

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, August 23, 2023** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

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

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Decision** on Conditional Use Permit request by Darwin Cook to authorize the use of "Public Use" for a Restroom facility on 1.35 acres of property located at 44 West 520 South in the MU-G Mixed Use General zoning district.
4. **Public Hearing and Recommendation** on amendments to Tooele City Code 7-16-4: Table of Development Standards regarding maximum building height for storage structures in the Industrial zoning district, amendments proposed by Tooele City.
5. **Recommendation** on a request for a deviation from the multi-family residential design guidelines for the Towns and Mountain View development in the MU-G Mixed Use General Zone by Hamlet Homes.
6. **Decision** on a site plan design review request for the Slatewood Townhomes Development by HMS Development, LLC, proposed to be located at 1252 North 680 West in the MR-16 Multi-Family Residential zoning district.
7. **City Council Reports**
8. **Review and Approval** of Planning Commission Minutes for the meeting held on August 9, 2023.
9. **Discussion** of Planning Commission training topics.
10. **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

August 15, 2023

To: Tooele City Planning Commission
Business Date: August 23, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard City Planner / Zoning Administrator

Re: Settlers Park Restroom – Conditional Use Permit Request

Application No.: P23-803
Applicant: Darwin Cook, representing Tooele City
Project Location: 44 West 520 South
Zoning: MU-G Mixed Use General Zone
Acreage: 1.63 Acres (Approximately 71,002 ft²)
Request: Request for approval of a Conditional Use Permit in the MU-G Mixed Use General zone authorizing the use of “Public Use” to occur on the property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 1.63 acres located at 44 West 520 South. The property is currently zoned MU-G Mixed Use General. The applicant is requesting that a Conditional Use Permit be approved to permit the construction of a new stand-alone restroom facility at the existing park.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Mixed Use land use designation for the subject property. The property has been assigned the MU-G Mixed Use General zoning classification. Properties to the north, south and east are all zoned MU-G and are utilized as commercial or are otherwise vacant properties. Property to the west is zoned R1-7 Residential and is utilized as single-family residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The Tooele City Parks department wishes to add a public restroom to the existing Settler’s Park. As this is a public park and a public facility the use of “Public Use” needs to be approved to authorize construction of the facility at the park.

Settler’s Park currently occupies two parcels of record. Although the application indicates 1.63 acres which is the total size of the park, the facility itself will be located on a .09 acre parcel located at the southwest corner of the park closer to 520 South street.

Site Plan Layout. Mr. Cook of the Tooele City Parks Department has provided a site plan showing the proposed location of the new restroom facility. The facility will be constructed immediately west of the parking area just south of the existing pavilion.

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

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

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

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

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

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

1. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's engineering plan review, permitted, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely, particularly for connection into the City's public infrastructure, for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Public Works Department plan review, permitted, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.
4. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Division has completed their review of the Conditional Use Permit 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 Conditional Use Permit submission and has not issued any comments regarding the request.

Noticing. The applicant has expressed their desire to obtain a Conditional Use Permit for 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 approval of the request for a Conditional Use Permit by Darwin Cook, representing Tooele City, application number P23-803, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division 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 Public Works Development 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 Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. 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.

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 findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Darwin Cook, representing Tooele City to authorize the use of “Public Use” on property located at 44 West 520 South, application number P23-803, based on the findings and subject to the conditions listed in the Staff Report dated August 15, 2023:”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Darwin Cook, representing Tooele City to authorize the use of “Public Use” on property located at 44 West 520 South, application number P23-803, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

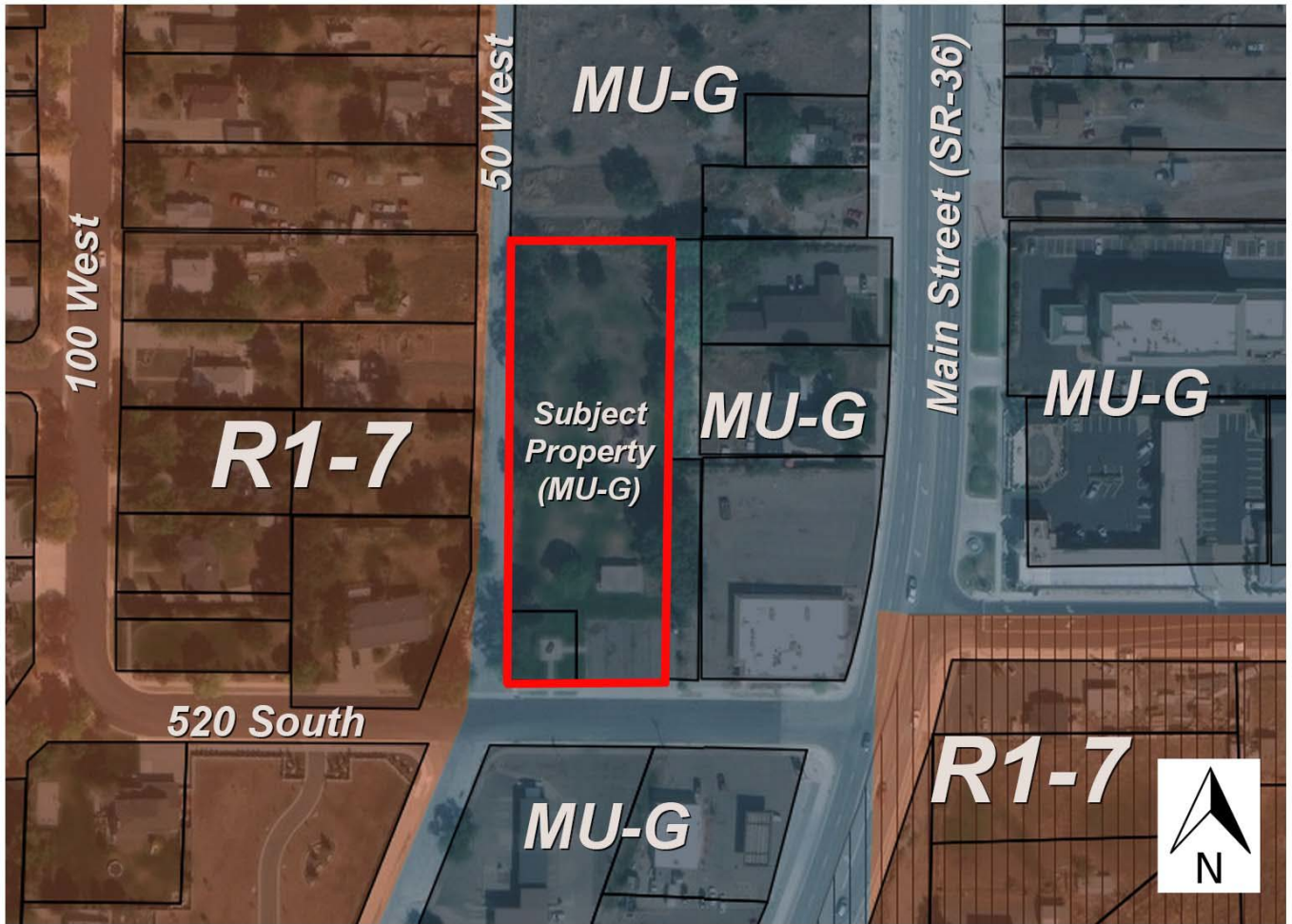
**MAPPING PERTINENT TO THE
SETTLERS PARK RESTROOM CONDITIONAL USE PERMIT**

Settlers Park Restroom Conditional Use



Aerial View

Settlers Park Restroom Conditional Use



Current Zoning

EXHIBIT B


**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Conditional Use Permit Application

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



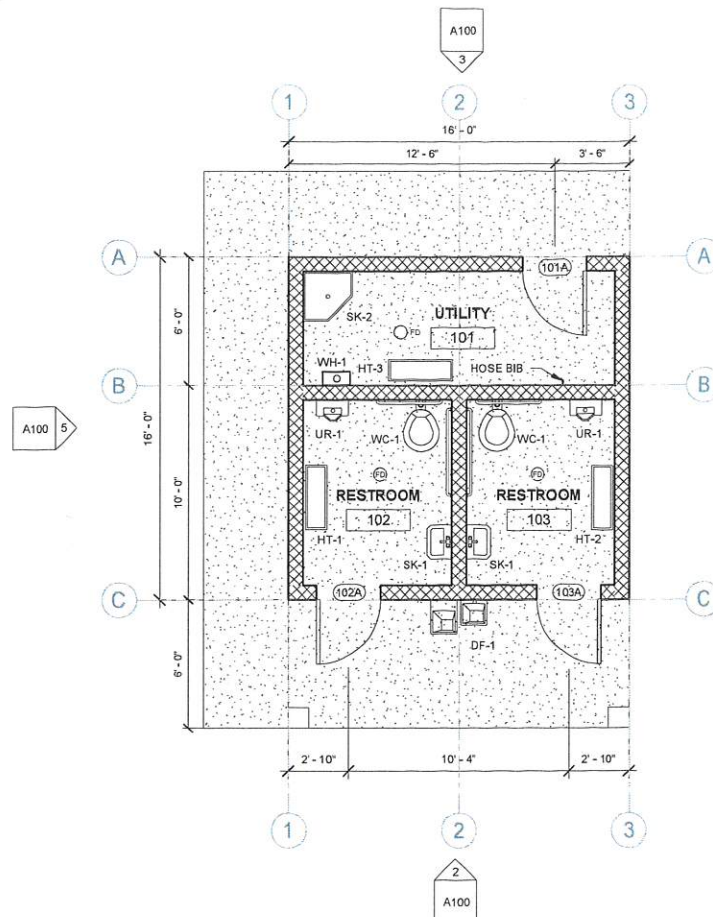
Notice: The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject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

Project Information			
Date of Submission: 8-8-2013		Current Zoning:	Parcel #(s): 23-803
Project Name: Settlers Park Restroom		Acres: -	
Project Address: 44 W. 520 S		Units: 1.63	
Project Description: Construction of two stall bathroom facility.			
Current Use of Property: open space park with pavillion and playground.			
Property Owner(s): Tooele City		Applicant(s): Darwin Cook	
Address: 90 N. Main		Address: 90 N. Main	
City: Tooele	State: UT	Zip: 84074	City: Tooele State: UT Zip: 84074
Phone: 435-843-2143		Phone: 435-830-1054	
Contact Person: Darwin Cook		Address: 90 N. Main	
Phone:		City:	State: Zip:
Cellular: 435-830-1054	Fax:	Email: darwin@c@tooelecity.org	
Signature of Applicant: 			
			Date: 8-8-2013

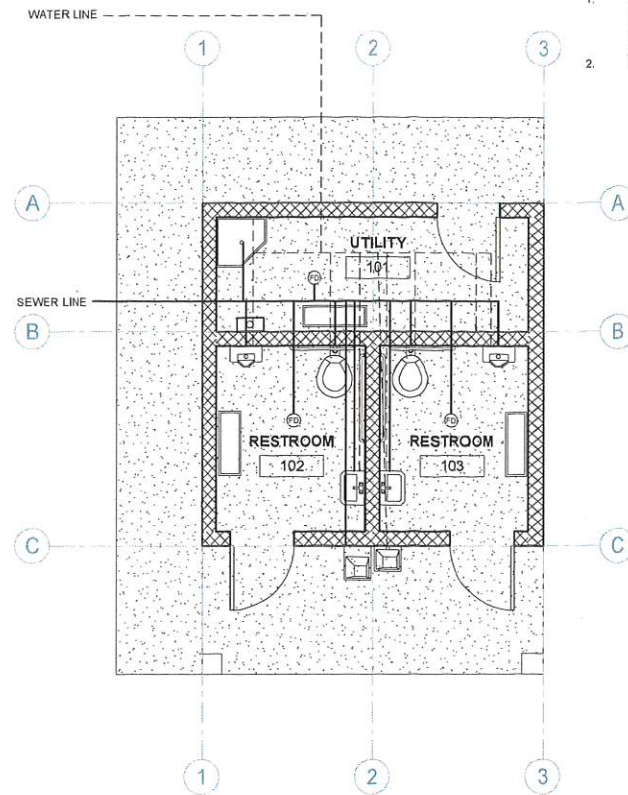
*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This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

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

For Office Use Only			
Fee: (213)	Received By:	Date Received:	Receipt #:



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



6 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

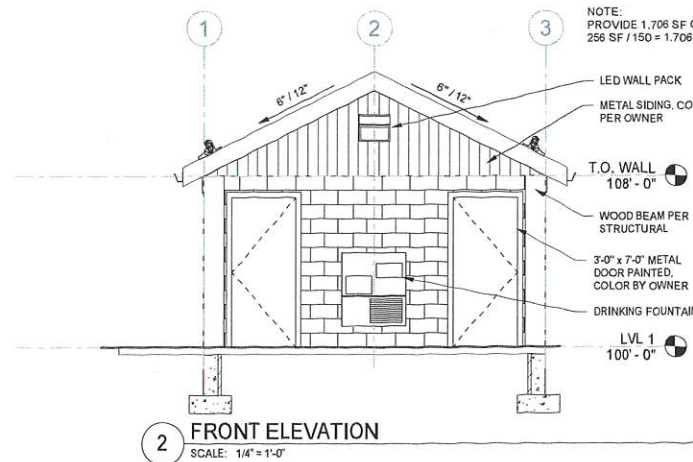
- NOTES:
- UTILITY LAYOUT SHOWN HEREON IS FOR CONCEPTUAL REFERENCE ONLY. CONTRACTOR AND THEIR LICENSED PLUMBER WILL BE REQUIRED TO SUBMIT FULL DESIGN PLANS FOR COMPLETION AS REQUIRED BY ALL APPLICABLE BUILDING CODES AND AS REQUIRED BY TOOELE COUNTY HEALTH DEPARTMENT. RESTROOM TO BE WINTERIZED OCT-MAR.

PLUMBING FIXTURE SCHEDULE			
MARK	TYPE		COMMENTS
DF-1	FRONT ACCESS ADA WALL MOUNT SECURITY DRINKING FOUNTAIN		ACORN ENGINEERING CO MODEL #1672FA OR EQUAL
HT-1	ELECTRIC CEILING HEATER		PER OWNER
HT-2	ELECTRIC CEILING HEATER		PER OWNER
HT-3	ELECTRIC CEILING HEATER		PER OWNER
SK-1	WALL MOUNTED HAND SINK		REGENCY MODEL #600HS12 OR EQUAL
SK-2	MOP SINK		REGENCY MODEL #600SM24246 OR EQUAL
UR-1	URINAL REAR MOUNT, STAINLESS STEEL SECURITY		ACORN ENGINEERING CO MODEL #1700-W-1 OR EQUAL
WC-1	WATER CLOSET - ADA STAINLESS STEEL WALL MOUNTED MANUAL PUSH BUTTON FLUSH VALVE		ACORN ENGINEERING CO MODEL #1675-WJ-HET-FVCH-ADA-HS-FVT OR EQUAL MOUNTED 18" OFF FLOOR
WH-1	WATER HEATER		PER OWNER

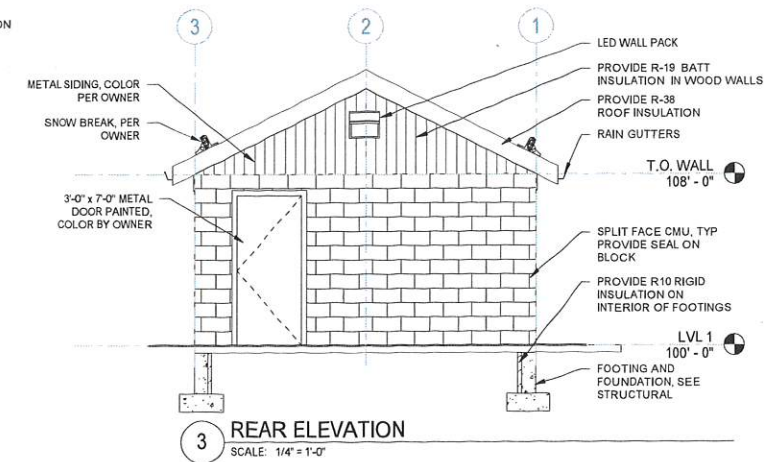
DOOR SCHEDULE							
MARK	WIDTH	HEIGHT	FRAME TYPE	DOOR TYPE	FINISH	HARDWARE	COMMENTS
101A	3'-0"	7'-0"	HOLLOW METAL	16 GA. METAL	PAINT	PULL HANDLE, SCHLAGE 6 PIN CYLINDER DEADBOLT, CLOSER	
102A	3'-0"	7'-0"	HOLLOW METAL	16 GA. METAL	PAINT	PULL HANDLE, SCHLAGE 6 PIN CYLINDER DEADBOLT, CLOSER	
103A	3'-0"	7'-0"	HOLLOW METAL	16 GA. METAL	PAINT	PULL HANDLE, SCHLAGE 6 PIN CYLINDER DEADBOLT, CLOSER	
Grand total: 3							

ROOM SCHEDULE									
NUMBER	NAME	FLOOR FINISH	WALL FINISHES				CEILINGS		COMMENTS
			NORTH	EAST	SOUTH	WEST	HEIGHTS	FINISH	
101	UTILITY	PAINTED CONCRETE	PAINTED	PAINTED	PAINTED	PAINTED	8'-0"	5/8" GYP. PAINTED	
102	RESTROOM	PAINTED CONCRETE	PAINTED	PAINTED	PAINTED	PAINTED	8'-0"	5/8" GYP. PAINTED	
103	RESTROOM	PAINTED CONCRETE	PAINTED	PAINTED	PAINTED	PAINTED	8'-0"	5/8" GYP. PAINTED	

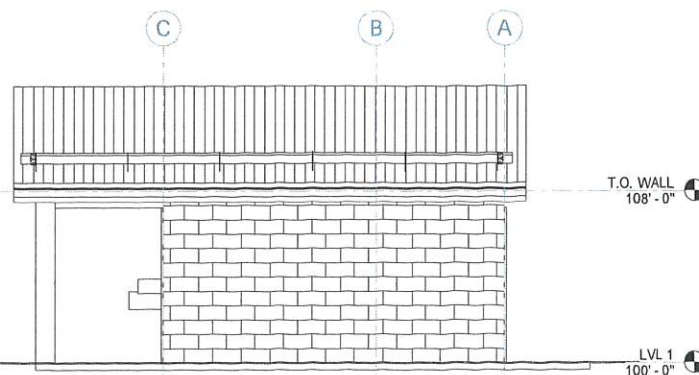
NOTES:
1. FLOOR AND WALLS TO BE PAINTED WITH RUST-OLEUM NONPERMEABLE CLASSIC GRAY FLOOR COATING OR EQUAL.



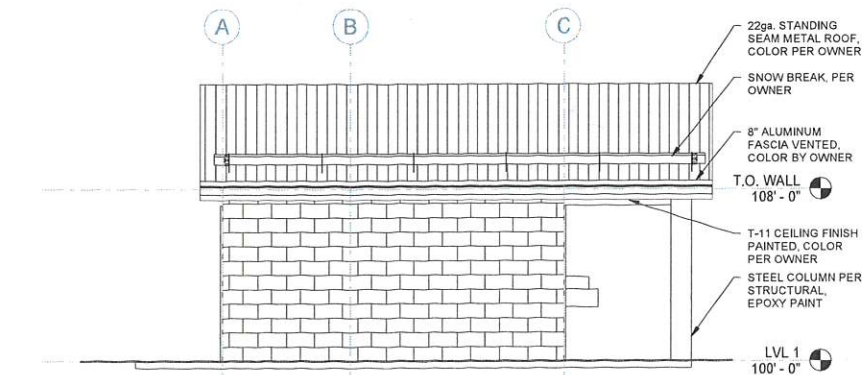
2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 SIDE 1 ELEVATION
SCALE: 1/4" = 1'-0"



5 SIDE 2 ELEVATION
SCALE: 1/4" = 1'-0"



SANDY
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.ENSIGNENG.COM

FOR:
TOOELE CITY PARKS & REC
90 NORTH MAIN STREET
TOOELE, UT 84074

SETTLERS MEMORIAL PARK RESTROOMS

44 WEST 520 SOUTH
TOOELE, UTAH



FLOOR PLAN

PROJECT NUMBER: 12213
DATE: 04-26-2023
PROJECT MANAGER: J. CLEGG
DESIGNED BY: F. KOLOMALU

A100

STAFF REPORT

August 14, 2023

To: Tooele City Planning Commission
Business Date: August 24, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator / Director

Re: Industrial Building Height – City Code Text Amendment Request

Applicant: Tooele City

Request: Request for approval of a City Code Text Amendment regarding proposed revisions to the Tooele City Code 7-16-4: Table of Development Standards regarding the maximum height of certain buildings / structures in the Industrial zoning district.

