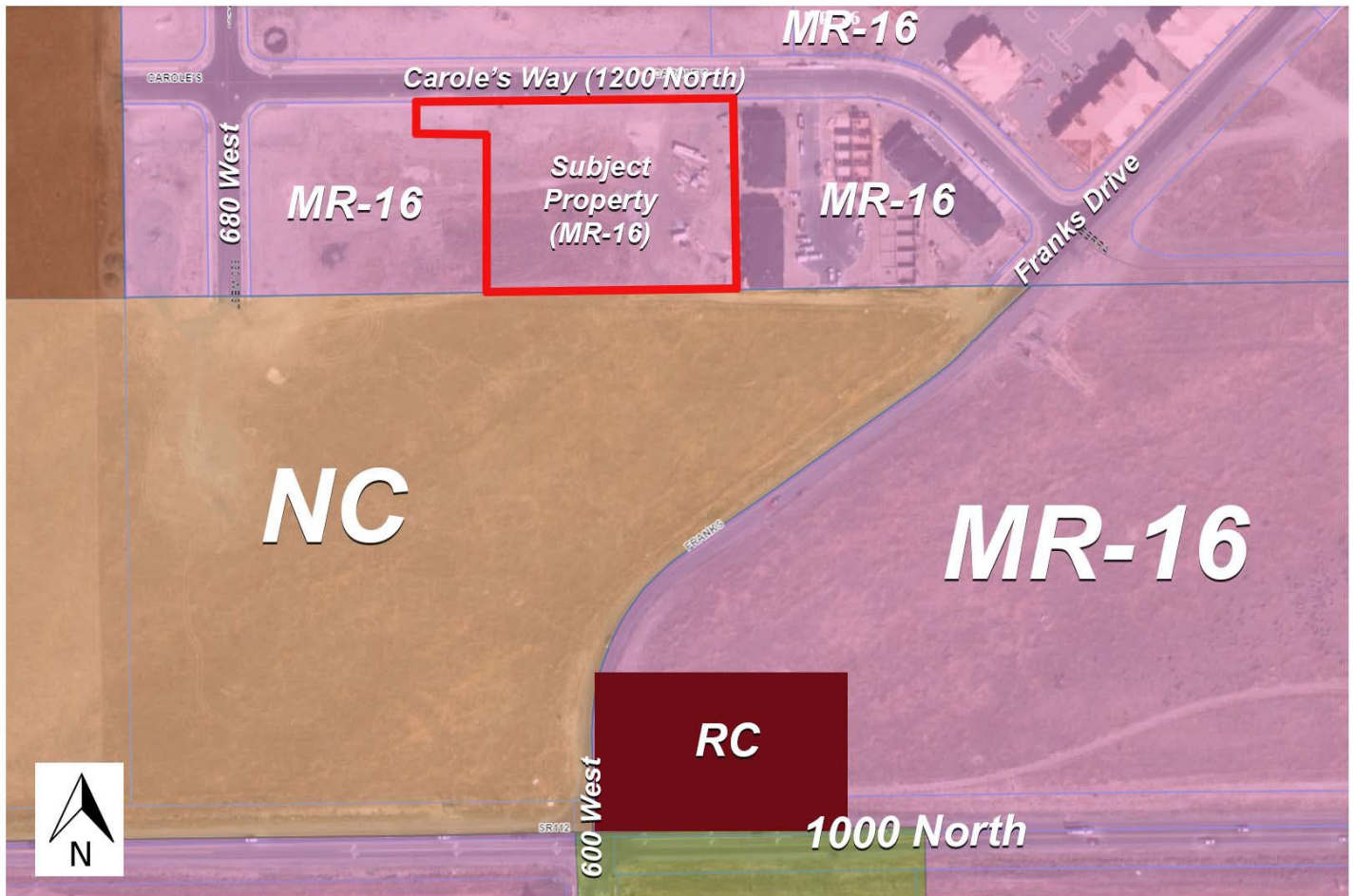
**MAPPING PERTINENT TO THE LEXINGTON TOWN HOMES PHASE 2 SITE PLAN
DESIGN REVIEW**

Lexington Townhomes Phase 2 Site Plan Design Review



Aerial View

Lexington Townhomes Phase 2 Site Plan Design Review



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

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



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

Project Information						
Date of Submission: 10/17/2022		Submittal #: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4		Zone: MR-16	Acres: 4.39	Parcel #(s): 21-087-0-201A
Project Name: LEXINGTON TOWN HOMES						
Project Address: 625 WEST 1200 NORTH						
Project Description: TOWNHOMES				Phases: 2	Lots: 53	
Property Owner(s): LEXINGTON TOWN HOMES LLC			Applicant(s):			
Address: 8703 SOUTH SANDY PARKWAY			Address: 8703 SOUTH SANDY PARKWAY			
City: SANDY	State: UTAH	Zip: 84070	City: SANDY	State: UTAH	Zip: 84070	
Phone: 801-301-1549		Email: hbirving@yahoo.com		Phone: 801-301-1549		
Contact Person: HAROLD IRVING			Address: 8703 SOUTH SANDY PARKWAY			
Phone: 801-301-1549			City: SANDY	State: UTAH	Zip: 84070	
Cellular: 801-301-1549		Fax:		Email: hbirving@yahoo.com		
Engineer & Company: ENSIGN ENGINEERING AND LAND SURVEYING			Surveyor & Company:			
Address: 169 NORTH MAIN STREET, UNIT 1			Address:			
City: TOOELE	State: UTAH	Zip: 84074	City:	State:	Zip:	
Phone: 435-843-3590		Email: dkinsman@ensignutah.com		Email:		

*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:

- A new application and checklist must accompany each submittal.
- Developer must submit plans in complete format to facilitate their review. Plans will be reviewed by the City staff, once they are found complete, they will be forwarded to Planning Commission for consideration. (as necessary)
- All fees must be paid at time of first submittal

For Office Use Only					
Received By:		Date Received:		App. #:	
City Planner Review		City Engineer Review		Date	
First Review Corrections Needed <input type="checkbox"/> Yes <input type="checkbox"/> No		Date Plans & Comments Returned			
Second Review Corrections Needed <input type="checkbox"/> Yes <input type="checkbox"/> No		Date Plans & Comments Returned			
Planning Commission Date		<input type="checkbox"/> Approved <input type="checkbox"/> Denied		Decision Date	



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

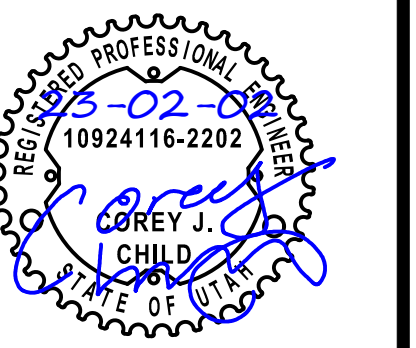
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BUILDING DYNAMICS
8703 SOUTH SANDY PARKWAY
SANDY, UTAH
CONTACT:
HAROLD IRVING
PHONE: 801-301-1549

