

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, January 9, 2019** 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.

Agenda Items

1. ***Pledge of Allegiance***
2. ***Roll Call***
3. ***Recommendation*** on a Subdivision Preliminary Plan for Sunset Estates Phase 8 proposed by Russ Tolbert of Hallmark Homes, for the creation of 24 lots, located at approximately 400 West 2300 North on approximately 10.7 Acres.
4. ***Recommendation*** on a Subdivision Preliminary Plan for Country View Villas proposed by Dave Erickson, for the creation of 136 lots, located at approximately 1000 North 200 East, on approximately 26.6 Acres.
5. ***Public Hearing and Decision*** on a Conditional Use Permit by Steve Morrey of Savage Tooele Transload to allow “Chemical Manufacture and Stores” use on property located at 351 South Emerald Road in the I Industrial zoning district on approximately 7.45 acres.
6. ***Review and Approval*** of Planning Commission minutes for meeting held December 12, 2018.
7. ***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 or TDD (435) 843-2108.

STAFF REPORT

December 31, 2018

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

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Sunset Estates Phase 8 – Preliminary Plan Request

Application No.: P18-368
Applicant: Russ Tolbert, representing Hallmark Homes
Project Location: Approximately 400 W 2300 N
Zoning: R1-10 Residential Zone
Acreage: 10.7 Acres (466,092 ft²)
Request: Request for approval of a Preliminary Plan in the R1-10 Residential zone regarding a 24 lot single-family residential subdivision.

BACKGROUND

This application is a request for approval of a Preliminary Plan for approximately 10.7 acres located at approximately 400 W 2300 N. The property is currently zoned R1-10 Residential. The applicant is requesting that a Preliminary Plan be approved to allow for the development of the currently vacant site 10,000 square foot single-family residential lots.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential land use designation for the subject property. The property has been assigned the R1-10 Residential zoning classification, supporting approximately four dwelling units per acre. The purpose of the R1-10 zone is to “provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings and multi-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.” The R1-10 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. To the north of the subject parcel property is zoned R1-10. Property to the east is also zoned R1-10 as are properties to the south. To the west property is zoned R1-7 Residential.

Subdivision Layout. The proposed Sunset Estates Phase 8 subdivision is proposed to consist of 24 single-family lots ranging in size from 10,000 square feet up to 14,000 square feet. The subdivision will have access to 400 West, a public right-of-way, through the existing Sunset Estates Phase 7 subdivision. Roads within the subdivision will be public rights-of-way and will stub at the eastern edge anticipating future connections.

There are double fronting lots against 400 West and 2400 North that will be required to install park strip landscaping, trees and appropriate double fronting lot fencing. City ordinance requires solid masonry fencing for double fronting lots.

There is a 1.12 acre storm water detention basin located at the north west corner and will ultimately be dedicated to Tooele City. When storm water basins like this are dedicated to Tooele City it is a requirement of the applicant to landscape the basin according to city standards prior to the City taking over ownership and maintenance of the basin. A landscape plan will need to be submitted for review during the final plat subdivision application.

Fencing. Double fronting lots are required by ordinance to have 6 foot solid masonry or pre-cast concrete fencing installed on the rear frontages.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Preliminary Plan submission and has issued a recommendation for approval for the request with the following proposed conditions:

1. A landscape and irrigation plan for the storm water detention basin will need to be submitted and reviewed as part of the phase 8 final plat subdivision application.
2. A landscape, irrigation and fencing plan concerning the double fronting lots along 400 West and 2400 North will need to be submitted and reviewed as part of the phase 8 final plat subdivision application.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Plan by Russ Tolbert, representing Hallmark Homes, application number P18-368, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. The applicant shall submit a landscape and irrigation plan for the storm water detention basin as part of the Sunset Estates Phase 8 Final Plat Subdivision application.
6. The applicant shall submit a landscape, irrigation and fencing plan for the double fronting

lot park strips along 400 West and 2400 North as part of the Sunset Estates Phase 8 Final Plat Subdivision application.

This recommendation is based on the following findings:

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

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Sunset Estates Phase 8 Preliminary Plan Request by Russ Tolbert, representing Hallmark Homes, application number P18-368, based on the findings and subject to the conditions listed in the Staff Report dated December 31, 2018:”

1. List any additional findings and conditions...

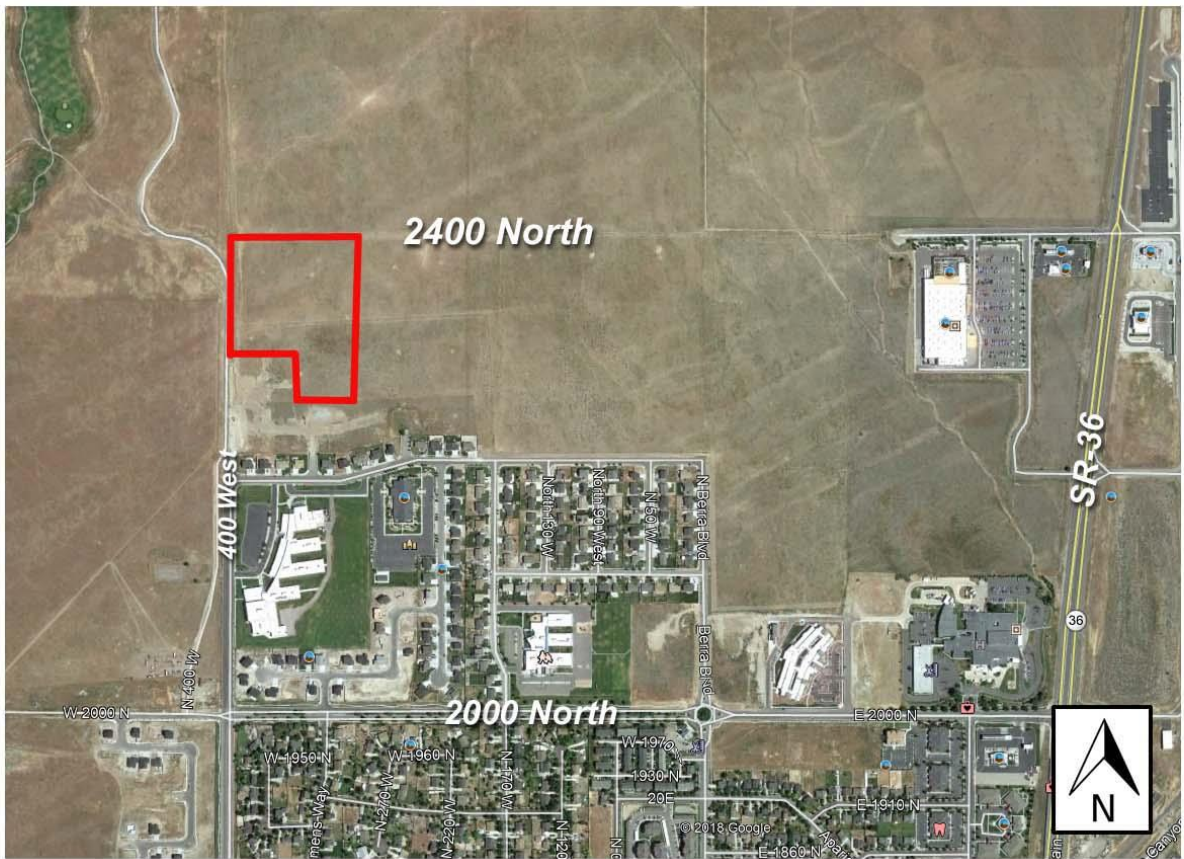
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Sunset Estates Phase 8 Preliminary Plan Request by Russ Tolbert, representing Hallmark Homes, application number P18-368, based on the following findings:”

1. List any findings...

EXHIBIT A

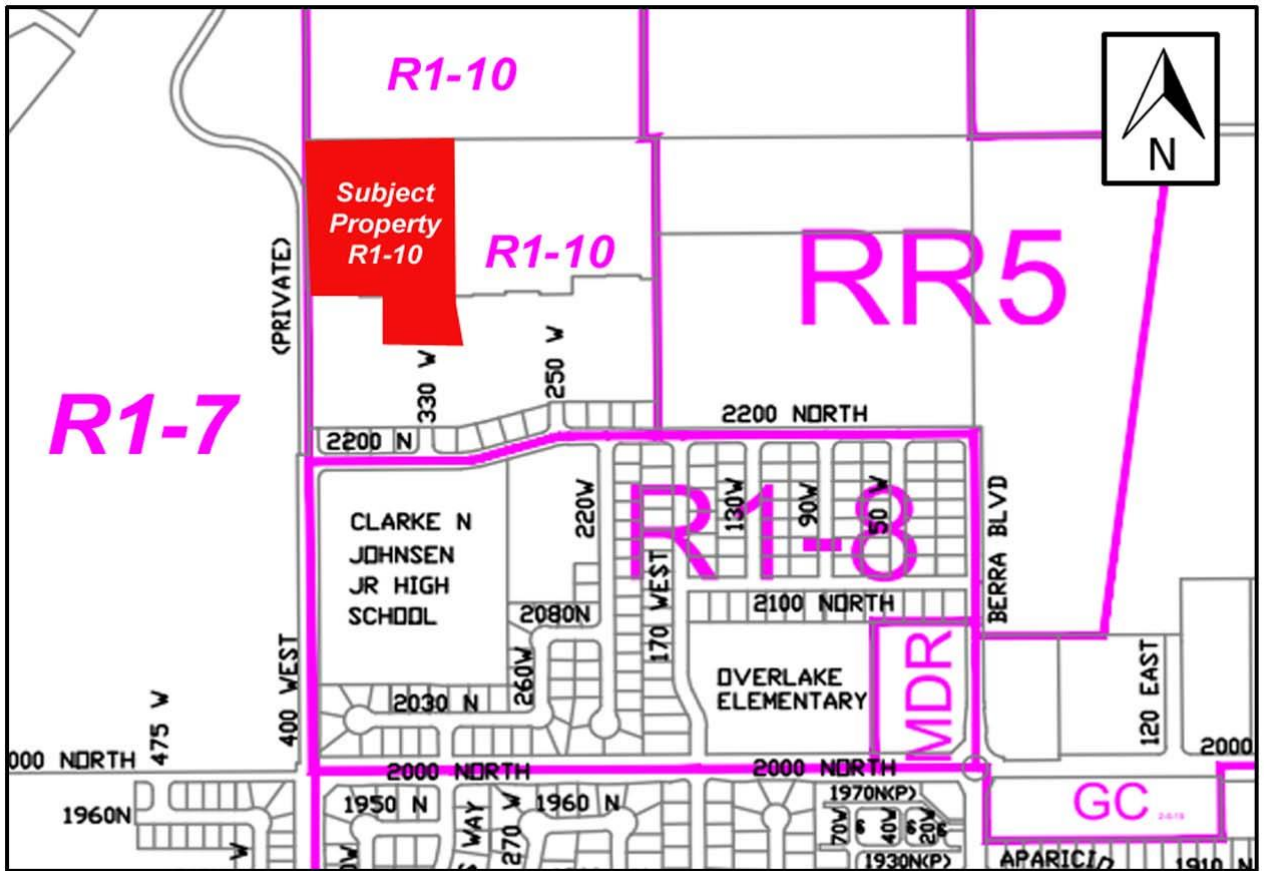
MAPPING PERTINENT TO THE SUNSET ESTATES PHASE 8, PRELIMINARY PLAN

Sunset Estates Phase 8 Preliminary Plan



Aerial View

Sunset Estates Phase 8 Preliminary Plan



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS APPLICANT SUBMITTED INFORMATION

