

## **PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, February 23, 2022** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically by logging on to the Tooele City Facebook page, at <https://www.facebook.com/tooelecitey>. If you would like to submit a comment for any public hearing item you may email [pcpubliccomment@tooelecitey.org](mailto:pcpubliccomment@tooelecitey.org) anytime after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

## **AGENDA**

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Decision** on a Conditional Use Permit Request by Randy's Transmission, LLC, and Gilleyfab Enterprises, LLC, to Authorize the "Automobile Service and Repair" Use on Property Located at 1518 North Pine Canyon Road in the GC General Commercial Zoning District on Approximately 1.9 Acres.
4. **Public Hearing and Decision** on Conditional Use Permit Request by Tooele City Corporation to Authorize the "Public Building and Facility" Use for a New Culinary Water Well on Property Located at 68 South First Street in the R1-7 Residential Zoning District on Approximately 2.0 Acres.
5. **Public Hearing and Decision** on a Conditional Use Permit Request by Tooele City Corporation to Authorize the "Public Building and Facility" Use for a New Culinary Water Well and Reservoir on Property Located at 2 West Aiden Way in the R1-7 Residential Zoning District on Approximately 3.6 Acres.
6. **Public Hearing and Recommendation** on a City Code Text Amendment Request by Tooele City for Ordinance 2022-04, an Ordinance of the Tooele City Council Proposing Amendments to Tooele City Code Chapters 7-1-5 and 7-2-19 Regarding Musical Instruction Home Occupations.
7. **Decision** on a Multi-Family Residential Site Plan Design Review Request by DR Horton for Phase 1 of the Western Acres Subdivision Located Southwest of Pine Canyon Road and Copper Canyon Road in the MR-16 PUD Zoning District on 12.49 Acres.
8. **City Council Reports**
9. **Adjourn**

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

**STAFF REPORT**

February 15, 2022

**To:** Tooele City Planning Commission  
Business Date: February 23, 2022

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard City Planner / Zoning Administrator

**Re: Randy's Transmissions – Conditional Use Permit Request**

Application No.: P22-136  
Applicant: David Gumucio, representing Randy's Transmissions & Gilleyfab Enterprises  
Project Location: 1518 North Pine Canyon Road  
Zoning: GC General Commercial Zone  
Acreage: 1.97 Acres (Approximately 85,813 ft<sup>2</sup>)  
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone regarding authorization of the use of “Automobile Service and Repair” be conducted on the property.

**BACKGROUND**

This application is a request for approval of a Conditional Use Permit for approximately 1.97 acres located at 1518 North Pine Canyon Road. The property is currently zoned GC General Commercial. The applicant is requesting that a Conditional Use Permit be approved to authorize the use of “Automobile Service and Repair” in the existing building and possible future expansion on the site.

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Regional Commercial land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. Properties located to the north are zoned GC General Commercial. Properties to the east are zoned GC General Commercial and to the south property is zoned LI Light Industrial. Properties to the west are zoned GC General Commercial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Properties to the north are developed as a movie theater / cinema. Properties to the east, although zoned GC General Commercial are utilized as a legally non-conforming mobile home park. Neighborhood Storage uses exist south of the subject property. Properties to the west are currently undeveloped land.

The applicant wishes to conduct automobile service and repair on the property and has indicated that the business will be occupying the existing structure with intent to expand into the eastern half of the property. The proposed business will have an emphasis on vehicle transmission repair and replacement with other associated vehicle repairs and services. Transmission repair does fall under the “automobile service and repair” category for the conditional use permit. There will also be other minor commercial uses occurring on the property such as business related office, some automotive related retail and parts storage. Parts storage is considered a necessary part of the automobile repair and service industry as it is necessary to have some replacement parts on site in order to conduct business.

As mentioned above, all surrounding zones are non-residential, however, there is residential land use located to the east. Automobile repair businesses do typically involve the temporary storage of vehicles. Some vehicles

are stored while they are in queue for repair. Other vehicles are stored while awaiting the delivery of necessary replacement parts, other vehicles are stored pending pick-up by the vehicle owners upon completion of the repair. Whatever the case, it is expected that there will be some vehicle storage on the site associated with the business. This property also has a prominent view from SR-36, especially to those traveling south into the City, and is considered a gate way entry into the City. Vehicle storage areas aren't always the most aesthetically pleasing view for residents and passer's by and can often create an unfavorable view or setting. With residential uses and a highly viewable site, it may be pertinent to require solid view obscuring fencing of all exterior vehicle storage areas or to require all vehicles to be stored inside of a structure.