**LEXINGTON TOWNHOMES
PHASE 2
620 WEST
TOOELE, UTAH 84074**



SITE PLAN

PROJECT NUMBER: 8260H
PRINT DATE: 1/27/23
DRAWN BY: C. CARPENTER
CHECKED BY: D. KINSMAN
PROJECT MANAGER: C. CHILD

C-100

GENERAL NOTES

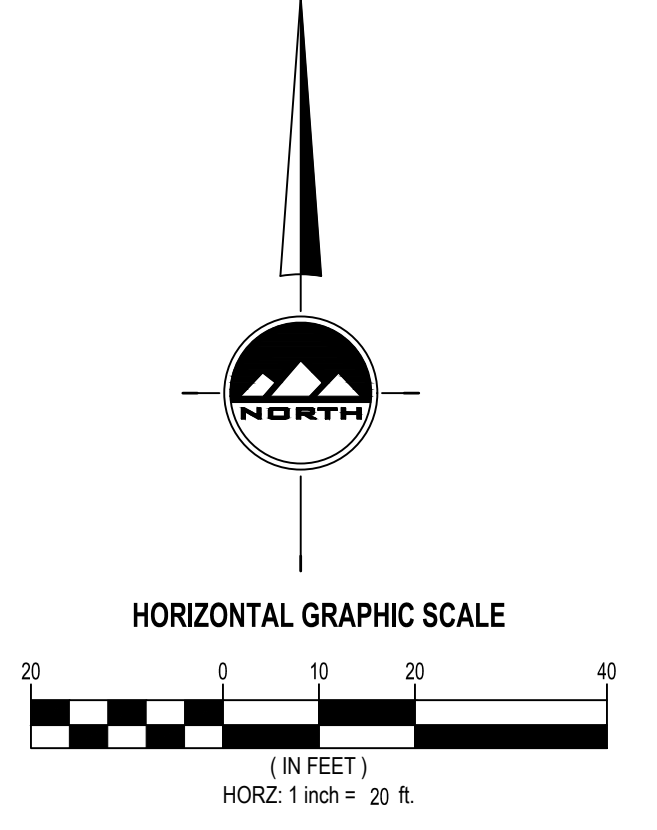
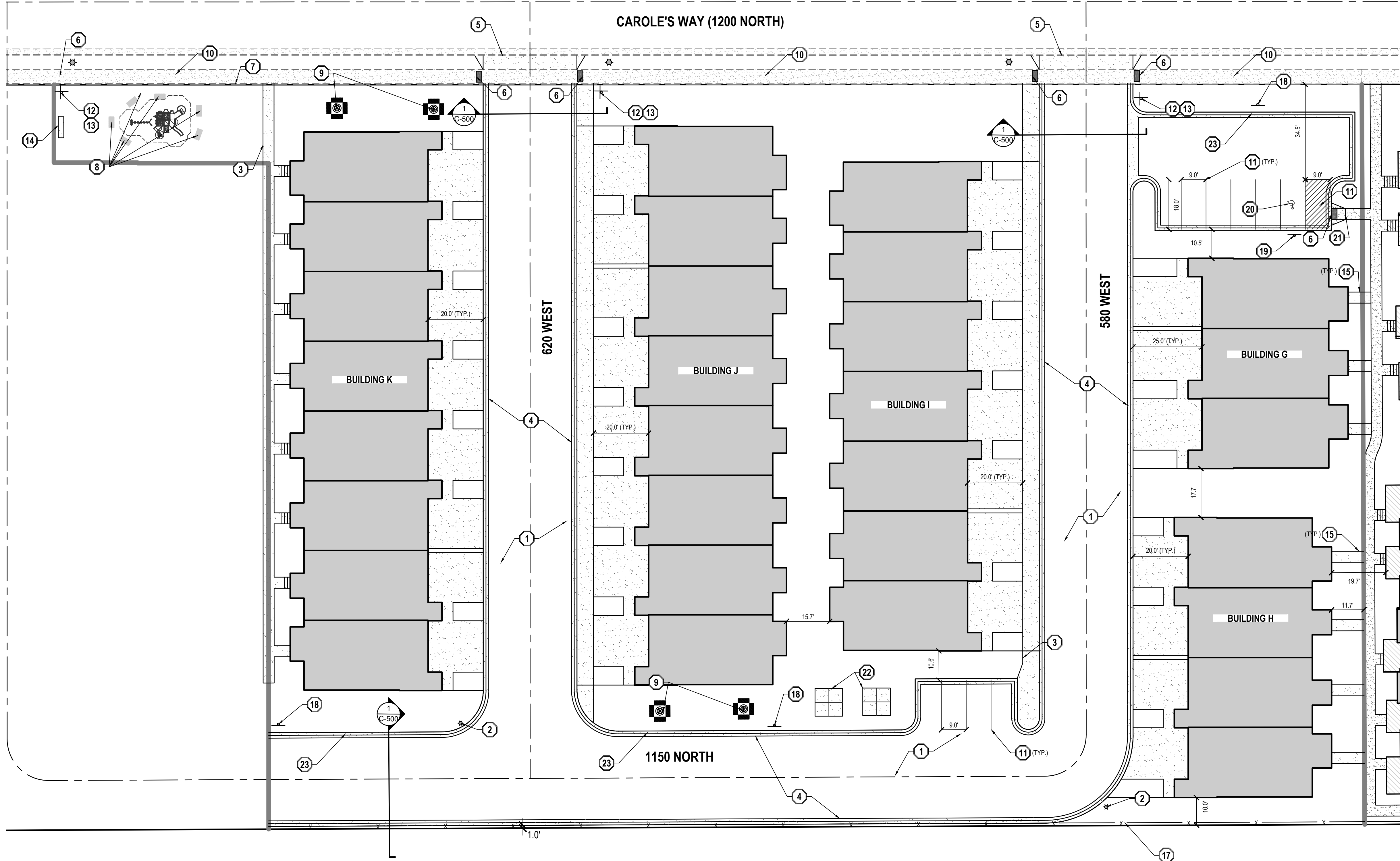
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM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

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.

- 1 ASPHALT PAVEMENT PER DETAIL 2/C-500.
- 2 INSTALL SITE LIGHTS PER OWNER.
- 3 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
- 4 24" TYPE "H" MOUNTABLE CURB AND GUTTER PER TOOELE CITY STANDARD PLAN 205R.
- 5 DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.1, REPLACE SIDEWALK THROUGH THE DRIVE APPROACH AREA TO 8" THICK CONCRETE PER TOOELE CITY STANDARDS.
- 6 DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
- 7 LIFETIME BIG STUFF SWING SET (EARTH TONE) MODEL # 90042 WITH ANCHORS
- 8 PARK BENCHES
- 9 TABLES WITH BENCHES PER OWNER
- 10 EXISTING IMPROVEMENTS AS SHOWN FROM "CAROLE'S WAY" PLAN SET. PROTECT IN PLACE.
- 11 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS. (TYP)
- 12 STREET SIGN PER TOOELE CITY STANDARD PLAN NO. 292R, NO. 294R, AND SPECIFICATIONS.
- 13 "STOP" SIGN PER TOOELE CITY STANDARD PLAN NO. 294R AND M.U.T.C.D. STANDARD PLANS
- 14 INSTALL LIGHTED SIGN PER TOOELE CITY STANDARDS, SIGN TO BE 3' MAX HEIGHT PER ASHTO SIGHT TRIANGLE REQUIREMENTS.
- 15 STAIRS IN SIDEWALK PER DETAIL 13-14/C-500
- 16 NOT USED
- 17 INSTALL SOLID VINYL FENCING AND MASONRY PIERS EVERY 10 FEET. MASONRY MUST BE SIMILAR THE MASONRY USE ON THE BUILDINGS.
- 18 "NO PARKING SIGN" PER TOOELE CITY STANDARD PLAN NO. 292R AND M.U.T.C.D. STANDARD PLANS
- 19 "VAN ACCESSIBLE HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. SEE DETAIL 7/C-500
- 20 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS. SEE DETAIL 8/C-501
- 21 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236.1
- 22 INSTALL 4 SQUARE SPORT COURT
- 23 PAINT CURB RED AND PAINT "NO PARKING" IN WHITE ALONG THE FACE OF THE CURB

NOTE: SOME KEY NOTES MAY NOT BE USED





AREAS	Symbol	Common Name
2,185		BUFFALO GRASS
25,548		GRAVEL

Qty	Symbol	Common Name	Plant Size
61		Cinquefoil	5 Gallon
46		Currant Alpine	1 Gallon
71		Blue Oat Grass	1 Gallon
Total: 178			

