

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, February 26, 2020** 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

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Recommendation** on a Final Plat Subdivision for Providence at Overlake Phase 4 by HK Schmidt, LLC at approximately 400 West 1400 North, 30 lots, in the R-7 Residential zoning district.
4. **Decision** of a Site Plan Design Review for Allen's Floor Coverings by Terry Allen at 1518 North Pine Canyon Road in the GC General Commercial zoning district.
5. **Review and Approval** of Planning Commission minutes for meeting held on February 12, 2020.
6. **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

February 20, 2020

To: Tooele City Planning Commission
Business Date: February 26, 2020

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Providence at Overlake Phase 4 – Final Plat Subdivision Request

Application No.: P19-750
Applicant: Howard Schmidt, representing HK Schmidt LLC
Project Location: Approximately 1400 North 400 West
Zoning: R1-7 Residential Zone
Acreage: 7.49 Acres (Approximately 326,251 ft²)
Request: Request for approval of a Final Plat Subdivision in the R1-7 Residential zone regarding the creation of 30 single-family residential lots.

BACKGROUND

This application is a request for approval of a Final Plat Subdivision for 7.49 acres located at approximately 1400 North 400 West. The property is currently zoned R1-7 Residential. The applicant is requesting that a Final Plat Subdivision be approved to allow for the development of the currently vacant site as 30 single-family residential lots.

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 R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The purpose of the R1-7 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 R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation of the subject property. The property is surrounded on all sides by property zoned R1-7 Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. Phase 4 of the Providence at Overlake development will complete the addition of 30 new single-family residential lots to the development. Phase 4 will connect to a 300 West stub street constructed as part of Phase 2 which in turn provides connection to Clemente Way. Phase 4 will also connect to Berra Boulevard stubs constructed as part of Phase 3.

All lots within the subdivision meet or exceed minimum development standards as required by the R1-7

zone for lot size, lot width, lot frontages and so forth.

Criteria For Approval. The procedure for approval or denial of a Subdivision Final Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-10 and 11 of the Tooele City Code.

REVIEWS

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

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

Noticing. Final plats do not require a public hearing and therefore do not require any public noticing.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Final Plat Subdivision by Howard Schmidt, representing HK Schmidt LLC, application number P19-750, subject to the following conditions:

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

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. The subdivision meets or exceeds all requirements for lot size, lot width, lot frontage and other development requirements as indicated by Tooele City code.
7. The final plat is compliant with the Preliminary Plan.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Providence at Overlake Phase 4 Final Plat Subdivision Request by Howard Schmidt, representing HK Schmidt LLC for the purpose of creating 30 single-family residential lots, application number P19-750, based on the findings and subject to the conditions listed in the Staff Report dated February 20, 2020:”

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 Providence at Overlake Phase 4 Final Plat Subdivision Request by Howard Schmidt, representing HK Schmidt LLC for the purpose of creating 30 single-family residential lots, application number P19-750, based on the following findings:”

1. List findings...

EXHIBIT A

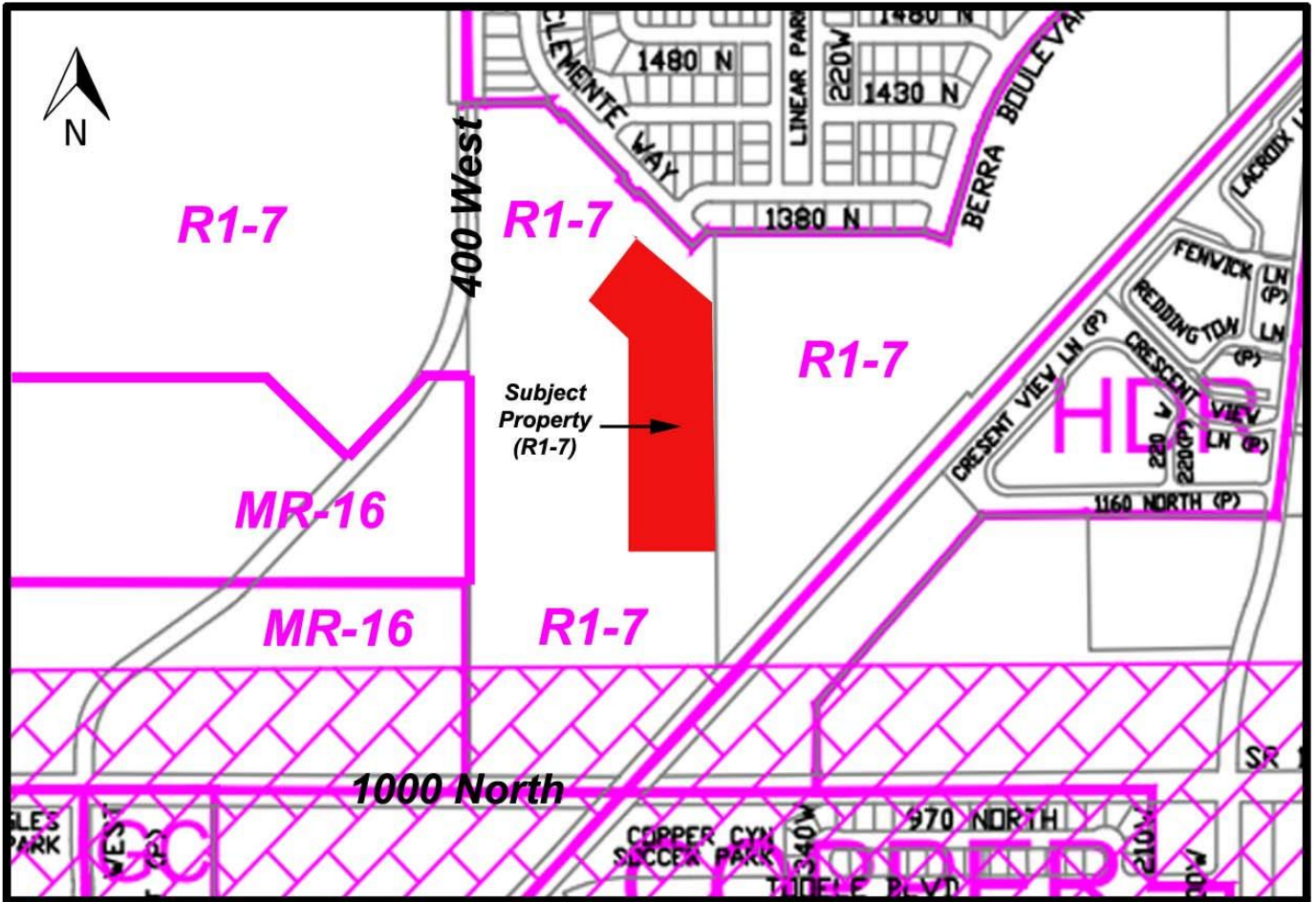
**MAPPING PERTINENT TO THE PROVIDENCE AT OVERLAKE PHASE 4 FINAL
PLAT SUBDIVISION**