BACKGROUND

This application is a request for approval of City Code Text Amendments in the Table of Development Standards for commercial / industrial development as found in TCC 7-16-4. The proposed text amendment addresses maximum building height of buildings / structures in the Industrial zoning district.

ANALYSIS

Purpose. A few weeks ago staff began an investigation into the building height requirements of the Industrial zoning district, particularly as the building height relates to storage structures such as silos. There are businesses located within the Ninigret and Peterson Industrial Depots that utilize silos to store raw materials necessary in the process of producing a certain product. One of these, Geofortis, is a company that produces a material that is necessary in the hardening process of concrete. They bring in raw materials by rail and truck such as fly ash, and use the material to produce their product. Geofortis has approached City Administration about considering an increase in the building height requirement for silos and other similar storage structures to facilitate greater storage capacity and enable greater production of materials.

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

1. Title 7 Chapter 16, Section 4: Table of Development Standards

Scope. This ordinance amendment is limited only to properties located within the Industrial zoning district. The LI Light Industrial zone and the IS Industrial Service zone will not be affected if this text amendment is passed.

Proposed Amendments. Currently the Industrial zoning district limits all buildings and structures to 70 feet or 6 stories. There are no exceptions to this building height requirement. Silos, office buildings and any other structure stops at 70 feet. The proposed amendment provides an exception to this height requirement for silos or tanks utilized in the storage of material used in the process of producing a particular product on the site. The proposed text amendment would permit storage structures such as a silo or a tank to be up to 100 feet in height if the material proposed for storage meets certain criteria.

The amendments include the addition of “See Note H” in the Industrial column of the Maximum/Minimum Building Height row of the Table of Development Standards. This note then directs the reader to the end of the

table to the notes section where they would find “Note H.”

Note H is proposed to say:

“Storage silos involving the storage of non-flammable, non-hazardous materials may be permitted a maximum building height of 100 feet with a Conditional Use Permit. Silo building height shall be measured from finished grade to the mid-point of silo roof pitch or top of silo wall, whichever is greater. Tooele City Fire Department shall verify that materials to be stored are non-flammable and non-hazardous as part of the Conditional Use Permit process.”

The note requires that any increase in building height for a silo or storage tank must obtain a Conditional Use Permit from the Planning Commission upon completion of a public hearing. A Conditional Use Permit does not grant the Planning Commission with authority to deny the permit but does give the Planning Commission authority to place conditions on a proposed silo if impacts to surrounding properties can be substantiated. Please note, the Planning Commission is obligated to approve all Conditional Use Permits.

The note defines how silo height is measured.

The note also requires that if a storage silo or tank is to exceed the 70 foot requirement up to 100 feet that it must be demonstrated that the materials stored within the structure are non-flammable or non-hazardous materials and requires that the Tooele City Fire Department review the proposed materials as part of the Conditional Use Permit process.

Geofortis has provided some computer renderings that help illustrate the size and scope of a 100 foot tall storage silo in relation to existing development on the site, existing 70 foot storage silos on their site as well as how the 100 foot tall silo would appear from a nearby road.

It should also be noted that the proposed amendments don’t address the square footage or footprint of a 100 foot tall storage silo or tank. Only the building height.

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Sections 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
 - (a) The effect of the proposed amendment on the character of the surrounding area.
 - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
 - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
 - (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
 - (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
 - (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. Conditional Use Permits provide some safeguard in that if the Planning Commission determines detrimental impacts from a proposed 100 foot tall storage silo they can assign conditions to mitigate those impacts. However, the Planning Commission is obligated to approve all Conditional Use permits. Even though a use is listed as “conditional” it is still an approved use in all of that zoning district.

Engineering and Public Works Review. The Tooele City Engineering and Public Works Divisions have completed their review of the City Code Text Amendment request and have no issued any comments regarding this proposed text amendment.

Fire Department Review. The Tooele City Fire Department have completed their review of the City Code Text Amendment request and have issued the following comments:

1. It may be difficult to define a material as non-flammable or non-hazardous.
2. How does the fire department achieve emergency access at the top of a 100 foot tall storage structure?
3. The Fire Department supports the requirement that they review any CUP request for a 100 foot tall storage silo.

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

STAFF RECOMMENDATION

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

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

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application’s consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application’s consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application’s impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application’s impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed

application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Tooele City Industrial Building Height Text Amendment request by Tooele City for the purpose of permitting a maximum building height of 100 feet in the Industrial zone for specific storage structures, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Tooele City Industrial Building Height Text Amendment request by Tooele City for the purpose of permitting a maximum building height of 100 feet in the Industrial zone for specific storage structures, based on the following findings:”

1. List findings ...

7-16-4 Notes:

Development Requirement	District									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Minimum Required Landscape Area (percentage of total site area which may include required landscaping within parking areas)	No Requirement but must comply with requirements of the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	No Requirement but must comply with requirements of the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	10% See Note F1	15% See Note F1	See Note F2	See Note F2	See Note F2	10% See Note F1	No Requirement but must comply with requirements of the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	15%, provided a greater percentage may be required by the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1
Maximum/Minimum Building Height	35 Feet or Two Stories for new construction/1 story	35 Feet or Two Stories/1 story	65 Feet or 4 Stories/1 story	70 Feet or 6 Stories/1 story	50 Feet or 4 Stories/1 story	50 Feet or 4 Stories/1 story	70 Feet or 6 Stories/1 story See Note H	50 Feet or 4 Stories/1 story	45 Feet or 3 Stories/1 story	As required by the Planning Commission for compliance with Chapter 7-11 Tooele City Code

Notes:

H.

Storage silos involving the storage of non-flammable, non-hazardous materials may be permitted a maximum building height of 100 feet with a Conditional Use Permit. Silo building height shall measured from finished grade to the mid-point of silo roof pitch or top of silo wall, whichever is greater. Tooele City Fire Department shall verify that materials to be stored are non-flammable and non-hazardous as part of the Conditional Use Permit process.

Industrial Building Height Text Amendment

Existing View from K Avenue with 70 Foot Storage Silos



100 Foot Silo Comparison (Provided by Geofortis)

Industrial Building Height Text Amendment

Existing View from K Avenue with 70 Foot Storage Silos and 100 Foot Silo



100 Foot Silo Comparison (Provided by Geofortis)

Industrial Building Height Text Amendment

Existing View from Utah Avenue with 70 Foot Storage Silos



100 Foot Silo Comparison (Provided by Geofortis)

Industrial Building Height Text Amendment

Existing View from Utah Avenue with 70 Foot Storage Silos with 100 Foot Silo



100 Foot Silo Comparison (Provided by Geofortis)

STAFF REPORT

August 14, 2023

To: Tooele City Planning Commission
Business Date: August 24, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator / Director

Re: Towns at Mountainview – Design Standards Deviation Request

Applicant: Tooele City

Request: Request for approval of a deviation from the design standards as found in Tooele City Code 7-11a regarding the amount of brick or stone required on a multi-family residential building's exterior façade.

BACKGROUND

Tooele City Code 7-11a-25 grants authority to the Tooele City Council to permit deviations from the standard design guidelines for multi-family residential structures. The applicant for the previously approved Towns at Mountain View project is requesting approval to alter or remove the requirement for 50% of the exterior being brick or stone.

ANALYSIS

Purpose. The purpose of the code is to grant the City Council, upon recommendation from the Planning Commission, the authority to deviate from the design standards of Tooele City Code 7-11a; multi-family residential design guidelines. The applicant is requesting a deviation from the requirement that 50% of the total building exterior be in either brick or stone.

Request Responsibility. A request for deviation from design criteria is the responsibility of the applicant. This is not a request by Tooele City staff or Tooele City administration. The ordinance places the burden of demonstrating to the City Council what the benefit of the deviation from the design standards is. Therefore, this staff report serves only to educate the Planning Commission on how to consider a deviation and does not make any form of recommendation in behalf of the applicant.

Deviation Criteria. In order to be considered for a deviation from the design standards the request must qualify with at least three of the following deviation criteria and it is the applicant's responsibility to substantiate that they meet or exceed at least three of the criteria.

(3) Deviation Criteria. Requests for a deviation shall be examined against at least three of the following criteria when considered for approval of a deviation to the design standards of this Chapter:

(a) the deviation being requested serves to further the purposes and intents of this chapter, as identified in Section 7-11a-2, beyond what could be achieved without the deviation;

(b) the project contains amenities such as pedestrian and bicycle connectivity in excess of what is required in the General Plan and this Title;

(c) the overall percentage of dedicated public or private landscape, open space area, and amenities exceeds the required amount by at least 10%;

(d) the deviation being requested serves the specific purpose of addressing and minimizing or eliminating impacts, potential impacts, or nuisances on surrounding neighborhoods, including but not limited to traffic and viewsapes, are minimized through creative design;

(e) accumulation or clustering of building materials on the most publicly visible sides of structures where:

(i) the overall utilization of building materials exceeds that of the base standard being deviated from;

(ii) the amount of materials used for street facing facades is at least 10% greater than the minimum required by this Chapter; and

(iii) the design of the structure meets or exceeds the intent and purpose of the standard being deviated from; and

(f) the deviation request serves to increase the functionality of the features within the project;

(g) the deviation requested will not result in an increase in the number of dwelling units within the project;

(h) the building design is a specific architectural style which utilizes facade materials differently than prescribed in this Chapter, is designed by a licensed architect, but still meets the intent of the requirement being deviated; and

(i) the deviation requested serves to preserve, protect, and enhance an environmentally sensitive feature which is included into the design of the project.

Findings Required. The City Council may approve deviations from the development standards of Chapter 7-11a, upon recommendation from the Planning Commission, only if it finds:

(a) that the requested deviations are based upon a finding of facts in the record, from specific criteria identified in Subsection 3 of this Section;

(b) that the deviation is in the benefit of the health, safety, and welfare of the residents of and visitors to the project;

(c) that the deviation is in the benefit of the public health, safety, and welfare and the community as a whole;

(d) that the deviation from any one design criteria approved will not create the potential for an increased impact or nuisance from any other design criterion, either within the same project or upon neighboring properties; and

(e) that the deviations approved are anticipated to produce a development that exhibits features and design that match or exceed that intended and anticipated in the standards being deviated from.

Project Conditions: Staff has included the existing approved building elevations for the project, the landscape plan and site specific qualifications for the Commission's and City Council's reference as these plans have

reference to the list of qualifications listed above. However, it is the duty of the applicant to demonstrate that they qualify and to make a proposal of alternative design in lieu of what is already approved and required by the City code.

Process for Approving a Design Deviation:

1. The developer makes a written request which they have done over email. That written request is provided with this staff report.
2. Planning Commission recommendation. A public hearing is not required.
3. City Council issues final decision on whether the design deviation shall be granted or denied.

It should also be noted that a request for design deviation cannot be considered when it involves increasing the unit density beyond what is permitted by the zoning district.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Deviation from Design Standards request and has issued the following comment:

1. At this time the applicant has not provided enough of a written statement that demonstrates they satisfy at least three of the qualifications defined above or that they satisfy the five required findings listed above.

Engineering and Public Works Review. This is strictly a planning issue and as such the Engineering and Public Works divisions have not commented on this request.

Fire Department Review. This is strictly a planning issue and as such the Fire Department has not commented on this request.

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

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a Deviation from Design Standards to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-11a-25 and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

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

1. The effect the design deviation may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed design deviation may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed design deviation may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed design deviation is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed design deviation on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed design deviation may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.

7. The degree to which the proposed design deviation may effect an application’s impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed design deviation may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the design deviation request by the Towns at Mountainview and remove the requirement of 50% brick or stone on the exterior building façade in favor of other masonry products, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the design deviation request by the Towns at Mountainview and remove the requirement of 50% brick or stone on the exterior building façade in favor of other masonry products, based on the following findings:”

1. List findings ...

To: Andrew Aagard and city council members,

As you are aware, our project, The Towns at Mountain View, has gone through much and has been worked on for a long time. It has the potential to substantially improve the appeal of the south end of Tooele's main street. It is, and has been, less than desirable to look at on the way into and out of town.

We believe that this small community will be a beautiful addition to this area and be a place that people will want to live if they can afford it. The Tooele area is in desperate need of affordable living situations for those who wish to be permanent residents in this great community.

Tooele City has placed a requirement on townhome builders to install natural or cultured stone or brick masonry on at least 60% of the front of the building and at least 50% of the entire building. This has placed an extreme hardship on us as the developer of these townhome lots. We desire to build a product that is appealing to home owners and enhances the community. Many of the current popular styles in our state do not call for stone, and in fact have greater appeal to the home owners without the stone and with the added beauty of the colors and contrasts of different styles of masonry siding and stucco.

As you are aware, the State of Utah has seen the difficulty of creating affordable housing situations and has said that "a county may not impose a requirement for a building design element on a one- or two-family dwelling." We believe that this regulation by the state imposed upon municipalities has greatly improved the affordability of certain homes that are designed to give affordable living to its residents.
(State codes attached below)

The circumstance that we find ourselves in is a prime example of that need. Even though our small town home buildings do not fall in the single family or duplex stipulation, they also don't fit in with the multi-family stereotype that would create an unsightly monster in the middle of a residential neighborhood.

Our intent is to maintain beauty and curb appeal in this quaint neighborhood by enhancing the exterior with masonry siding in a variety of styles and colors on the front and a combination of stucco and masonry siding on the sides and rear. In addition, we have our own 'monotony code' in all of our neighborhoods to ensure no two adjacent homes or buildings have the same exterior color scheme to improve the streetscape and community aesthetics. We would like to request a variance of you to remove the required 50% stone (60% on front facade) and allow us to provide quality townhomes without stone that are appealing to homebuyers in Tooele at current market pricing.

Unfortunately our costs to get this project to where it is cannot be changed and are not unreasonable. However, we have a minimum amount for which we are able to build and

sell these homes to future residents of this community. One of the challenges is that the added costs of exterior stone will move a sale price of the finished product into the \$400k range and is competitively not feasible. Our market research indicates townhomes in Tooele need to be priced in the 300s to sell. The cost increase of the extensive stone requirement means the project will not proceed and the site would remain vacant, and not benefitting the city by increasing the tax base and beauty and appeal to future residents.

We are very much at the mercy of the market and have been greatly affected by our competition in the townhome market. In fact, this project was set to begin building permits applications in December of 2022 until D.R.Horton began its large town home project on the north end of town and were able to create a more affordable product for the home buyers in the city due to their reduced requirement for exterior stone and the immense size of their PUD development. This competition effectively stopped our project and hurt us very badly. We are anxious to move forward with these beautiful units.

Please sincerely consider our request as it will greatly affect your city and allow the progress we are all hoping for.

Thank you,

M&M Properties
Michel Investments
And
Hamlet Homes

Tooele city code

7-11a-18 Design Standards: Building Materials

- Exterior Finishes. Exterior building materials shall be natural or cultured brick or stone over at least 50% percent of the entire building facade (not including windows and doors), the remaining 50% being brick, stone, stucco, clapboard, wood, block/masonry, and/or vinyl. At least 60% of the front building facade shall be natural or cultured brick or stone. All building facades that face a public right-of-way or exterior street shall utilize at least 40% natural or cultured brick or stone.

7-11a-25 Deviation From Design Standards

(1) Purpose. In the event an applicant requests a deviation from the development standards of this Chapter and has submitted a project

that contains features or design above and beyond those required, the City Council shall have the discretion, but be under no obligation, to approve a deviation following a recommendation from the Planning Commission to some or all of the design standards as long as:

- (a) such deviation is consistent with the purpose and intent of the policies and development standards described in this chapter; and
- (b) all required findings of this Section are satisfied.

(2) Scope. Deviations from the design standards of this Chapter, as outlined in this Section, shall apply only to standards identified in this Chapter. Deviations may be requested for applications for development projects to be applicable on a project-wide basis. Deviations from design standards shall not be permitted on unit-by-unit, lot-by-lot, building-by-building, or similar basis unless such deviation is approved with the specific finding of creating variety prior to approval of the project to which it would apply. Requests for deviations shall not be permitted to the standards of density or the method of calculation of density.

(3) Deviation Criteria. Requests for a deviation shall be examined against at least three of the following criteria when considered for approval of a deviation to the design standards of this Chapter:

- (a) the deviation being requested serves to further the purposes and intents of this chapter, as identified in Section 7-11a-2, beyond what could be achieved without the deviation;
- (b) the project contains amenities such as pedestrian and bicycle connectivity in excess of what is required in the General Plan and this Title;
- (c) the overall percentage of dedicated public or private landscape, open space area, and amenities exceeds the required amount by at least 10%;
- (d) the deviation being requested serves the specific purpose of addressing and minimizing or eliminating impacts, potential impacts,

or nuisances on surrounding neighborhoods, including but not limited to traffic and viewscales, are minimized through creative design;

(e) accumulation or clustering of building materials on the most publicly visible sides of structures where:

(i) the overall utilization of building materials exceeds that of the base standard being deviated from;

(ii) the amount of materials used for street facing facades is at least 10% greater than the minimum required by this Chapter; and

(iii) the design of the structure meets or exceeds the intent and purpose of the standard being deviated from; and

(f) the deviation request serves to increase the functionality of the features within the project;

(g) the deviation requested will not result in an increase in the number of dwelling units within the project;

(h) the building design is a specific architectural style which utilizes facade materials differently than prescribed in this Chapter, is designed by a licensed architect, but still meets the intent of the requirement being deviated; and

(i) the deviation requested serves to preserve, protect, and enhance an environmentally sensitive feature which is included into the design of the project.

(4) Request Responsibility. It shall be the responsibility of the applicant to demonstrate to the satisfaction of the City Council the benefit of deviating from the standards of this Chapter by:

(a) providing a written request for a design review for the project application in which the deviation would be applied;

(b) providing a written description and analysis of the specific development standards to be deviated from prepared by a licensed

professional, such as an architect, engineer, or landscape architect;
and,

(c) providing a written justification that addresses each of the required findings listed in Subsection 5 of this Section.

(5) Findings Required. The City Council may approve deviations from the development standards listed in this Chapter only if it finds:

(a) that the requested deviations are based upon a finding of facts in the record, from specific criteria identified in Subsection 3 of this Section;

(b) that the deviation is in the benefit of the health, safety, and welfare of the residents of and visitors to the project;

(c) that the deviation is in the benefit of the public health, safety, and welfare and the community as a whole;

(d) that the deviation from any one design criteria approved will not create the potential for an increased impact or nuisance from any other design criterion, either within the same project or upon neighboring properties; and

(e) that the deviations approved are anticipated to produce a development that exhibits features and design that match or exceed that intended and anticipated in the standards being deviated from.

Effective 7/1/2023

17-27a-530. Regulation of building design elements prohibited -- Exceptions.

As used in this section, "building design element" means:

- (a) exterior color;
- (b) type or style of exterior cladding material;
- (1) (c) style, dimensions, or materials of a roof structure, roof pitch, or porch;
- (d) exterior nonstructural architectural ornamentation;
- (e) location, design, placement, or architectural styling of a window or door;

- (f) location, design, placement, or architectural styling of a garage door, not including a rear-loading garage door;
- (g) number or type of rooms;
- (h) interior layout of a room;
- (i) minimum square footage over 1,000 square feet, not including a garage;
- (j) rear yard landscaping requirements;
- (k) minimum building dimensions; or
- (l) a requirement to install front yard fencing.

Except as provided in Subsection [\(3\)](#), a county may not impose a (2) requirement for a building design element on a one- or two-family dwelling.

Subsection [\(2\)](#) does not apply to:

- a dwelling located within an area designated as a historic district in:
 - (i) the National Register of Historic Places;
 - (a) (ii) the state register as defined in Section [9-8a-402](#); or
 - (iii) a local historic district or area, or a site designated as a local landmark, created by ordinance before January 1, 2021, except as provided under Subsection [\(3\)\(b\)](#);
- (b) an ordinance enacted as a condition for participation in the National Flood Insurance Program administered by the Federal Emergency Management Agency;
- (c) an ordinance enacted to implement the requirements of the Utah Wildland Urban Interface Code adopted under Section [15A-2-103](#);
- (d) building design elements agreed to under a development agreement;
- (3) a dwelling located within an area that:
 - (e) (i) is zoned primarily for residential use; and
 - (ii) was substantially developed before calendar year 1950;
 - (f) an ordinance enacted to implement water efficient landscaping in a rear yard;
 - an ordinance enacted to regulate type of cladding, in response to findings or evidence from the construction industry of:
 - (g) (i) defects in the material of existing cladding; or
 - (ii) consistent defects in the installation of existing cladding; or
 - a land use regulation, including a planned unit development or overlay zone, that a property owner requests:
 - (h) (i) the county to apply to the owner's property; and
 - (ii) in exchange for an increase in density or other benefit not otherwise available as a permitted use in the zoning area or district.