Site Plan Layout. A site plan has not been submitted in conjunction with this conditional use permit application. The site plan that has been provided is the site plan that was submitted when the existing business constructed the new building that is currently on the site. The site plan accurately reflects what is existing on the site but does not accurately reflect the expansion plans of the applicant. Currently, the existing building and accommodating parking areas are located closer to the west side of the property with the east side of the property undeveloped ground.

It should be noted that 1540 North is a privately owned and maintained right-of-way owned by Overpass Point mobile home development. Any additional accesses to this road would need to be approved by the owner. Pine Canyon Road is a publicly owned and maintained right-of-way.

Parking. There are currently 24 parking stalls on the site. These parking stalls satisfy the retail needs and requirements of the existing building and business. When this site plan was approved, parking was not considered for automobile service and repair, particularly, the temporary of storage of vehicles awaiting repair. These parking areas were established for retail customers and employees of the floor coverings retail and show room business. Not for vehicle storage. The applicant has not provided any plans in regards to how these parking areas will be utilized for the transmission repair business.

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

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

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

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

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;

- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

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

1. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's engineering plan review, permitted, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely, particularly for connection into the City's public infrastructure, for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Public Works Department plan review, permitted, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.
4. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.
5. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with all requirements of the geotechnical report.
6. This application presents the likelihood of the temporary storage of vehicles awaiting repair or pick-up by vehicle owners and could result in unfavorable views from both the residents to the east and those passing by on near roadways and could be detrimental to the gateway quality at a prominent entrance to the City.

## **REVIEWS**

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

1. It is common for automotive repair businesses to have exterior storage of vehicles awaiting repair or the delivery of parts. Often times these vehicles are inoperable. A solid view obscuring fence may help temper and eliminate the unfavorable view of a vehicle storage area to adjacent residents, businesses and passers by.
2. The existing parking area was approved using a retail parking standard for a floor covering retail and show room business, not for an automobile service and repair business, particularly associated vehicle storage.

Engineering Review. The Tooele City Engineering and Public Works Divisions have not reviewed this request for a conditional use permit and have not issued any comments or conditions.

Building Division Review. The Tooele City Building Division has not reviewed this request for a conditional use permit and have not issued any comments or conditions.

Noticing. The applicants have expressed their desire to obtain a conditional use permit for the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

### **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Conditional Use Permit by David Gumucio, representing Randy's Transmissions & Gilleyfab Enterprises, application number P22-136, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Public Works Development shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. 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.
6. That all vehicle storage areas be screened by a permanent solid view obscuring fence.
7. That storage of vehicles awaiting repair be stored only in the area enclosed by the solid fence and not in the established designated customer and employee parking areas.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. The findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

## **MODEL MOTIONS**

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by David Gumucio, representing Randy's Transmissions & Gilleyfab Enterprises to authorize the use of “Automobile Service and Repair” to be conducted on 1.9 acres located at 1518 North Pine Canyon Road, application number P22-136, based on the findings and subject to the conditions listed in the Staff Report dated February 15, 2022:”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by David Gumucio, representing Randy's Transmissions & Gilleyfab Enterprises to authorize the use of “Automobile Service and Repair” to be conducted on 1.9 acres located at 1518 North Pine Canyon Road, application number P22-136, based on the following findings:”

1. List findings of fact ...

**EXHIBIT A**

**MAPPING PERTINENT TO THE  
RANDY'S TRANSMISSIONS CONDITIONAL USE PERMIT**

***Randy's Transmissions Conditional Use***



***Aerial View***

# Randy's Transmissions Conditional Use



**Current Zoning**



**EXHIBIT B**

**APPLICANT SUBMITTED INFORMATION**

# Conditional Use Permit Application

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



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

Project Information			
Date of Submission:	2-8-2022	Current Zoning:	G.C
Parcel #(s):	12-082-0-0004		
Project Name:	Randy's Transmissions Purchase		Acres:
Project Address:	1518 N. Pine Canyon Rd Tooele, UT 84074		Units:
Project Description:	LOT 4-OVERPASS POINT SUB DIVISION - OBTAINING A CONDITIONAL USE PERMIT ALLOWING AUTOMOTIVE & TRANSMISSION SERVICE IN THE GENERAL COMMERCIAL ZONE (OFFICE-WAREHOUSE)		
Current Use of Property:	FLOORING SALES, REPAIR AND INSTALLATION, WAREHOUSE, OFFICE, RETAIL FRONT.		
Property Owner(s):	ALLEN'S FLOOR COVERINGS CORPORATION		Applicant(s):
Address:	1518 N. PINE CANYON RD		RANDY'S TRANSMISSIONS LLC GILBERT ENTERPRISES LLC
City:	State:	Zip:	City:
Tooele	UT	84074	Tooele
Phone:	Pete Allen 435-840-1661		Phone:
			801-866-3684 Randy Reyes
Contact Person:	DAVID GUMBUCO		Address:
Phone:	435-830-3337		121 E 1280 N Suite G.
Cellular:	Fax:	Email:	City:
435-830-3337	866-634-3115	Gumbuco, MstARNET	Tooele
State:	UT	Zip:	84074
Signature of Applicant:			Date:
			2-8-2022