Providence Phase 4 Final Plat



Aerial View

Providence Phase 4 Final Plat

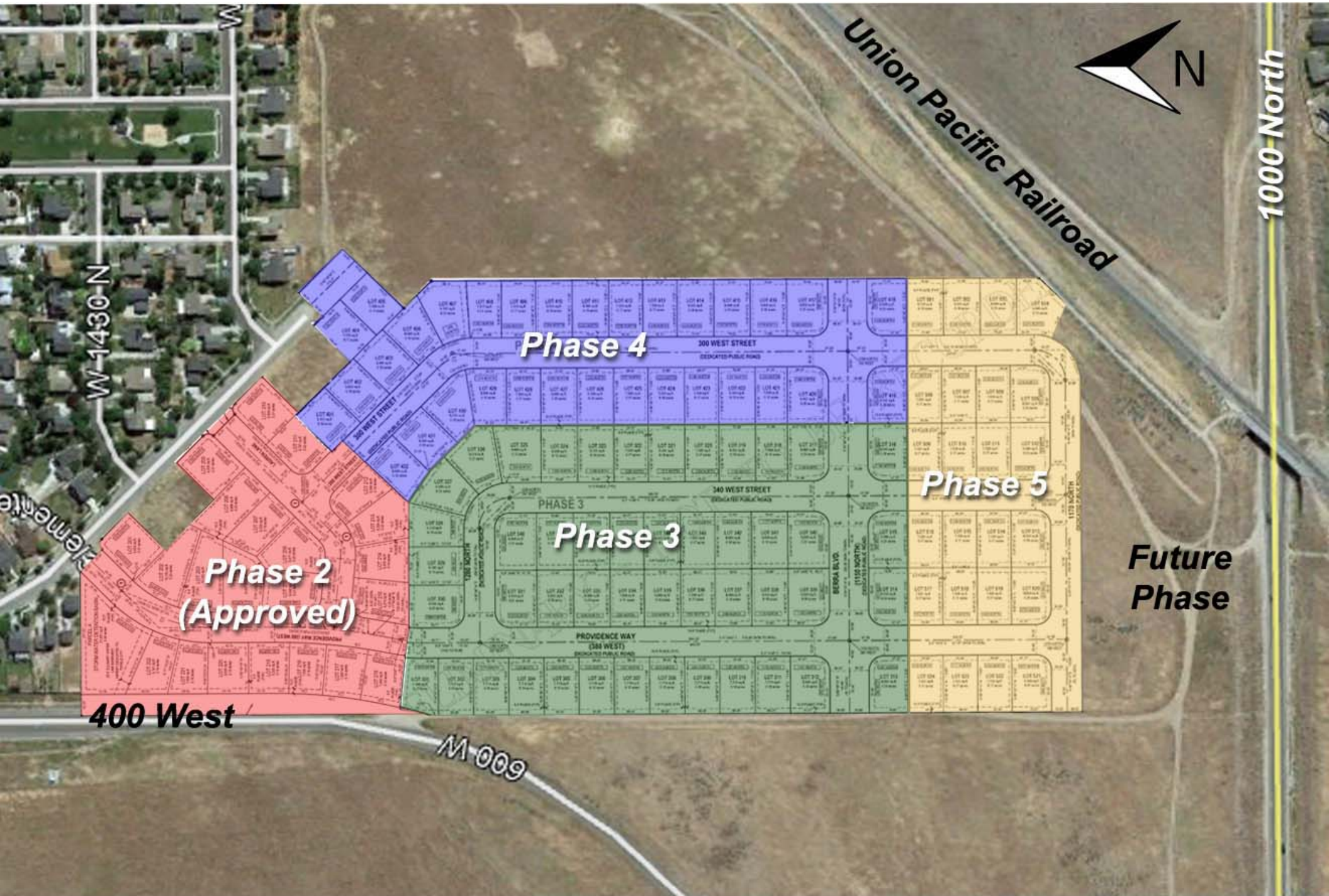


Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS

Providence at Overlake Phases 3-6 Preliminary Plan



Phasing Plan

STAFF REPORT

February 19, 2020

To: Tooele City Planning Commission
Business Date: February 26, 2020

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Allen's Floor Coverings – Site Plan Design Review Request

Application No.: P19-744
Applicant: Terry Allen, representing Allen's Floor Coverings
Project Location: 1518 North Pine Canyon Road
Zoning: GC General Commercial Zone
Acreage: 1.97 Acres (Approximately 85,813 ft²)
Request: Request for approval of a Site Plan Design Review in the GC General Commercial zone regarding construction of a new floor coverings show room and warehouse.

BACKGROUND

This application is a request for approval of a Site Plan Design Review for approximately 1.97 acres located at 1518 North Pine Canyon Road. The property is currently zoned GC General Commercial and is located within the North Gateway Overlay Zone. The applicant is requesting that a Site Plan be approved to allow for the development of the currently vacant site as a commercial building involving a show room and warehouse for floor coverings.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Commercial land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. The purpose of the GC to encourage the establishment of a wide variety of retail commercial uses, service commercial activities, entertainment and other services and activities meeting the needs of the residents of the City. The General Commercial District (GC) allows and encourages that retail and service businesses and related uses be grouped together into commercial centers. The uses and activities allowed in this District should enhance employment opportunities, provide for commercial activities and services required by residents of the city and surrounding areas, encourage the efficient use of land, enhance property values and add to the overall strength of the city's tax base. The GC General Commercial zoning designation is identified by the General Plan as a preferred zoning classification for this parcel. Properties to the north and east are zoned GC General Commercial, however, it should be noted the properties to the east are utilized as a legal non-conforming mobile home development. Properties to the south are zoned LI Light Industrial. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

The property is also located within the North Gateway Overlay zone. The purpose of the overlay zone is to encourage unified and consistent design elements and site planning to promote an attractive and desirable streetscape for areas that are visually prominent and located at the key entry points, or "gateways" to Tooele City. The streetscape is a combination of buildings and structures, signage,

landscaping, off-street parking areas, street improvements and other elements that dominate the view of the driver or pedestrian at the identified gateway areas of the City. The design and overall attractiveness and quality of the city's gateway areas is indicative of the values and character of the City. An attractive and functional streetscape is one that promotes cohesiveness and establishes a design theme for signage, building design, landscaping and street trees and other street amenities. The Tooele City Gateway Overlay Districts (GO) require site planning and design for all buildings and structures within the District to be reviewed and approved by the Planning Commission with requirements for landscaping, signage and the location of required off-street parking areas.

Site Plan Layout. The applicant will develop the front half of the 1.97 acre parcel leaving the rear 199 feet undisturbed. The eastern portion of the lot will be preserved for either future expansions of the flooring business or another development.

The site will be developed with the building closer to the southern property line with parking areas to the north and west of the building. A loading dock and dumpster enclosure will be located on the eastern side of the building thus being obscured from view at Main Street. The site will have its access from 1540 North which is a private road. Easements are in place that permit the business to access the private road.

Landscaping. Landscaping on the site will be of various ground covers. Landscaping between Pine Canyon Road and the parking lot will consist of primarily sod and deciduous trees. Landscaping between 1540 North and the parking lot will consist of cobble mulch and coniferous evergreen pine trees. Landscaping south of the building will be cobble as well as that adjacent to the building and will include shrubs and trees. In total, 15,512 square feet of the developing half of the parcel will be landscaped totaling nearly 33% of the site.