Jeremy Michel
Best Western Realty

Project Data

Units = 32

Acres = 2.66

*Open Space =
48% of total
site or nearly 1
acre.*

*Amenities = 1
child play
structure.*



***Bike
Trailheads
& Trails
Element***

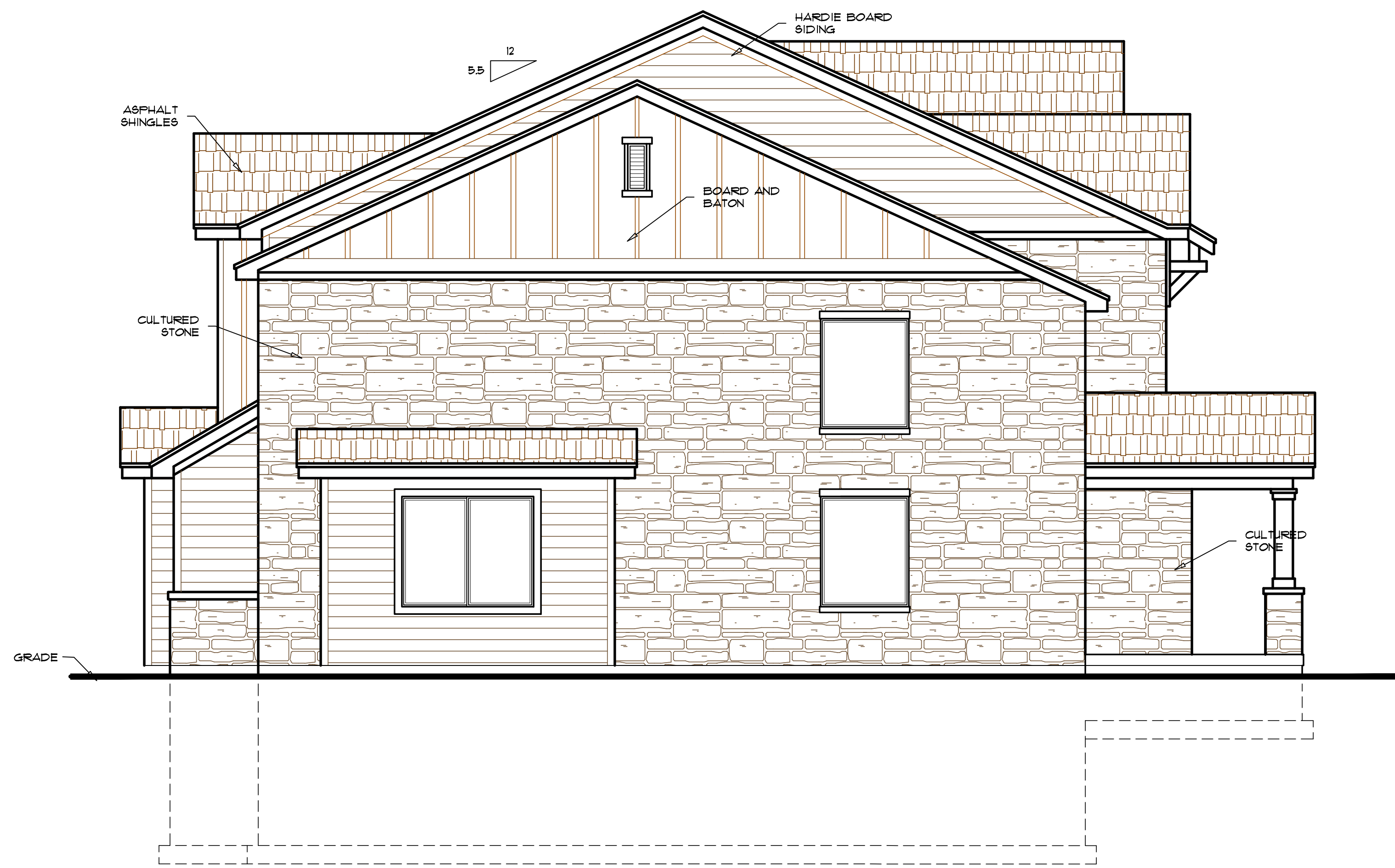


***Future On-
Street Bike
Lanes***

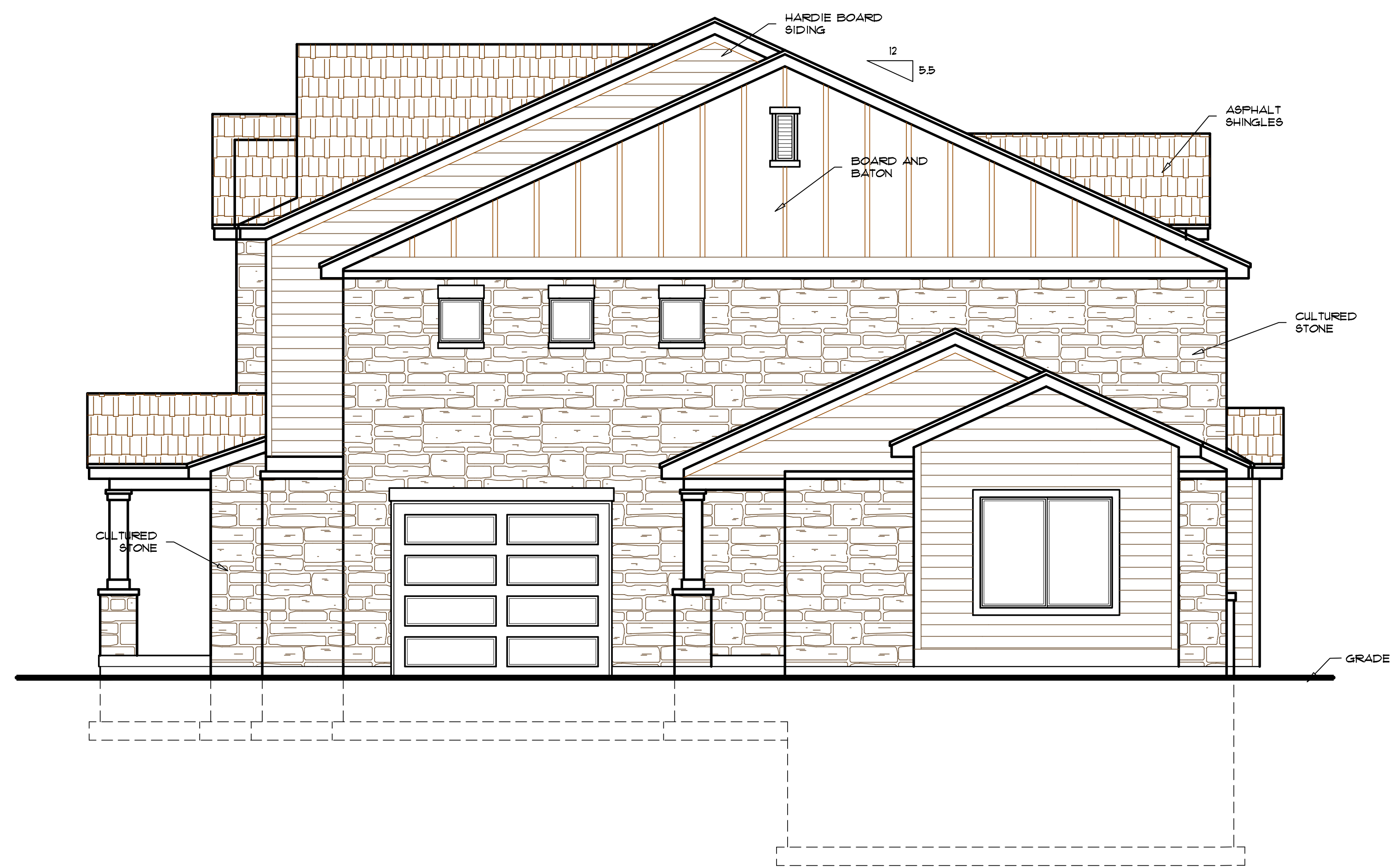


***Future
Separated
Path***

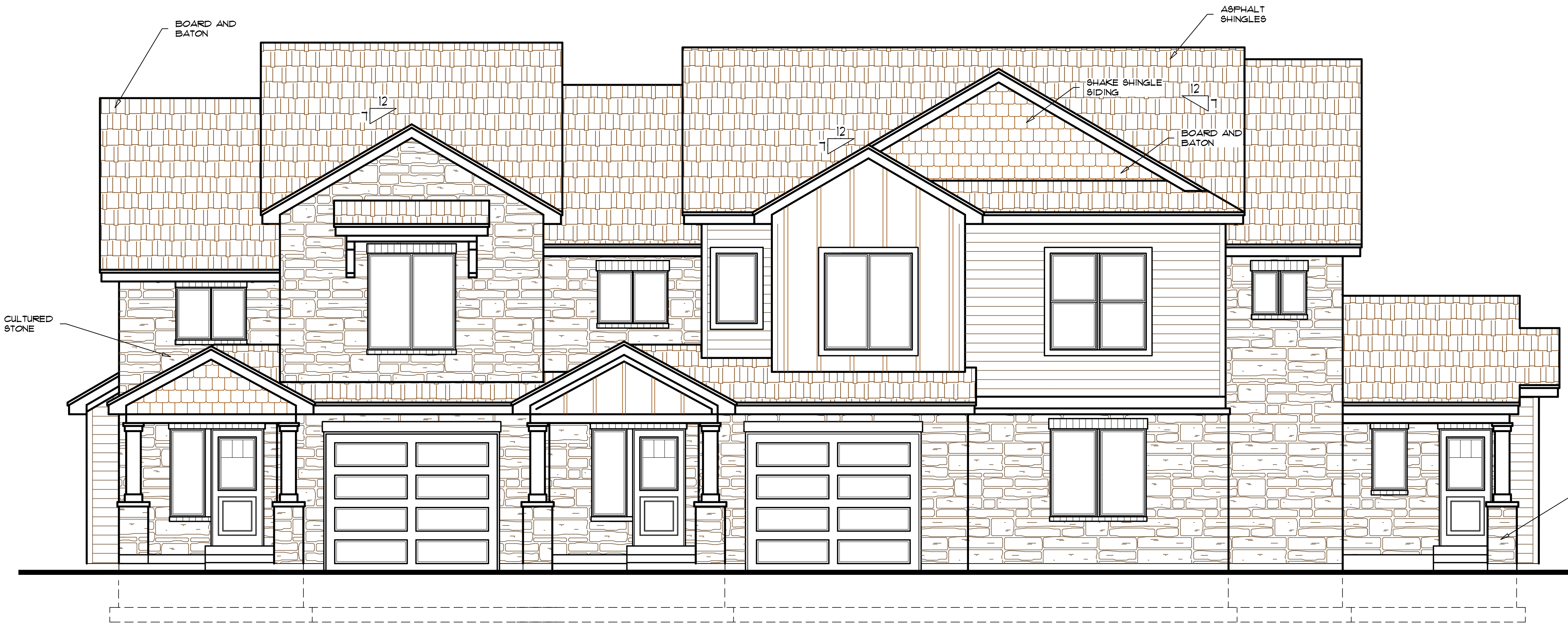




SCALE: 1/4"=1'-0" LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION SCALE: 1/4" = 1'-0"

MASONRY CALCULATIONS

FRONT ELEVATION:
 NET WALL: 1006 SQ FT
 ROCK: 696 SQ FT
 % OF ROCK: 69.2%

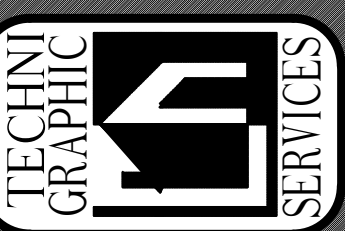
TOTAL NET WALL (4 ELEVATIONS):
 NET WALL: 4193 SQ FT
 ROCK: 2933 SQ FT
 % OF ROCK: 71.9%



REAR ELEVATION SCALE: 1/4" = 1'-0"

TECHNI-GRAPHIC SERVICES INC.

64 E. WINCHESTER St., Ste #215
 SALT LAKE CITY, UT
 (801) 268-9249
 TGSpPlans@gmail.com



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 REVISION: 02/2020

PLAN #

SHEET #

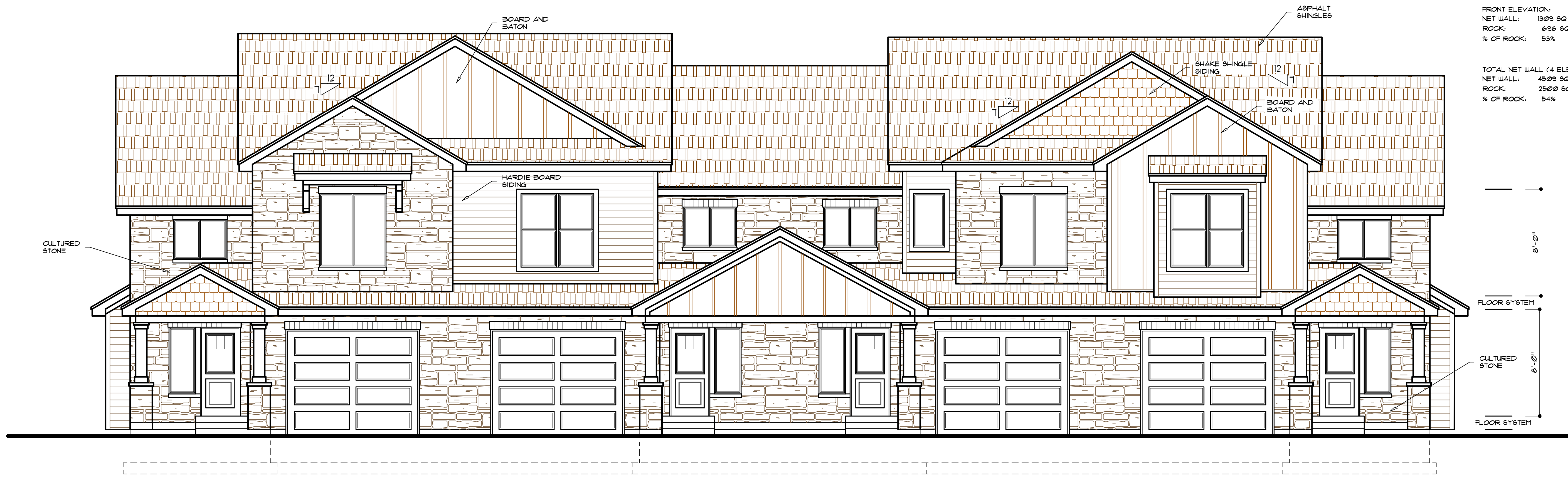
4 of 12

EAGLE POINT
 HOMES
 TOOELE, UT

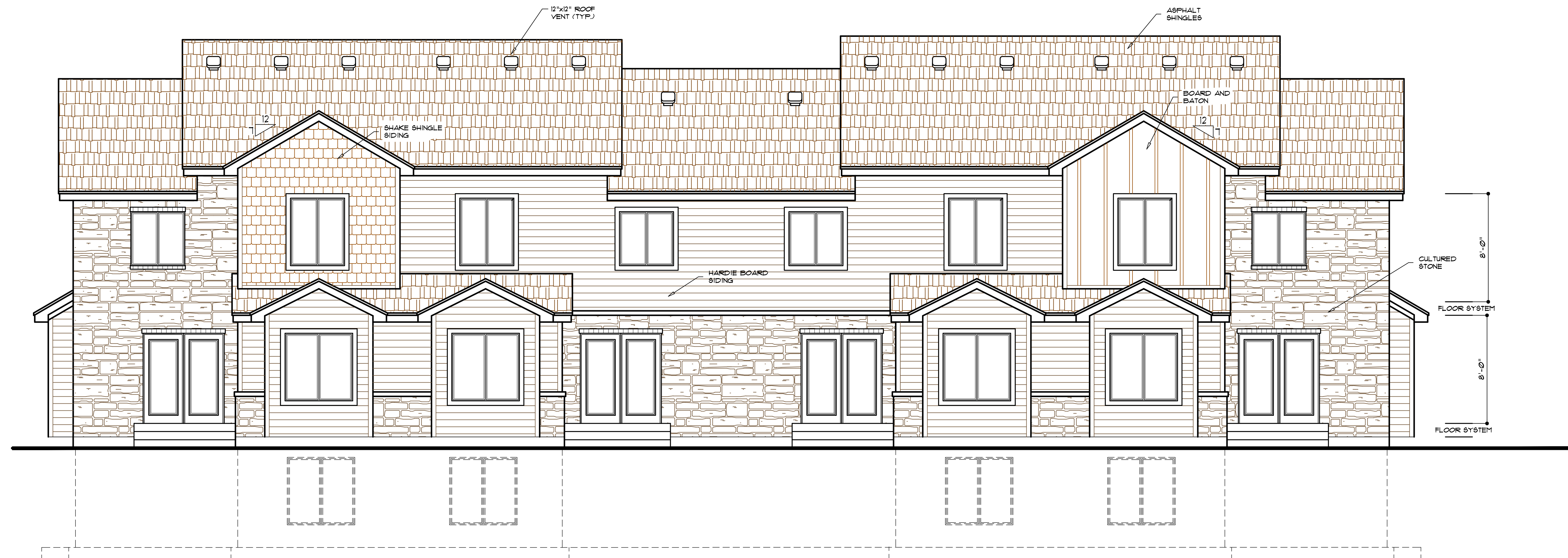
MASONRY CALCULATIONS

FRONT ELEVATION:
 NET WALL: 1309 SQ FT
 ROCK: 696 SQ FT
 % OF ROCK: 53%

TOTAL NET WALL (4 ELEVATIONS):
 NET WALL: 4809 SQ FT
 ROCK: 2500 SQ FT
 % OF ROCK: 54%



FRONT ELEVATION SCALE: 1/4"=1'-0"



REAR ELEVATION SCALE: 1/4"=1'-0"