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

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

For Office Use Only			
Fee:	Received By:	Date Received:	Receipt #:
600.00 (213)	HT	2/8/27	222042 456915

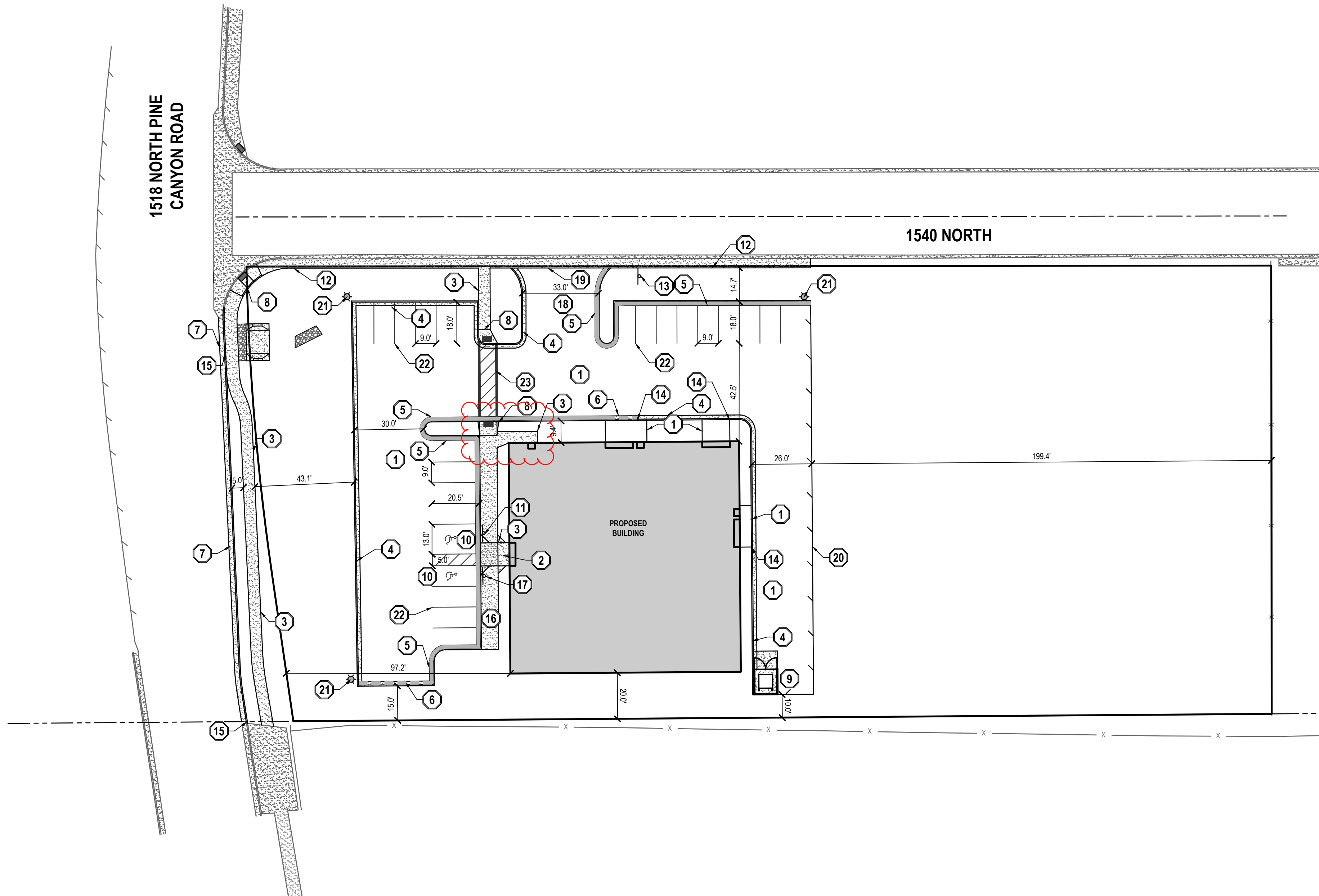
**811**  
Know what's below.  
Call before you dig.