SUNSET ESTATES SUBDIVISION

PHASE 8
 PRELIMINARY PLAT NOT TO BE RECORDED
 LOCATED IN THE SW1/4 OF SECTION 9, T3S, R4W,
 SALT LAKE BASE & MERIDIAN
 TOOELE CITY, TOOELE COUNTY, UTAH



GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

SPENCER W. LLEWELYN
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 10516507

DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 9, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the West 1/4 Corner of Section 9, T3S, R4W, SLB&M; thence N89°41'22"E along the 1/4 Section line 614.33 feet; thence S00°18'38"E 42.00 feet; thence S00°22'44"E 165.00 feet; thence S89°41'22"W 31.85 feet; thence S00°22'51"E 417.01 feet; thence N89°41'22"E 2.00 feet; thence S00°22'51"E 143.32 feet; thence N75°02'02"E 12.07 feet; thence S14°57'58"E 165.00 feet to the Northerly line of SUNSET ESTATES PHASE 7, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence along said plat the following 10 (ten) courses and distances: S75°02'02"W 21.27 feet; thence S77°00'42"W 40.78 feet; thence S84°07'54"W 41.96 feet; thence S89°37'09"W 200.51 feet; thence N00°22'51"W 103.01 feet; thence N00°06'16"E 60.00 feet; thence N00°22'44"W 106.58 feet; thence S89°41'34"W 140.00 feet; thence S00°22'46"E 18.79 feet; thence S89°37'09"W 176.08 feet to the Section line; thence N00°20'00"W along the Section line 691.95 feet to the point of beginning.

Contains: 10.90 acres +/-

ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.

APPROVED THIS _____ DAY OF _____ A.D. 20__

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-336-8532.

APPROVED THIS _____ DAY OF _____ A.D. 20__

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

LINE	LENGTH	DIRECTION
L1	20.0	S89°41'21"W
L2	105.0	N00°28'57"E
L3	105.0	S00°28'57"E
L4	20.0	S89°41'22"W
L5	31.2	S00°18'38"E
L6	17.4	S17°36'04"E
L7	17.4	N17°36'04"W
L8	78.6	N17°27'50"W
L9	17.4	N17°36'04"W
L10	33.6	N89°37'09"E
L11	24.8	N75°02'02"E
L12	24.8	N75°02'02"E
L13	24.8	S75°02'02"W

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

ROS MAP # _____

TOOELE COUNTY SURVEY DEPARTMENT

CHIEF OF POLICE

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY CHIEF OF POLICE.

TOOELE CITY CHIEF OF POLICE

FIRE CHIEF

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY FIRE DEPARTMENT.

TOOELE CITY FIRE CHIEF

POST MASTER

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE POST MASTER.

POST MASTER

SCHOOL DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY SCHOOL DISTRICT.

TOOELE COUNTY SCHOOL DISTRICT

COMCAST

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY COMCAST CABLE.

COMCAST

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY RECORDER AS TO DESCRIPTION OF RECORD.

TOOELE COUNTY RECORDER

CITY COUNCIL

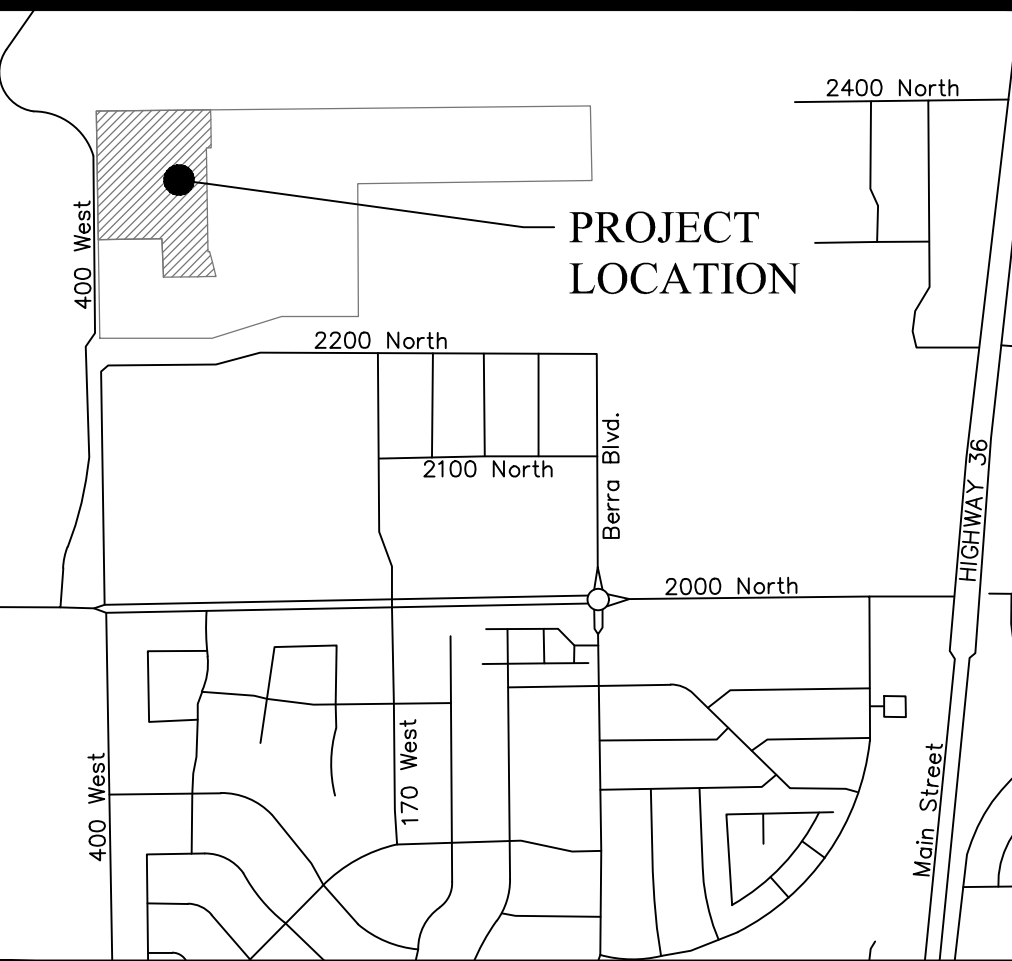
APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY COUNCIL.

CHAIRMAN TOOELE CITY COUNCIL

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY PLANNING COMMISSION.

ATTEST:



VICINITY MAP

N.T.S.

LEGEND:

- #5 REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PIN TO BE SET AT CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- STREET MONUMENTS TO BE SET PER TOOELE COUNTY SURVEYOR'S SPECIFICATIONS.
- PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&DE)

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	61.61'	132.00'	026°44'29"	31.38'	S13°40'40"E	61.05'
C3	24.47'	330.00'	004°14'58"	12.24'	S87°29'40"W	24.47'
C4	61.43'	132.00'	026°39'50"	31.28'	S13°42'46"E	60.88'
C5	93.54'	59.50'	090°04'13"	59.57'	S44°39'15"W	84.20'
C6	59.53'	330.00'	010°20'09"	29.85'	S80°12'07"W	59.45'
C7	60.11'	200.00'	017°13'13"	30.28'	N08°59'27"W	59.88'
C8	60.12'	200.00'	017°13'19"	30.29'	N08°59'24"W	59.89'
C9	69.13'	230.00'	017°13'19"	34.83'	N08°59'24"W	68.87'
C10	75.61'	162.00'	026°44'24"	38.50'	S13°40'40"E	74.92'
C11	47.47'	102.00'	026°39'50"	24.17'	S13°42'46"E	47.04'
C12	47.61'	102.00'	026°44'36"	24.25'	N13°40'52"W	47.18'
C13	26.76'	162.00'	009°27'58"	13.41'	N22°18'42"W	26.73'
C14	48.63'	162.00'	017°11'52"	24.50'	N08°58'47"W	48.44'
C15	75.39'	162.00'	026°39'50"	38.39'	S13°42'46"E	74.71'
C16	38.65'	102.00'	021°42'33"	19.56'	S16°11'24"E	38.42'
C17	8.82'	102.00'	004°57'17"	4.41'	S02°51'29"E	8.82'
C18	46.37'	29.50'	090°04'13"	29.54'	S44°38'46"W	41.74'
C20	140.70'	89.50'	090°04'13"	89.61'	S44°39'15"W	126.65'
C22	46.34'	29.50'	090°00'00"	29.50'	N45°00'00"E	41.72'
C23	46.37'	29.50'	090°03'13"	29.53'	S44°38'46"W	41.74'
C24	46.30'	29.50'	089°55'47"	29.46'	N45°20'45"W	41.69'
C25	17.44'	170.00'	005°52'37"	8.73'	N03°19'09"W	17.43'
C26	51.09'	170.00'	017°13'13"	25.74'	N08°59'27"W	50.90'
C27	1.99'	230.00'	000°29'49"	1.00'	S17°21'10"E	1.99'
C28	51.10'	170.00'	017°13'19"	25.74'	S08°59'24"E	50.91'
C29	46.20'	29.83'	088°43'39"	29.18'	S44°37'12"W	41.72'
C30	49.52'	29.50'	096°11'08"	32.87'	N48°28'19"W	43.91'
C31	33.66'	170.00'	011°20'36"	16.88'	S11°55'46"E	33.60'
C32	76.37'	300.00'	014°35'07"	38.39'	N82°19'36"E	76.16'
C33	39.59'	270.00'	008°24'05"	19.83'	S79°14'05"W	39.56'
C34	84.00'	330.00'	014°35'07"	42.23'	N82°19'36"E	83.78'
C35	67.13'	230.00'	016°43'24"	33.81'	N08°44'33"W	66.89'
C36	69.13'	230.00'	017°13'13"	34.83'	N08°59'27"W	68.87'

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY

PREPARED BY
FOCUS
 ENGINEERING AND SURVEYING, LLC
 10 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com

PARKS DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY PARKS DEPARTMENT.

TOOELE CITY PARKS DEPARTMENT

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY ATTORNEY

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY ENGINEER

COMMUNITY DEVELOPMENT

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY RECORDER

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

TOOELE COUNTY RECORDER

CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY COUNCIL.

CHAIRMAN TOOELE CITY COUNCIL

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY PLANNING COMMISSION.

ATTEST:



BASIS OF BEARING MEASURED: N89°41'57"E 2,643.70
 (RECORD N89°41'56"E 2,643.81)

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY RECORDER AS TO DESCRIPTION OF RECORD.