EAGLE POINT
 HOMES
 TOOELE, UT

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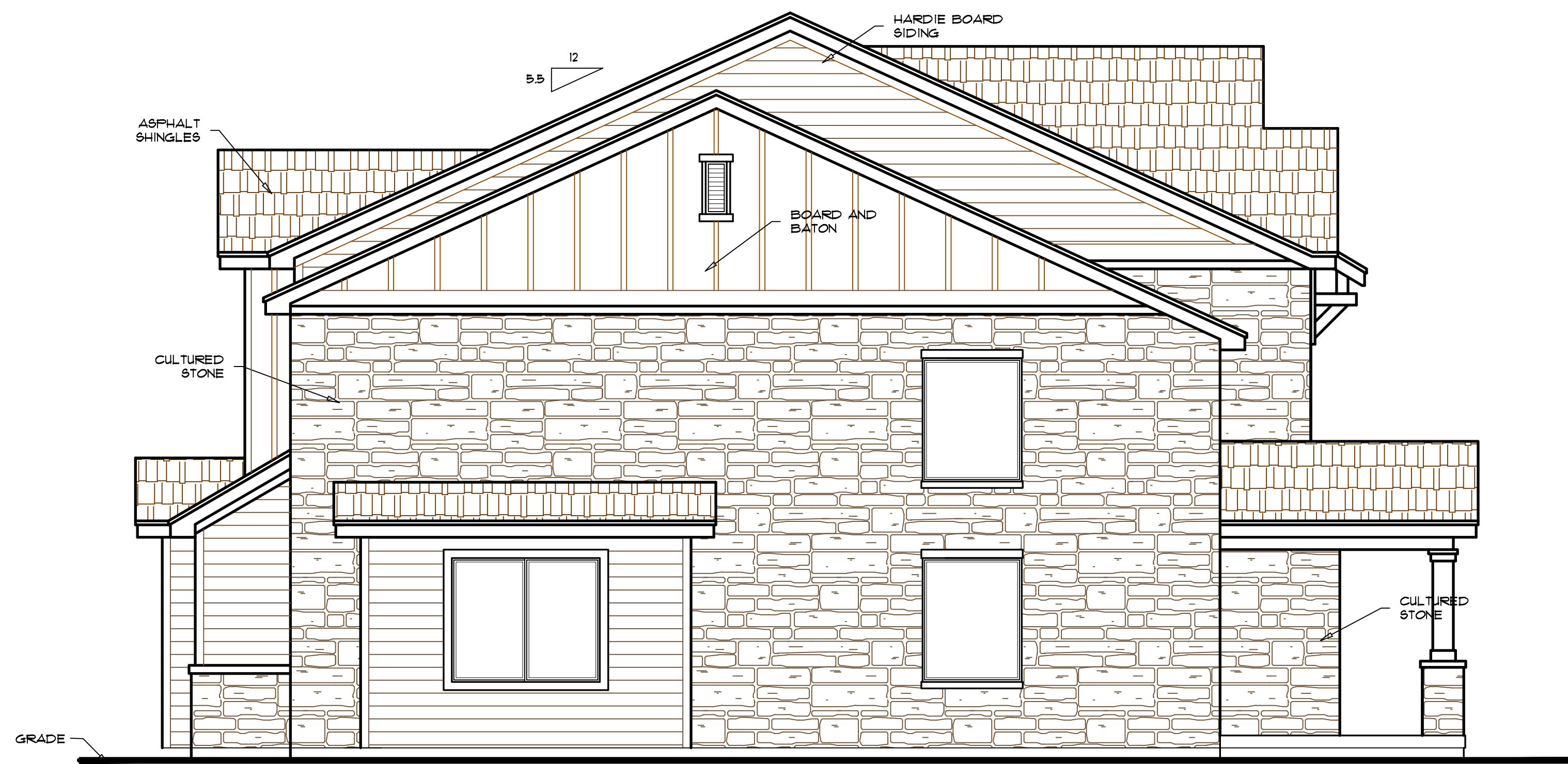
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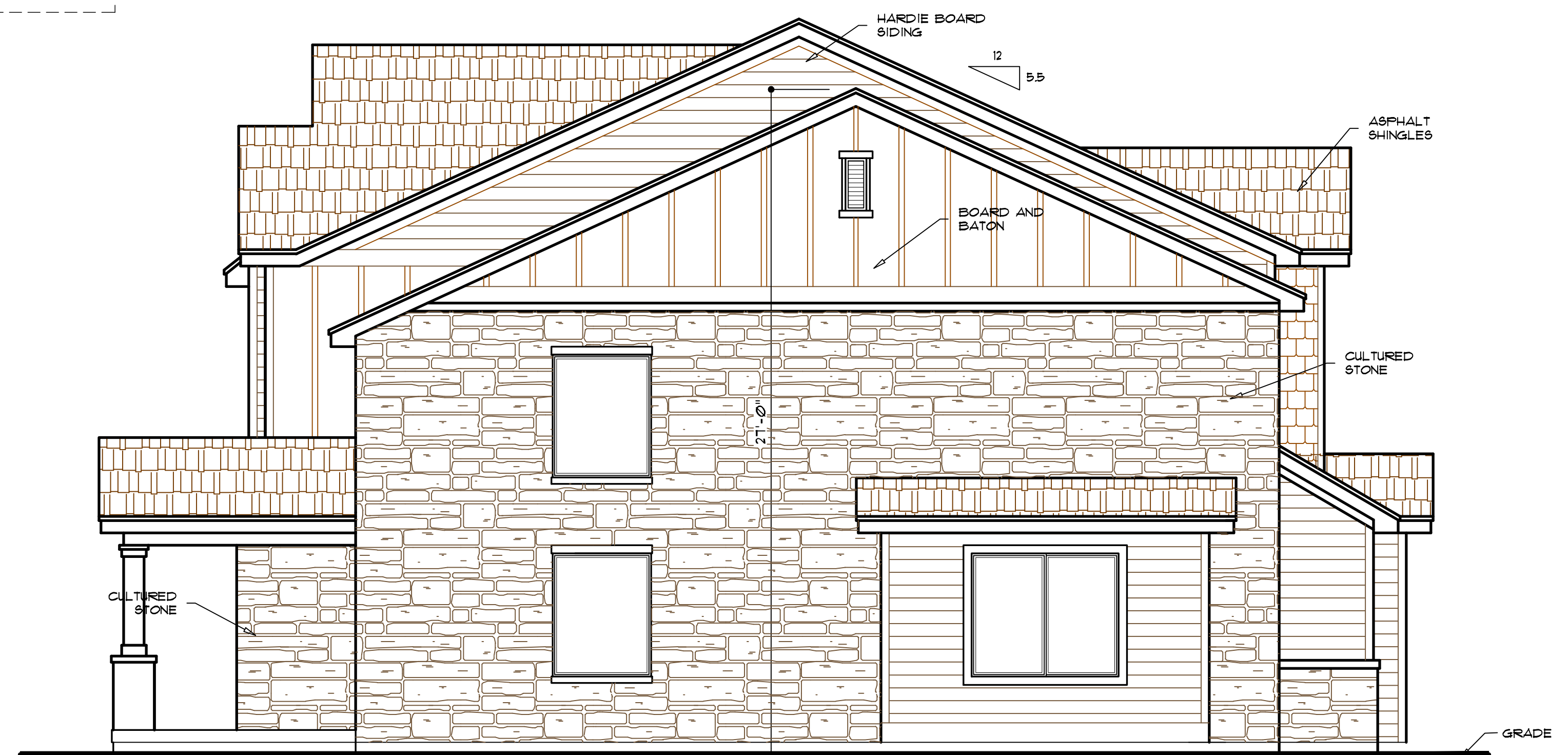
PLAN #

SHEET #

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SCALE: 1/4"=1'-0" LEFT SIDE ELEVATION

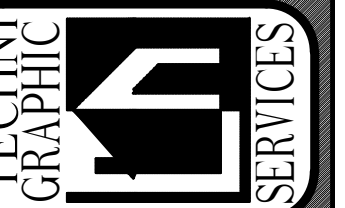


RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"

EAGLE POINT
HOMES
TOOELE, UT

TECHNI-GRAPHIC SERVICES INC.

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REVISION: 10/2019

PLAN #

SHEET #

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STAFF REPORT

August 15, 2023

To: Tooele City Planning Commission
Business Date: August 23, 2023

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Slatewood Townhomes – Site Plan Design Review Request

Application No.: P22-218
Applicant: Mark Horne, representing HMS Development, LLC
Project Location: Approximately 1252 North 680 West
Zoning: MR-16 Multi-Family Residential Zone
Acreage: Approximately 3.94 Acres (Approximately 171,626 ft²)
Request: Request for approval of a Site Plan Design Review in the MR-16 Multi-Family Residential zone regarding a proposed town house development that will include 56 town house style units.

BACKGROUND

This application is a request for approval of a Site Plan Design Review for approximately 3.94 acres located at approximately 1252 North 680 West. 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 a town house development consisting of 56 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 approximately sixteen 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 west, south and east are all zoned MR-16 Multi-family Residential and are or will be utilized as such. To the north of the subject property is land that is zoned R1-7 Residential and is utilized as single-family residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. The proposed development will be southeast of the intersection of 1300 North and 680 west. Access to the development will be gained from three points. One access will be onto 1300 North and two points of access will be to 680 West. Interior roads, 1290 North, 630 West and 1250 North will be privately owned and maintained roads and will be maintained by the development owner or HOA.

The town houses consist of two types of units and most of them are oriented in a north south configuration with one row of west facing town houses on the east side of the development. Thirty one of the townhouses are proposed to two story buildings with the rest being three story buildings.

Townhouse locations have been reviewed for conformance to the required setbacks of TCC 7-11a as well as the setbacks required for the MR-16 zoning district and all units do comply with those requirements as

well as with minimum building separation requirements.

Subdivision Layout. These townhomes are currently proposed to be rental units and as such a subdivision plat is not necessary. If the applicant decides to subdivide the property in the future they may do so at that time.

Landscaping. Landscaping and open space on the site will occupy 46,213 square feet of the total site comprising 26% of the total area. Landscaping will consist largely of dry scape areas using gravel and cobble ground covers with about 1400 square feet of sod surrounding a child's play area.

The new development will include the planting of 88 new trees with a ratio of approximately 50% between deciduous and coniferous varieties. Trees have been strategically placed between buildings and roads, buildings and property lines, between buildings and in common areas as required by TCC 7-11a.

The development will also include the installation of 232 shrubs. Shrubs will be planted in areas between buildings, between buildings and roads and in common areas as required by the City Code.

Parking. Each unit has a 20 foot or longer driveway as well as a two car garage. That provides 4 parking stalls per town house unit and includes the requirement for guest parking as well. However, even though required parking and guest parking have been satisfied the development is still proposing nineteen additional guest parking stalls near the club house and along 630 West. The development as proposed greatly exceeds the minimum parking requirements for multi-family residential.

Architecture. There are two types of town homes proposed for this development. 31 units will be two story town homes. 24 units will be three story townhomes.

The two story townhomes will be rear loaded style units and will consist of three, four and five attached town homes. Building exteriors will consist largely of stucco, stone and fiber cement siding. The rooflines have been broken up to avoid large expanses of roof using stair step type of rises. Front and public street facing elevations have columns, bay windows and other vertical elements to provide necessary depth and articulation. Exterior stone exceeds the required 50% of total exterior façade with the front facades including 60% stone.

The three story townhomes will be front loaded style units and will consist of four and six attached townhomes. Exterior materials will be similar to that of the two story units and will consist of stone, stucco and fiber cement siding. The stucco will be largely used on the rear and side facades. Roof lines have been broken up so that there are no roof line expanses longer than 50 feet and there is plenty of horizontal articulation on all building facades using bay windows and other wall pop outs. Exterior stone exceeds the required 50% of total exterior façade with the front facades including 60% stone.

The buildings as proposed and as far as staff can tell meet or exceed the minimum architectural requirements of TCC 7-11a.

Signage. Monument entrance signs are proposed at all development entrances.

Amenities. A project consisting of 56 units is required to provide two amenities. The development is proposed to include a child play area located adjacent to 630 West street as well as a club house with more than 1000 square feet of social gathering area.

Fencing. As the project is bounded on the east and the south by developments of multi-family residential there is no requirement for fencing. However, the development will be installing six foot solid privacy

fence with masonry piers along the eastern and southern property lines. Fencing is not required where units are adjacent to public streets.

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:

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 comments:

1. The site plan meets or exceeds all requirements of TCC 7-11a for building locations, setbacks, separations, etc.
2. The site plan meets or exceeds all parking requirements of TCC 7-11a and TCC 7-4.
3. The landscape plan and site amenities exceed the requirements of TCC 7-11a.
4. Building architecture meets or exceeds the minimum design standards as required by TCC 7-11a.

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 has issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Site Plan Design Review by Mark Horne, representing HMS Development, LLC, application number P22-218, 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 Master Plan.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
3. The proposed development plans meet the requirements and provisions of the Tooele City Code.
4. The proposed development plans will not be deleterious to the health, safety, and general

- welfare of the general public nor the residents of adjacent properties.
5. The proposed development conforms to the general aesthetic and physical development of the area.
 6. The public services in the area are adequate to support the subject development.
 7. The site plan as proposed meets or exceeds all design standards and requirements as set forth in Tooele City Code 7-11a, multi-family residential design guidelines in regards to site plan, landscape plan, amenities, signage, building architecture and fencing.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Site Plan Design Review request by Mark Horne, representing HMS Development, LLC for the Slatewood Townhomes Development, application number P22-218, based on the findings and subject to the conditions listed in the Staff Report dated August 15, 2023.”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Design Review Request by Mark Horne, representing HMS Development, LLC for the Slatewood Townhomes Development, application number P22-218, based on the following findings:”

1. List findings...

EXHIBIT A

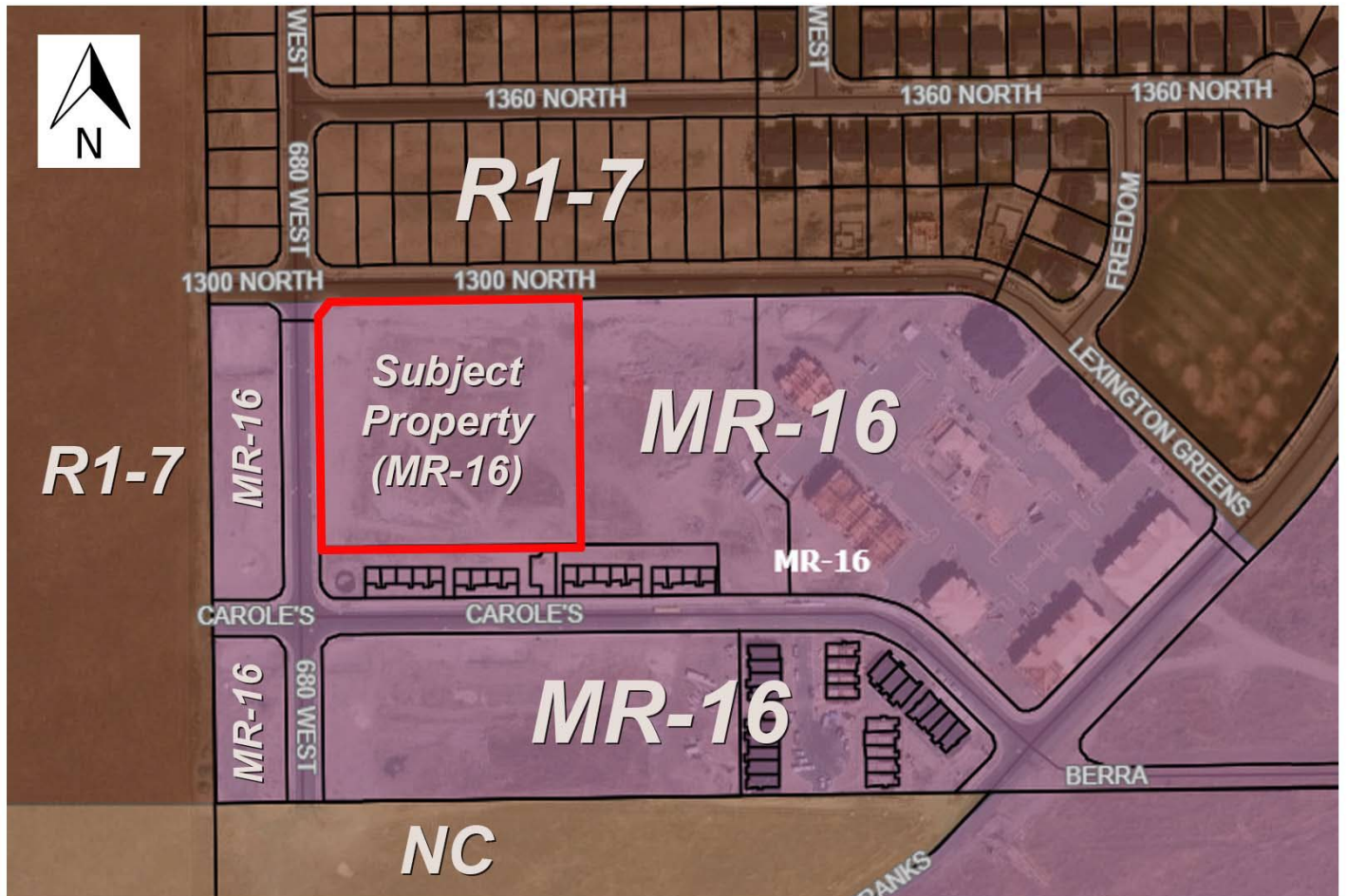
MAPPING PERTINENT TO THE SLATEWOOD TOWNHOMES SITE PLAN DESIGN REVIEW

Slatewood Townhomes Site Plan Design Review



Aerial View

Slatewood Townhomes Site Plan Design Review



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

2/24/22 informed applicant about water & sewer modeling fees.

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: 2/24/2022	Submittal #: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone: MR16	Acres: 3.94	Parcel #(s): 21-037-0-0104	
Project Name: LOT 104 TOWNHOMES / SLATEWOOD TOWNHOMES					
Project Address: 1252 NORTH 680 WEST, TOOELE, UT					
Project Description: 56 TOWNHOME SITE PLAN			Phases: 1	Lots: 56	
Property Owner(s): FRANKS APARTMENTS 1, LLC			Applicant(s): HMS DEVELOPMENT, LLC		
Address: 2750 N UNIVERSITY AVE STE 100			Address: 2750 N UNIVERSITY AVE STE 100		
City: PROVO	State: UT	Zip: 84604	City: PROVO	State: UT	Zip: 84604
Phone: (801) 809-4560	Email: mark@hornemg.com		Phone: (801) 809-4560	Email: mark@hornemg.com	
Contact Person: MARK HORNE			Address: 2750 N UNIVERSITY AVE STE 100		
Phone: (801) 809-4560			City: PROVO	State: UT	Zip: 84604
Cellular: (801) 809-4560	Fax:		Email: mark@hornemg.com		
Engineer & Company: COREY CHILDS, ENSIGN			Surveyor & Company: DOUG KINSMAN, ENSIGN		
Address: 169 NORTH MAIN ST, UNIT 1			Address: 169 NORTH MAIN ST, UNIT 1		
City: TOOELE	State: UT	Zip: 84074	City: TOOELE	State: UT	Zip: 84074
Phone: (435) 843-9530	Email: cchild@ensignutah.com		Phone: (435) 843-3590	Email: dkinsman@ensignutah.com	

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

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: Jess		Date Received: 2/24/22	App. #: 461003
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	

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

1300 NORTH
 (PUBLIC)

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 STREET LIGHTS PER OWNER.
- 3 6" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 221.
- 4 24" TYPE "H" MOUNTABLE CURB AND GUTTER PER TOOELE CITY STANDARD PLAN 205R.
- 5 DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.1.
- 6 DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
- 7 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS. (TYP)
- 8 STREET SIGN PER TOOELE CITY STANDARD PLAN NO. 292R, NO. 294R, AND SPECIFICATIONS.
- 9 "STOP" SIGN PER TOOELE CITY STANDARD PLAN NO. 294R AND M.U.T.C.D. STANDARD PLANS.
- 10 INSTALL LIGHTED SIGN PER TOOELE CITY STANDARDS, SIGN TO BE 3' MAX HEIGHT PER ASHTO SIGHT TRIANGLE REQUIREMENTS.
- 11 FENCE PER DETAIL 6/C-500.
- 12 6" THICK CONCRETE SIDEWALK THROUGH DRIVE APPROACH.
- 13 PLAYGROUND AREA, SEE ARCHITECTURAL PLANS FOR PLAYGROUND EQUIPMENT AND GROUND COVER.
- 14 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS. SEE DETAIL 7/C-500.
- 15 "VAN ACCESSIBLE HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. SEE DETAIL 8/C-500.
- 16 PAINTED CROSSWALK PER M.U.T.C.D. STANDARD PLANS.
- 17 RELOCATE THE EXISTING STREET LIGHT TO BE OUTSIDE OF THE DRIVEWAY.
- 18 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
- 19 ADA RAMP PER APWA STANDARD PLAN NO. 235.1.
- 20 ADA RAMP PER APWA STANDARD PLAN NO. 236.1.