Qty	Symbol	Common Name	Plant Size
27		LACEBARK ELM	2" Cal.
40		PURPLEBLOW MAPLE	2" Cal.
17		AUSTRIAN PINE	2" Cal.
Total: 84			

- 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:
- SOD AREA W/ RAINBIRD SPRAYED HEADS & MAXIS. SEE LANDSCAPING DETAIL SHEET L-200.
 - INSTALL TREES W/ ROOT WATERING SYSTEM
 - INSTALL 4" DEEP 2'-3" DIA. NEPHI ROCK AND GRAVEL COLOR 'SOUTHTOWN' OR EQUIV. DECORATIVE ROCK OVER WEED BARRIER, TYP.
 - INSTALL 4" METAL EDGING
 - INSTALL 1 1/2" SCHEDULE 40 PVC
 - NON WATERED GRAVEL AREA
- NOTE: SOME KEY NOTES MAY NOT BE USED

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

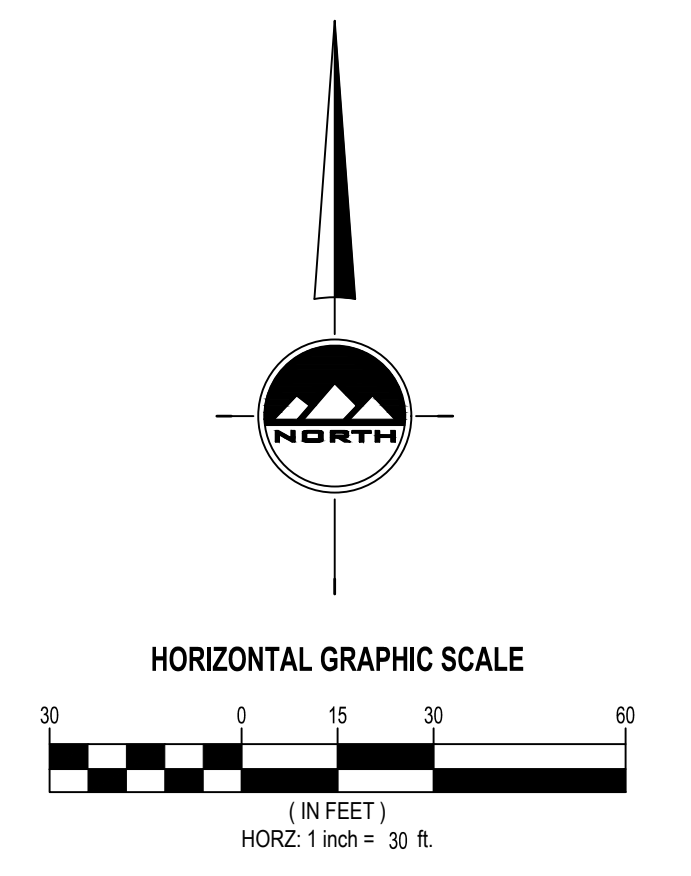
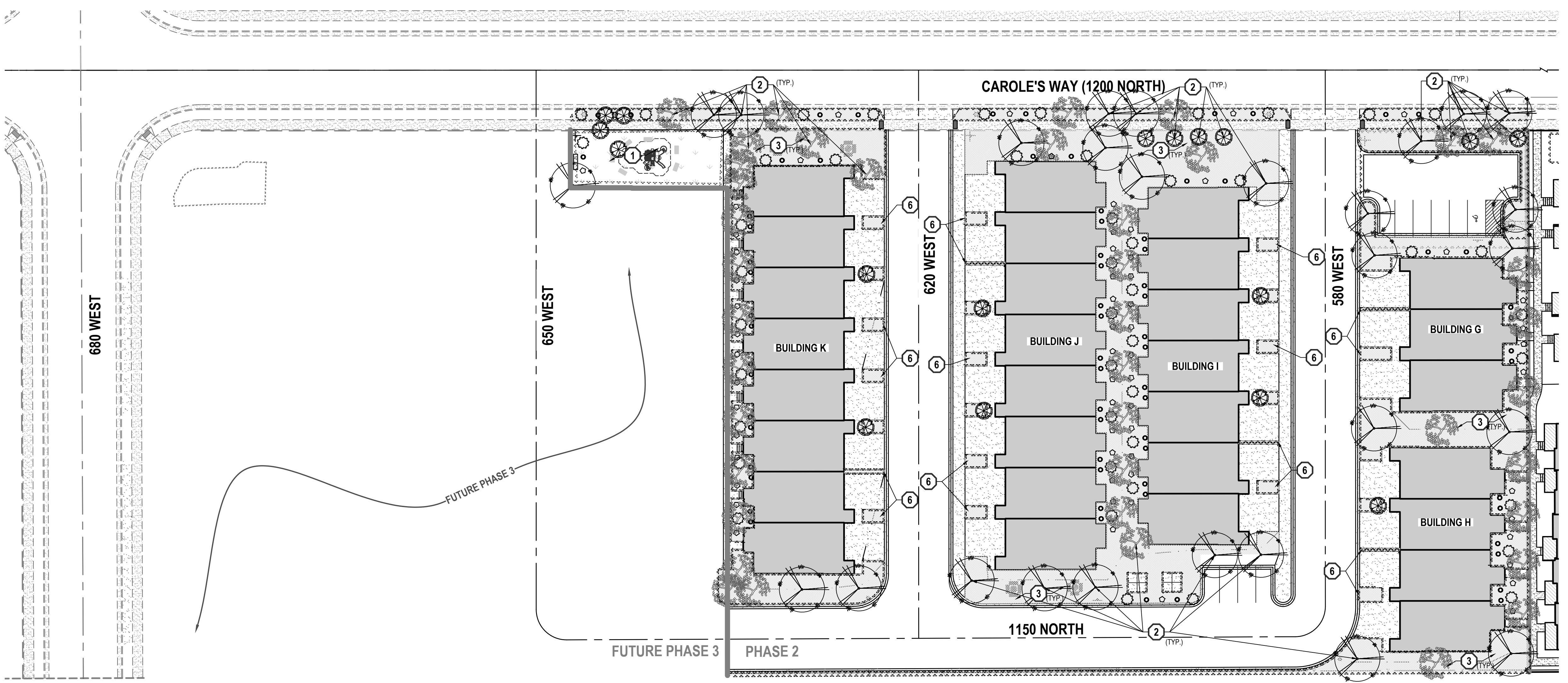
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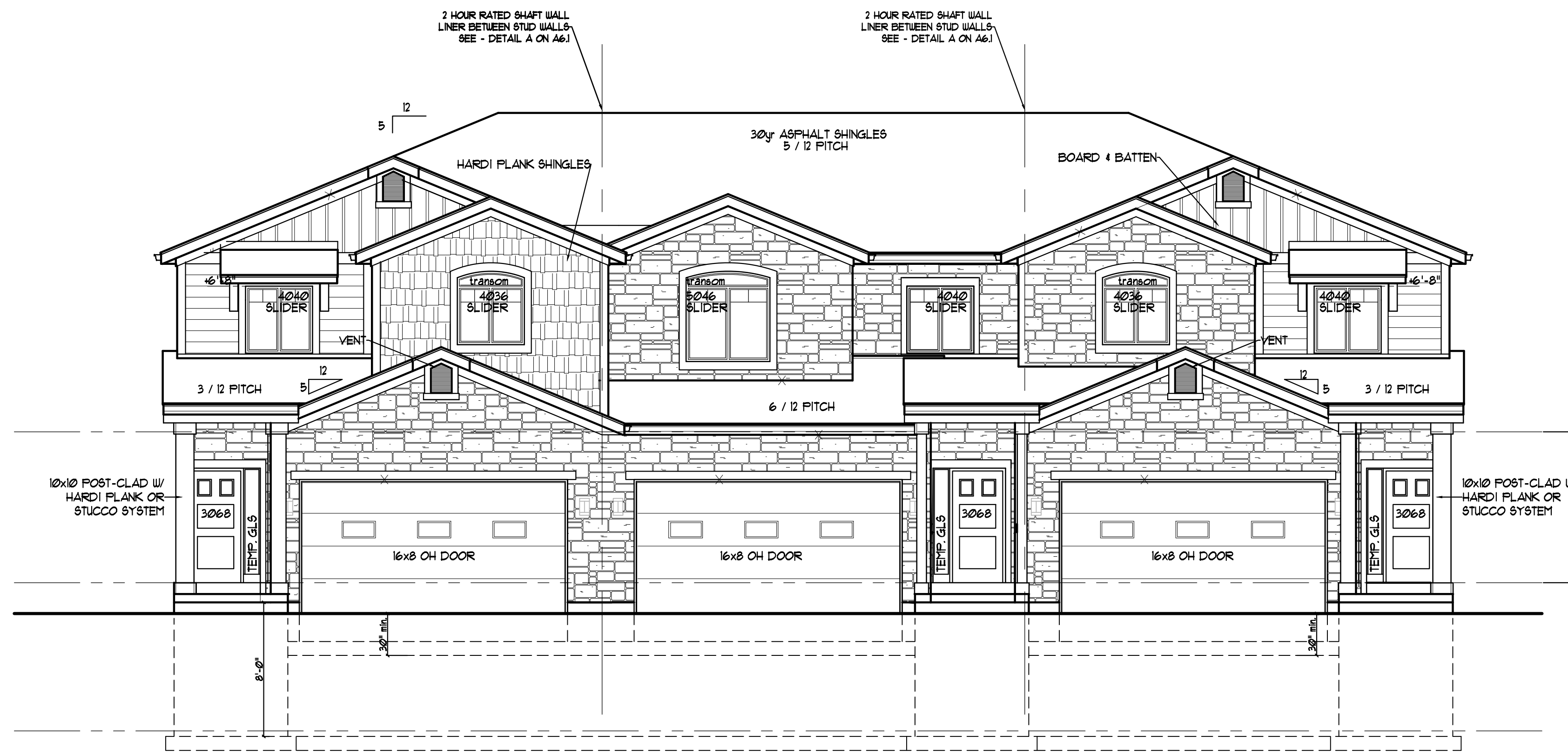
WWW.ENSIGNENG.COM