The eastern half of the parcel will not be landscaped with this development and left to future development to be improved. Staff's only concern is that disturbing this area will result in the proliferation of Russian Sage, Goatheads and other noxious weeds that proliferate when soils are disturbed. Great Basin Wildrye and other grasses currently grow naturally on the site. Staff wants to emphasize that this portion of the parcel need not be landscaped as long as that half remains undisturbed and the grasses are not permitted to exceed 6" in height.

Trees are required along both frontages and the applicant has added the required number of trees and spaced them according to ordinance requirements.

Parking. The North Gateway Overlay encourages automobile parking areas to be located behind the building whenever possible, however, it is not a requirement. The applicant has divided the parking area and moved half of the parking to the north side of the building to allow additional landscaping in front of the building, thus adhering to the purpose of the Gateway Overlay, which is to improve streetscape appeal.

Parking requirements are spelled out on the attached site plan and the number of required parking stalls exceeds ordinance requirements by 2 parking stalls for a total of 24 stalls.

Architecture. Tooele city does not have architectural standards for commercial development, however, the North Gateway Overlay does require architecture to have some street appeal and be approved by the Planning Commission. Given the highly visible location of this property with the overpass located nearby the Planning Commission may want to scrutinize the appearance of the building.

The applicant is proposing a steel framed building. The front elevation of the building will have a stucco and a lick and stick concrete masonry veneer imitating a stone pattern. Exterior walls on the front

elevation will terminate into stucco crown molds at the top. Material colors have not been provided.

The northern and southern façades are also highly visible to vehicles entering and leaving the City. The same stucco paneling and lick and stick masonry veneer will wrap around the first 20 feet of the side elevations. The walls then transition abruptly to the standing seam metal walls. The lick and stick masonry veneer does extend the entire length of the side elevations as a 2'-10" wainscot. The rear elevation is entirely standing seam metal wall. At a minimum staff would like to see a condition of approval requiring the standing seam metal walls be painted a color that compliments the stucco panels and lick and stick masonry veneer.

Signage. Signage for this development will be approved through a separate sign permit and is not being reviewed with this site plan design review.

Fencing. The portion of the parcel that will be affected by this site plan is not adjacent to any residential zones. Therefore fencing is not required by City ordinance.

Criteria For Approval. The criteria for review and potential approval of a Site Plan 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 submission and has issued a recommendation for approval for the request with the following proposed conditions:

1. The eastern half of the parcel shall remain undisturbed and existing native vegetation shall be maintained so that it does not grow taller than 6 inches in height.
2. The standing seam metal walls on the north, east and southern facades shall be painted a color that compliments the colors of the stucco and masonry veneer used on the western façade of the building.

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

Noticing. Site Plan Design Reviews do not require a public hearing and are therefore not required to be publicly noticed.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Site Plan Design Review by Terry Allen of Allen's Floor Coverings, application number P19-744, 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. That eastern half of the parcel shall remain undisturbed and existing native vegetation shall be maintained so that it does not grow taller than 6 inches in height.
6. That the standing seam metal walls on the north, east and southern facades shall be painted a color that compliments the colors of the stucco and masonry veneer used on the western façade of the building.

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 site plan, landscaping plan, parking areas and building elevations do meet or exceed the minimum requirements for commercial development as required by the GC General Commercial zoning district.
7. The Planning Commission will need to determine if the proposed development meets or exceeds the intent and purpose of the North Gateway Overlay zone.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Site Plan Design Review request by Terry Allen, representing Allen's Floor Coverings, application number P19-744, based on the findings and subject to the conditions listed in the Staff Report dated February 19, 2020:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Design Review request by Terry Allen, representing Allen's Floor Coverings, application number P19-744, based on the following findings:”

1. List findings...

EXHIBIT A

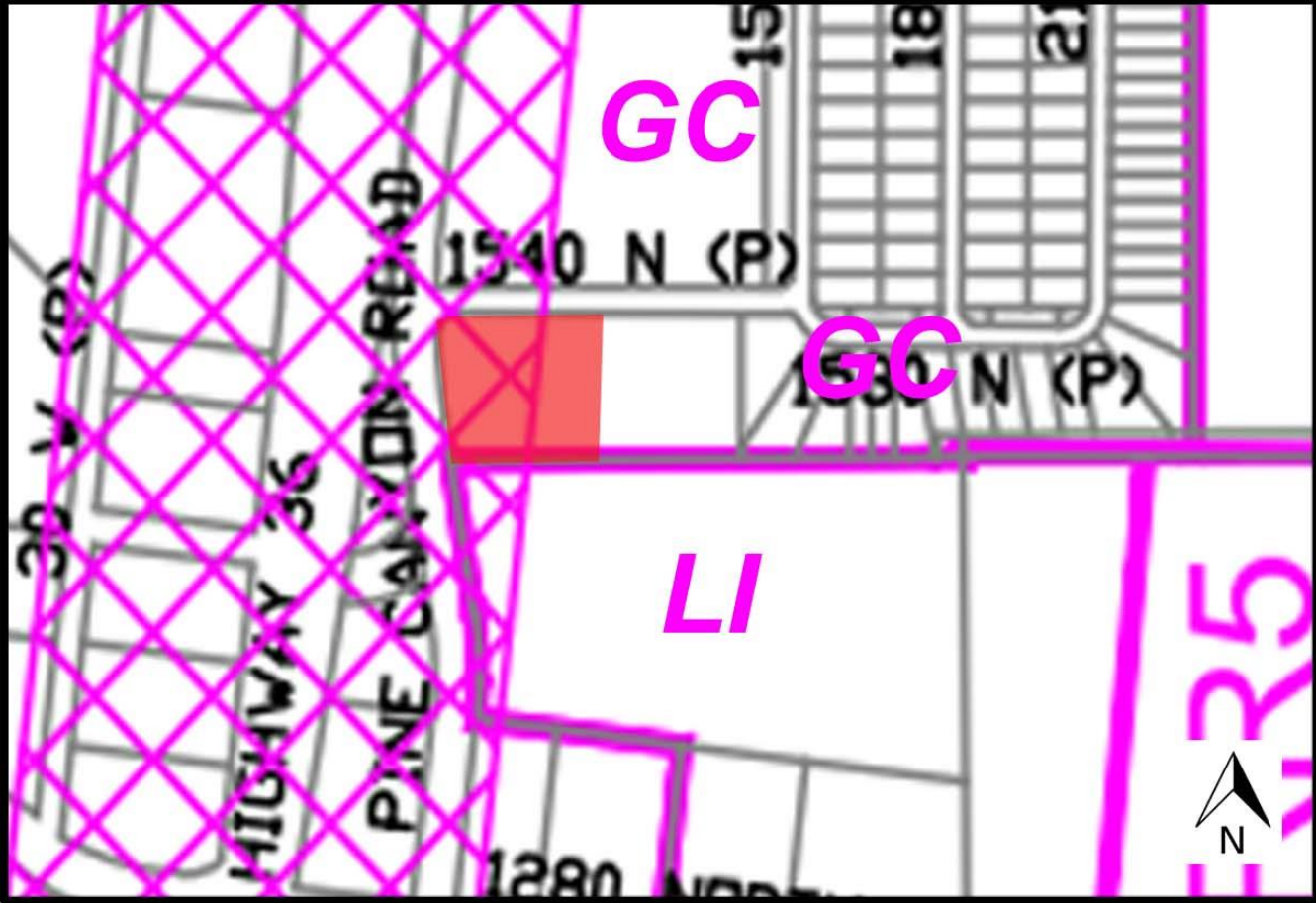
MAPPING PERTINENT TO THE ALLEN'S FLOOR COVERINGS SITE PLAN