NOTE: SOME KEY NOTES MAY NOT BE USED

BUILDING TYPES
 1 STORY BUILDING - CLUB HOUSE
 2 STORY BUILDING - UNITS 1 - 31
 3 STORY BUILDING - UNITS 32 - 56



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

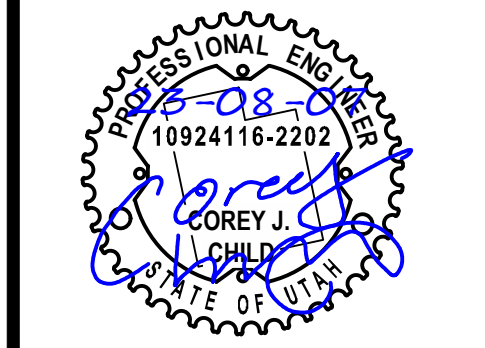
CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 HMS DEVELOPMENT LLC
 2750 NORTH UNIVERSITY AVENUE, SUITE 100
 PROVO, UTAH
 CONTACT:
 MARK HORNE
 PHONE: 801-602-6922

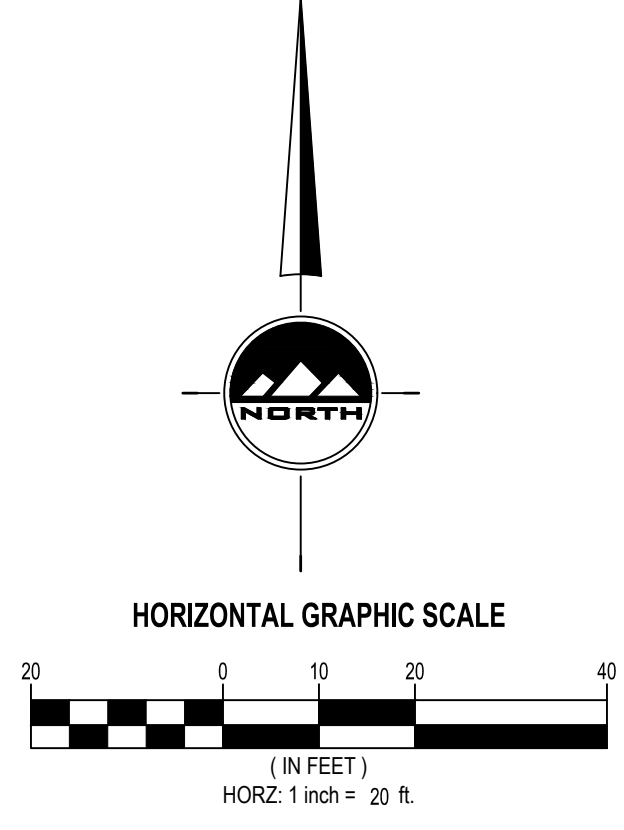
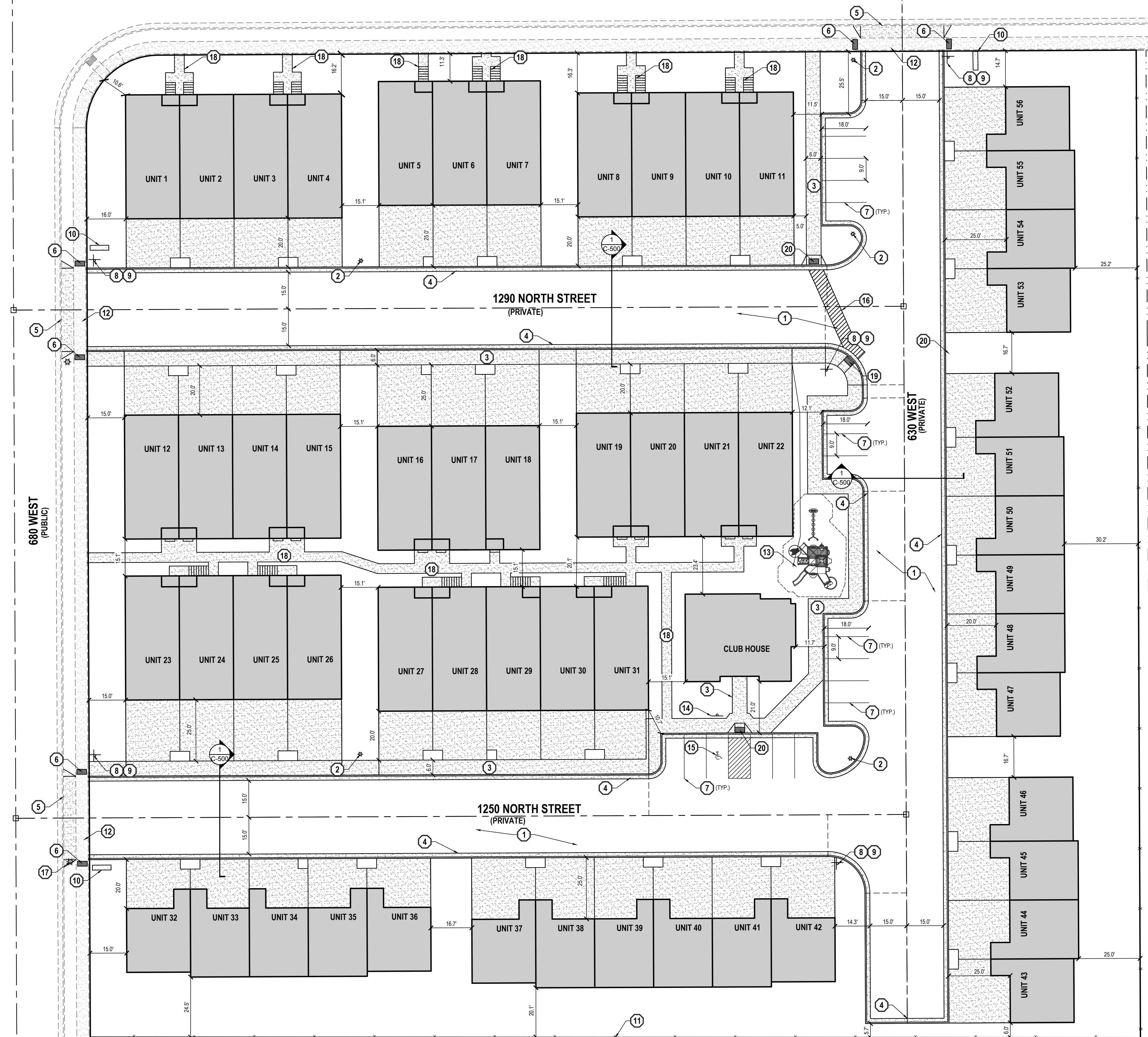
Slatewood Townhomes
DESIGN
 680 WEST 1252 NORTH
 TOOELE, UTAH 84074



SITE PLAN

PROJECT NUMBER: 8260K
 PRINT DATE: 8/7/23
 DRAWN BY: C. CARPENTER
 CHECKED BY: C. CHILD
 PROJECT MANAGER: C. CHILD

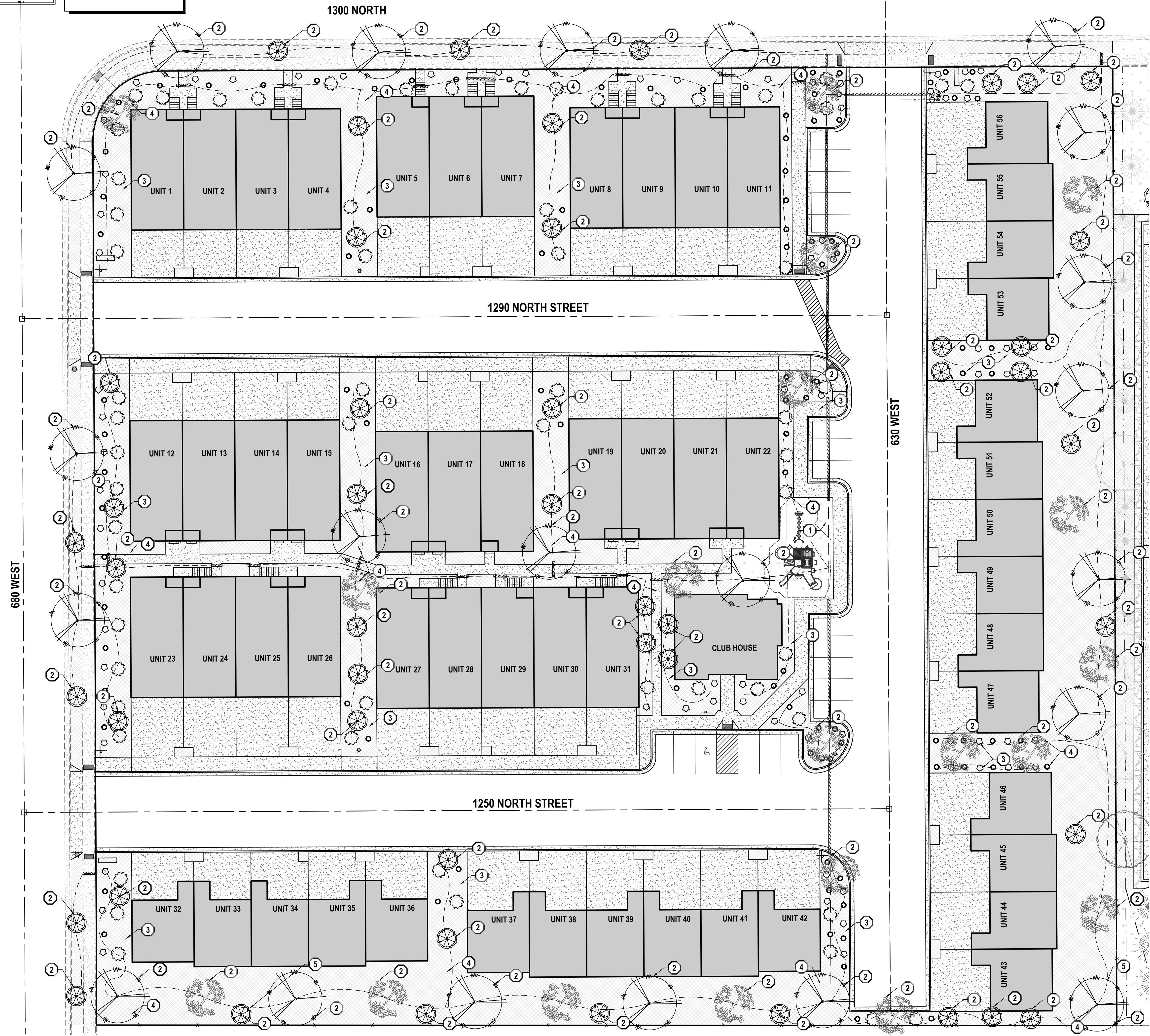
C-100



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

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

BENCHMARK
EAST QUARTER CORNER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4735.78'



Landscaping

Trees

Qty	Symbol	Common Name	Plant Size
22		LACEBARK ELM	2" Cal.
19		PURPLEBLOW MAPLE	2" Cal.
47		JAPANESE BLACK PINE	2" Cal.
Total: 88			

Shrubs Under 4 Feet

Qty	Symbol	Common Name	Plant Size
74		Cinquefoil	5 Gallon
60		Currant, Alpine	1 Gallon
98		Blue Oat Grass	1 Gallon
Total: 232			

AREAS

SQFT	Symbol	Common Name
1,441		BUFFALO GRASS
44,722		GRAVEL

Irrigation

Qty	Symbol	Description
1		Wilkins Model 375, FEBCO LF860
-		Rain Bird 100-PGA Globe
-		Rain Bird XCZ-100 COM
1		Introl Total Control R Series
		Pipe Sleeves 2x Diameter
		Mainline: 1 1/4" Schedule 40 PVC
		XT-700 XERIGATION DRIP TUBE
		(2) XB-10 EMITTER PER SHRUB
		(4) XB-10 EMITTER PER TREE

"NOTES"
THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY. PLEASE
PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS.
SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON-SITE
OBSTRUCTIONS.

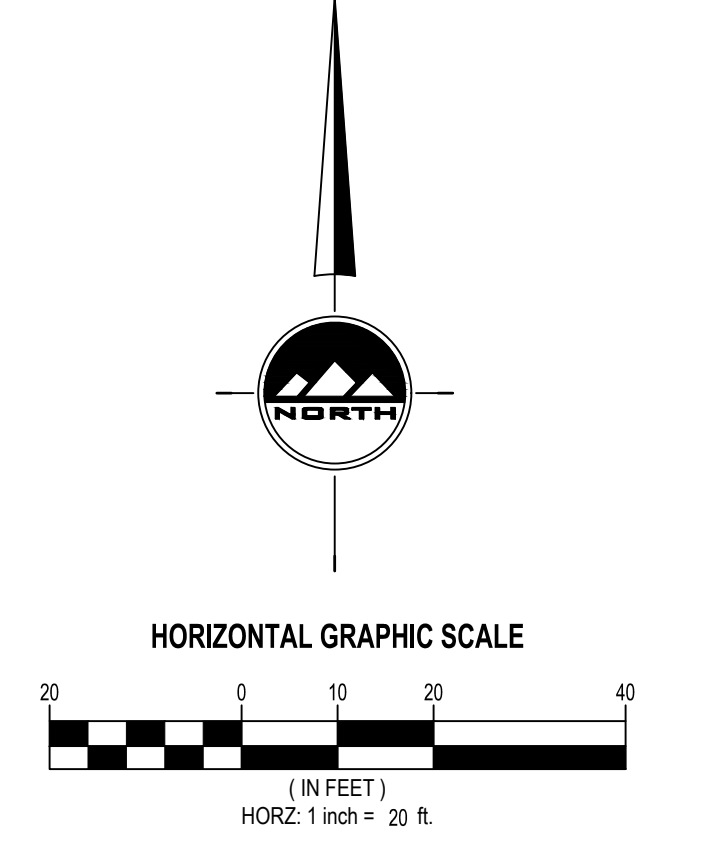
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR
REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 DROUGHT TOLERANT SOD AREA (BUFFALO, WHEATGRASS, GRAMMAGRASS, OR TURTLE
TURF) W/ RAINBIRD SPRAYED HEADS & MANIS. SEE LANDSCAPING DETAIL SHEET L-200.
 - 2 INSTALL TREES W/ ROOT WATERING SYSTEM
 - 3 INSTALL 4" DEEP LANDSCAPING BARK OR 2" 3" DIA. NEPHI ROCK AND GRAVEL COLOR
"SOUTHTOWN" OR EQUIV. DECORATIVE ROCK OVER WEED BARRIER, TYP.
 - 4 INSTALL 4" METAL EDGING
 - 5 INSTALL 1 1/2" SCHEDULE 40 PVC
- NOTE: SOME KEY NOTES MAY NOT BE USED

WATER USAGE CALCULATIONS
LANDSCAPE USAGE: AREA X WATER USAGE PER ACRE

SOD AREA @ 4 AFI/ACRE	0.03 ACRE
DRIP AREA @ 2 AFI/ACRE	0.62 ACRE
TOTAL SOD AREA:	0.03 ACRE
TOTAL DRIP AREA:	0.62 ACRE
SOD USAGE:	0.12 AF
DRIP USAGE:	1.24 AF
TOTAL LANDSCAPE USAGE =	1.36 AF

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVED	79,876	44%
ROOF	54,113	30%
GRAVEL	44,772	25%
GRASS	1,441	1%
TOTAL AREA	180,202	100%
	4.14 ACRES	



ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

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FOR:
HMS DEVELOPMENT LLC
2750 NORTH UNIVERSITY AVENUE, SUITE 100
PROVO, UTAH

CONTACT:
MARK HORNE
PHONE: 801-602-6922

Slatewood Townhomes
DESIGN
680 WEST 1252 NORTH
TOOLE, UTAH 84074

LANDSCAPE PLAN

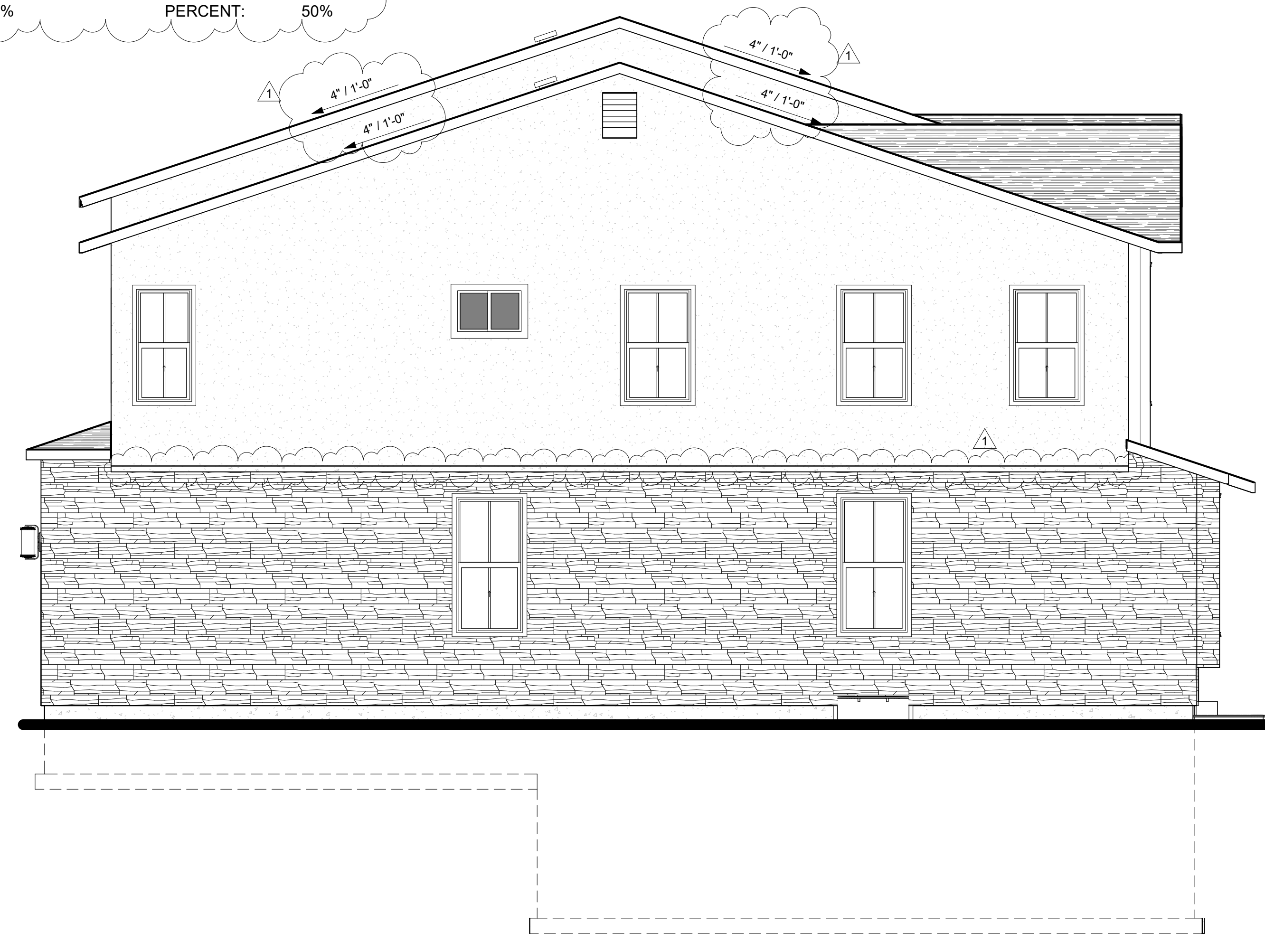
PROJECT NUMBER: 8260K
PRINT DATE: 8/7/23
DRAWN BY: C. CARPENTER
CHECKED BY: C. CHILD
PROJECT MANAGER: C. CHILD

L-100



FRONT:	RIGHT:	BACK:	LEFT:	TOTAL:
TOTAL SF: 1004 SF	TOTAL SF: 1031 SF	TOTAL SF: 722 SF	TOTAL SF: 1029 SF	TOTAL SF: 3786 SF
TOTAL STONE: 647 SF	TOTAL STONE: 458 SF	TOTAL STONE: 329 SF	TOTAL STONE: 458 SF	TOTAL STONE: 1892 SF
PERCENT: 64%	PERCENT: 44%	PERCENT: 46%	PERCENT: 45%	PERCENT: 50%

1
C4.01 BLD C - FRONT ELEVATION
1/4" = 1'-0"



3
C4.01 BLD C - LEFT ELEVATION
1/4" = 1'-0"

PROJECT NUMBER
21017

ISSUE DATE:
MAY 27, 2022

REVISIONS:

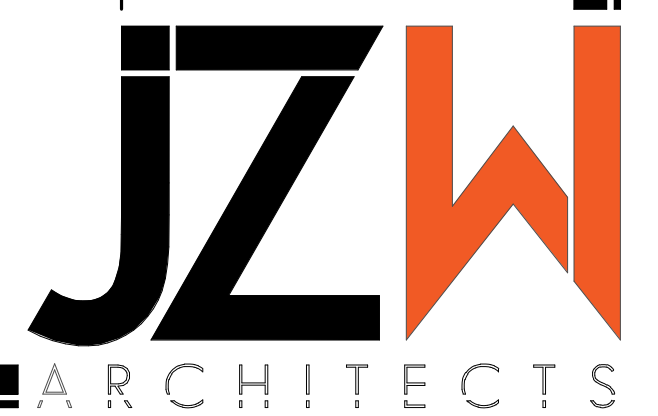
No.	Date	Description
1	FEB 02 2022	CITY COMMENTS 1

CONSULTANT

SLATEWOOD TOWNHOMES
3-PLEX
1252 NORTH 680 WEST
TOOELE, UTAH 84074

BLD C - 3 PLEX
TOWNHOMES -
ELEVATIONS

C4.01



REVISIONS:

No.	Date	Description
1	FEB 02 2022	CITY COMMENTS 1

CONSULTANT

SLATEWOOD TOWNHOMES
3-PLEX
1252 NORTH 680 WEST
TOOELE, UTAH 84074

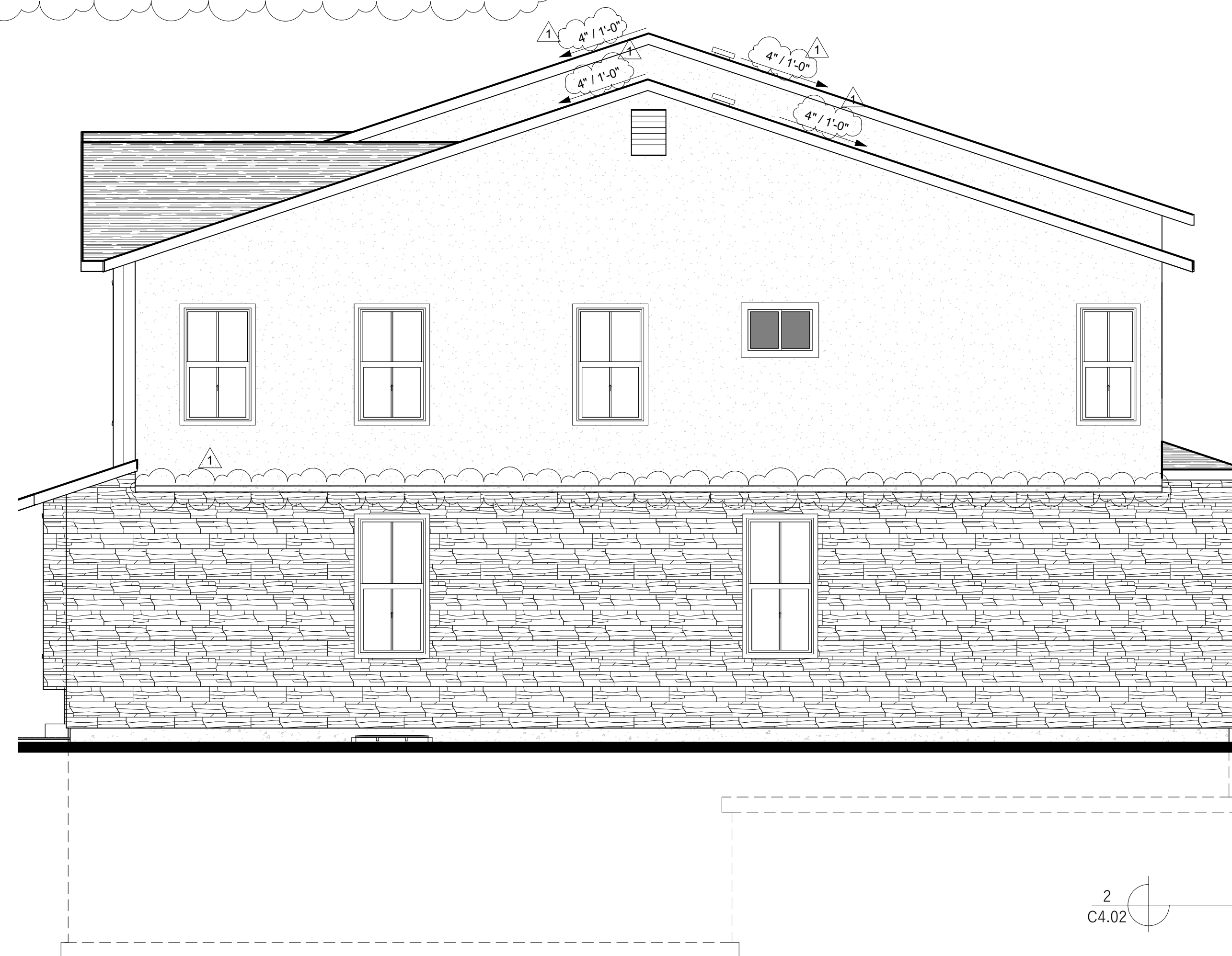
BLD C - 3 PLEX
TOWNHOMES -
ELEVATIONS

C4.02



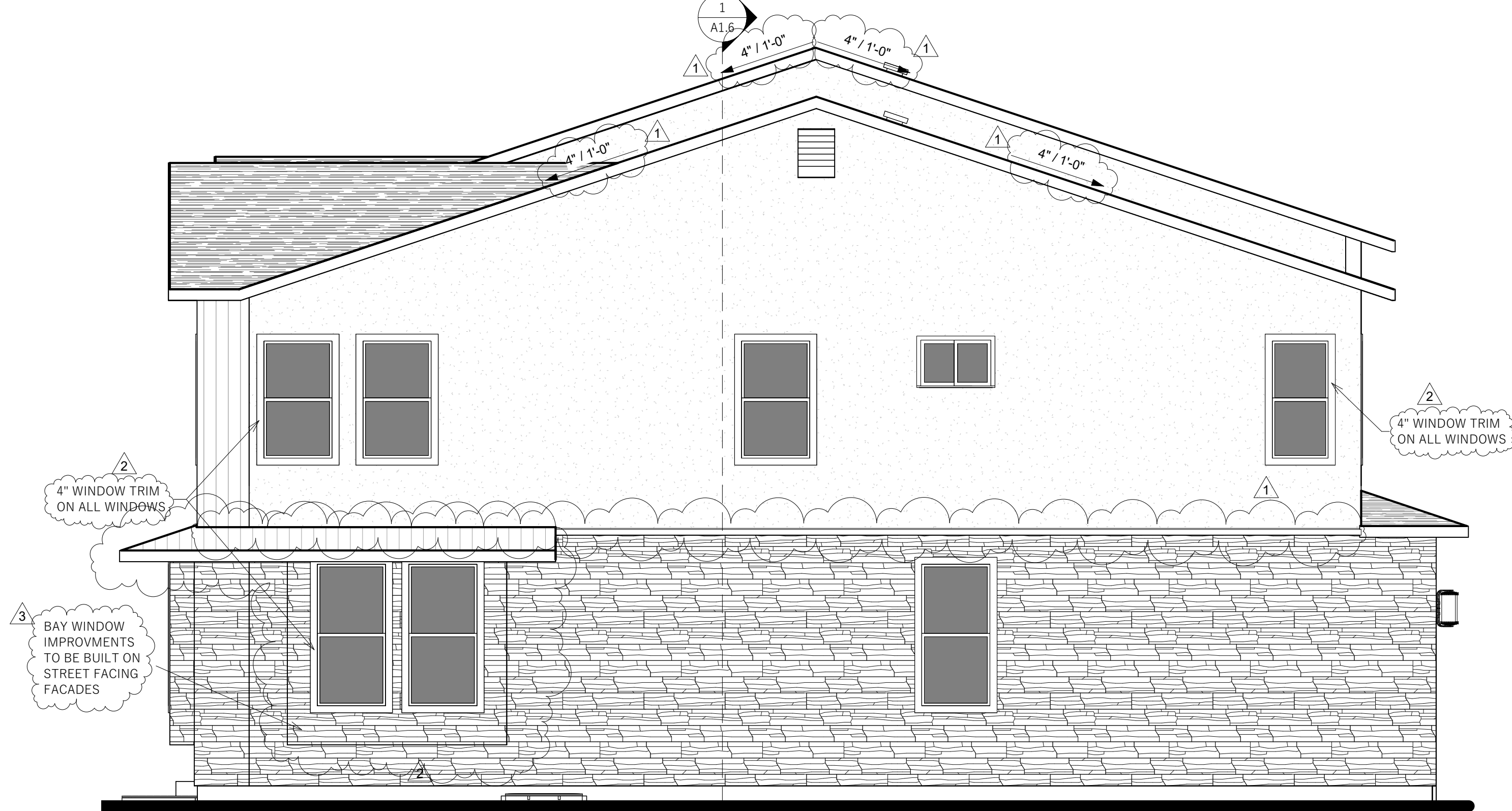
FRONT:	RIGHT:	BACK:	LEFT:	TOTAL:
TOTAL SF: 1004 SF	TOTAL SF: 1031 SF	TOTAL SF: 722 SF	TOTAL SF: 1029 SF	TOTAL SF: 3786 SF
TOTAL STONE 647 SF	TOTAL STONE: 458 SF	TOTAL STONE: 329 SF	TOTAL STONE: 458 SF	TOTAL STONE: 1892 SF
PERCENT: 64%	PERCENT: 44%	PERCENT: 46%	PERCENT: 45%	PERCENT: 50%

1
C4.02 **BLD C - REAR ELEVATION**
1/4" = 1'-0"



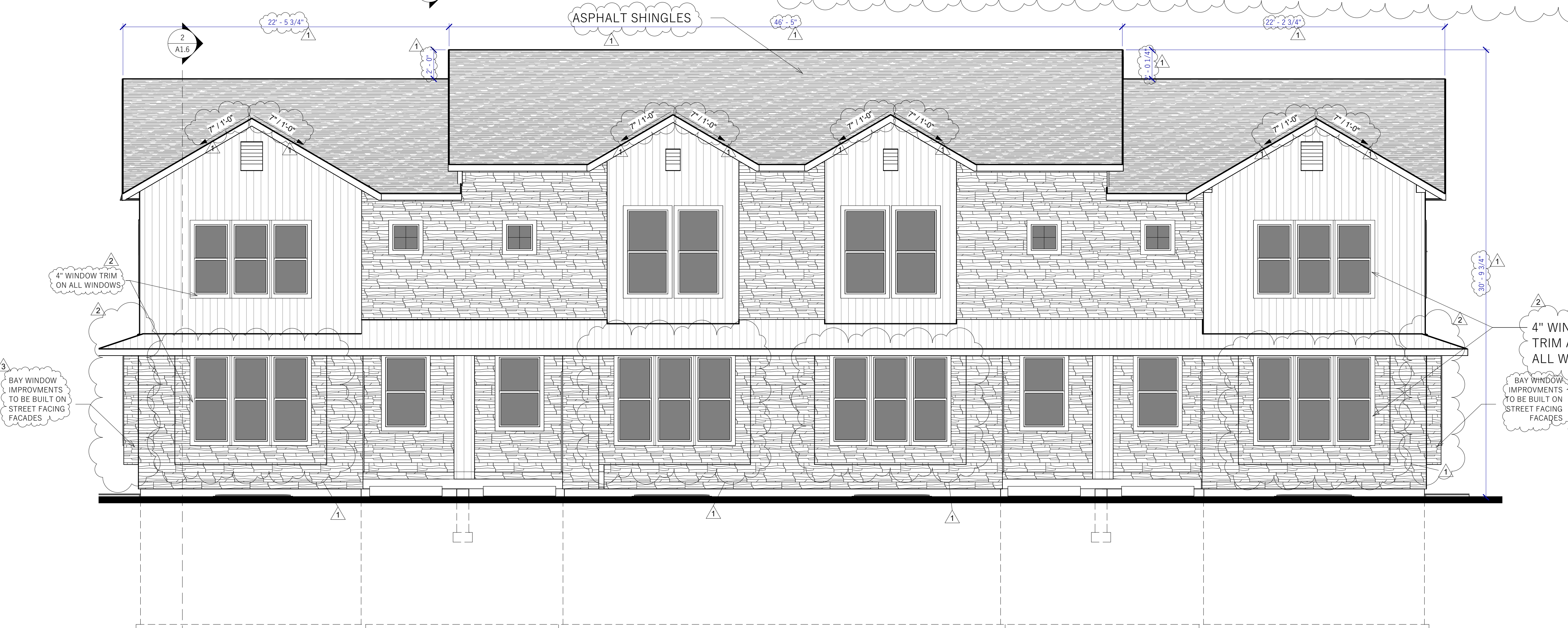
2
C4.02 **BLD C - RIGHT ELEVATION**
1/4" = 1'-0"

No.	Date	Description
1	FEB 02 2022	CITY COMMENTS 1
2	NOV 14 2022	SUBMITTAL 3
3	JUN 28 2023	CITY COMMENTS 2



BLD C - RIGHT ELEVATION

FRONT:	RIGHT:	BACK:	LEFT:	TOTAL:
TOTAL SF: 1312 SF	TOTAL SF: 1105 SF	TOTAL SF: 1231 SF	TOTAL SF: 1108 SF	TOTAL SF: 4756 SF
TOTAL STONE: 916 SF	TOTAL STONE: 489 SF	TOTAL STONE: 511 SF	TOTAL STONE: 489 SF	TOTAL STONE: 2405 SF
PERCENT: 70%	PERCENT: 44%	PERCENT: 41%	PERCENT: 44%	PERCENT: 51%



BLD C - FRONT ELEVATION

No.	Date	Description
1	FEB 02 2022	CITY COMMENTS 1
2	NOV 14 2022	SUBMITTAL 3
3	JUN 28 2023	CITY COMMENTS 2

CONSULTANT

SLATEWOOD TOWNHOMES

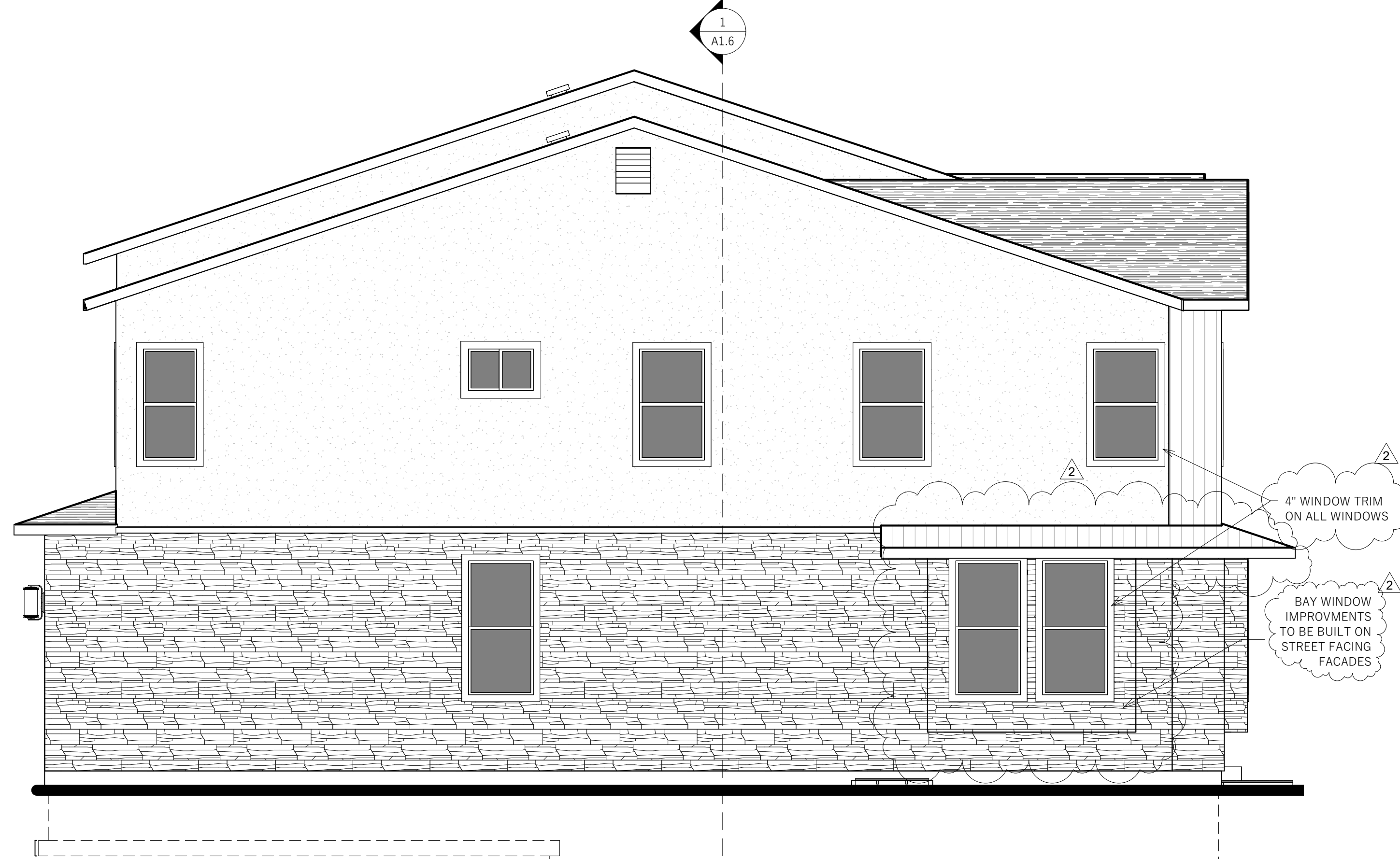
4-PLEX

1252 NORTH 680 WEST
TOOELE, UTAH 84074



BLD C - 4 PLEX
TOWNHOMES -
ELEVATIONS

C4.03



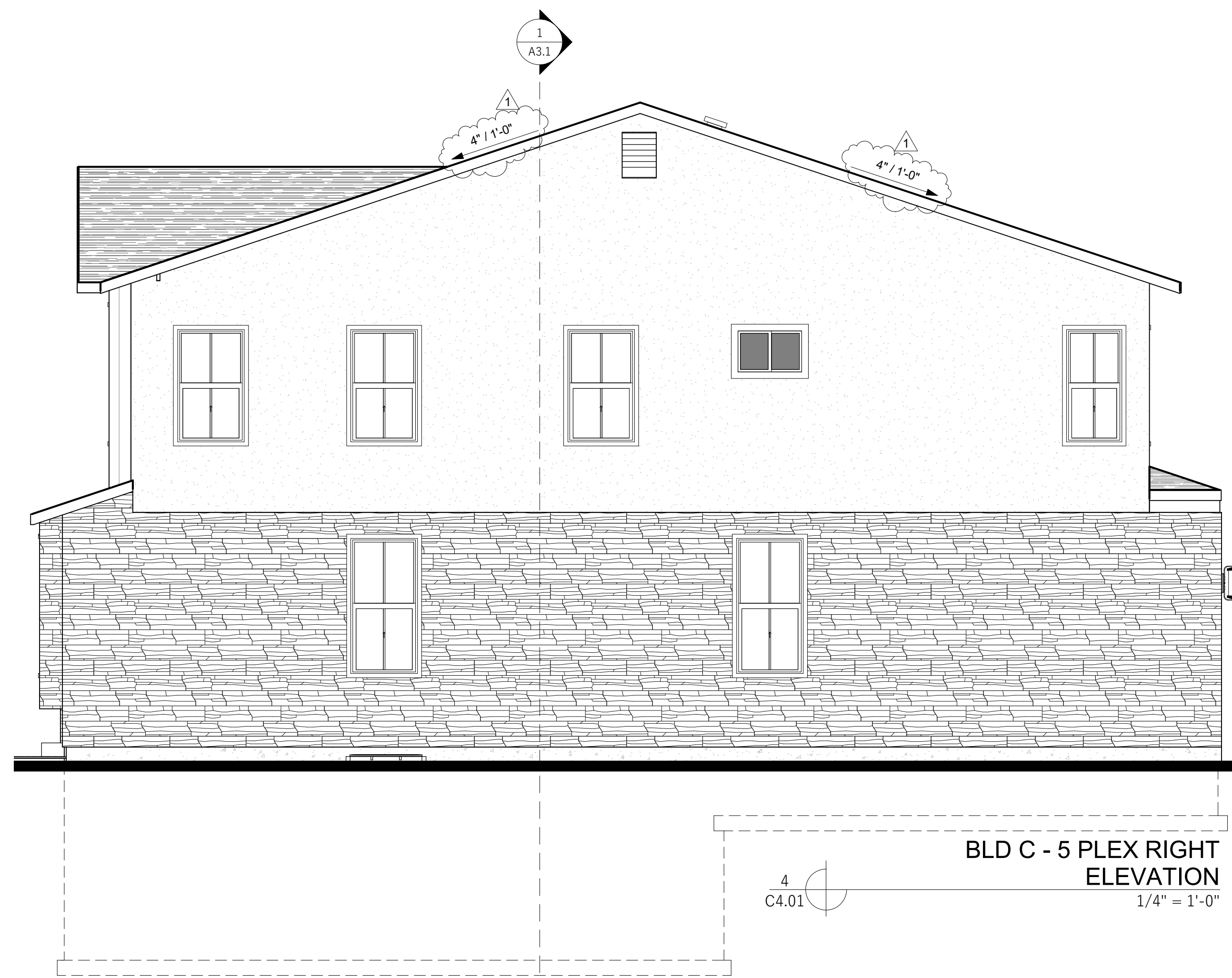
BLD C - LEFT ELEVATION
1/4" = 1'-0"

FRONT:	RIGHT:	BACK:	LEFT:	TOTAL:
TOTAL SF: 1312 SF	TOTAL SF: 1105 SF	TOTAL SF: 1231 SF	TOTAL SF: 1108 SF	TOTAL SF: 4756 SF
TOTAL STONE: 916 SF	TOTAL STONE: 489 SF	TOTAL STONE: 511 SF	TOTAL STONE: 489 SF	TOTAL STONE: 2405 SF
PERCENT: 70%	PERCENT: 44%	PERCENT: 41%	PERCENT: 44%	PERCENT: 51%



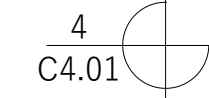
BLD C - REAR ELEVATION
1/4" = 1'-0"

No.	Date	Description
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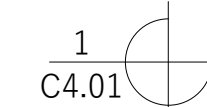


BLD C - 5 PLEX RIGHT ELEVATION
1/4" = 1'-0"