TOOELE COUNTY RECORDER

Z:\2017\17-183\Sunset Estates Phase 8 Design\17-183\Sunset Estates Preliminary Plat - Phase 8 only city.dwg

STAFF REPORT

December 31, 2018

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

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Country View Villas – Preliminary Plan Request

Application No.: P18-277
Applicant: Dave Erickson, representing Irish Creek LLC
Project Location: 1000 N 200 E
Zoning: MDR PUD Medium Density Residential zone
Acreage: 26.6 Acres (1,161,745 square feet)
Request: Request for approval of a Preliminary Plan in the MDR PUD Medium Density Residential Planned Unit Development zoning district for a 136 lot residential development.

BACKGROUND

This application is a request for approval of a Preliminary Plan for approximately 27 acres located at 1000 N 200 E. The property is currently zoned MDR PUD Medium Density Residential Zone. The applicant is requesting that a Preliminary Plan be approved to allow for the development of the currently vacant site to be subdivided into 136 lots. Each lot will eventually hold a four dwelling unit building that is exclusive to senior populations. The property does have a PUD overlay attached to it that provides reduced setbacks and lot widths.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the MDR PUD Medium Density Residential zoning classification, supporting 8 dwelling units per acre. The purpose of the **MDR** zone is to “provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings and multi-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.” The MDR Medium Density Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. Properties to the north are zoned GC General Commercial and RR-5 Residential. Properties to the east and the south are zoned R1-7 Residential and properties to the west are zoned GC General Commercial and HDR High Density Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The preliminary plan contains 136 lots that will eventually include 1 four dwelling building for senior residents. The subdivision is laid out with lots being essentially the individual unit foot prints. The area between the lots is common area / open space that will be maintained by the

community HOA. Lots within the subdivision are permitted by the PUD provisions to be reduced to 48 feet for the conjoined units.

Access into the subdivision is primarily from 1000 North with stubs at the southern property line and at the western property line. The stub at the western property line will connect with a road that will connect to 100 East. The roads within this development will be public rights-of-way.

The development is proposed to be split in to three phases and each phase will be required to obtain final plat approval. The first final plat phase will need to be submitted within one year of preliminary plan approval or the preliminary plan approval will lapse.

There will a club house and guest parking located at the north west corner next to a storm water management pond that will be maintained by the development HOA.

Fencing. Fencing may be required along the western property line where adjacent to the Dominion Energy and Scholar Academy properties. Both properties are zoned GC General Commercial and when residential is adjacent to commercial the Planning Commission may require solid barrier style fencing.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

REVIEWS

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

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Plan by Dave Erickson, representing Irish Creek LLC, application number P18-277, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.

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

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Country View Villas Preliminary Plan Request by Dave Erickson, representing Irish Creek LLC, application number P18-277, based on the findings and subject to the conditions listed in the Staff Report dated December 31, 2018:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Country View Villas Preliminary Plan Request by Dave Erickson, representing Irish Creek LLC, application number P18-277, based on the following findings:”

1. List any findings...

EXHIBIT A

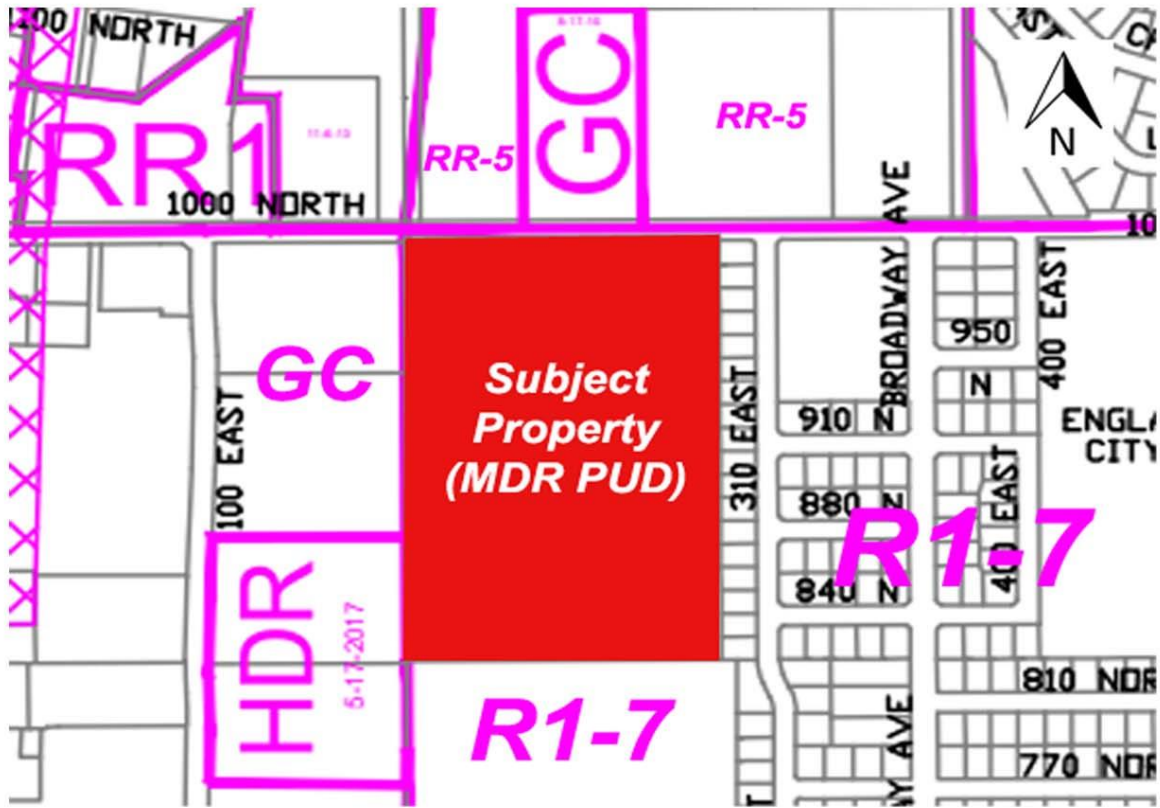
MAPPING PERTINENT TO THE COUNTRY VIEW VILLAS, PRELIMINARY PLAN

Country View Villas Subdivision Preliminary Plan



Current Zoning

Country View Villas Subdivision Preliminary Plan



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS & APPLICANT SUBMITTED INFORMATION

COUNTRY VIEW VILLAS PRELIMINARY PLAT

A PLANNED RESIDENTIAL UNIT DEVELOPMENT
TOOELE CITY, TOOELE COUNTY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22
T3S, R4W, SLB&M, TOOELE COUNTY, UTAH

NORTH QUARTER CORNER
SECTION 22, T 3 S, R 4 W, SLB & M

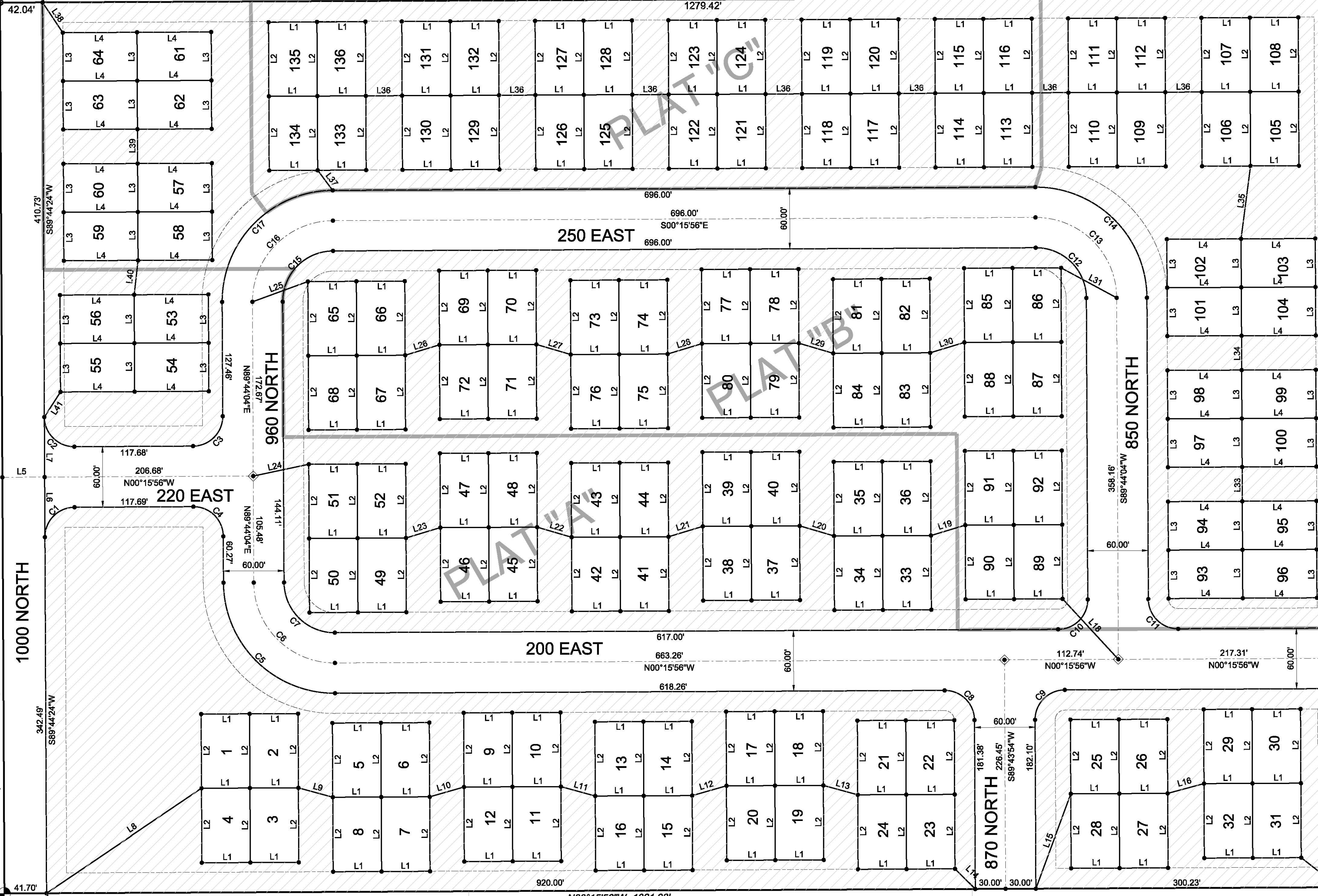
TOOELE ESTATES SUBDIVISION

FOUND ENSIGN REBAR AND CAP

1764.22' MEASURED
(1764.42' RECORD)

FOUND ENSIGN REBAR AND CAP

S00°15'15"E 1321.46'
1279.42'



GLORIA BEVAN TRUST

S89°41'17"W 681.96'

30.00' 30.00'