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**

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- 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.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- 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:

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

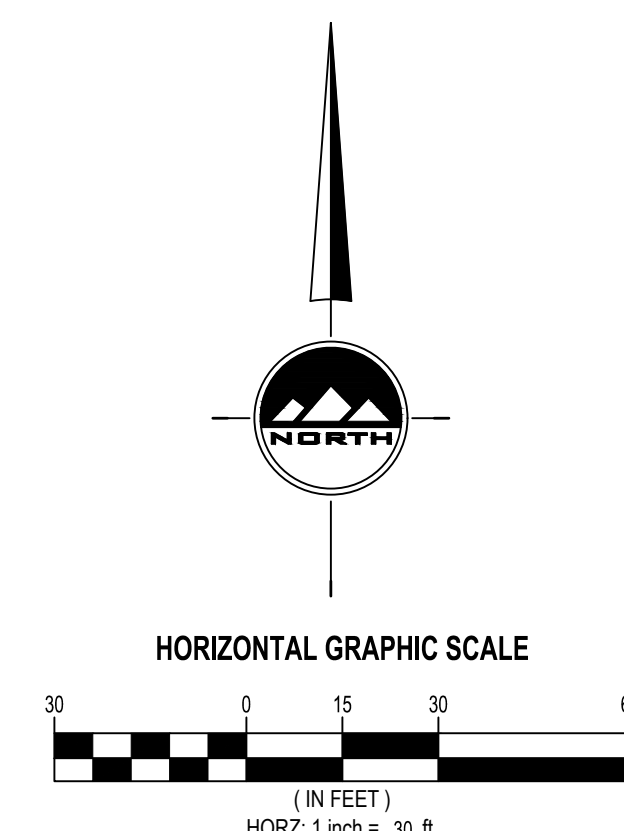
LANDSCAPE USAGE: AREA X WATER USAGE PER ACRE

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](http://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**

**STAFF REPORT**

February 15, 2022

**To:** Tooele City Planning Commission  
Business Date: February 23, 2022

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard City Planner / Zoning Administrator

**Re: Red Del Papa Park Well – Conditional Use Permit Request**

Application No.: P22-133  
Applicant: Paul Hansen, representing Tooele City Corporation  
Project Location: 68 South 1st Street  
Zoning: R1-7 Residential Zone  
Acreage: 2.04 Acres (Approximately 88,862 ft<sup>2</sup>)  
Request: Request for approval of a Conditional Use Permit in the R1-7 Residential zone regarding authorizing the use of “Public Building and Facility” to be constructed on property owned by Tooele City.

**BACKGROUND**

This application is a request for approval of a Conditional Use Permit for approximately 2.04 acres located at approximately 68 South 1st Street. The property is currently zoned R1-7 Residential. The applicant is requesting that a Conditional Use Permit be approved to authorize the use of “Public Building and Facility” to facilitate the construction of a new culinary well and accommodating infrastructure for the purpose of delivering water to Tooele City.

**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 R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. All surrounding properties are zoned R1-7. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Most of the surrounding properties are currently utilized as single-family residential. However, to the north of the subject property are located some non-residential uses. The Utah National Guard has an armory to the north and there is a structure housing a private club or social gathering facility.

A culinary well and all of its surrounding infrastructure falls under the use category of “public building and facility” as this well is being constructed to satisfy the water needs and demands of the residents of Tooele City. The property is part of the Red Del Papa Park and is owned by Tooele City.

*Site Plan Layout.* The site plan has been provided by the City Engineer and shows the location of the well, well housing and other associated utilities approximately 42 from the back of sidewalk along 1<sup>st</sup> Street and more than 46 feet from the nearest residential property to the south. The well structure will be surrounded by an eight inch thick crushed lime stone pad and the pad itself will be surrounded by 6 foot tall chain link fencing topped with security barbed wire or razor wire.

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

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

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

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

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

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

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

imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.

5. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with all requirements of the geotechnical report.

## **REVIEWS**

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

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

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

## **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Conditional Use Permit by Paul Hansen, representing Tooele City Corporation, application number P22-133, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Public Works Development shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. 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 findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

## **MODEL MOTIONS**

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Paul Hansen, representing Tooele City Corporation to authorize the use of “Public Building and Facility” for property located at approximately 68 South 1<sup>st</sup> Street, to construct a new culinary well and associated infrastructure, application number P22-133, based on the findings and subject to the conditions listed in the Staff Report dated February 15, 2022.”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Paul Hansen, representing Tooele City Corporation to authorize the use of “Public Building and Facility” for property located at approximately 68 South 1<sup>st</sup> Street, to construct a new culinary well and associated infrastructure, application number P22-133, based on the following findings:”