FRONT:	RIGHT:	BACK:	LEFT:	TOTAL:
TOTAL SF: 1680 SF	TOTAL SF: 1081 SF	TOTAL SF: 1207 SF	TOTAL SF: 1079 SF	TOTAL SF: 5047 SF
TOTAL STONE: 1004 SF	TOTAL STONE: 490 SF	TOTAL STONE: 612 SF	TOTAL STONE: 490 SF	TOTAL STONE: 2634 SF
PERCENT: 60%	PERCENT: 45%	PERCENT: 51%	PERCENT: 45%	PERCENT: 52%



BLD C - 5 PLEX FRONT ELEVATION
1/4" = 1'-0"



No.	Date	Description
1	FEB 02 2022	CITY COMMENTS 1

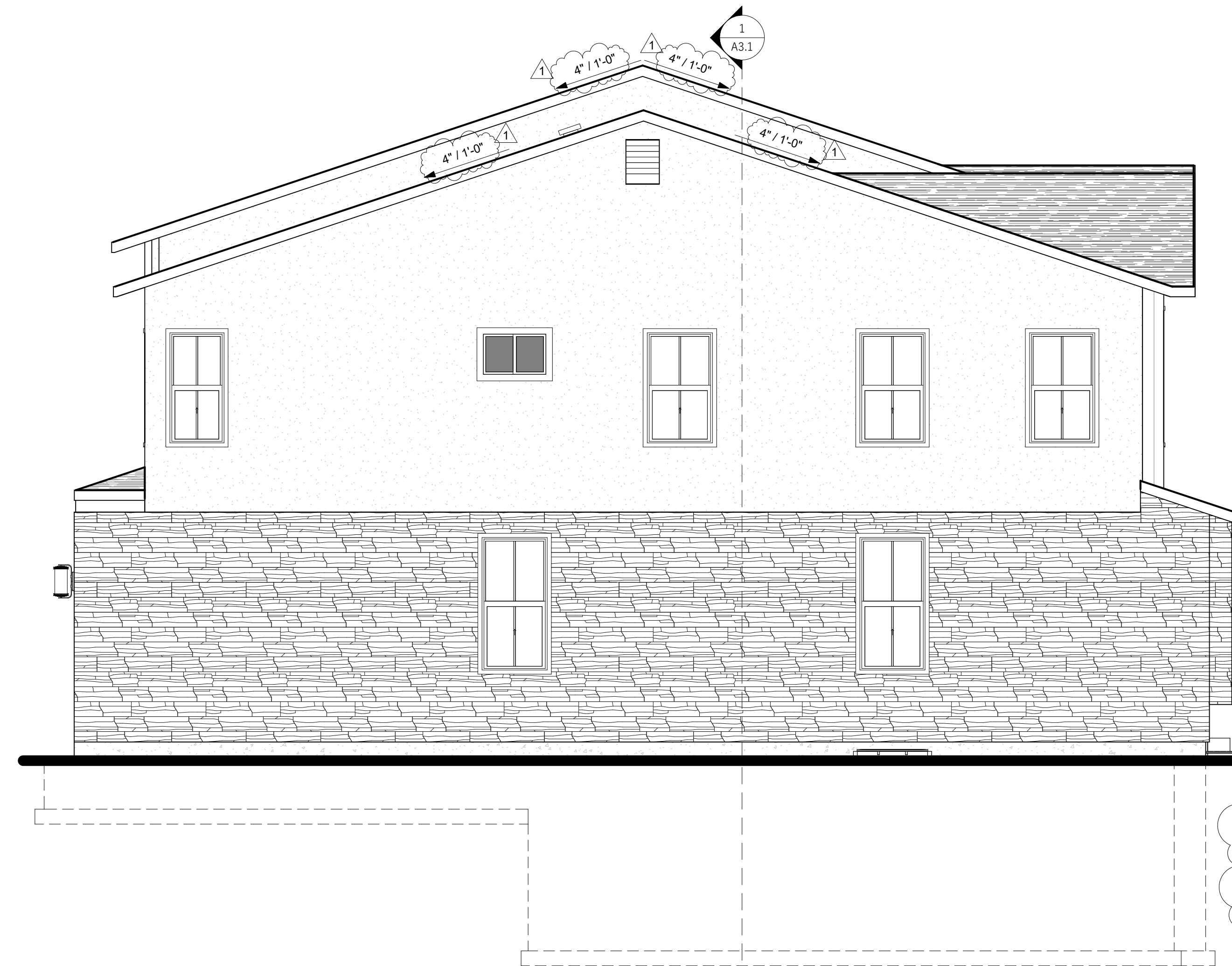
CONSULTANT

SLATEWOOD TOWNHOMES

5-PLEX
1252 NORTH 680 WEST
TOOELE, UTAH 84074

BLD C - 5 PLEX
TOWNHOMES -
ELEVATIONS

C4.02



FRONT:	RIGHT:	BACK:	LEFT:	TOTAL:
TOTAL SF: 1680 SF	TOTAL SF: 1081 SF	TOTAL SF: 1207 SF	TOTAL SF: 1079 SF	TOTAL SF: 5047 SF
TOTAL STONE: 1004 SF	TOTAL STONE: 490 SF	TOTAL STONE: 612 SF	TOTAL STONE: 490 SF	TOTAL STONE: 2634 SF
PERCENT: 60%	PERCENT: 45%	PERCENT: 51%	PERCENT: 45%	PERCENT: 52%

1 A3.1 2 C4.02 BLD C - 5 PLEX LEFT ELEVATION
1/4" = 1'-0"



1 A3.1 2 C4.02 BLD C - 5 PLEX REAR ELEVATION
1/4" = 1'-0"

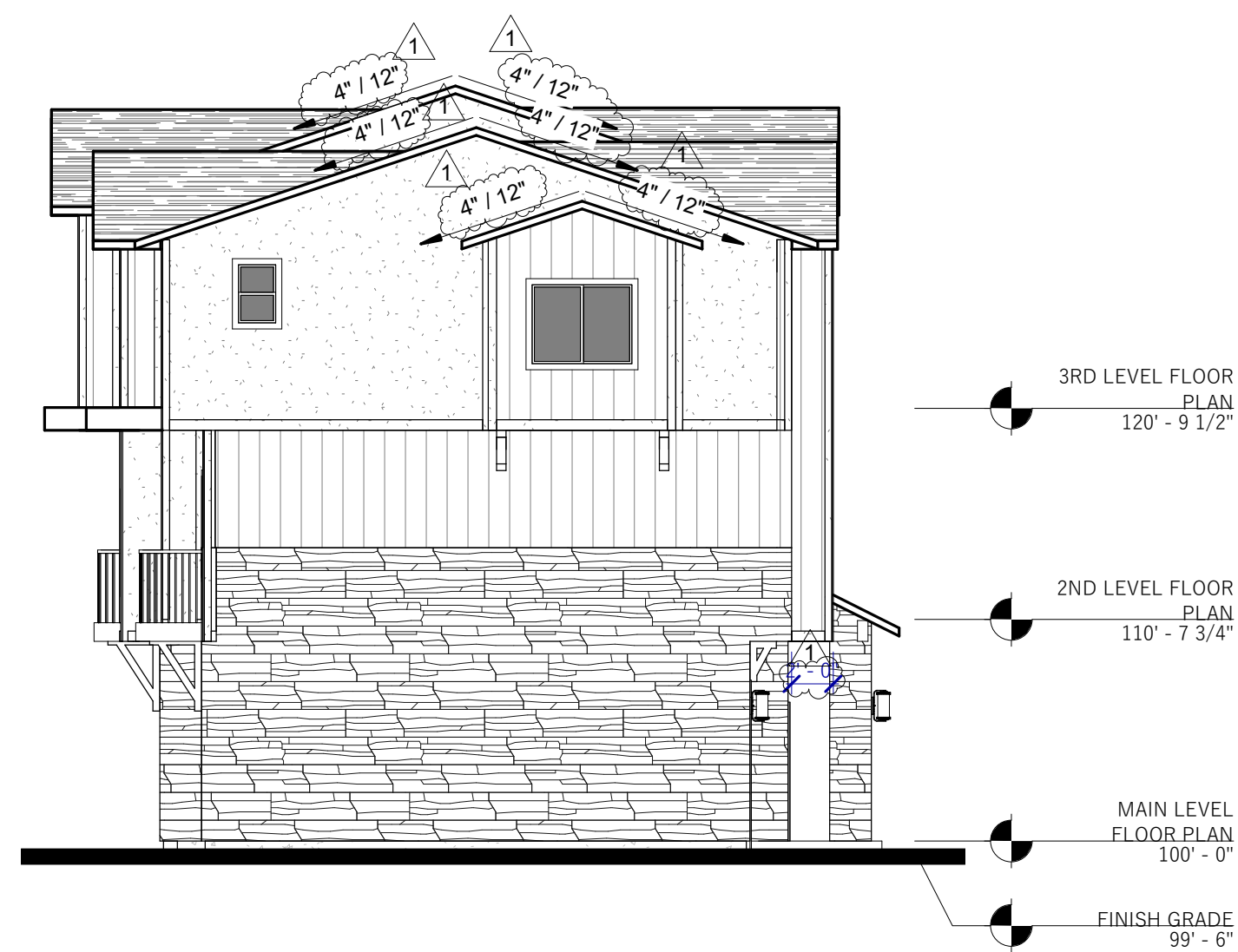
No.	Date	Description
1	FEB 02 2022	CITY COMMENTS 1



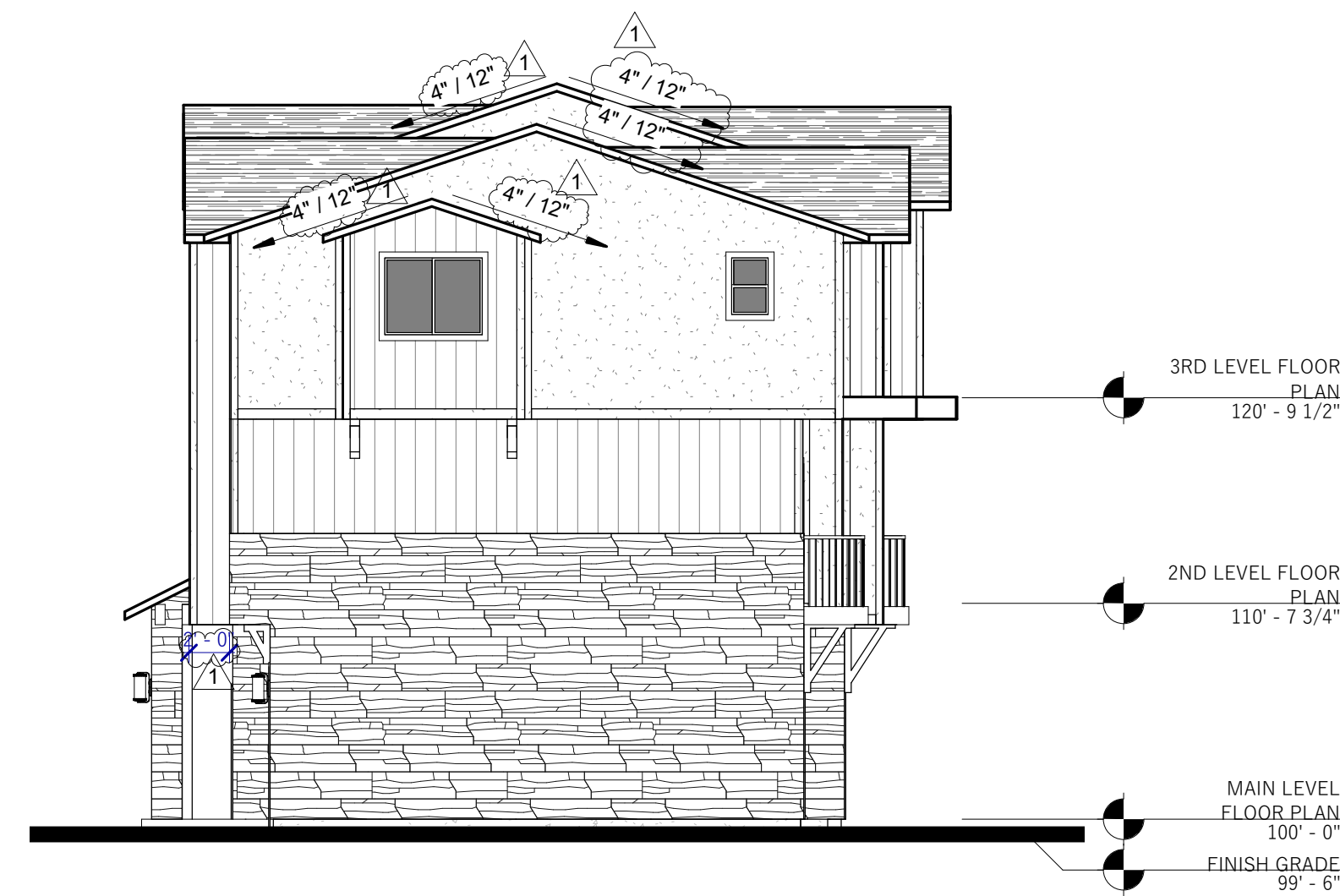
BLD D - 4 PLEX FRONT ELEVATION
1/8" = 1'-0"



BLD D - 4 PLEX REAR ELEVATION
1/8" = 1'-0"



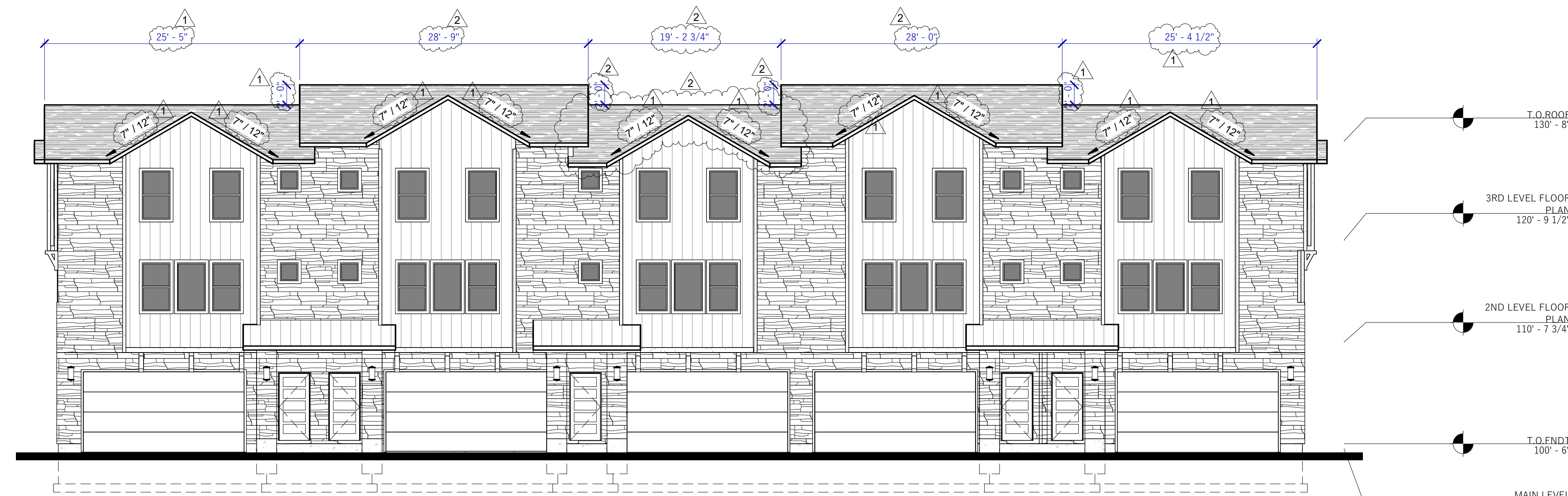
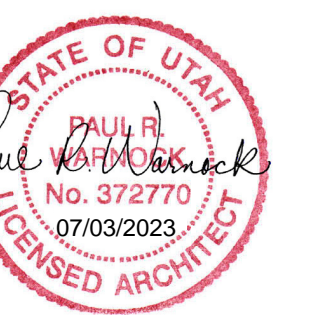
BLD D - 4 PLEX LEFT ELEVATION
1/8" = 1'-0"



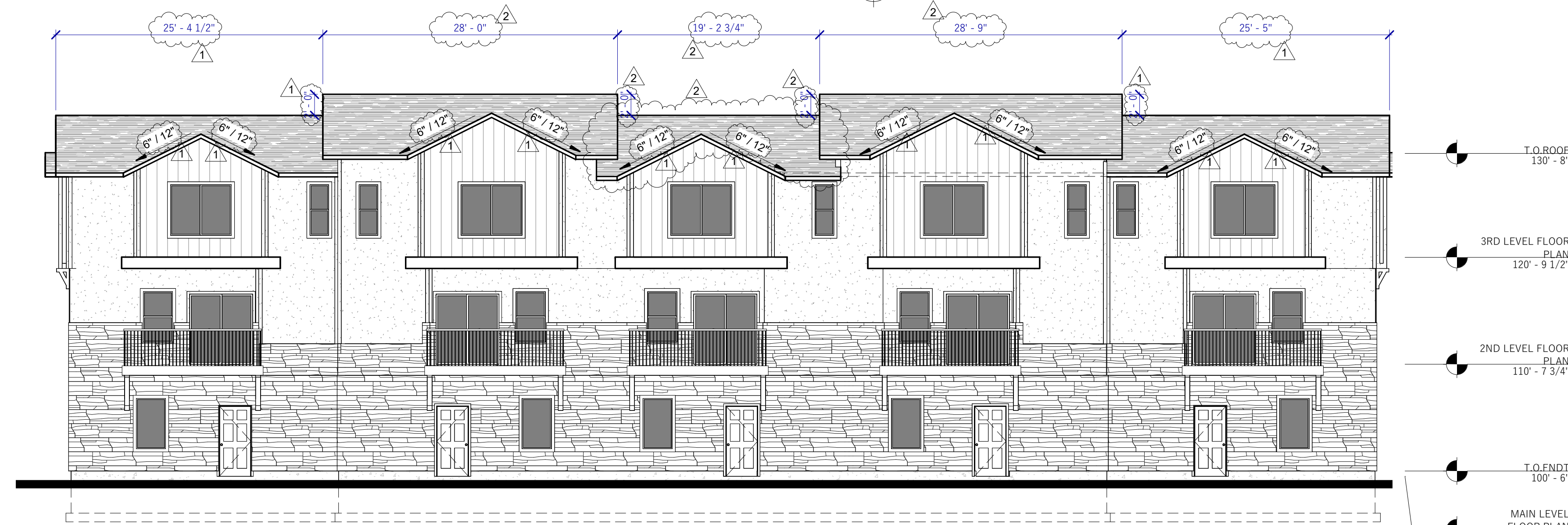
BLD D - 4 PLEX RIGHT ELEVATION
1/8" = 1'-0"

FRONT:	RIGHT:	BACK:	LEFT:	TOTAL:
TOTAL SF: 2160 SF	TOTAL SF: 975 SF	TOTAL SF: 2345 SF	TOTAL SF: 975 SF	TOTAL SF: 6455 SF
TOTAL BRICK: 1304 SF	TOTAL BRICK: 435 SF	TOTAL BRICK: 1013 SF	TOTAL BRICK: 435 SF	TOTAL BRICK: 3187 SF
PERCENT: 60%	PERCENT: 45%	PERCENT: 43%	PERCENT: 45%	PERCENT: 50%