Allen's Floor Coverings Site Plan Design Review



Aerial View

Allen's Floor Coverings Site Plan Design Review



Current Zoning

EXHIBIT B
PROPOSED DEVELOPMENT PLANS

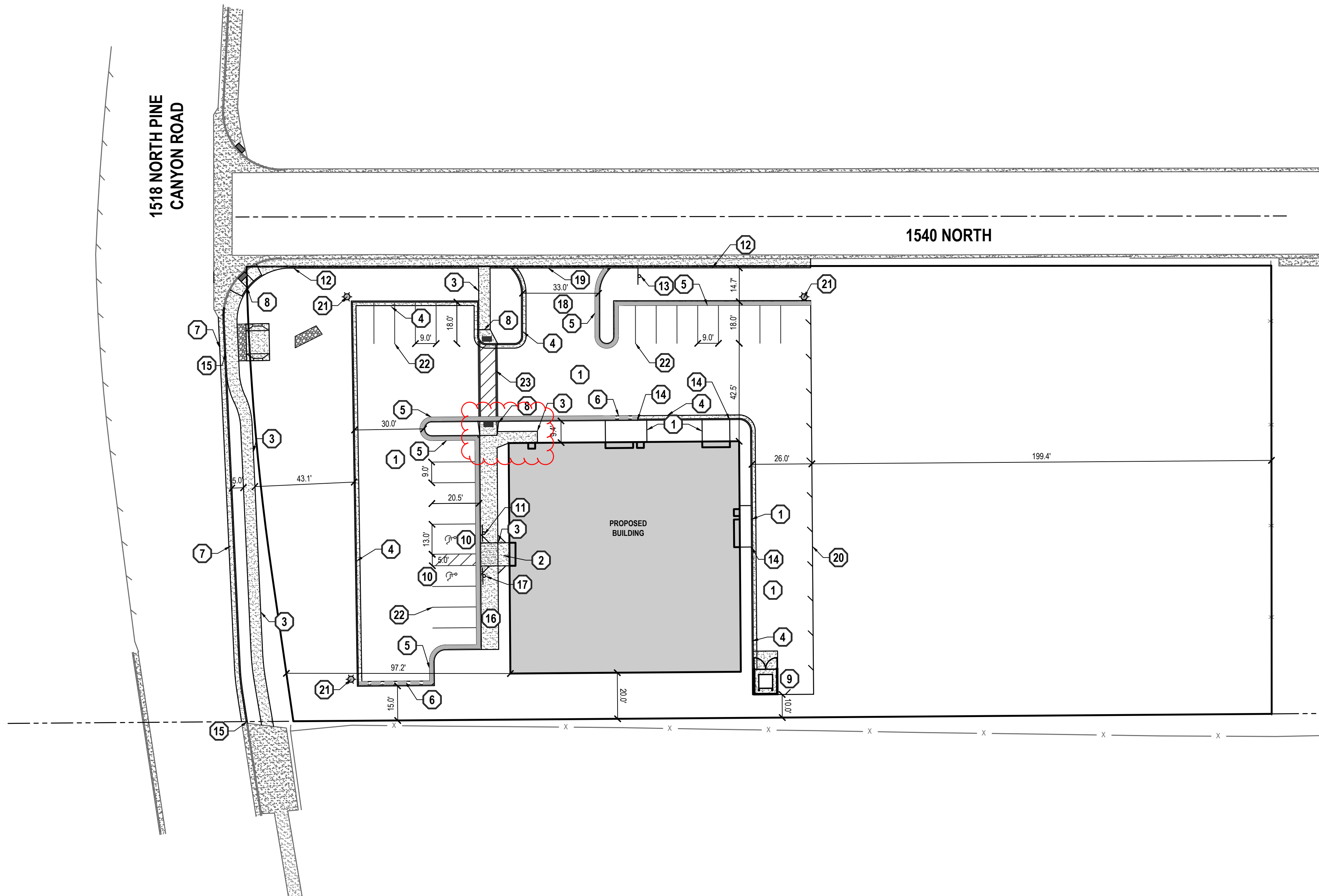
811
Know what's below.
Call before you dig.

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

BENCHMARK

EAST QUARTER CORNER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4820.22'



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 6/C-600
- 2 CONCRETE PAVEMENT 6" THICK WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE.
- 3 5' SIDEWALK PER TOOELE CITY STANDARD PLAN NO. 231R.
- 4 24" COLLECTION CURB AND GUTTER TYPE "E" PER APWA STANDARD PLAN NO. 205.
- 5 24" REVERSE PAN CURB AND GUTTER SEE DETAIL 8/C-600.
- 6 TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- 7 30" TYPE "A" CURB AND GUTTER PER TOOELE CITY STANDARD PLAN NO. 205R.
- 8 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER TOOELE CITY STANDARD PLAN NO. 238R.
- 9 TRASH ENCLOSURE. SEE DETAIL 11-14/C-600
- 10 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- 11 "HANDICAP PARKING VAN ACCESSIBLE" SIGN PER M.U.T.C.D. STANDARD PLANS.
- 12 4' WIDE 6" THICK PRIVATE SIDEWALK. PER TOOELE CITY PLAN NO. 231R
- 13 REINSTALL PREVIOUSLY REMOVED SIGN
- 14 DRIVE APPROACH PER APWA STANDARD PLAN NO. 221.1
- 15 6' MONOLITHIC SIDEWALK. PER TOOELE CITY STANDARD PLAN NO. 231R.
- 16 7.5' MONOLITHIC SIDEWALK. PER TOOELE CITY STANDARD PLAN NO. 231R.
- 17 "HANDICAP PARKING SIGN PER M.U.T.C.D. STANDARD PLANS.
- 18 DRIVE APPROACH SIMILAR TO APWA STANDARD PLAN NO. 225
- 19 4' WIDE 6" THICK PRIVATE SIDEWALK ALONG DRIVE APPROACH. PER TOOELE CITY PLAN NO. 231R
- 20 ROLL ASPHALT TO PROVIDE 6" THICKENED EDGE. EXTEND BASE COURSE 2' BEYOND EDGE OF ASPHALT.
- 21 SEE ELECTRICAL PLANS FOR LIGHTING DETAILS.
- 22 4' WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS. (TYPICAL)
- 23 WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
HARDSCAPE	21,191	25%
ROOF	10,000	12%
LANDSCAPING	15,512	18%
NATIVE LAND	38,894	45%
TOTAL SITE	85,597 1.97 ACRES	100%

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
HARDSCAPE	21,191	45%
ROOF	10,000	22%
LANDSCAPING	15,512	33%
IMPROVED AREA	46,703 1.07 ACRES	100%

PARKING REQUIREMENT CALCULATION
 1 SPACE PER 300 FEET OF RETAIL SPACE, 3,000 SQFT OF RETAIL SPACE = 10 STALLS
 1 SPACE PER EMPLOYEE, 3 EMPLOYEES = 3 SPACES
 1 SPACE PER COMPANY VEHICLE, 2 VEHICLES = 2 SPACES
 4 VISITOR SPACES FOR WAREHOUSE = 4 SPACES
 OPERATING HOURS MONDAY-FRIDAY 10AM-6PM AND SATURDAY 10AM-2PM
 TOTAL REQUIRED SPACES = 19 SPACES