1. List findings of fact ...

**EXHIBIT A**

**MAPPING PERTINENT TO THE  
RED DEL PAPA PARK WELL CONDITIONAL USE PERMIT**

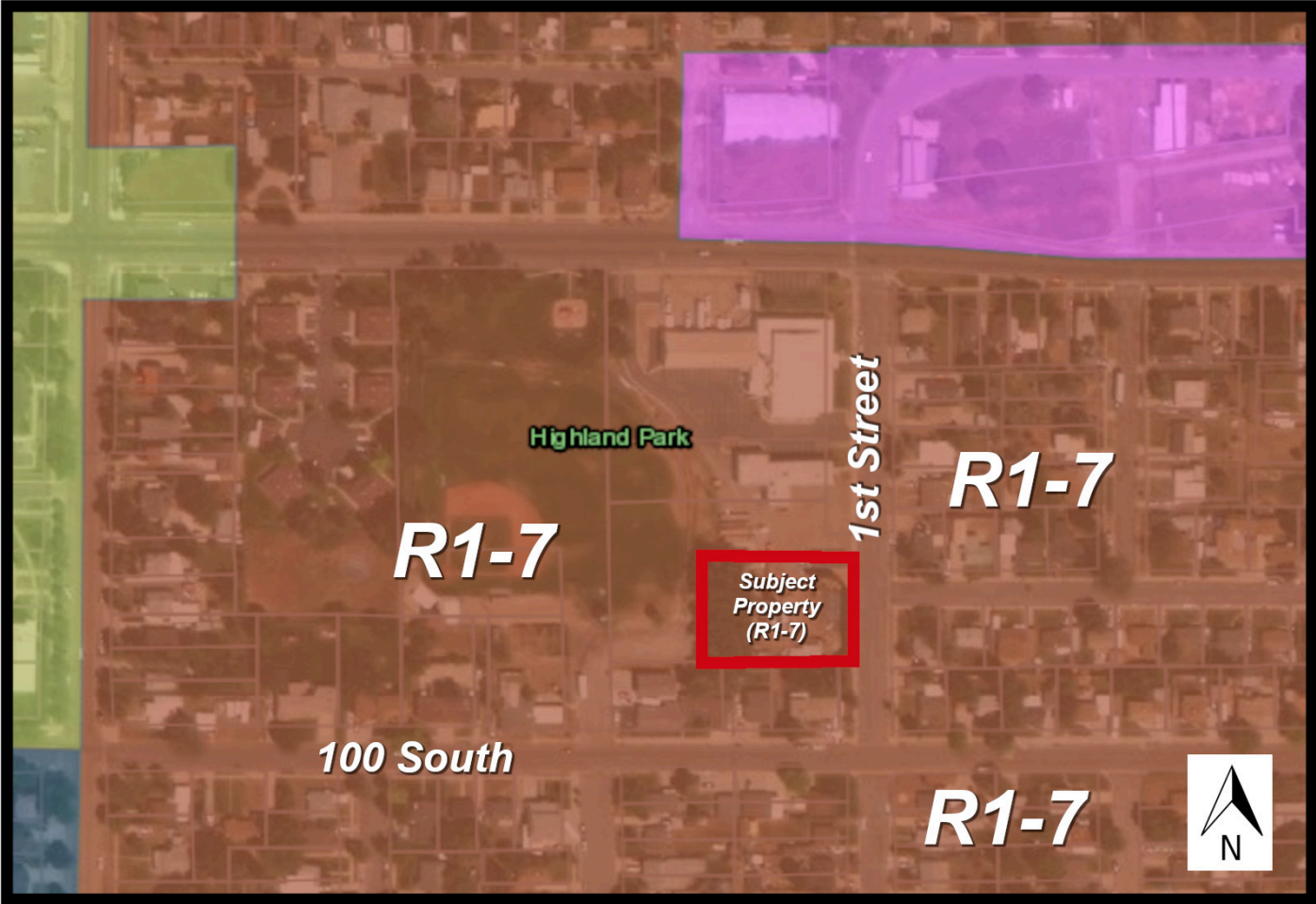
***Red Del Papa Park Well Conditional Use***