FOUND ENSIGN REBAR AND CAP

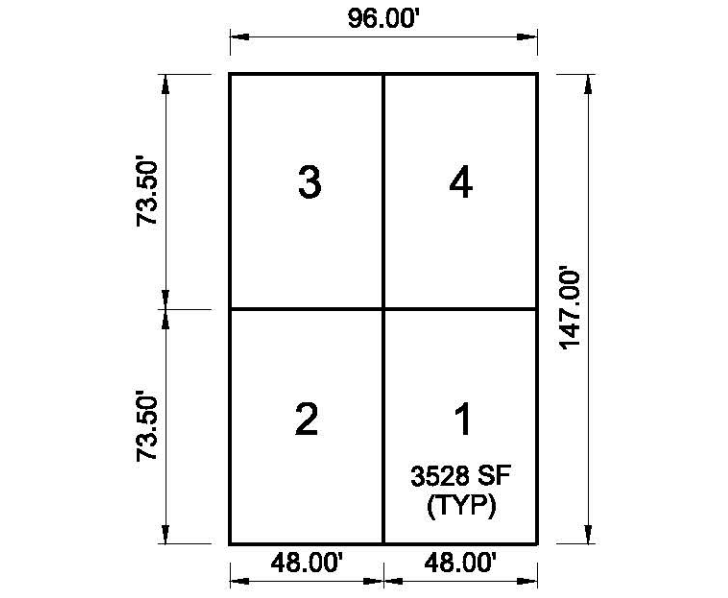
N00°15'56"W 1321.93'

FOUND ENSIGN REBAR AND CAP

DOMINION ENERGY

SCHOLAR ACADEMY

CLEARWATER CAPITAL FUND, LLC

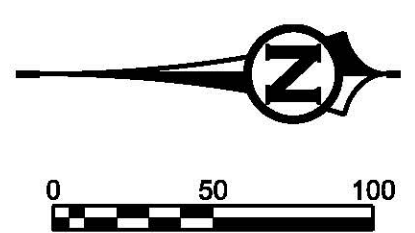


STANDARD LOT SIZES
AND LOT CONFIGURATION

POINT OF BEGINNING
NORTHWEST CORNER
SECTION 22,
T 3 S, R 4 W, SLB & M

- LEGEND**
- BOUNDARY LINE
 - - - - - SETBACK LINE (PLAT EXTERIOR 20' - INTERIOR 20' TYP.)
 - - - - - STREET CENTER LINE
 - - - - - LOT LINE AND RIGHT OF WAY LINE
 - - - - - EXISTING RIGHT OF WAY LINE
 - / ● SECTION CORNER / SURVEY MONUMENT
 - / ● PLAT CORNER / POINT OF INTERSECTION
 - TIE LINE TO CORNER
 - ▭ COMMON AREA / PUBLIC UTILITY EASEMENT
(P.U.E. EXCEPTS CLUBHOUSE AND POOL DECK)

PRELIMINARY PLAN - NOT TO BE RECORDED



VALLEY
LAND SURVEYING
P: (801) 616-6848
F: (801) 704-9384
surveydanpie@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84680

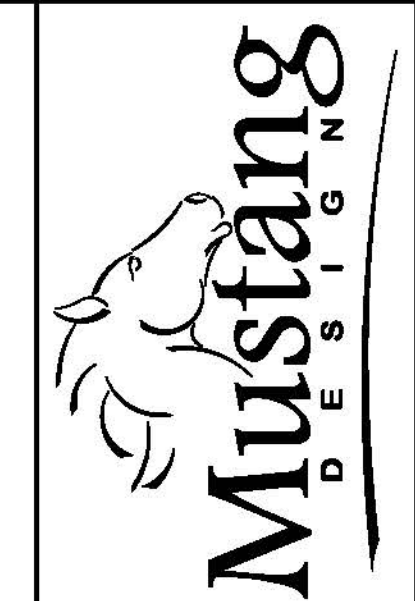
PREPARED BY
Mustang
DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043
OCTOBER 2018

COUNTRY VIEW VILLAS PRELIMINARY PLAT

A PLANNED RESIDENTIAL UNIT DEVELOPMENT
TOOELE CITY, TOOELE COUNTY, UTAH

SCALE 1" = 60'

SHEET 2 OF 2



MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043



DRAWING REUSE STATEMENT
THIS DOCUMENT AND INFORMATION HEREON ARE THE PROPERTY OF MUSTANG DESIGN, LLC. NO INFORMATION HEREON MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MUSTANG DESIGN, LLC. PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	DESCRIPTION	BY	DATE

COUNTRY VIEW VILLAS
SITE PLAN
A SENIOR RESTRICTED COMMUNITY
A PLANNED UNIT DEVELOPMENT
TOOELE, UTAH

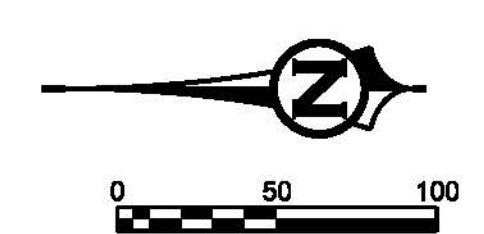
PROJ #: 2017002
CAD FILE: 2017002SP01.dgn
DRAWN BY: MJJ
DESIGN BY: MJJ
CHECKED BY: HJC
SCALE OF SHEET
HOR SCALE: 1" = 60'
VER SCALE: 1" = 60'
SHEET
OF
SP01
1

PLAT C NOTE:
PLAT C MAY BE CONSTRUCTED AS SENIOR UNITS OR SINGLE FAMILY LOTS. THE CONFIGURATION OF PLAT C WILL BE DETERMINED BEFORE PLAT B STARTS CONSTRUCTION SO THAT THE SERVICE CONNECTIONS IN 250 EAST WILL BE APPROPRIATELY CONSTRUCTED BEFORE ROAD CONSTRUCTION.

CROSS HATCHED AREA REPRESENTS 20' STRUCTURALLY REINFORCED FIRE LANE. 3" ASPHALT ON 8" ROADBASE (TYP).



PRELIMINARY PLAN - NOT TO BE RECORDED

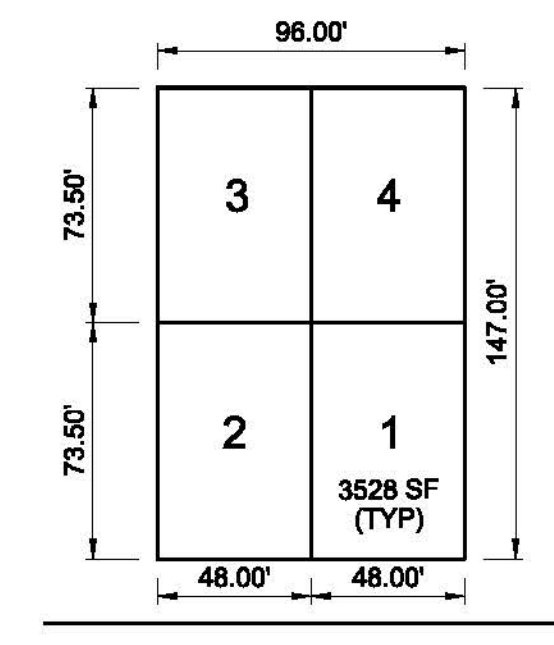


LEGEND

	BOUNDARY LINE
	SETBACK LINE
	STREET CENTER LINE
	LOT LINE AND RIGHT OF WAY LINE

AREA TABULATIONS

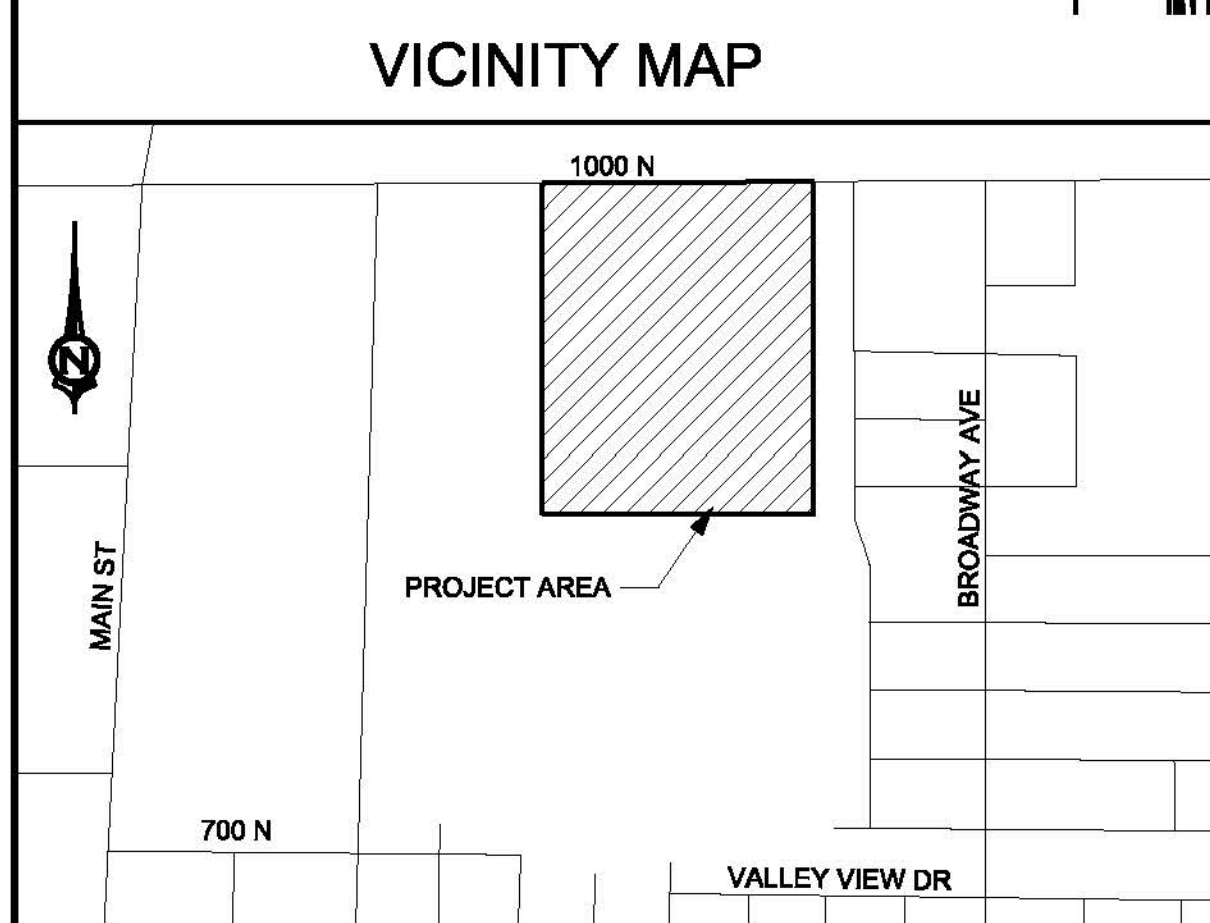
P.U.D. AREA DESCRIPTION	ACRES	% OF TOTAL
RIGHT-OF-WAY DEDICATION	5.15	%19.2
RESIDENTIAL LOT AREAS (136 UNITS)	11.02	%41.2
OPEN SPACE (DOES NOT INCLUDE HOA LANDSCAPED AREA IN LOTS & R/W, BUT DOES INCLUDE CLUBHOUSE, POOL AREA, DRIVEWAYS & DETENTION POND AREA)	10.60	%38.6
PROJECT TOTAL (6.28 UNITS PER ACRE, DISCOUNTING R/W)	26.764	%100
TOTAL LANDSCAPE AREAS (INCLUDES IRRIGABLE AREAS IN LOTS AND RIGHT-OF-WAY)	9.79	



NOTE:
FINAL CONFIGURATION OF PHASE 3 WILL BE DETERMINED BEFORE CONSTRUCTION BEGINS FOR PHASE 2.