PARKING DATA TABLE	
STANDARD STALLS	22
ADA - ACCESSIBLE STALLS	2
TOTAL STALLS	24

WATER USAGE CALCULATIONS

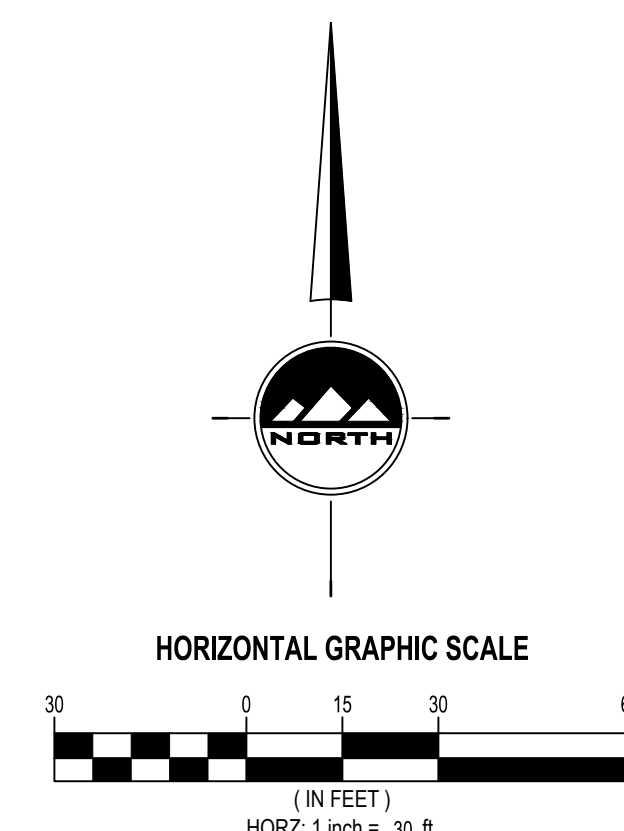
LANDSCAPE USAGE: AREA X WATER USAGE PER ACRE

SOD AREA @ 4 AFI/ACRE
 DRIP AREA @ 2 AFI/ACRE

TOTAL SOD AREA: 0.18 ACRE
 TOTAL DRIP AREA: 0.08 ACRE

SOD USAGE: 0.72 AF
 DRIP USAGE: 0.16 AF

TOTAL LANDSCAPE USAGE = 0.88 AF



ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ALLEN'S FLOOR COVERINGS
34 SOUTH MAIN STREET
TOOELE, UT 84074

CONTACT:
TERRY ALLEN
PHONE: 435-843-0658

**ALLEN'S FLOOR COVERING
 NEW BUILDING CIVIL DESIGN**
 1450 NORTH 2000 NORTH
 TOOELE, UTAH

For Review
 02/04/2020 8:45:24 AM

SITE PLAN

PROJECT NUMBER: 9185 PRINT DATE: 2/4/20
 DRAWN BY: C. CARPENTER CHECKED BY: D. KINSMAN
 PROJECT MANAGER: D. KINSMAN

C-200

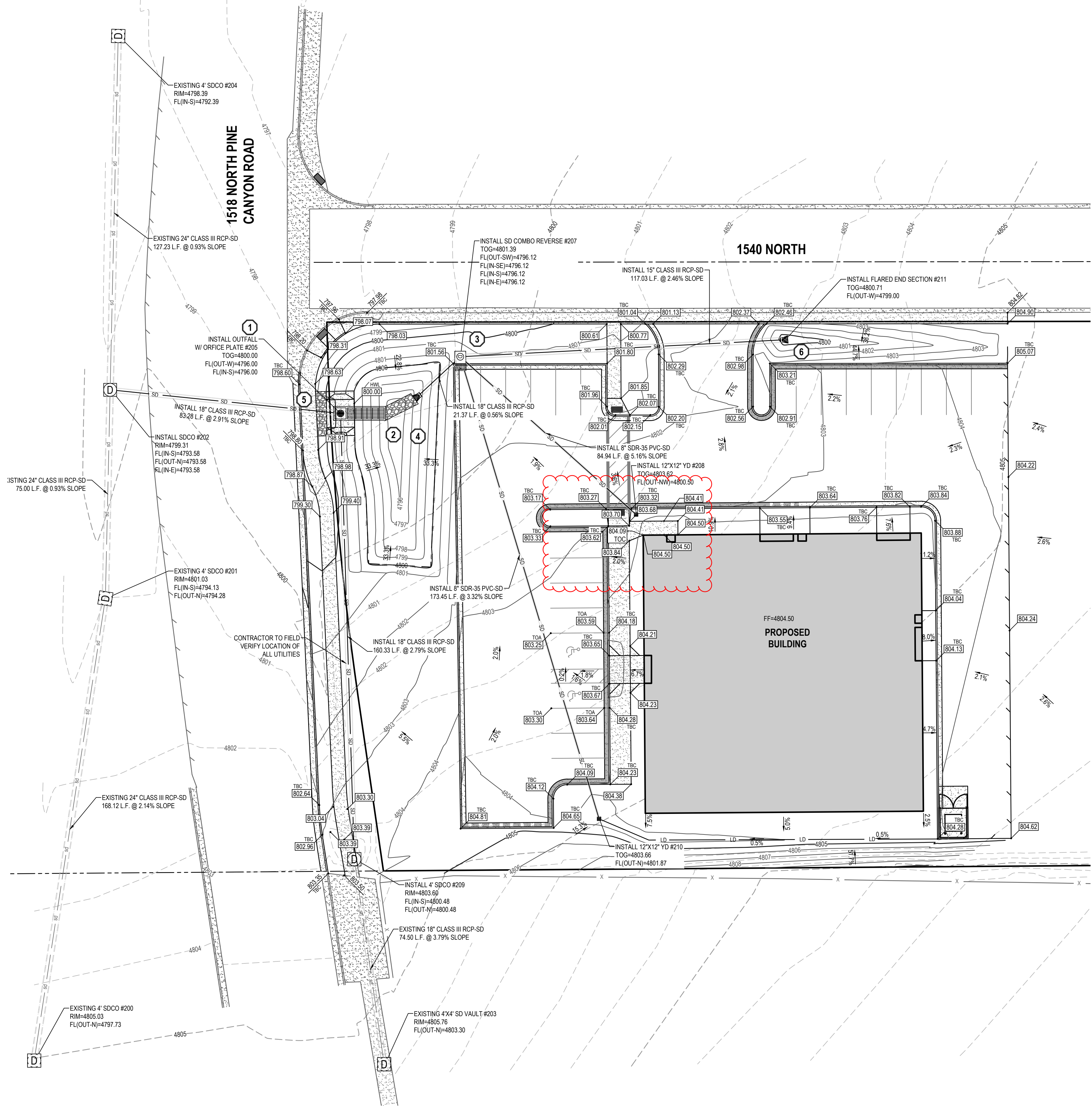
811
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BENCHMARK

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ELEV = 4820.22'