FOR:
 BUILDING DYNAMICS
 8703 SOUTH SANDY PARKWAY
 SANDY, UTAH

CONTACT:
 HAROLD IRVING
 PHONE: 801-301-1549



**LEXINGTON TOWNHOMES
 PHASE 2
 620 WEST
 TOOELE, UTAH 84074**



FRONT ELEVATION
scale - 3/16"=1'-0"

SIDE ELEVATION FACADE
695 SQFT TOTAL
399 SQFT STONE

TOTAL EXTERIOR STONE	3,794 SF	100%
FRONT FACADE FRONT EXTERIOR FRONT STONE	1,129 SF / 865 SF	100% / 76.6%

•R703.7: A moisture barrier and weep screed shall be provided for all stucco systems.
•Table 905.1.1(2): On roof with slopes of 2:12 up to 4:12, underlayment shall be two layers.



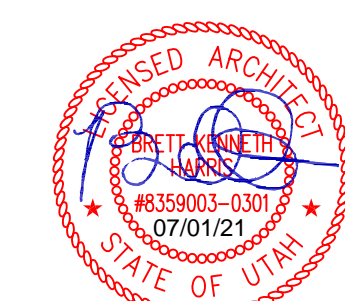
REAR ELEVATION
scale - 3/16"=1'-0"

SIDE ELEVATION FACADE
860 SQFT TOTAL
483 SQFT STONE

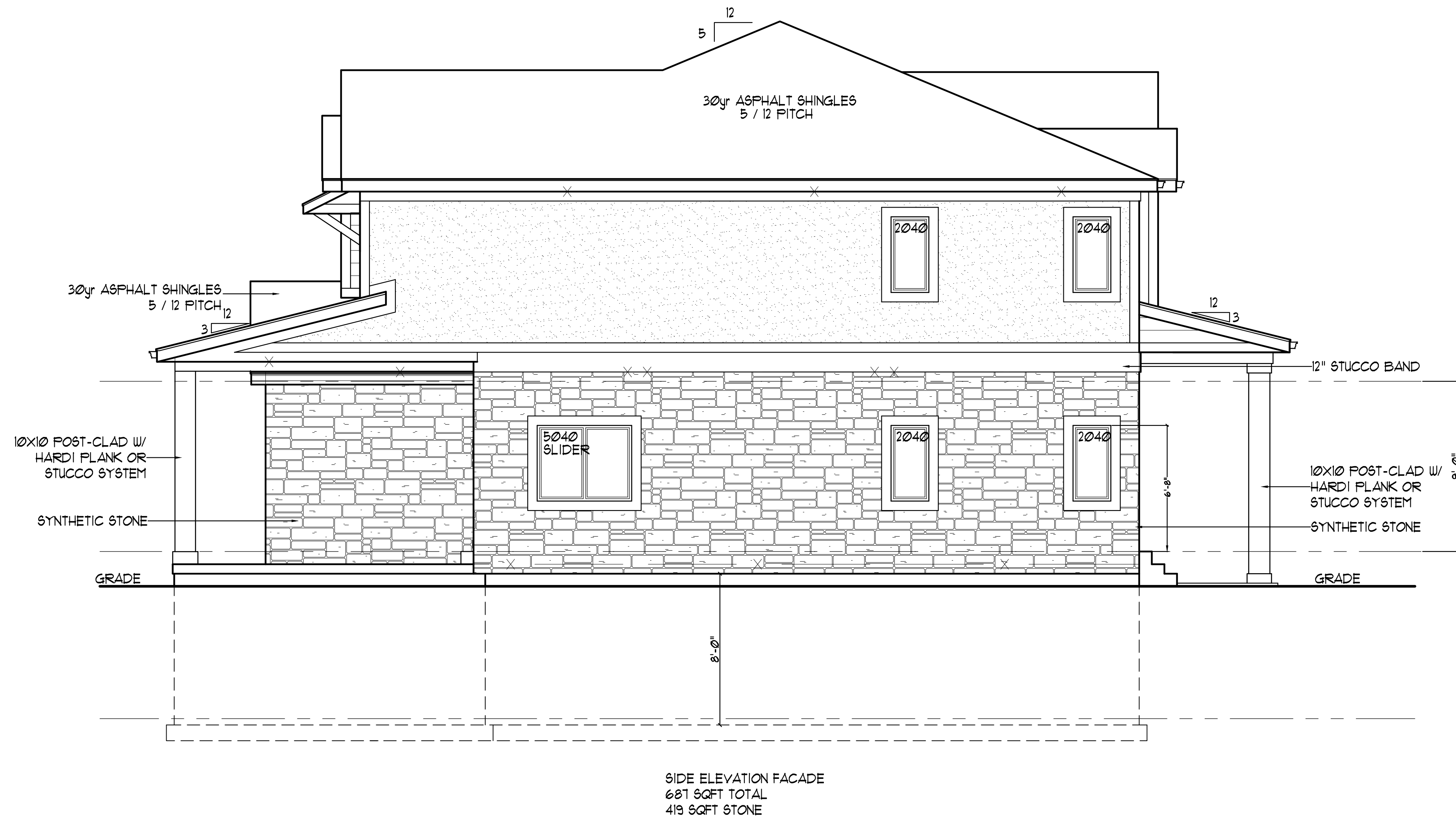
REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
By: [Signature] DATE: 09/24/21
WEST COAST CODE CONSULTANTS, INC.