***Aerial View***



**Red Del Papa Park Well Conditional Use**



**Current Zoning**

**EXHIBIT B**

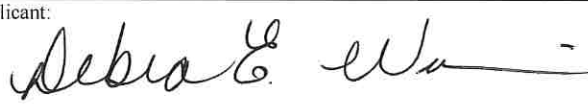
**PROPOSED DEVELOPMENT PLANS**

# Conditional Use Permit Application

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



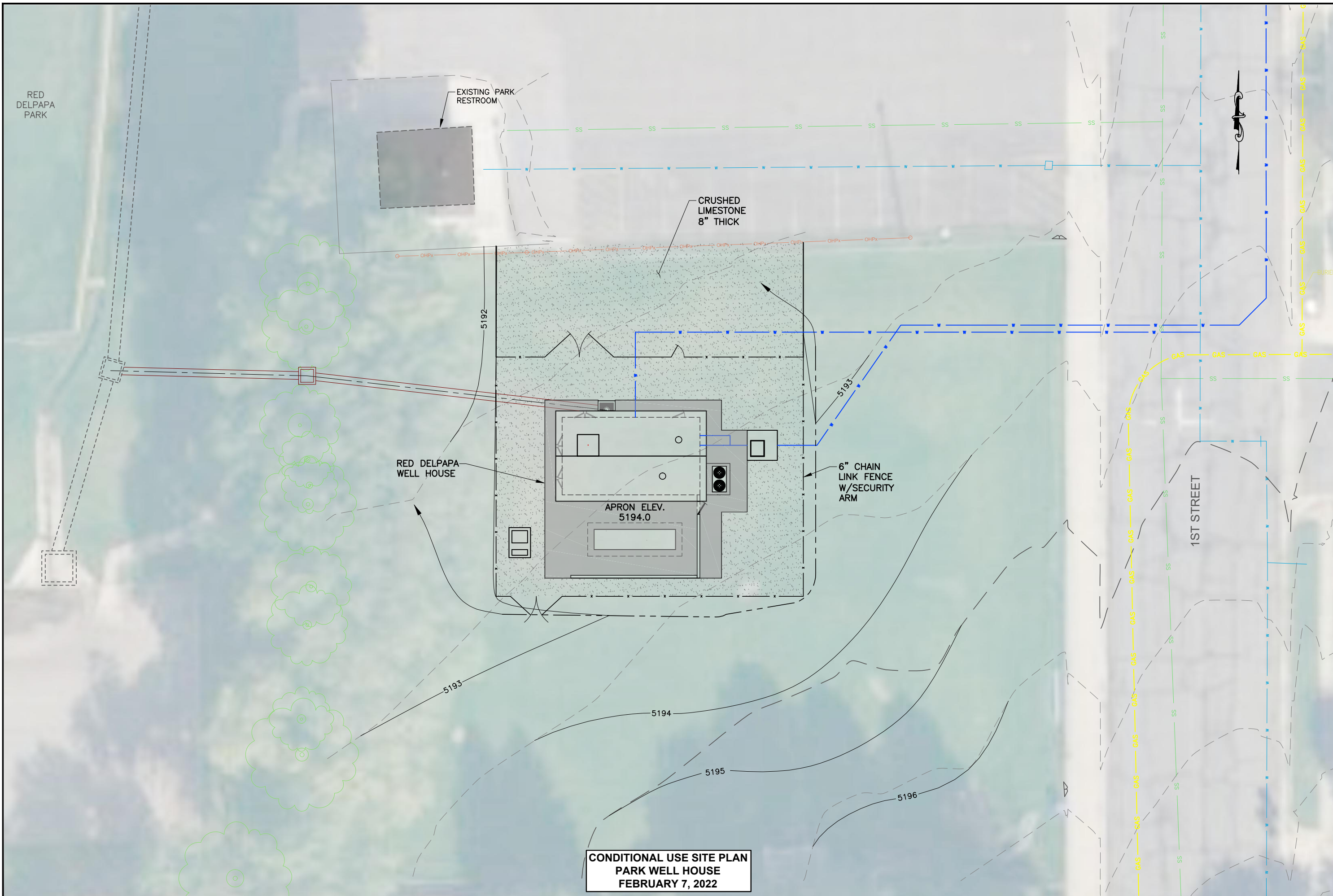
*Notice:* The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are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

Project Information					
Date of Submission: 2/7/2022		Current Zoning: R1-7		Parcel #(s): 02-007-0-0061	
Project Name: Red Del Papa Park Well				Acres: 2.04	
Project Address: 68 South 1st Street, Tooele, Utah 84074				Units: NA	
Project Description: Construction of a new culinary well for the purpose of delivering water to Tooele City					
Current Use of Property: Park					
<b>Property Owner(s):</b> Tooele City Corporation			<b>Applicant(s):</b> Tooele City Corporation		
Address: 90 North Main			Address: 90 North Main		
City: Tooele City	State: Utah	Zip: 84074	City: Tooele City	State: Utah	Zip: 84074
Phone: (435) 843-2132			Phone: (435) 843-2132		
<b>Contact Person:</b> Paul Hansen			Address: 90 North Main		
Phone: (435) 843-2132			City: Tooele City	State: Utah	Zip: 84074
Cellular:		Fax: (435) 843-2139	Email: paulh@tooelecity.org		
Signature of Applicant: 					
					Date 7 Feb 2022