GENERAL NOTES

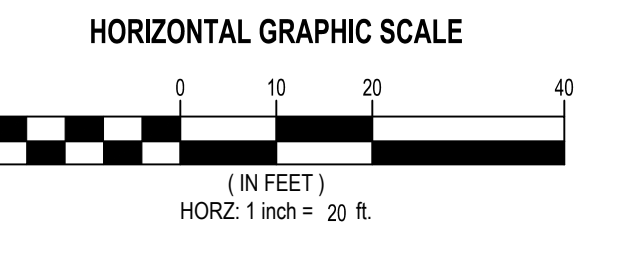
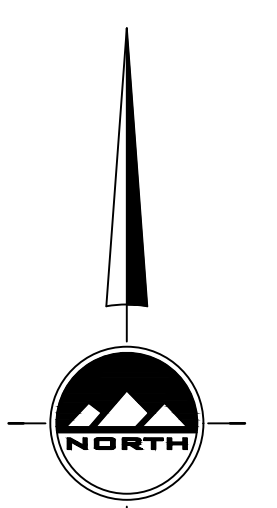
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 4XXX.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- UPON COMPLETION OF THE WORK, THE ENGINEER OF RECORD SHALL PROVIDE TO TOOELE CITY A CERTIFIED STATEMENT (WITH ACCOMPANYING AS-BUILT EXHIBITS) THAT THE REQUIRED STORM WATER DETENTION CAPACITY IS PROVIDED, AND THAT THE BUILDING IS NOT SUBJECT TO FLOODING FROM THE 100 YEAR STORM EVENT.

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:
- ORIFICE PLATE PER DETAIL 10C-600.
 - RIPRAP: D50-9", 2' DEEP PER SPECIFICATIONS. PLACE RIPRAP WITH THE FOLLOWING MINIMUM DIMENSIONS: 4.5" WIDE AT OPENING, 10' LENGTH. SEE ALSO ROCK PROTECTION C-301.
 - DUE TO THE ANGLE AT WHICH THE PIPES COME INTO THE STORM BOXES AND SOFTWARE CONSTRAINTS, PIPES APPEAR TO BE COMING OUT THE CORNER. THIS IS NOT TRULY HOW THE PIPES ARE TO BE INSTALLED. THEY ARE TO BE INSTALLED IN THE SIDE OF THE STORM DRAIN BOXES.
 - DETENTION BASIN, SEE DETAIL 7/C-600
 - OVERFLOW CONCRETE SPILLWAY PER DETAIL 9/C-600
 - RIPRAP: PROTECT INLET WITH D50-9" 2' DEEP PER SPECIFICATIONS WITH MINIMUM OF 4.5' AT THE OPENING. SEE ALSO ROCK PROTECTION C-301.

DETENTION BASIN

TOP OF POND = 4801.00'
10 YEAR HIGH WATER ELEVATION = 4800.00'
BOTTOM OF POND = 4796.00'
VOLUME REQUIRED = 1,267 C.F.
VOLUME PROVIDED = 3,678 C.F. (BASIN VOLUME ACCOUNTS FOR FUTURE DEVELOPMENT SEE C-301)



ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
ALLEN'S FLOOR COVERINGS
34 SOUTH MAIN STREET
TOOELE, UT 84074

CONTACT:
TERRY ALLEN
PHONE: 435-843-0658

**ALLEN'S FLOOR COVERING
NEW BUILDING CIVIL DESIGN**

1450 NORTH 2000 NORTH
TOOELE, UTAH

For Review
02/04/2020 8:45:24 AM

**GRADING
AND DRAINAGE
PLAN**

PROJECT NUMBER: 9185 PRINT DATE: 2/4/20
DRAWN BY: C. CARPENTER CHECKED BY: D. KINSMAN
PROJECT MANAGER: D. KINSMAN

C-300

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 16,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4820.22'

Shrubs Under 4 Feet

Qty	Symbol	Common Name	Plant Size
12	○	Cinquefoil	5 Gallon
12	⊙	Currant, Alpine	1 Gallon
49	●	Blue Oat Grass	1 Gallon
Total: 73			

Grass

Qty	Symbol	Common Name
7,905 sq. ft.		Buffalo Grass

Landscape

Trees

Qty	Symbol	Common Name	Plant Size
7	⊙	AUSTRIAN PINE	2" Cal.
7	⊙	PURPLE BLOW MAPLE	2" Cal.
Total: 14			

Irrigation

Qty	Symbol	Description
1	⊙	Wilkins Model 375, FEBCO LF860
5	⊙	Rain Bird 100-PGA Globe
-	⊙	Rain Bird XCZ-100 COM
-	▲	Imtrol Total Control R Series
	▨	Pipe Sleeve 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 SOD AREA W/ RAINBIRD SPRAYED HEADS & MAXIS. SEE LANDSCAPING DETAIL SHEET L-200.
- 2 INSTALL TREES W/ ROOT WATERING SYSTEM
- 3 INSTALL 4" DEEP 2'-3" DIA. NEPHI ROCK AND GRAVEL COLOR 'SOUTHTOWN' OR EQUIV. DECORATIVE ROCK OVER WEED BARRIER, TYP.
- 4 INSTALL 4" METAL EDGING
- 5 INSTALL 1/2" SCHEDULE 40 PVC
- 6 UNDISTURBED AREA / GRASS, TO BE MAINTAINED PER TOOELE CITY STANDARDS.
- 7 NON WATERED AREA