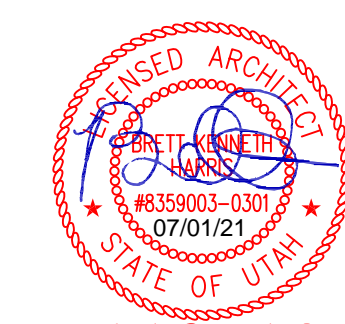
THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT. PLOT DATE: 7/1/2021 0:\ACAD\file\Building Dynamics\TOOELE\FRONT LOAD 3 PLEX\IRVING_3UT6_A4-RELEV.dwg



SIDE ELEVATION FACADE
 681 SQFT TOTAL
 419 SQFT STONE

TYP. SIDE ELEVATION
 scale - 1/4"=1'-0"

REVIEWED FOR CODE COMPLIANCE
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
 BUILDING STRUCTURAL
 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE
 PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
 BY: *[Signature]* DATE: 09/24/21
 WEST COAST CODE CONSULTANTS, INC.



BUILDING E UNITS 119-121
 TOOELE, UTAH

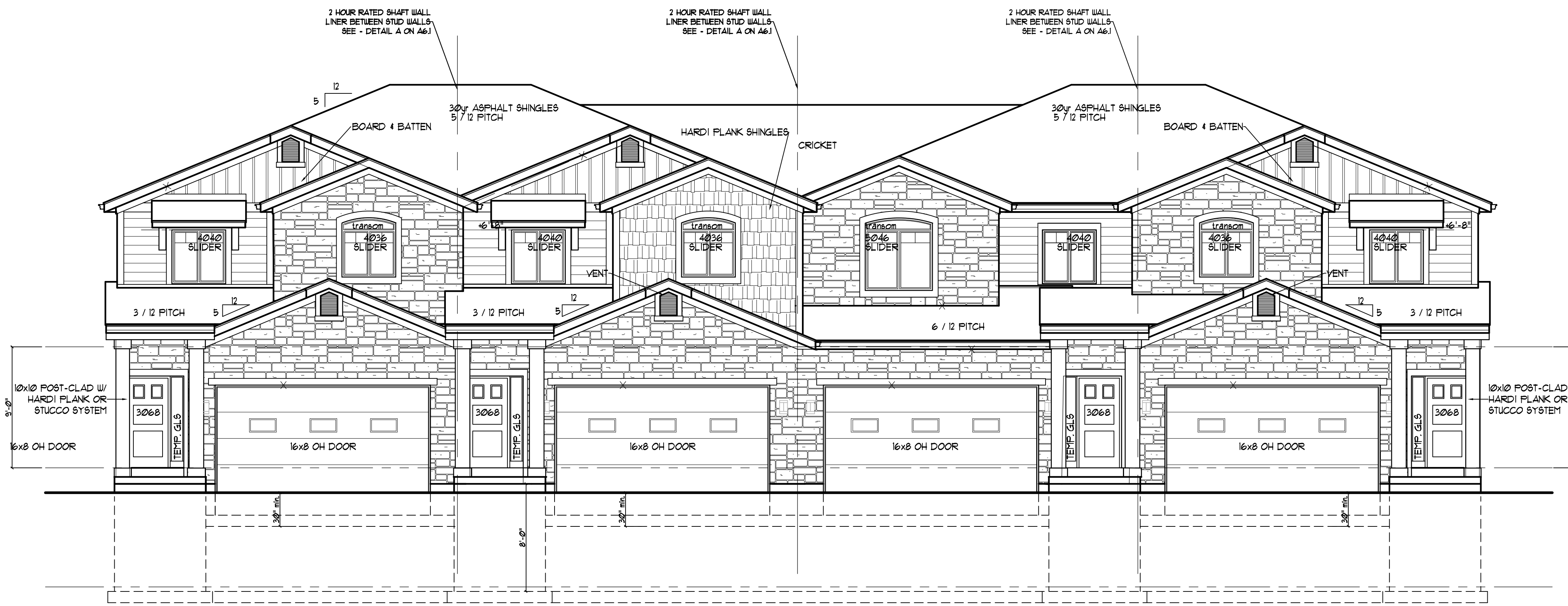
HARRIS ARCHITECTURE
 3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW 3 UNIT TOWNHOME
LEXINGTON
 TYP. SIDE ELEVATION

07-01-2021

A5

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
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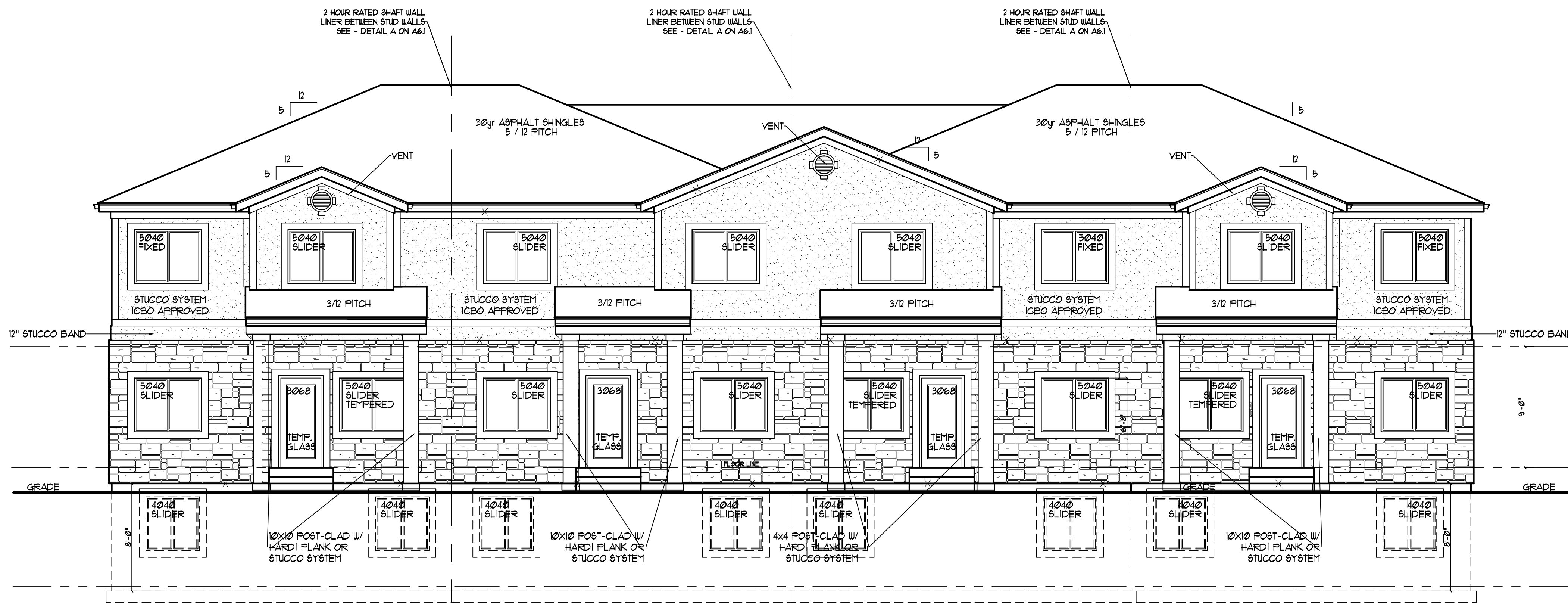
FRONT ELEVATION

scale - 3/16"=1'-0"

SIDE ELEVATION FACADE
635 SQFT TOTAL
393 SQFT STONE

NOTE:
- R703.7: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE 905.1(1)(2): ON ROOF WITH SLOPES OF 2/12 UP TO 4/12, UNDERLAYMENT SHALL BE (2) LAYERS.