A LEISURE VILLAS, INC. DEVELOPMENT
BRENT LINDSTROM (PRESIDENT)
791 N 100 E, SUITE 100, LEHI, UT 84043
PROJECT ENGINEER: JARED CHRISTENSEN, P.E.
PROJECT DESIGNER: MARK JOHNSON
PROJECT SURVEYOR: DAN KNOWLDEN JR., P.L.S.



STAFF REPORT

January 2, 2019

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

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Savage Tooele Transload – Conditional Use Request

Application No.: P18-821
Applicant: Steve Morrey, representing Savage Tooele Transload
Project Location: Approximately 351 South Emerald Road
Zoning: I Industrial Zone
Acreage: 7.45 Acres (Approximately 324,522 ft²)
Request: Request for approval of a Conditional Use in the I Industrial zone regarding “Chemical Manufacture and Storage.”

BACKGROUND

This application is a request for approval of a Conditional Use for approximately 7.45 acres located at approximately 351 South Emerald Road. The property is currently zoned I Industrial. The applicant is requesting that a Conditional Use be approved to permit “Chemical Manufacture and Storage” on the property. Savage Tooele Transload is a company that specializes in the transfer of product from rail cars to semi-truck for transport to local facilities. Savage Transload is proposing to work with various chemicals such as ammonia nitrate and ammonia prille. Savage does not produce or manufacture the chemicals on the site. The Conditional Use Permit pertains to the storage of chemicals on the site. Savage does not store chemicals on the site long-term as the nature of the business is to transfer it from rail cars and rail tankers to semi trucks for distribution. However, there will be times when the rail cars may sit and wait for periods up to 24 hours for unloading which is storage, albeit temporary.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Industrial land use designation for the subject property. The property has been assigned the I Industrial zoning classification, supporting many industrial, light industrial and manufacturing uses. The purpose of the I Industrial to recognize existing industrial sites and uses within the city and to allow for the establishment of additional industrial uses which add to employment opportunities and economic diversity within the city. The I Industrial zoning designation is identified by the General Plan as a preferred zoning classification for the Industrial land use designation. All surrounding properties have the I Industrial zoning designation. Property to the east is located in unincorporated Tooele County. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. This is an application for a Conditional Use Permit so the purpose of the application is to discuss the land use of the property rather than site plan issues. However, the applicant has submitted a site plan to demonstrate what they are proposing to do with the property. It should be noted that what is being proposed at this time is a temporary use to sustain operations until a permanent facility is constructed. It should also be noted that a large portion of the proposed facility is located within Tooele County’s jurisdiction. Most of the operation will occur outside of Tooele City’s boundaries. There is still

some storage of chemicals inside of Tooele City's boundaries and thus the need for the Conditional Use Permit. The applicant will also need to coordinate their proposed facility with Tooele County and obtain all land use and site approvals through them as well. As noted, the operation at this location is temporary until a permanent site is established. That site is planned to be just to the west of this site and will need to seek its own entitlements, including Conditional Use approval, when the applicant is prepared to move forward with establishing operations at that location.

Chemical Storage. As mentioned previously the nature of this business is to transfer commodities from rail lines to truck transport. There is a possibility that a spill may occur during the transfer. The City is highly concerned about a spill of the liquid material and resulting ground water contamination. The applicant has provided spill containment information and is prepared to address this in the unlikely event a spill should occur. City staff has also had meetings with the Tooele City Fire Department and the applicant and discussed at length the nature of chemicals being handled at the site. The Fire Department is comfortable with what is being proposed as long as standards are followed.

Truck Traffic. This business will generate additional truck traffic from Interstate 80 through Tooele Valley. Trucks will be required to follow established truck routes when they enter, pass through or leave Tooele City. Essentially, trucks will be required to utilize only state highways outside of the industrial depot. Currently state highways in Tooele City are SR-36 (Main Street), 1000 North west of Main Street- and SR-112 west of the 1000 North intersection. Trucks utilizing this route will be able to access the industrial depot using a signalized intersection. Utah Avenue is no longer an approved truck route and cannot be used.

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.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use submission and has issued a recommendation for approval for the request with the following proposed conditions:

1. The Conditional Use Permit will expire two years from the date of approval and at that time if a permanent facility has not been constructed and entitled a new Conditional Use Permit will need to be obtained.
2. The project shall obtain a Conditional Use Permit and other entitlements required by Tooele County prior to operation.

3. Truck traffic to and from the site shall adhere to all established truck routes through Tooele City's boundaries.
4. The project shall have an approved and issued Tooele City Business License prior to operation.

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

1. Chemical spill containment shall be in accordance with Local, State and Federal regulations and per Tooele City Fire Department recommendations.
2. Future permanent facilities shall have permanent water, sewer and other utilities including fire protection as per Tooele City Code.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Conditional Use submission and has issued a recommendation for approval for the request with the following proposed conditions:

1. The company shall inform the Tooele City Fire Department of any changes in product type prior to accepting the new product at the temporary site.

Noticing. The applicant has expressed their desire to obtain the Conditional Use Permit on 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 by Steve Morrey, representing Savage Tooele Transload, application number P18-821, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. The Conditional Use Permit will expire two years from the date of approval and at that time if a permanent facility has not been constructed and entitled a new Conditional Use Permit will need to be obtained.
6. The project shall obtain a Conditional Use Permit and other entitlements required by Tooele County prior to operation.
7. Truck traffic to and from the site shall adhere to all established truck routes through Tooele City's boundaries.
8. The project shall have an approved and issued Tooele City Business License prior to operation.
9. Chemical spill containment shall be in accordance with Local, State and Federal

- regulations and per Tooele City Fire Department recommendations.
10. Future permanent facilities shall have permanent water, sewer and other utilities including fire protection as per Tooele City Code.
 11. The company shall inform the Tooele City Fire Department of any changes in product type prior to accepting the new product at the temporary 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.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Request by Steve Morrey, representing Savage Tooele Transload permitting “Chemical Manufacture and Storage” on property located at 351 South Emerald Road, application number P18-821, based on the findings and subject to the conditions listed in the Staff Report dated January 2, 2019:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Request by Steve Morrey, representing Savage Tooele Transload permitting “Chemical Manufacture and Storage” on property located at 351 South Emerald Road, application number P18-821, based on the following findings:”

1. List findings...

EXHIBIT A

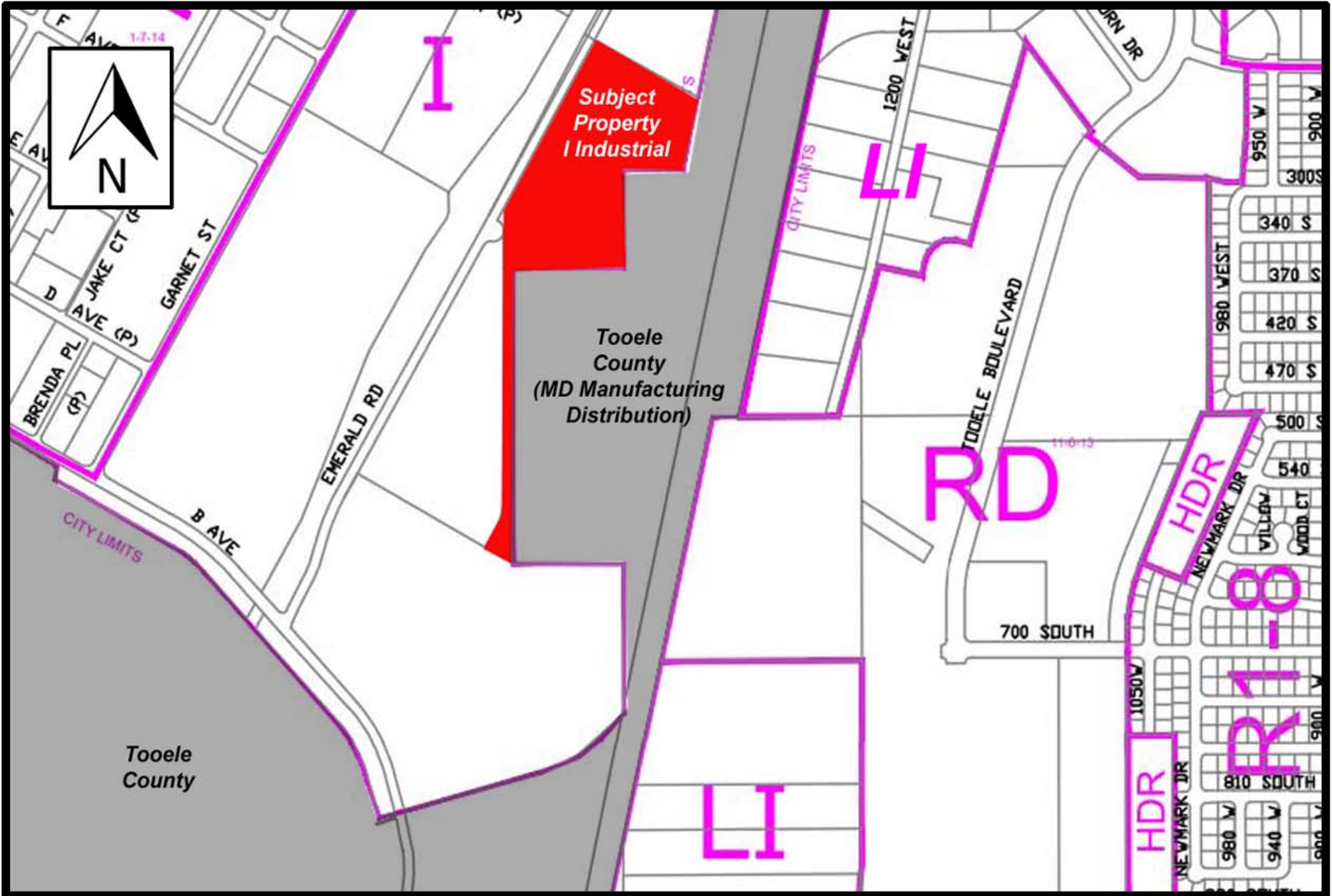
**MAPPING PERTINENT TO THE SAVAGE TOOELE TRANSLOAD CONDITIONAL
USE**

Savage Tooele Transload Conditional Use



Aerial View

Savage Tooele Transload Conditional Use



Current Zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION


Conditional Use Permit Application

Community Development Department
 90 North Main Street, Tooele, UT 84074
 (435) 843-2130 Fax (435) 843-2139
www.tooelecity.org



Notice: The applicant must submit copies of the development plans 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.