No.	Date	Description
1	Date 1	Revision 1
2	JUN 28-2023	CITY COMMENTS 2

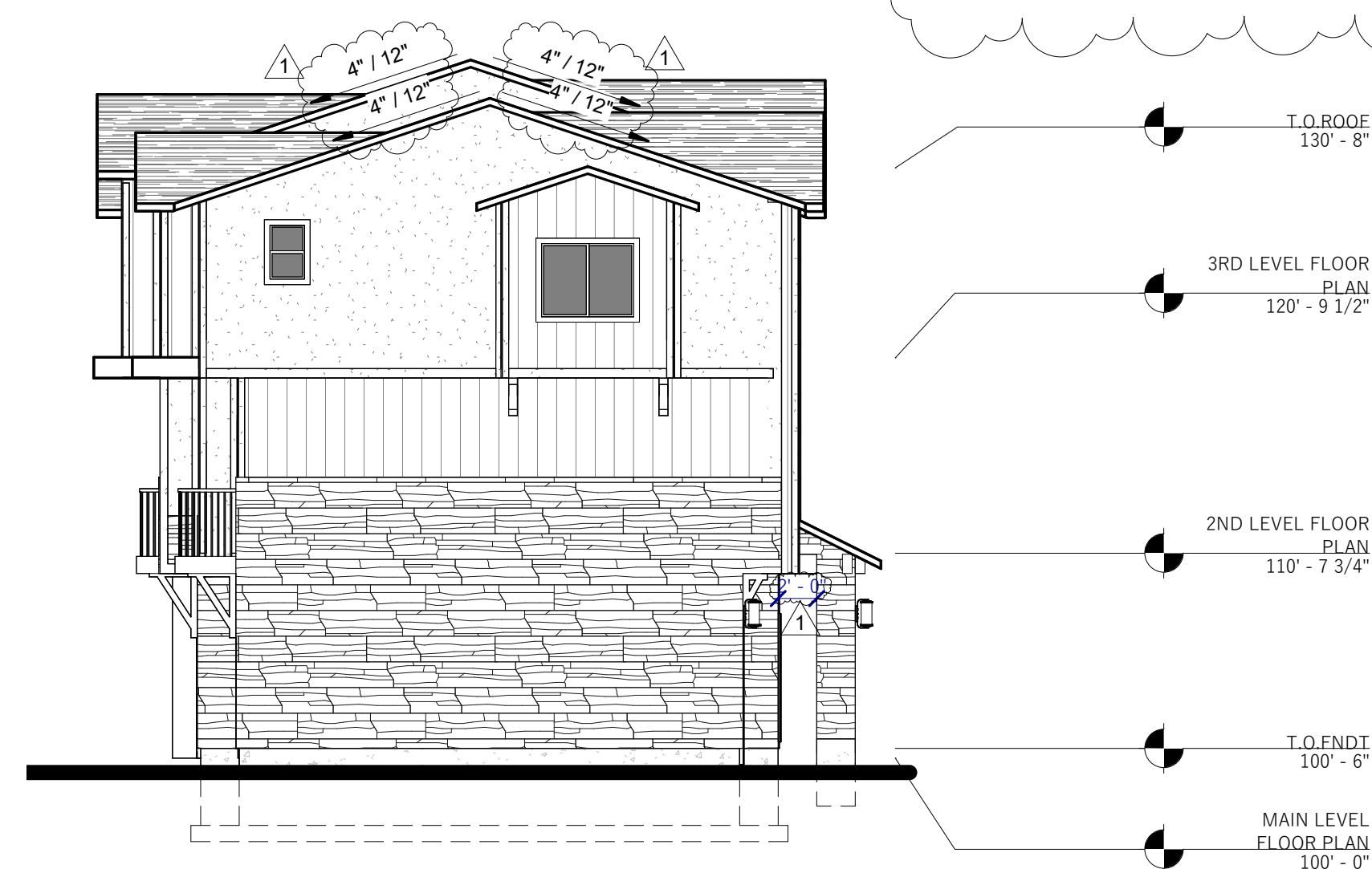


BLD D - 5 PLEX FRONT ELEVATION
1/8" = 1'-0"

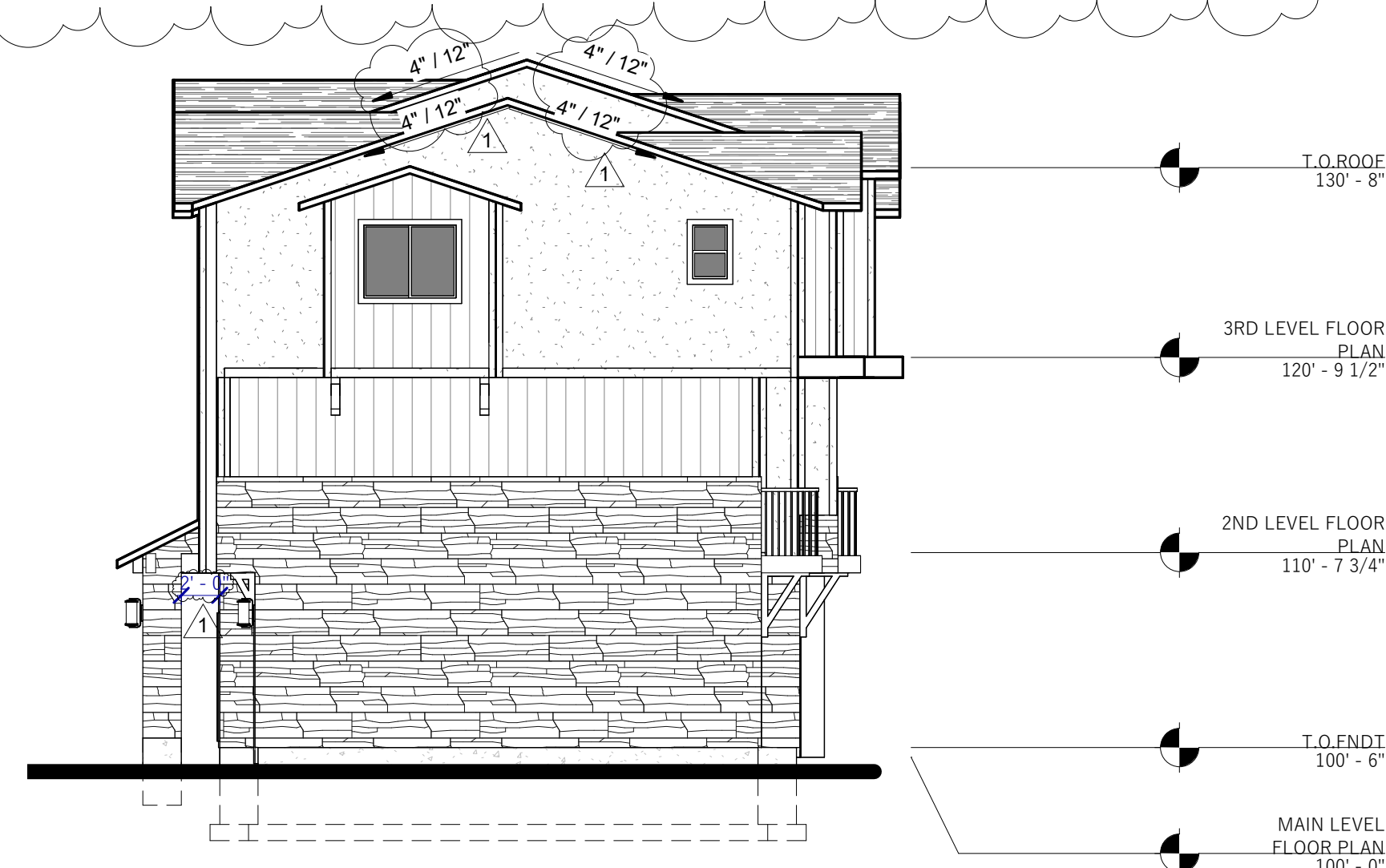


BLD D - 5 PLEX REAR ELEVATION
1/8" = 1'-0"

FRONT:	RIGHT:	BACK:	LEFT:	TOTAL:
TOTAL SF: 2777 SF	TOTAL SF: 947 SF	TOTAL SF: 3107 SF	TOTAL SF: 950 SF	TOTAL SF: 7781 SF
TOTAL BRICK: 1701 SF	TOTAL BRICK: 434 SF	TOTAL BRICK: 1346 SF	TOTAL BRICK: 432 SF	TOTAL BRICK: 3913 SF
PERCENT: 61%	PERCENT: 46%	PERCENT: 43%	PERCENT: 45%	PERCENT: 50%



BLD D - 5 PLEX LEFT ELEVATION
1/8" = 1'-0"

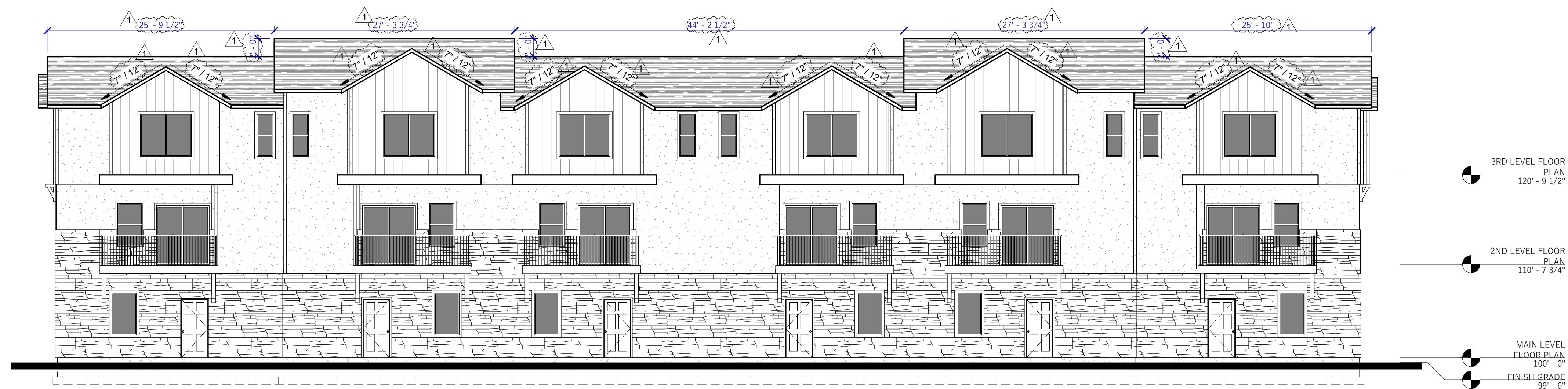


BLD D - 5 PLEX RIGHT ELEVATION
1/8" = 1'-0"

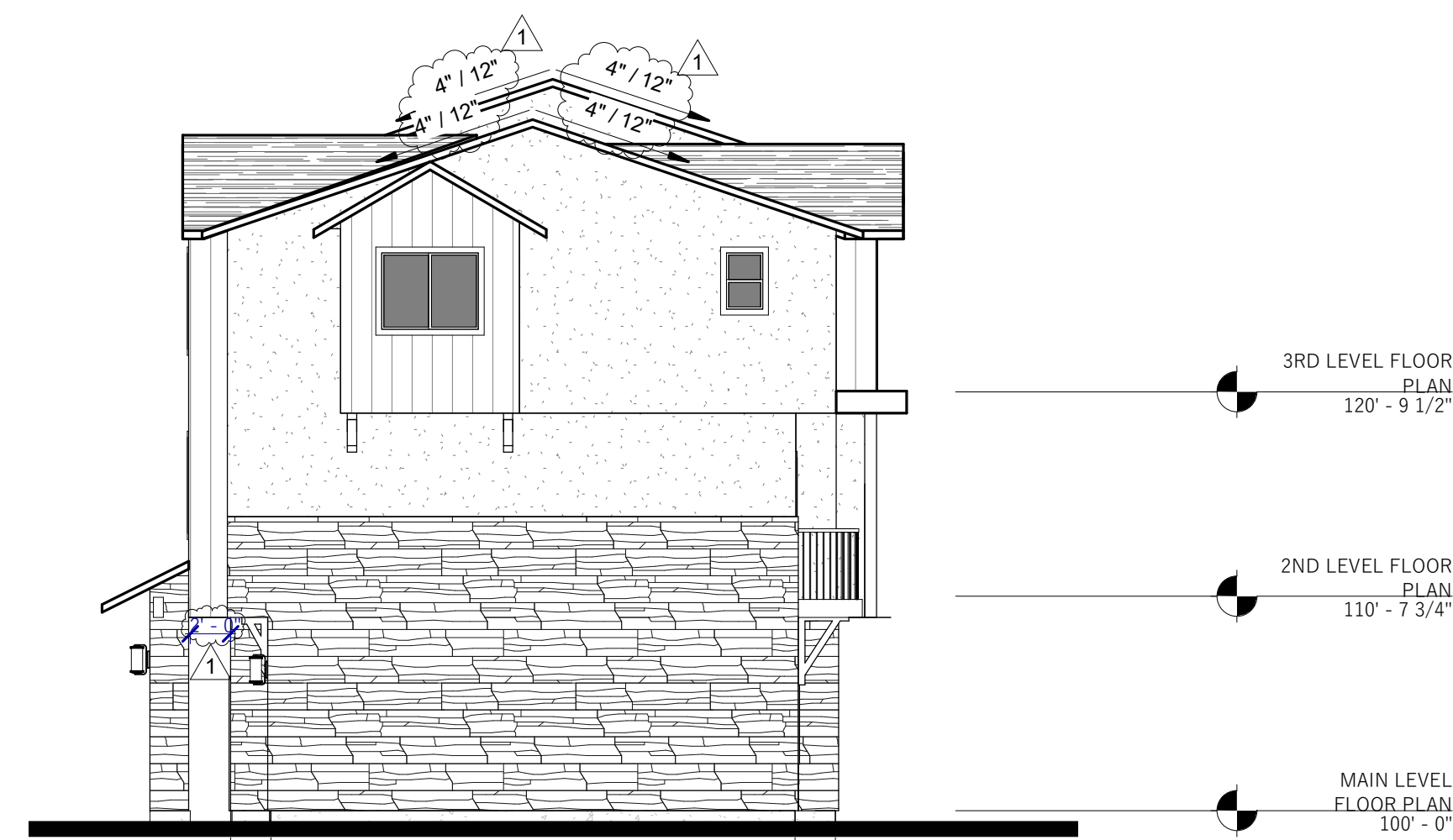
No.	Date	Description
1	FEB 02 2022	CITY COMMENTS 1



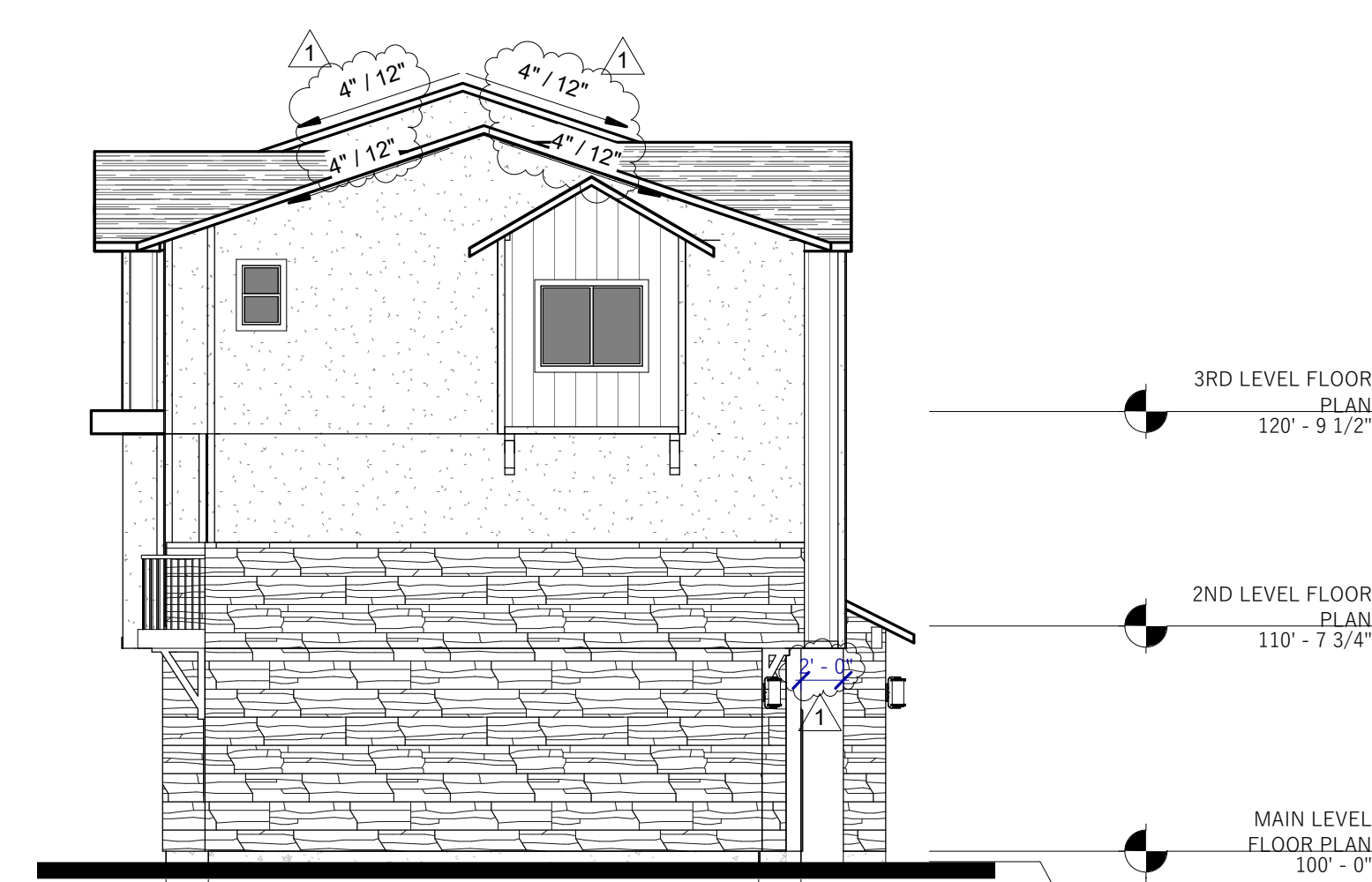
BLD D - 6 PLEX FRONT ELEVATION
1/8" = 1'-0"



BLD D - 6 PLEX REAR ELEVATION
1/8" = 1'-0"



BLD D - 6 PLEX RIGHT ELEVATION
1/8" = 1'-0"



BLD D - 6 PLEX LEFT ELEVATION
1/8" = 1'-0"

FRONT:	RIGHT:	BACK:	LEFT:	TOTAL:
TOTAL SF: 3280 SF	TOTAL SF: 972 SF	TOTAL SF: 3545 SF	TOTAL SF: 966 SF	TOTAL SF: 8763 SF
TOTAL BRICK: 1979 SF	TOTAL BRICK: 492 SF	TOTAL BRICK: 1500 SF	TOTAL BRICK: 474 SF	TOTAL BRICK: 4445 SF
PERCENT: 60%	PERCENT: 51%	PERCENT: 42%	PERCENT: 49%	PERCENT: 51%

**Tooele City Planning Commission
Business Meeting Minutes**

Date: Wednesday, August 9, 2023

Time: 7:00 p.m.

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

Commission Members Present:

Tyson Hamilton
Melanie Hammer
Chris Sloan
Weston Jensen
Doug Newel
Melodi Gochis

Commission Members Excused:

Jon Proctor
Alison Dunn
Matt Robinson

City Council Members Present:

Maresa Manzione
Ed Hansen

City Employees Present:

Holly Potter, Deputy City Recorder
Roger Baker, City Attorney
Paul Hansen, City Engineer
Andrew Aagard, Community Development Director

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
Tyson Hamilton, Present
Weston Jensen, Present
Chris Sloan, Present
Melodi Gochis, Present

Doug Newel, Present
Jon Proctor, Excused
Matt Robinson, Excused
Alison Dunn, Excused

3. Public Hearing and Recommendation on a Land Use Map Amendment request by Kay Thomas Reese to re-assign the land use designation for approximately .25 acres located at 215 S 200 E from the existing land use designation of Medium Density Residential to Mixed Use.

Mr. Aagard presented a Land Use amendment to the property located at 200 east and 200 south. It is zoned R1-7. The land use is Medium Density Residential. The applicant is requesting Mixed-Use General to be able to use the building for commercial use. It would take the structure out of non-conforming and make it legal.

The Planning Commission asked the following questions:

Are there any uses allowed in Mixed-Use General that the City would not want to see there?
Would it be suggested to change the old hospital to match that land use designation?

Mr. Aagard addressed the Commission's questions. Mixed Use is considered light in a neighborhood setting and often times fits well. If the Commission would like to recommend the hospital change, it would align with the Land Use Map and Zoning Map.

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

K. Thomas Reese addressed the Commission and shared some history about the building.

Commissioner Sloan motioned to forward a positive recommendation on a Land Use Map Amendment request by Kay Thomas Reese to re-assign the land use designation for approximately .25 acres located at 215 S 200 E from the existing land use designation of Medium Density Residential to Mixed Use 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 Sloan, "Aye" Chairman Hamilton, "Aye", Commissioner Jensen, "Aye", Commissioner Newel, "Aye" and Commissioner Gochis, "Aye". The motion passed.

4. City Council Reports

Council Member Manzione shared the following information from the City Council Meeting: There was a discussion on term limits, updating the City Charter, and changes to the City recorder's appointment. They also held a public hearing for the final budget and tax rate.

5. Review and Approval of Planning Commission Minutes for the meeting held on July 12, 2023

There are no changes to the minutes.

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

6. Review and Approval of Planning Commission Minutes for the meeting held on July 26, 2023.

There are no changes to the minutes.

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

7. Adjourn

Chairman Hamilton adjourned the meeting at 7:13 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 August, 2023

Tyson Hamilton, Tooele City Planning Commission Chair