TOTAL EXTERIOR STONE	4,314 SF	100%
FRONT FACADE FRONT EXTERIOR FRONT STONE	2,503 SF	58.0%
FRONT FACADE FRONT EXTERIOR FRONT STONE	1,445 SF	100%
FRONT FACADE FRONT EXTERIOR FRONT STONE	926 SF	64.1%



REAR ELEVATION

scale - 3/16"=1'-0"

SIDE ELEVATION FACADE
860 SQFT TOTAL
483 SQFT STONE

NOTE:
- R703.7: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE 905.1(1)(2): ON ROOF WITH SLOPES OF 2/12 UP TO 4/12, UNDERLAYMENT SHALL BE (2) LAYERS.

TOTAL EXTERIOR STONE	4,314 SF	100%
REAR FACADE REAR EXTERIOR REAR STONE	2,503 SF	58.0%
REAR FACADE REAR EXTERIOR REAR STONE	1,987 SF	100%
REAR FACADE REAR EXTERIOR REAR STONE	1,084 SF	55.1%

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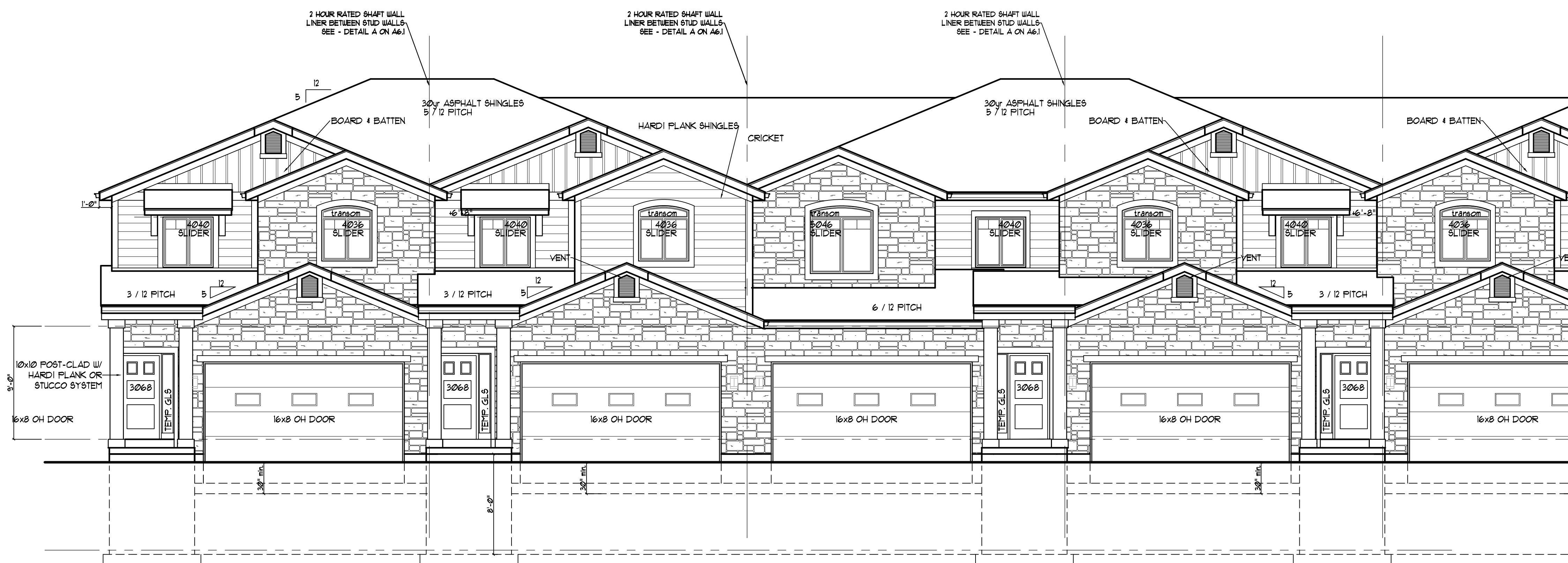
SIDE ELEVATION FACADE
681 SQFT TOTAL
419 SQFT STONE

NOTE:
- R703.7: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE 905.1.1(2): ON ROOF WITH SLOPES OF 2/12, UP TO 4/12, UNDERLAYMENT SHALL BE (2) LAYERS.

TOTAL EXTERIOR STONE	4,314 SF	100%
SIDE FACADE	902 SF	100%
SIDE EXTERIOR	493 SF	54.7%
SIDE STONE		

TYP. SIDE ELEVATION
scale - 1/4" = 1'-0"

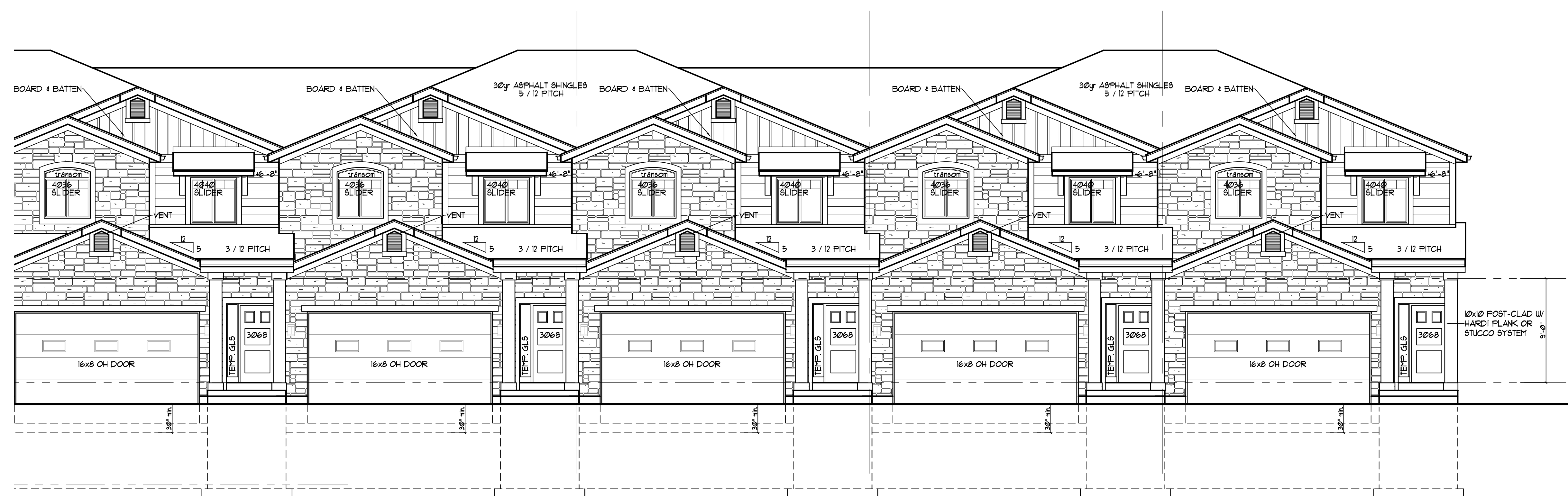
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TOTAL EXTERIOR	7,583 SF	100%
STONE	4,469 SF	58.9%
FRONT FAÇADE		
FRONT EXTERIOR	3,011 SF	100%
FRONT STONE	2,027 SF	67.3%

FRONT ELEVATION
scale - 3/16"=1'-0"

NOTE:
- R702.7: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE R901.1(2): ON ROOF WITH SLOPES OF 2/12, UP TO 4/12, UNDERLAMENT SHALL BE (2) LAYERS.