P18-821

Project Information					
Date of Submission: 11/15/2018		Current Zoning: Industrial		Parcel #(s):	
Project Name: Savage Tooele Transload				Acres: 7.45	
Project Address: 351 South Emerald				Units:	
Project Description: Rail Yard located in the Peterson Industrial Depot on the Eastern side on Emerald Rd					
Current Use of Property: Industrial Rail Port					
Property Owner(s): Peterson Industrial			Applicant(s): Savage Services		
Address: 1485 W James Way			Address: 901 West Legacy Center Way		
City: Tooele	State: Ut	Zip: 84074	City: Midvale	State: Ut	Zip: 84047
Phone: 801 944 6600			Phone: 801 944 6600		
Contact Person: Steve Morrey			Address: 901 West Legacy Center Way		
Phone: 801 944 6526			City: Midvale	State: Ut	Zip: 84047
Cellular: 801 694 2245	Fax: 877-296-6815		Email: Steve.morrey@Savage.Services.com		
Signature of Applicant: 					
Date 11/15/18					

*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 of his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

2180826

For Office Use Only			
Fee: 750.00 (213)	Received By: 	Date Received: 11/15/18	Receipt #: 328809

DETAILED CONTENTS

1.0 NAME OF THE PROJECT AND BRIEF DESCRIPTION

The "Savage Tooele Transload", a transfer, and distribution terminal of Ammonia Prille and Ammonia Sulfate located in Tooele, Utah will be located on the property currently owned by Peterson Bros, currently located in Tooele County.

The transloading operation begins with the management of customer inbound product inventory. Terminal personnel will receive railcar bill of ladings once shipper railcars are shipped to the site for transfer. Those BOL's are entered into Savage's proprietary inventory management system for effective tracking and management. Upon arriving into the Union Pacific serving yard and once constructively placed, the terminal will work with the local UP crew to order the railcars to be placed into the facility. Once placed on track, the railcars receive a thorough documented inbound inspection assessing each railcar's stenciling, safety devices, valves, product sampling where applicable, and overall condition. After a railcar has been deemed acceptable for transfer, the terminal will assign work orders to that specific railcar and coordinate with the shipper assigned carrier company to schedule bulk trucks to come into the facility to receive the material. Twenty-four hour advance notice is typically required for the shipment of any commodity to allow for terminal preparation.

Once a bulk carrier arrives to the terminal, the driver is directed to the state certified scale to receive a tare weight (empty weight). The driver is then directed into the office facility where the individual will sign-in, receive a safety briefing, and then be provided a transfer work order with associated railcar information. The office then notifies terminal personnel that the driver will be directed to the railcar for transfer and to meet at the loading site. Upon arrival to the appropriate railcar, the driver is greeted by the transload operator and receives a 'Pre-Transfer Briefing' detailing what level of participation (if any) is expected of the driver during the transfer process. At that point the transload operator also confirms that the driver is donning the appropriate PPE (Personal Protective Equipment) specific to that transfer if the driver will be in active loading area and outside of the cab of the truck. The bulk tractor trailer combination is then chocked to restrict unintended movement and a documented pre-transfer trailer inspection is conducted. The trailer inspection will confirm compliance of VIK inspections (visual, internal, leakage, thickness, and pressure) where applicable, confirm functionality of all trailer valves and safety apparatuses, and visually inspect the interior of the trailer via the trailer dome-lid (where applicable) to confirm no previous product residue or product heel is present prior to transfer. Once that inspection is completed, the transfer is ready to begin.

Prior to the driver arriving to the railcar for transfer, the transload operator will have connected the appropriate transfer system to that railcar. The set-up of the transfer includes the daily equipment

inspection of the unit which will vary dependent on the transfer system used. However, all equipment inspections will verify the presence and functionality of appropriate safety devices and the ability for the equipment to perform the transfer as intended. If the equipment is found to be deficient, the transfer will not begin until any identified issues are resolved. Further, before any product is transferred into a shipping container a 'Pre-Transfer Verification Procedure' is conducted between the Transload Operator and office Coordinator to validate that the correct commodity, is to be pulled from the correct railcar, and placed into the correct container. The primary methods of transfer to be utilized at Tooele are as follow: Liquid bulk tank railcar to liquid bulk tank trailer transfer via dry-compressed air application to the railcar transferring product through the railcar BOV (bottom-outlet valve) into the rear (or bottom) outlet valve of the liquid bulk tank trailer via metered hose assembly, Liquid bulk tank railcar to liquid bulk tank trailer transfer via metered pump, dry bulk hopper railcar to dry bulk trailer via portable diesel conveyor, and a specialized close-loop transfer system which will pump product from the top of the railcar's standpipe and 'scrub' the associated product vapors before releasing into the atmosphere in accordance with local air emission regulations.

At the end of each transfer, the trailer that has received customer product will again be inspected for road worthiness and sealed with the shipper's specific seals and product tags per customer direction. The driver is then instructed to mobilize the tractor trailer combination onto the certified scale to receive a gross weight which will allow office personnel to confirm whether or not the desired quantity of product has been placed into the container for shipment. The driver is then instructed into the office where a shipment specific BOL (bill of lading), product sample (if applicable), SDS (safety data sheet) and COA (certificate of analysis) will be provided to accompany the shipment. At that point once the desired product and quantity has been verified to be accurate, the driver is authorized to depart the facility and dispatches for delivery at the designated consignee.

Each process contained within the overall transfer method above has a specific training procedure that each employee must be qualified on prior to participating in that task. Those procedures include but are not limited to: Inbound Tank Railcar Inspections, Inbound Hopper Railcar Inspections, Outbound Tank Railcar Inspections, Outbound Hopper Railcar Inspections, Pre-Transfer Verification, Mobile Conveyor Transfer Procedure, Misc. Petrochemicals Transfer Procedure via Compressed Air, Misc. Petrochemicals Transfer Procedure via Metered Pump, Product Specific Transfer Procedures, Bulk Tank Trailer Inspection, Bulk Hopper Trailer Inspection, Mobile Equipment Certification. To qualify on any stated procedure involves the successful completion of a Procedural Exam (written test) and Proficiency Exercise (skills test via observed certification). Each employee must be certified on the Procedural Exam at least every three years and on the Proficiency Exercise annually. The documented training is then logged into each individual employee's respective training file.

2.0 SOLICITANT'S INFORMATION

2.1 Company name

Savage Services LLC

901 West Legacy Center Way

Midvale, Utah 84047

Phone 801-944-6600

2.3 Name and position of legal representative

Jose Frenadez VP and Unit Leader

152 East High Street

Pottstown, PA 19464

Phone 1 610 781 2239

2.4 Address to receive notices

Contact Steve Morrey

901 West Legacy Center way

Midvale, Utah 84047

Phone 801-694-2245

3.0 DOCUMENTS

3.1 Drawings of General arrangement are included in the appendix 01. These show the proposed layout of the facility including location s of the boiler, the office trailer, office staff parking, and general site access. Savage will work with land onwer to develp and maintain during the operating life cycle the facility as shown.

3.2 Procedures:

Savage has included the standard operation procedures that detail how the transfer of products are safely managed and performed. Full procedures are attached in appendix 02. Each of Savage operators will receive training on the procedures prior to performing the transfers. Continued training and testing contiues to ensure operation's team is well versed in the process, undestand the safeties, and emergency response procedures

3.3 Safety Program

SHAPS, "Safety Hazardious Awareness Prevention System" is used company wide each day as a tool and process for performance of all routine and special activities. This system aids the team to analyze each situation, identify risks, and develop mitigation means before work is to begin. Attached is the SHAPS Procedure in APPENDIX 03.

3.6.2 Lease Agreement

Savage Tooele Transloading has entered into a lease agreement with Peterson for the use of rail track and adjacent access road for the operations of a transload facility. The lease grants Savage access to the property and rights to install required equipment and offices to perform the daily operational tasks. Lease Agreement in sections will be made available upon request as a record of the agreement.

3.7 Land Use Permit

The area selected by Savage is located within the Peterson industrial property where other industrial and rail base business currently operate. This allows Savage operations to function without disruption to community neighbors.

4.0 PROJECT'S OBJECTIVE

Savage Tooele Transloading will provide transfer services from rail car to truck for multi-products and different customers. This allows customers an efficient means to move products into the area for commercial use in a safe and reliable manner, as Savage currently operates several transloading facilities across the Country. Each product is handled using Savage procedures, following the Savage SHAPS Program "Safety Hazard Awareness Prevention System", OSHA regulations, and industry best practices.

5.0 PROJECT'S USEFUL LIFESPAN

Savage Tooele Transloading at this location will operate for a short period of time, less than 1 year. While the construction of a long term facility in the immediate area is completed.

6.0 EXACT PHYSICAL LOCATION OF THE PROJECT WITH GEOGRAPHICAL COORDINATES AND/OR TOPOGRAPHIC SHEETS

A survey has been conducted at the location providing details of the site elevations and boundaries. See Figure 1 showing a Google map location. The site is located in the Western part of the city in Peterson Industrial Depot of Tooele, located approx. 2 miles west of highway 36. The proposed area will take up 7.45 acres of land.