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

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

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



RED DELPAPA PARK

EXISTING PARK RESTROOM

CRUSHED LIMESTONE 8" THICK

RED DELPAPA WELL HOUSE

APRON ELEV. 5194.0

6" CHAIN LINK FENCE W/SECURITY ARM

1ST STREET

**CONDITIONAL USE SITE PLAN  
PARK WELL HOUSE  
FEBRUARY 7, 2022**

**TOOELE CITY CORPORATION**

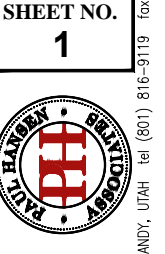
**TOOELE CITY PUBLIC WORKS  
RED DELPAPA WELL HOUSE  
68 SOUTH 1st STREET**

NO.	DATE	REVISIONS
1		

DESIGNED DRB	4
DRAFTED DRB <td>3</td>	3
CHECKED PGH <td>2</td>	2
DATE JAN. 2022 <td>1</td>	1

SCALE  
1" = 10'  
CONFIRM SCALE

SHEET NO.  
**1**

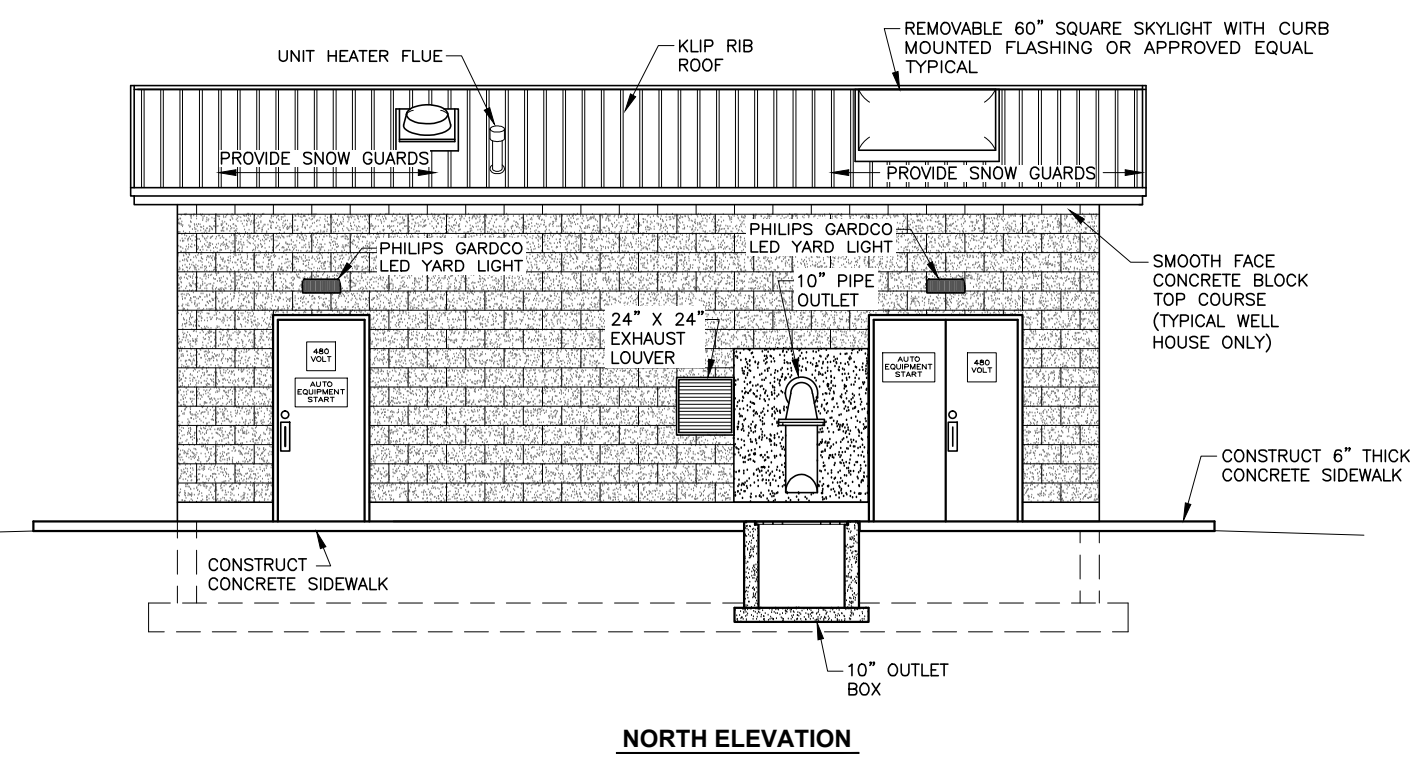


SANDY, UTAH tel (801) 816-9119 fax (801) 816-9118 www.paulhansenassociates.com  
IMAGE ENGINEERING\PH\TOOELE\1 CULINARY WATER PROJECTS\2021 PARK WELL\CADFILES\PAK WELL HOUSE.PWG 2.3.2022 16:02:24 (UG)