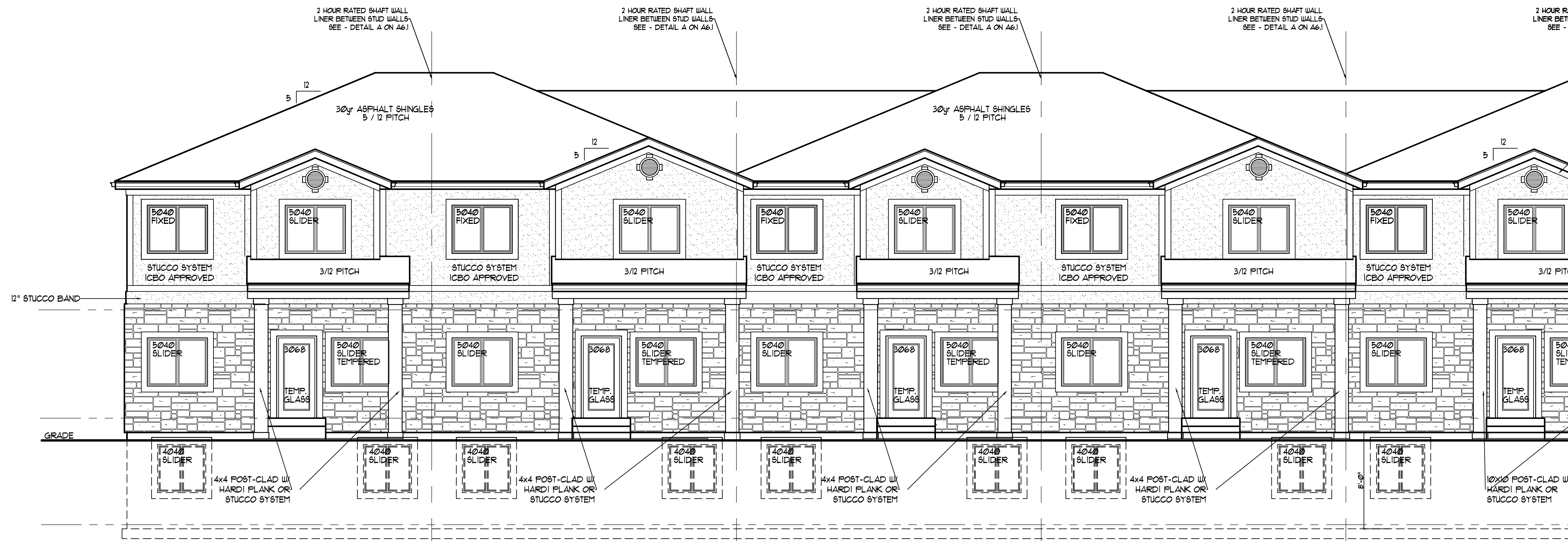


TOTAL EXTERIOR	7,583 SF	100%
STONE	4,469 SF	58.9%
FRONT FAÇADE		
FRONT EXTERIOR	3,011 SF	100%
FRONT STONE	2,027 SF	67.3%

FRONT ELEVATION
scale - 3/16"=1'-0"

NOTE:
- R702.7: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE R901.1(2): ON ROOF WITH SLOPES OF 2/12, UP TO 4/12, UNDERLAMENT SHALL BE (2) LAYERS.

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TOTAL EXTERIOR	7,583 SF	100%
STONE	4,469 SF	58.9%
REAR FACADE		
REAR EXTERIOR	3,670 SF	100%
REAR STONE	1,949 SF	53.1%

REAR ELEVATION

scale - 3/16"=1'-0"

NOTE:
 - RTD17: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
 - TABLE 905.1.1(2): ON ROOF WITH SLOPES OF 2/12, UP TO 4/12, UNDERLAMENT SHALL BE (2) LAYERS.



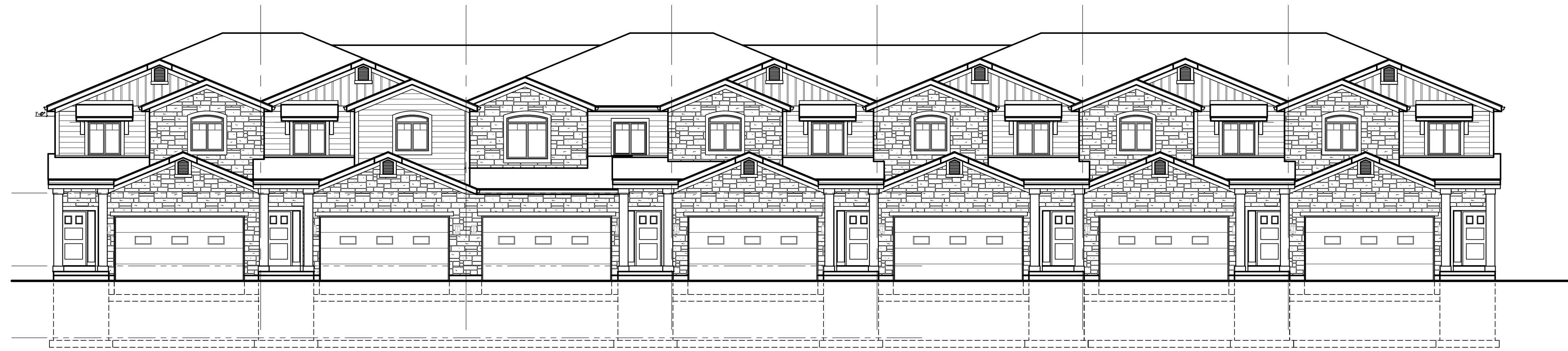
TOTAL EXTERIOR	7,583 SF	100%
STONE	4,469 SF	58.9%
REAR FACADE		
REAR EXTERIOR	3,670 SF	100%
REAR STONE	1,949 SF	53.1%

REAR ELEVATION

scale - 3/16"=1'-0"

NOTE:
 - RTD17: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
 - TABLE 905.1.1(2): ON ROOF WITH SLOPES OF 2/12, UP TO 4/12, UNDERLAMENT SHALL BE (2) LAYERS.

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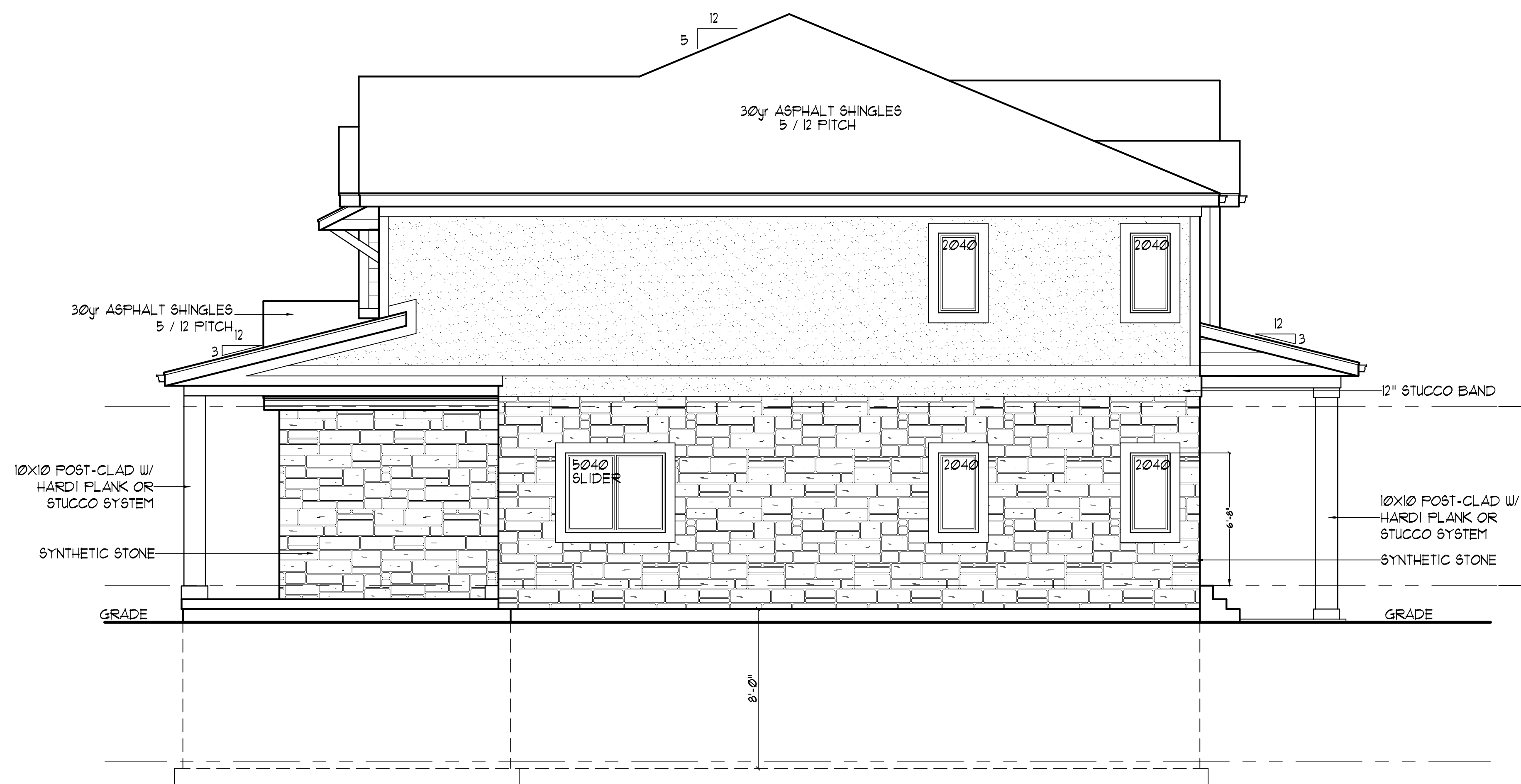