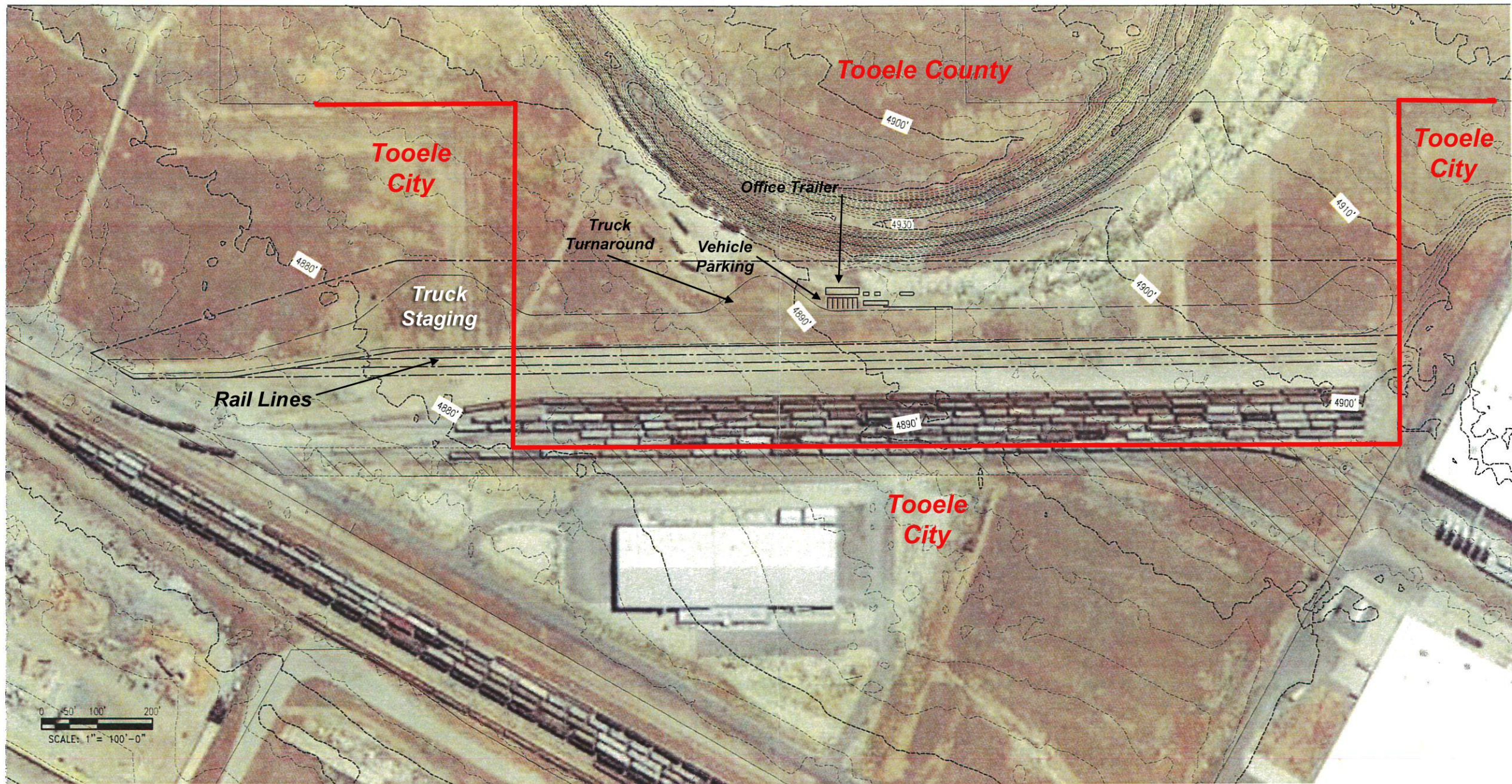
FIGURE 1

7.0 CURRENT LAND USAGE

Savage Transload Terminal will be located within the Peterson Industrial Depot and currently is zoned Industrial use. Savage will make use of the rail yard area located on the eastern side of the property for transfer of products from Rail car to truck.

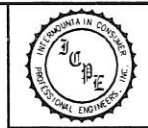
8.0 DESCRIPTION OF ACTIVITIES TO BE PERFORMED IN EVERY PHASE OF THE PROJECT:

The current site is a developed facility provided by Peterson Industrial as Shown in Figure 2. Savage will add on the site an office trailer for operational needs and driver check in. The office is to be used for the short term operation while a long term facility including an office building is constructed. Savage will also install a boiler contained in a Connex, to power these a diesel generator will be placed on site. Savage will maintain the access roads in clearing of snow and basic maintenance upkeep allowing safe and clear access for trucks and personal.



ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

No.	DATE	BY	APP	REVISION	REFERENCE DRAWING	NUMBER
B	11/13/18	MSB	NN	ISSUED FOR PERMIT		
A	11/7/18	MSB	NN	ISSUED FOR REVIEW		



Intermountain Consumer Professional Engineers, Inc.
CONSULTING ENGINEERS
1145 E. SOUTH UNION AVE.
MIDVALE, UTAH 84047
BUS. (801) 255-1111 FAX. (801) 566-0088

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Des. By:	M. BARTEL	Date:	11/6/18
Drawn By:	M. BARTEL	Date:	11/6/18
Chk'd. By:		Date:	
ENGR.		Date:	
APPD.		Date:	
APPD.		Date:	
Des. By:		Date:	

TOOELE TRANSLOAD
TOOELE, UTAH
SITE TOPOGRAPHY

SCALE
Project No. 497-034

DRAWING No. **PERMIT GA-002** REVISION **B**

TOOELE CITY PLANNING COMMISSION MINUTES
December 12, 2018

Date: Wednesday, December 12, 2018

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

Commission Members Present:

Tony Graf
Tyson Hamilton
Bucky Whitehouse
Melanie Hammer
Chris Sloan
Matt Robinson

Commissioner Members Excused:

Phil Montano
Shaunna Bevan

City Employees Present

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

Council Member Present:

Council Member McCall
Council Member Gochis

Minutes prepared by Kelly Odermott

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Robinson.

2. Roll Call

Tyson Hamilton, Present
Tony Graf, Present
Bucky Whitehouse, Present
Melanie Hammer, Present
Chris Sloan, Present
Matt Robinson, Present

Mr. Bolser reminded the Planning Commission that per the bylaws the Commission still needs four confirming votes to pass a motion when the Commission is short of seven members.

3. **Recommendation on a Subdivision Preliminary Plan for the Tooele 10th & Main commercial development proposed by M-53 Associates, LLC for the creation of 9 lots, located at approximately 1000 North Main Street on Approximately 36.5 Acres.**

Presented by Andrew Aagard

Mr. Aagard stated M-53 Associates, LLC has submitted this application and is requesting a preliminary subdivision plan. An aerial view was shown on screen. There is an existing 7-11 convenience store and gas station located in the northeast corner and Denny's in the south east corner. Neither of these businesses will be participating in the development. The property is currently zoned general commercial, as are all properties to the north, east, and south. Properties to the south do have some legally nonconforming mobile home subdivisions. To the west are properties that are zoned R1-7. The overall zoning of the surrounding property is general commercial. The application proposes to subdivide 36.9 acres into 9 lots ranging in size from .86 acres to 9.46 acres. Smaller lots are located closer to Main Street, with larger lots located on the western half of the property. The general commercial zone requires a minimum of 3 acre lots but does permit smaller lots if added to an existing general commercial zone. In this case the property has been zoned general commercial for an extended period of time and does comply with the ordinance. The subdivision plat will vacate several utility easements and create new easements for future utilities. The plat will also dedicate 1.958 acres for a right of way as a new public road. That public road will connect Main Street to 200 West. The staff is recommending approval for the subdivision preliminary plat with nine conditions listed in the report. These conditions pertain to traffic study, access management with Utah Department of Transportation(UDOT) road widths, easements and relocation of utilities. These conditions will be satisfied during the final plat and final site plan applications but are included in the preliminary plan to ensure those conditions are properly addressed at those times.

Chairman Robinson asked the Commission if they had any comments or concerns.

Commissioner Sloan asked about the UDOT road approval. Mr. Aagard stated that those accesses will need to be approved by UDOT. There is a corridor access in place for SR36 (Main Street) that dictates what those accesses can be.

Commissioner Hamilton moved to forward a positive recommendation to the City Council for the Tooele 10th and Main Preliminary plan request, by Justin Kimball, representing M-53 Associates, LLC, application P18-825, based on the findings and subject to the conditions listed in the Staff Report dated December 4, 2018. Commissioner Sloan seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Whitehouse, "Aye," Commissioner Sloan, "Aye," Commissioner Graf, "Aye," Chairman Robinson, "Aye." The motion passes.

4. **Recommendation of a Master Site Plan for the Tooele 10th And Main commercial development proposed by M-53 Associates, LLC located at approximately 1000 North Main Street on approximately 18.8 Acres.**

Presented by Andrew Aagard

This is a follow up application to the previous application recommended and is in the same location. This application is proposed site plan and unlike the master site plan this application only involves the eastern 18.8 acres and lots 1, 2, 3, 4, 5, and 7. Lots 6, 8, and 9 are not part of this master site plan application. The proposed development plans, place retail commercial north of the new public road with professional office buildings on the south side. The buildings are oriented around the perimeter of the project and parking areas are generally located at the center. The purpose of a master site plan is to approve a general layout of the development, establishing points of access, general building layout, general landscaping, through roads, etc. Details such as size of the buildings, parking requirements, utilities, and so forth are more closely scrutinized during the final site plan process, stated Mr. Aagard. Multiple points of access are proposed with the development. Access onto 1000 North and Main Street are limited accesses, controlled by UDOT. In terms of limited, it means right in and right out configurations. The development will have access to the new public right away though the center of the project. This will provide access to signalized intersections at SR 36 and 1000 North 200 West. Truck traffic will enter the site from the south on the new public right of way. Extending north through the westside of the building and exiting north through 1000 North. The City is concerned that the truck traffic and would like the truck traffic to stay behind the buildings and not in front of the buildings. There is a condition in the Staff Report to address that. Preliminary landscaping plans have been submitted.

At this point the landscape plan identifies areas of sod, trees, and cobble mulch. It does not provide greater detail. Most of the landscaping is along major roads and buffer areas between streets and parking areas, as well as parking strips. Mr. Aagard stated landscaping plans will be reviewed in greater detail during site plan approval. The southern half of the development has parking strips and some dense landscaping between buildings. As with the site plan there are numerous conditions listed in the Staff Report. These conditions are listed to ensure things are done correctly with the final site plan as the project develops.

Mr. Bolser wanted to make one point for clarification purposes, there are two accesses onto Main Street, the northern one which will line up with the Macey's development across the street is identified as limited access, but the corridor agreement for SR36 does state it is a full movement access. Any adjustments to these accesses will be identified with UDOT and a traffic study.

Chairman Robinson asked the Commission if they had any questions or comments.

Commissioner Graf asked a question in regard to buildings Ret H and Ret J. When talking about the trucks accessing the buildings from the back, how would these buildings access a truck because they do not fall in line with the truck corridor. Mr. Aagard stated that had not been considered. Mr. Aagard stated the City did consider that those buildings would be a business

that would not have a large truck unloading, but it could be possible to have a truck stop in front of the building. Mr. Bolser stated that those pads are intended to be multiple user buildings, so in all likelihood they will have smaller deliveries. The intent behind the condition is to limit the larger trucks which would be utilized by the larger buildings and limit their travel interacting with customer and pedestrian traffic.

Commissioner Sloan had a similar concern about truck traffic. He stated that 200 West is a nice wide street but it is residential and are there concerns about the truck traffic? Mr. Aagard stated that the City anticipates 200 West to be an appropriate avenue for trucks traveling west because of the signalized intersection at 1000 North. Commissioner Sloan asked if the city anticipated anything to be done with the residential traffic on 200 West. Mr. Aagard stated that the traffic study will identify if there are needs for the residential traffic.

Commissioner Sloan moved to forward a positive recommendation to the Tooele City Redevelopment Board for the Tooele City 10th and Main Master Site plan request by Justin Kimball, representing M-53 Associates, LLC, application P18-826, based on the findings and subject to the conditions listed in the Staff Report dated December 3, 2018 . Chairman Robinson seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Whitehouse, "Aye," Commissioner Sloan, "Aye," Commissioner Graf, "Aye," Chairman Robinson, "Aye." The motion passed.

5. Public Hearing and Decision on a Conditional Use Permit by Eagle Point Homes and Rose Springs Realty to allow Two Faily and Four Family Dwellings on property locates at 555 South 50 West in the MU-G Mixed Use General zoning district on approximately 2.6 acres.