WATER USAGE CALCULATIONS

LANDSCAPE USAGE: AREA X WATER USAGE PER ACRE

SOD AREA @ 4 AFI/ACRE
DRIP AREA @ 2 AFI/ACRE

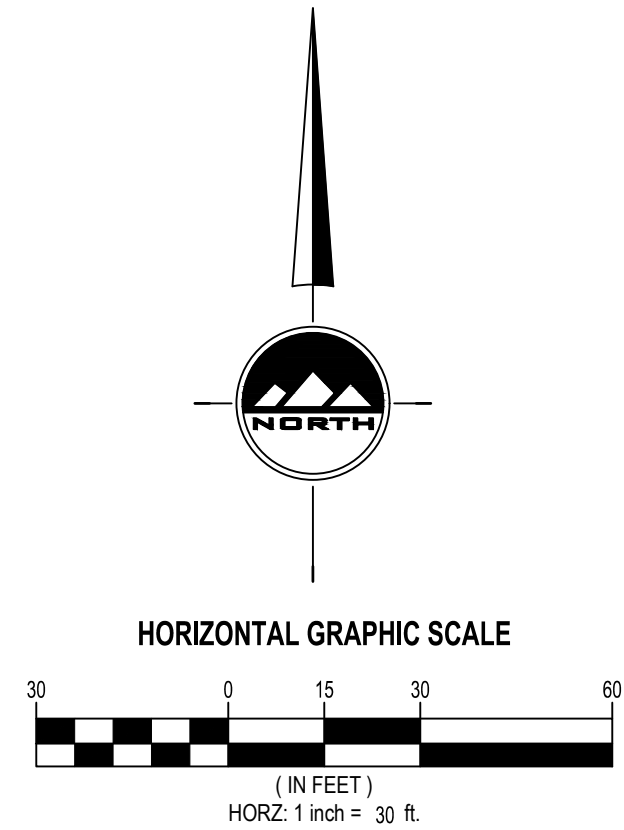
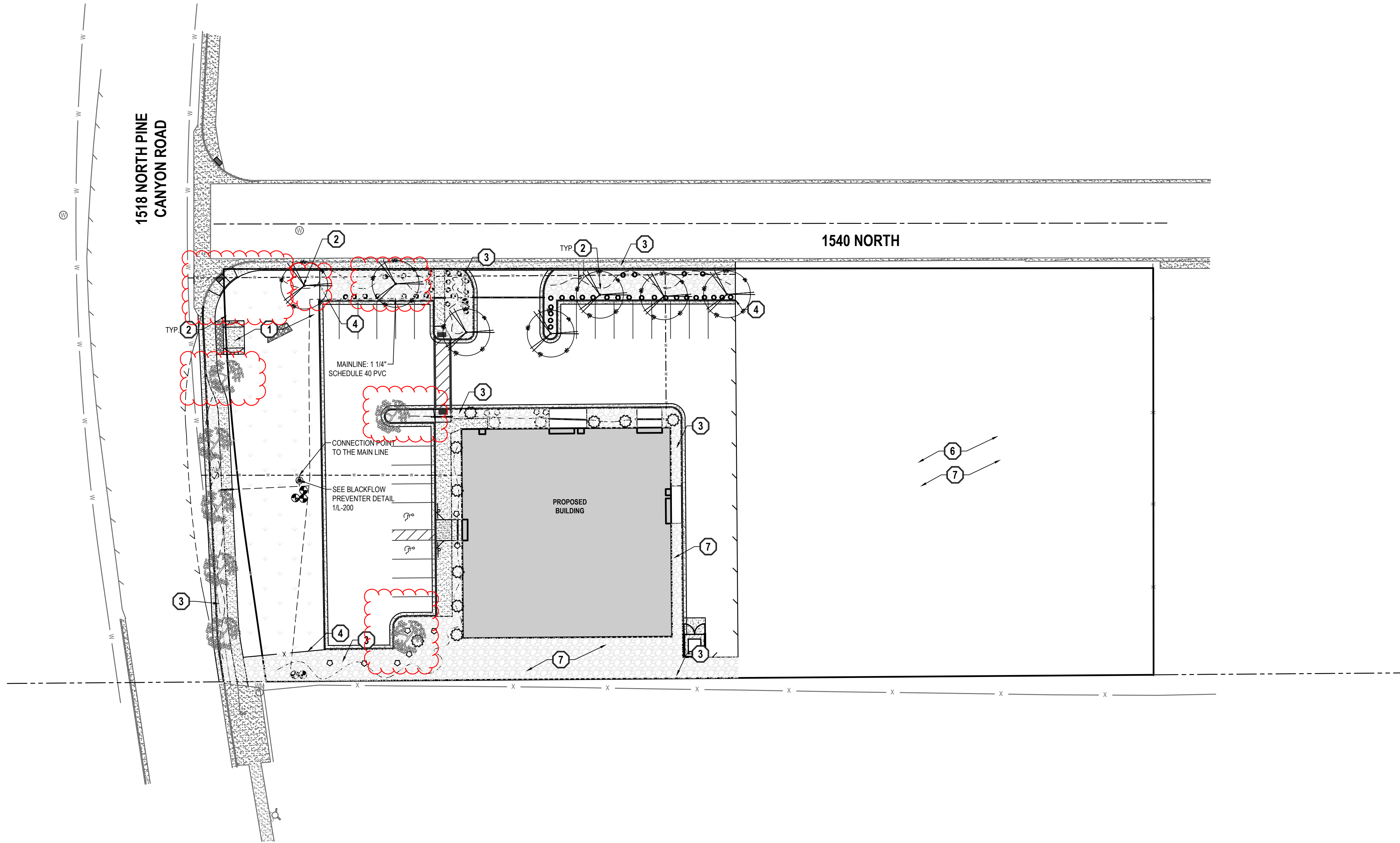
TOTAL SOD AREA: 0.18 ACRE
TOTAL DRIP AREA: 0.08 ACRE

SOD USAGE: 0.72 AF
DRIP USAGE: 0.16 AF

TOTAL LANDSCAPE USAGE = 0.88 AF

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
HARDSCAPE	21,191	45%
ROOF	10,000	22%
LANDSCAPING	15,512	33%
IMPROVED AREA	46,703 1.07 ACRES	100%



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**ALLEN'S FLOOR COVERING
NEW BUILDING CIVIL DESIGN**

1450 NORTH 2000 NORTH
TOOELE, UTAH

For Review
02/04/2020 8:45:24 AM

**LANDSCAPE &
IRRIGATION PLAN**

PROJECT NUMBER: 9185
PRINT DATE: 2/4/20

DRAWN BY: C. CARPENTER
CHECKED BY: D. KINSMAN

PROJECT MANAGER:
D. KINSMAN

L-100

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, February 12, 2020

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

Commission Members Present:

Shauna Bevan
Melanie Hammer
Tyson Hamilton
Bucky Whitehouse
Ray Smart
Matt Robinson
Chris Sloan
Nathan Thomas
Dave McCall

City Employees Present:

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

Council Members Present:

Council Member Hansen
Council Member Brady

Minutes prepared by Kelly Odermott

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Bevan.

2. Roll Call

Matt Robinson, Present
Melanie Hammer, Present
Shauna Bevan, Present
Tyson Hamilton, Present
Ray Smart, Present
Chris Sloan, Present
Nathan Thomas, Present

Mr. Bolser welcomed the new Planning Commission Members, Commissioner Nathan Thomas and Commissioner Dave McCall.

3. **Public Hearing and Recommendation on a Zoning Map Amendment request from the MU-160 Multiple Use Zoning District to the R1-7 Residential Zoning District Zoning by Ron Hall for 1.51 acres located at approximately 600 South Canyon Road.**

Presented by Andrew Aagard

Mr. Aagard stated the subject properties are the south end of the paved portion of Canyon Road. There are single family residential uses east and north of the property. There is a City owned property previously used as a Boy Scouts of America facility to the south. The property is currently zoned MU-16 Multiple Use as are properties to thee east, west and south. Properties to the north are zoned MUG-Mixed Use General. The purpose of the MU-16 zone is to protect land use, to provide opportunities for forestry, mining, habitat, and recreation and avoid damages to water resources and water shed. Mr. Aagard stated the applicant is requesting that the property be reassigned from MU-16 Multiple Uses to R1-7 Residential zoning. The property is currently a legal nonconforming with the mandates of the MU-16 Multiple Uses zone. Mr. Aagard gave a brief description of the differences between MU-16 Multiple Uses and R1-& Residential zoning, including setbacks and lot width requirements and animals allowed between the two zones.

Mr. Aagard stated that the property is located within the sensitive overlay zone. The sensitive overlay is to protect and limit impact to sensitive areas, protect wildlife, protect watersheds, and protect scenic areas, and minimize risk of wildfire, and minimize landslides, runoff, and storm water issues. The overlay does not stop development, but does require increased requirements for fill, grading, and location of building on the site. The applicant has not asked for changes in the Sensitive Overlay zone. The residential use on the property would not be out of character of the surrounding properties. If the property is rezoned to R1-7 Residential, the 1.15 parcel could be subdivided into smaller lots. The rezoning of the parcels to R1-7, the City would be removing a nonconforming status on the property. Notices were sent out to adjacent property owners prior to the public hearing. One comment was received from an adjacent property owner as to if the property would be subdivided. Mr. Aagard stated it could be.