OVERALL FRONT ELEVATION
scale - 1/8"=1'-0"



OVERALL REAR ELEVATION
scale - 1/8"=1'-0"

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PLOT DATE: 7/15/2022 0:\ACAD\file\Building Dynamics\TOOELE\FRONT LOAD 8 PLEX\INVING_8U76_A4-RELEV.dwg



SIDE ELEVATION FACADE
681 SQFT TOTAL
419 SQFT STONE

NOTE:
- R703.7: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE 905.1.1(2): ON ROOF WITH SLOPES OF 2/12, UP TO 4/12, UNDERLAYMENT SHALL BE (2) LAYERS.

TOTAL EXTERIOR	7,583 SF	100%
STONE	4,469 SF	58.9%
SIDE FACADE		
SIDE EXTERIOR	902 SF	100%
SIDE STONE	493 SF	54.7%

TYP. SIDE ELEVATION

scale - 1/4"=1'-0"

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, March 22, 2023

Time: 7:00 p.m.

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

Commission Members Present:

Melanie Hammer
Alison Dunn
Doug Newel
Tyson Hamilton
Weston Jensen
Matt Robinson
Melodi Gochis

Commission Members Excused:

Jon Proctor
Chris Sloan

City Council Members Present:

Ed Hansen
Maresa Manzione

City Employees Present:

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

Minutes prepared by Katherin Yei

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Melanie Hammer, Present
Alison Dunn, Present
Doug Newel, Present
Tyson Hamilton, Present
Weston Jensen, Present
Matt Robinson, Present

Melodi Gochis, Present
Jon Proctor, Excused
Chris Sloan, Excused

3. Public Hearing and Decision on a Conditional Use Permit Request by Craig Hooper for a Detached Accessory Structure that Exceeds the 8% Lot Coverage Restriction on 0.63 Acres Located at 461 South 100 West in the R1-7 Residential Zoning District.

Mr. Aagard presented a Conditional Use Permit for the long narrow property located at 461 South, 100 West. It is zoned R1-7, Residential. The applicant is requesting the permit for a detached garage over the 8% lot coverage. A site plan was attached for review. There will be 20 feet setbacks on the sides. There are basic conditions listed in the staff report. Staff is recommending approval.

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

Commissioner Dunn motioned to approve a Conditional Use Permit Request by Craig Hooper for a Detached Accessory Structure that Exceeds the 8% Lot Coverage Restriction on 0.63 Acres Located at 461 South 100 West in the R1-7 Residential Zoning District based on the findings and subject to the conditions listed in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Dunn, “Aye”, Commissioner Newel, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

4. Public Hearing and Decision on a Conditional Use Permit Request by All West Communications for “Public Use” and “Contractor’s Storage Yard” Uses on 1.0 Acre Located at 347 South 1200 West in the IS Industrial Service Zoning District.

Mr. Aagard presented a Conditional Use Permit for the one-acre parcel located at 347 South, 1200 West. The property is zoned IS, Industrial Service. The applicant would like to have a facility for the fiber optic equipment and a Contractor’s Storage Yard. The property is vacant and a site plan was provided. Staff is recommending approval with the basic conditions listed in the staff report.

The Planning Commission asked the following questions:
How many employees will be at the facility?
Are restrooms needed?

Mr. Aagard addressed the Commission. There are plans to expand to a customer service building at a later time. At that time, the restrooms would be addressed.

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

Mr. Thompson addressed the Planning Commission. There will be no employees on site. This is an equipment facility only. All West will be installing fiber throughout Tooele City and they need a home base. The shed is about 12x16 Feet.

Commissioner Jensen motioned to approve Conditional Use Permit Request by All West Communications for “Public Use” and “Contractor’s Storage Yard” Uses on 1.0 Acre Located at 347 South 1200 West in the IS Industrial Service Zoning District based on the findings and conditions listed in the staff report. Commissioner Gochis seconded the motion. The vote was as follows: The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Dunn, “Aye”, Commissioner Newel, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

5. Recommendation on a Subdivision Preliminary Plan Request by RMO Properties, LLC, for the Proposed Vista Meadows Subdivision to Include 47 Single-Family Residential Lots on 9.8 Acres Located at Approximately 460 West 600 North in the R1-7 Residential Zoning District.

Mr. Aagard presented a Subdivision Preliminary Plan Request by RMO Properties, LLC, for the Proposed Vista Meadows Subdivision for the property located North of the existing rodeo grounds. It is zoned R1-7, Residential. It is proposed to be subdivided into 48 lots with road dedication on 520 West. Staff is recommending approval with the conditions listed in the staff report.

The Planning Commission asked the following questions:
For the landscaping on the retention basin, does the Parks Department always review?
Is their requirement for improvements on 600 North?

Mr. Aagard addressed the Commission. The Parks Department does receive a copy and is asked for comment. The applicant will have to improve their side of the road.

Commissioner Robinson forwards a positive recommendation on a Subdivision Preliminary Plan Request by RMO Properties, LLC, for the Proposed Vista Meadows Subdivision to Include 47 Single-Family Residential Lots on 9.8 Acres Located at Approximately 460 West 600 North in the R1-7 Residential Zoning District. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Dunn, “Aye”, Commissioner Newel, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

6. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: They approved a re-zone for the 60 South Main property. They approved a payment of fee-in-lieu for the Microtel Moda Hotel. The Council adopted a new ordinance for alcohol licensing within the City.

7. Review and Approval of Planning Commission Minutes for the Business Meeting Held on March 8, 2023.

There are no changes to the minutes.

Commissioner Hammer motioned to approve the minutes. Chairman Hamilton seconded the motion. The vote was as follows: The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Dunn, “Aye”, Commissioner Newel, “Aye” Chairman Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Gochis, “Aye”. The motion passed.

8. Adjourn

Chairman Hamilton adjourned the meeting at 7:18 p.m.

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

Approved this ____ day of April, 2023

Tyson Hamilton, Tooele City Planning Commission Chair