Presented by Andrew Aagard

Mr. Aagard sated the property is sandwiched between 50 west and SR 36, main street. A photo of the property was shown on screen. A car wash and lube center are north of the property. There is a church to the south. On the east side the properties are public utility, multifamily residential and single family residential. The property is currently zoned MU-G, mixed Use General. The properties to the north, east, and south are the same zone. The properties to the west are R1-7 residential. The property is surrounded by various land uses. The City finds that a two family or four family building would be appropriate. The applicant has submitted a site plan. The site plan demonstrates the possible building layout with two- and four-unit dwellings. The site plan is not being discussed for approval in the meeting but being used as a reference for approval. There will still be for a site plan review. Staff is recommending approval of the Conditional Use Permit, with the two and four family unit dwellings.

Chairman Robinson asked the Commission if they had any comments or questions.

Chairman Robinson asked if the plan was to leave the zoning mixed use. Mr. Aagard stated that in the mixed-use zoning there are some residential uses allowed.

Chairman Robinson opened the public hearing.

Dennis Petersen addressed the Planning Commission. He stated he lives directly across the 50 West from the property. He wanted to ask how many houses are planned and where will they be entering and exiting the property. He further asked if there will be curb and gutters placed for the property. His concern is related to drainage and there have been some issues with water drainage of the residential properties to the west of the property. He further asked if there will be additional meetings to address the property and timeframe expected for the project development.

Chairman Robinson closed the public hearing.

Chairman Robinson stated he didn't know if those issues have been identified yet since the application is related to a Conditional Use Permit. Mr. Aagard stated that the development is still in the beginning process. The development will be required by Ordinance to maintain storm water onsite and the number of houses the development will fall under the standards of HDR, High Density Residential, which is up to 16 units per acre.

Sloan stated that the conceptual plans show two accesses, but these are conceptual and may change as the property goes through the City development process.

Mr. Petersen asked if the dwellings will be owner owned or rentals. Mr. Bolser stated that the ownership of dwellings is always dictated by the developer and owner of the property. Mr. Bolser also addressed the question related to curb and gutter. The property is in the overlay infill district, 50 West does not require curb and gutter, but the development will have to comply with capture of storm water.

Chairman Robinson stated that he didn't know if there would be further meetings related to the development of the property. He also stated the timeframe of the development is up to the developer. Mr. Bolser stated that the questions for the timing of the project would be better addressed by Mr. Aagard in a meeting outside of the public hearing. These are procedural questions which can be addressed by City staff but are outside of the scope of the Planning Commission and the agenda item being addressed.

Commissioner Hammer moved to approve the Conditional Use permit request by Tray Baldwin, representing eagle point homes and Rose Springs realty, for the purpose of allowing two and four family dwellings, application P18-818, based on the findings and subject to the conditions listed in the Staff Report dated December 5, 2018 . Commissioner Whitehouse seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Whitehouse, "Aye," Commissioner Sloan, "Aye," Commissioner Graf, "Aye," Chairman Robinson, "Aye." The motion passed.

6. Public Hearing and Recommendation on Ordinance 2018-17 an ordinance of Tooele City amending Tooele City Code Chapter 5-24 Regarding Telecommunication Rights-of Way.

Presented by Roger Baker

Mr. Baker stated that this was on the agenda due to a mistake by Mr. Baker. It is not required to be reviewed by the Planning Commission, but he thinks it is a fortuitous mistake because it gives him the opportunity to provide some information that should be of interest to a Planning Commission. The federal government, federal law governs telecommunications because they affect internet commerce and cross state lines. The Utah legislature in 2018 passed a sweeping law that implements some aspects of federal telecommunications law in regard to certain wireless antennas. The wireless industry is moving away from the large wireless towers, sometimes called macro wireless facilities and trying to obtain greater coverage through small wireless antennas which are called small wireless facilities. The state law declares that small wireless antennas are a permitted in all public rights of way. There are some limitations on that, but in addition the state law says that not only are they permitted on City rights of way, but they are permitted on city utility poles. The federal government and the state government have preempted the City's ability to prohibit small wireless antennas from being put on City light poles. Interestingly power poles are except.

Some of the areas that the state and federal law still allow the Cities to govern these facilities were shown on screen. The images showed decorative small wireless antennas and no decorative antennas in boxes. Mr. Baker stated in order to run the antennas, there is often ground equipment. The antennas receive and broadcast signals, but they need to be hooked to a wired power source. There are size limitations on the size of the units. The state law does allow City's to govern the aesthetics of the wireless facilities. If the City does not have an ordinance in place, the companies can put up types of antenna that are not aesthetically pleasing. Tooele City intends to govern the types of facilities that can be used within the City limits to be more aesthetically pleasing. Mr. Baker stated that he will be presenting to City Council in the following week for voting seven ordinances and resolutions that together will implement the program for aesthetic wireless facilities. With the limited leeway that has been left by the state and federal government the City is utilizing their rights to manage the types of wireless facilities that businesses can use to give residents pleasing surroundings. Mr. Baker stated that the City is allowed to limit height, but the facilities can go up to 30 feet on a pole. The facilities cannot be placed on streets that are residential or sub collector streets. Main street will be the main location these will be present.

Mr. Baker stated that the seven items being presented to City Council will consist of the following. The City will manage this as a public utility. The first ordinance is a comprehensive ordinance regulating the activities of the small wireless industry in the rights of way. The second item is a contract, called a franchise agreement, that tells the industry that the City is granting a franchise. The franchise agreement is necessary because federal and state law allow the City to require insurance, require bonding, and other legal mechanisms to protect the City in the event the light poles are damaged, or the right-of-ways are damaged. The third item is a pole attachment agreement. That is a separate agreement that does not give a franchise agreement to come into the rights-of-way but focusing on how the facilities get attached to the poles; to make sure they are attached safely. Also to know that the poles which have these facilities attached are adequate to support the facilities and address damage to poles or abandonment of the facilities. Th fourth item establishes the fees. The fees include franchise license, pole attachment, and the City's review of applications. Those fees are set by state law. For example, the City can only charge 250 per year per pole. The fifth item was brought about by the way the

industry is regulated by the federal and state government which is different enough from other communications industries, that also use the City rights-of-ways. A companion right of way utility ordinance that already exists but needs to be amended to exclude wireless. The new ordinance will cover wireless. The sixth item is for the Council to approve a franchise agreement for those non-wireless facilities that want to use the right of way. The franchise agreement is virtually identical to the wireless franchise agreement but excludes wireless facilities. The reason that the City is doing this at this time, is not that the State law requires it, but that the State law requires that any regulation of the small wireless industry be done on a nondiscriminatory basis. The City cannot treat the wireless industry any different than the non-wireless industry. The best way to do this is to have to franchise agreements, and a companion franchise agreement that are virtually the same but operate in their own industry. The last item is to update the fee schedule for the non-wireless utilities in the rights of way.

Mr. Baker stated that franchising in the utility industry can be confusing. But franchise agreements are just giving the utilities the legal right to use public property to operate their business.

Commissioner Graf asked if other cities have done similar items. Mr. Baker stated he worked most closely with Midvale City. The attorney there has produced the models that Mr. Baker heavily borrowed from. The attorney from Midvale modeled those ordinances and policies from around the country. Mr. Baker stated that this has been a really intimidating process and he had no idea how 248 cities and towns would be able to do this independently.

Commissioner Sloan stated that he appreciated the information.

Mr. Baker stated that an application form is still in the works and will be developed shortly.

Chairman Robinson asked the Commission if they had any comments or questions, there weren't any.

7. Public Hearing and Recommendation on a Zoning Map Amendment request by Eagle Point Homes and Rose Springs Realty to assign the PUD overlay designation for 2.6 acres currently assigned the MU-G Mixed Use General zoning District and creating PUD provisions. Located at 555 South 50 West.

Mr. Bolser state that there is nothing to present on this item at this time and requested the Commission table this item to a future meeting.

Commissioner Sloan tabled the item for a future planning and zoning meeting. Commissioner Graf seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Whitehouse, "Aye," Commissioner Sloan, "Aye," Commissioner Graf, "Aye," Chairman Robinson, "Aye."

The motion passed.

8. Setting Dates, Time and Place for regular Planning Commission meetings for the 2019 calendar year.

Presented by Jim Bolser

Mr. Bolser addressed the Commission. This is a yearly item that must be done to be in compliance with state law and in accordance with the Planning Commission bylaws. The Planning Commission is obligated to vote on when meetings will held and where they will held. The guidelines do not specify the need for specific dates and times, but the Commission must establish a regular schedule per calendar year. There was a calendar in the packet for consideration. The standard schedule is to meet the second and fourth Wednesdays of every month in the City Council Chambers of City Hall at 90 North Main, Tooele City, UT 84074. There is one date projected for next year that is in direct conflict with a state and City observed holiday, July 24th. That date was left off the regular schedule. Also, as has been done in prior years, the second meeting meetings, but it is typical to have the holidays off with the caveat that if business warrants the City may ask the Commission to meet.

Chairman Robinson asked the Commission if they had any comments or questions, there weren't any.

Commissioner Hamilton to accept the proposed plan for the meeting schedule for 2019.

Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Whitehouse, "Aye," Commissioner Sloan, "Aye," Commissioner Graf, "Aye," Chairman Robinson, "Aye." The motion passed.

9. Nomination and Election of Planning Commission Chair and Vice-Chair for the 2019 calendar year.

Presented by Jim Bolser

Mr. Bolser stated that it was time for the Planning Commission to determine a Chairman and Vice Chairman for the following year. This year the Commission has six options. According to the bylaws the chairman cannot serve for more than two consecutive years at a time. Chairman Robinson is not eligible for Chairman since he has completed two years as Chairman. Commissioner Whitehouse is an alternate and therefore not eligible for Chairman. There are two options for voting, which are a silent vote or open nomination.

Chairman Robinson asked the Commission how they would like to vote. It was decided that the Commission would openly nominate.

Mr. Bolser accepted nominations for Chairman. Commissioner Hammer nominated Commissioner Graf for Chairman 2019. With no further nominations, the nominations were closed, and Mr. Bolser asked Commissioner Graf if he was willing to serve as Chairman for the 2019. Commissioner Graf accepted. Mt. Bolser stated that with only one nomination offered and that Commissioner Graf accepting there is no need to vote so Commissioner Graf is the Planning Commission Chairman for 2019.

Mr. Bolser opened nominations for Vice Chairman. Commissioner Hammer nominated Commissioner Sloan. With no further nominations, Mr. Bolser closed the nominations and asked Commissioner Sloan if he was willing to serve as Vice Chairman. Commissioner Sloan accepted. Mr. Bolser stated that with only one nomination offered and that Commissioner Sloan accepting there is no need to vote so Commissioner Sloan is the Planning Commission Vice Chair for 2019.

10. Review and Approval of Planning Commission minutes for meeting held November 28, 2018.

Chairman Robinson asked the Commission if they had any questions or concerns.

Chairman Hammer moved to approve minutes from the meeting held on November 28, 2018.

Commissioner Hamilton seconded the motion. The vote as follows: Commissioner Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Whitehouse, "Aye," Commissioner Sloan, "Aye," Commissioner Graf, "Aye," Chairman Robinson, "Aye." The motion passed.

11. Adjourn

Commissioner Sloan move to adjourn the meeting. The meeting adjourned at 7:45p.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 9th day of January, 2019

Matt Robinson, Chairman, Tooele City Planning Commission