Chairman Hamilton asked if there were any additional comments from the Commission.

Commissioner Sloan asked how many properties could go on the property with the new zoning. Mr. Aagard stated that it would be about six, however there are constraints on the lots, due to public access and infrastructure.

Chairman Hamilton opened the public hearing.

Mr. Barry Lewis stated he lived on Canyon Road. He stated he isn't concerned with the residential up the road, but his concern is the road. In the City, residential development requires curb and gutter. Canyon Road has been there a long time, but has no curb and gutter. The road needs curb and gutter.

Mr. Jack Giles stated that he also lives on Canyon Road and he has the same concerns. He stated that there should be curb and gutter. There are a couple of residences that need curb and gutter to control vehicles and trash. He stated that the property appeared to already have a trench on it and he was not sure who had done that.

Mr. Ron Hall stated he is the owner of the property and he dug the trench because he was tired of the homeless people living on his property. He stated that he is only going to build three lots.

Chairman Hamilton closed the public hearing.

Commissioner Hammer and Commissioner Thomas both voiced concerns about the comments regarding homeless populations living on the properties up Canyon Road.

Commissioner Sloan motion to forward a positive recommendation to the City Council for the Hall Zoning Map Amendment Request by Ronald hall to reassign the subject properties to the R1-7 Residential zoning district application number P2023, based on the findings listed in the Staff Report dated February 3, 2020. Commissioner Smart seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Smart, "Aye," Commissioner Thomas, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Hamilton, "Aye." The motion passes.

Commissioner Sloan stated that he had concerns about the curb and gutter, but the improvement of that road should not be assigned to a single property owner.

4. **Review and Discussion of the initial draft of the Annexation Policy Plan Element of the Tooele City General Plan revision.**

Presented by Jim Bolser

Mr. Bolser stated the Planning Commission has begun the revision process to the General Plan. The overview section and introduction section have already been reviewed as initial drafts. The annexation policy is an optional element to the General Plan; however, it is dictated by state code. The downside to not having an annexation policy, is that a community is not able to annex property. These plans need to be in place and be appropriate, in order to consider an annexation. The City has an annexation policy in place, but it is a standalone document and this will be incorporated into the General Plan.

Mr. Bolser gave a brief presentation on the six areas that are included in the annexation plan and the purposes for them. These areas do not mean that the City will annex them, it means that the City can hear a petition for land within that area by the land owner.

Mr. Bolser opened the discussion from the Planning Commission to discuss areas already identified and if there need to be additional areas as part of the annexation policy.

Commissioner Smart asked about the budget implications regarding annexation. Mr. Bolser stated that the annexation policy plan is not a budget policy plan. When an actual application comes through, those are considerations that come into determining the annexation of the property. Tax implications, budget implications are considered because once a property is part of the City, the City must service the property. Mr. Bolser stated that there are communities in the state that incorporated large areas of property in somewhat of a land grab fashion and much of the state code for annexation has adapted to combat municipalities taking land.

Commissioner Bevan stated that she liked the discouraging growth in outlining areas and encouraging growth in areas where services are available or areas that can have services easily extended. It makes sense to start where you are. Mr. Bolser stated that the annexation policy map is based on the current road map, because there are services already.

Commissioner Thomas asked what considerations were made for development of businesses in Area A as part of the annexation, specifically as it has been identified as the possible site of the future Inland Port. Are tax revenues considered during the development of the annexation plan. Mr. Bolser stated that the draft plan was created first from the existing policy and secondly, what is truly serviceable. Implication of tax revenues should be considered as potential annexation applications are brought for review. It is less of a factor in building the policy. It's more a question of smart growth with serviceability. Commissioner Thomas asked if there are any other areas that should be considered for water shed protection? Mr. Bolser stated there is always a concern about waters sheds and resources. In the area straddling Settlement Canyon, the vast majority is undevelopable. The property ownership in that area is one that is not going to become annexable. The same can be said for properties around Area C. There is no benefit in being in the City or outside of the City. One area that has been asked about regarding annexation, is just north of the Carr Fork subdivision. This is an area that will not be in the plan and it is part of Pine Canyon Township. The second reason is there is an easement over the vast majority of the site as a cleanup of environmental impacts from the Anaconda Mine.

Mr. Baker added the City annexed about 1700 acres around Settlement Canyon to emphasize the open space values and supporting the ownership. It was strategic to annex it into the City, at the time, Rocky Mountain Power was forcing alignment of the major transmission line through the City limits. By annexing the acreage into the City limits, it gave Tooele City additional protection from the infrastructure.

Mr. Hansen added that Tooele City and Tooele County both have ordinances to restrict development in source protection zones. A good part of the city's water originate in the settlement canyon basin. Under current county rule and City policy there is the ability to limit development that could adversely affect water quality.

Commissioner Robinson asked about the area north and south of Area A and B, is that not included because it is not developable? Mr. Bolser stated it is primarily about serviceability. There is a sewer plant near the area, but those area are below the elevation of the sewer plant. It has been opted to be left out due to the difficult placement of it.

Commissioner Sloan asked about taking land from other incorporated areas, particularly concerning the potential petition to incorporate a part of Erda. Mr. Bolser stated that in terms of boundaries, that is required and in the document. For areas that are considering incorporation, the State code is silent on the rules.

Mr. Baker added that the land over by Droubay Road north of Pine Canyon Road, that was not included due to its serviceability issues. It was proposed for annexation in 2010 and since then. It has had many challenges and disadvantages to it. The reason it is not included in the plan now, is the City does not want to give the viewpoint that the City is interested in or willing to annex the property.

Mr. Bolser stated that this will not be the last time this will be considered. It can be readdressed as other plans are reviewed. The development of the General Plan also allows for work sessions and study groups to ensure the plan meets the needs of the City.

Mr. Baker added that Area F is the Bauer property and is owned by the Tooele City Redevelopment Agency. It is currently listed for sale.

Commissioner Robinson asked what is the timeline for review of the elements of the plan in the future? Mr. Bolser stated this should be considered routinely. There will be a review of areas near these areas as developing other parts of the General Plan. In the ongoing years, the state dictates that there should be a review every two years. There is a five-year cycle that should be viewed as more of an overhaul of the plan. Commissioner Robinson asked what is the process if a land owner petitions the City for annexation, but is not included in an annexation area? Mr. Bolser stated that the process includes filing for an amendment to the General Plan to amend the annexation policy to have the area included and then a new area would be added to the General Plan. At that point, it is a standard annexation process.

Chairman Hamilton stated that he appreciated the new layout and format of the City Council Meetings.

5. **Review and Approval of Planning Commission minutes for meeting held January 8, 2020.**

Chairman Hamilton asked the Commission if there were any comments or questions. Chairman Hamilton pointed out that under item 6, it listed Chairman Graf instead of Chairman Hamilton.

Commissioner Sloan moved to approve minutes from the meeting held on January 8, 2020, with the correction. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Sloan, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Smart, "Aye," Commissioner Thomas, "Aye," Chairman Hamilton, "Aye." The motion passes.

6. **Adjourn**

Chairman Hamilton declared the meeting adjourned at 8:00p.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 22nd day of January, 2020

Tyson Hamilton, Chairman, Tooele City Planning Commission