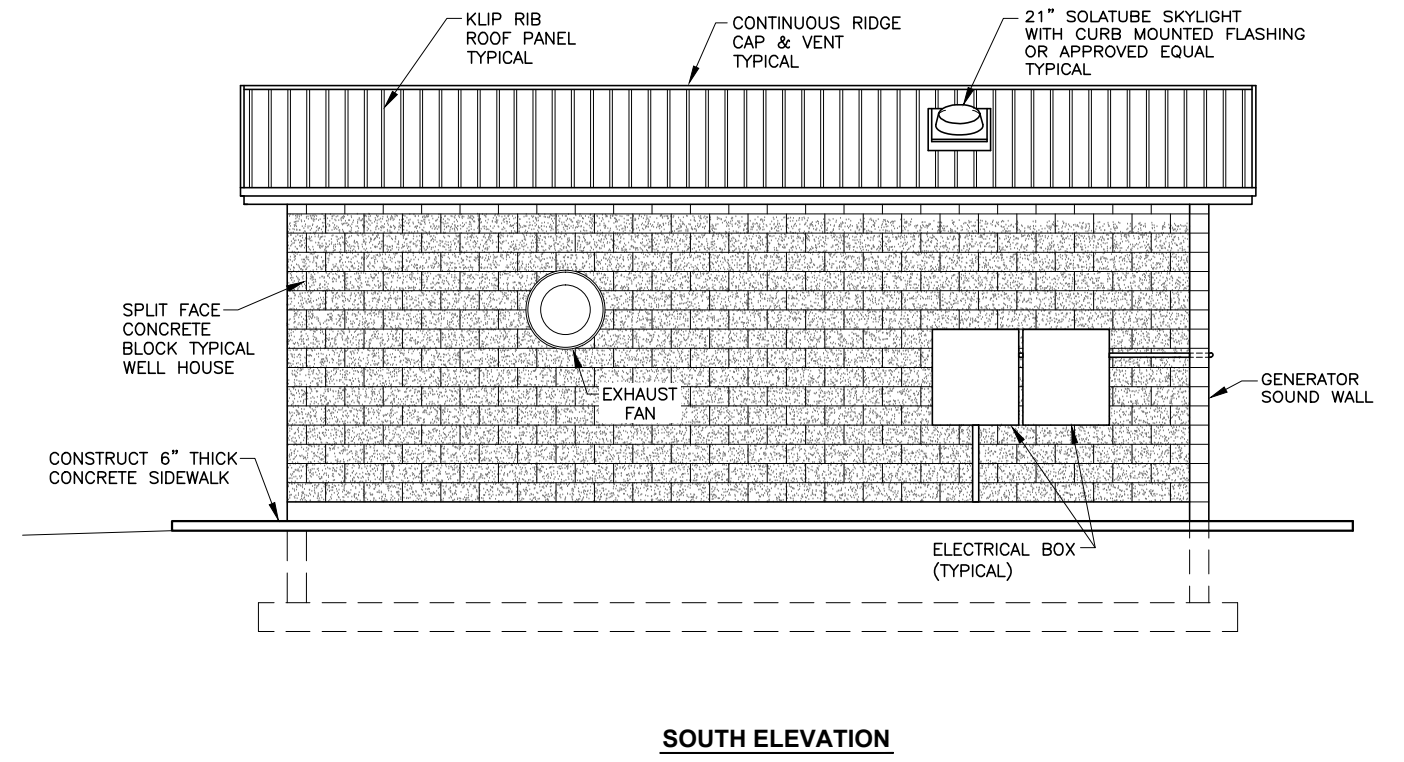
NO.	DATE	REVISIONS
4		
3		
2		
1	JAN. 2022	

TOOELE CITY PUBLIC WORKS  
RED DELPAPA WELL HOUSE  
AND PUMP LINE  
PROJECTS\2021 PARK WELL\CADFILES\PARK WELL HOUSE.dwg  
2.1.2022 13:09:46 (U)

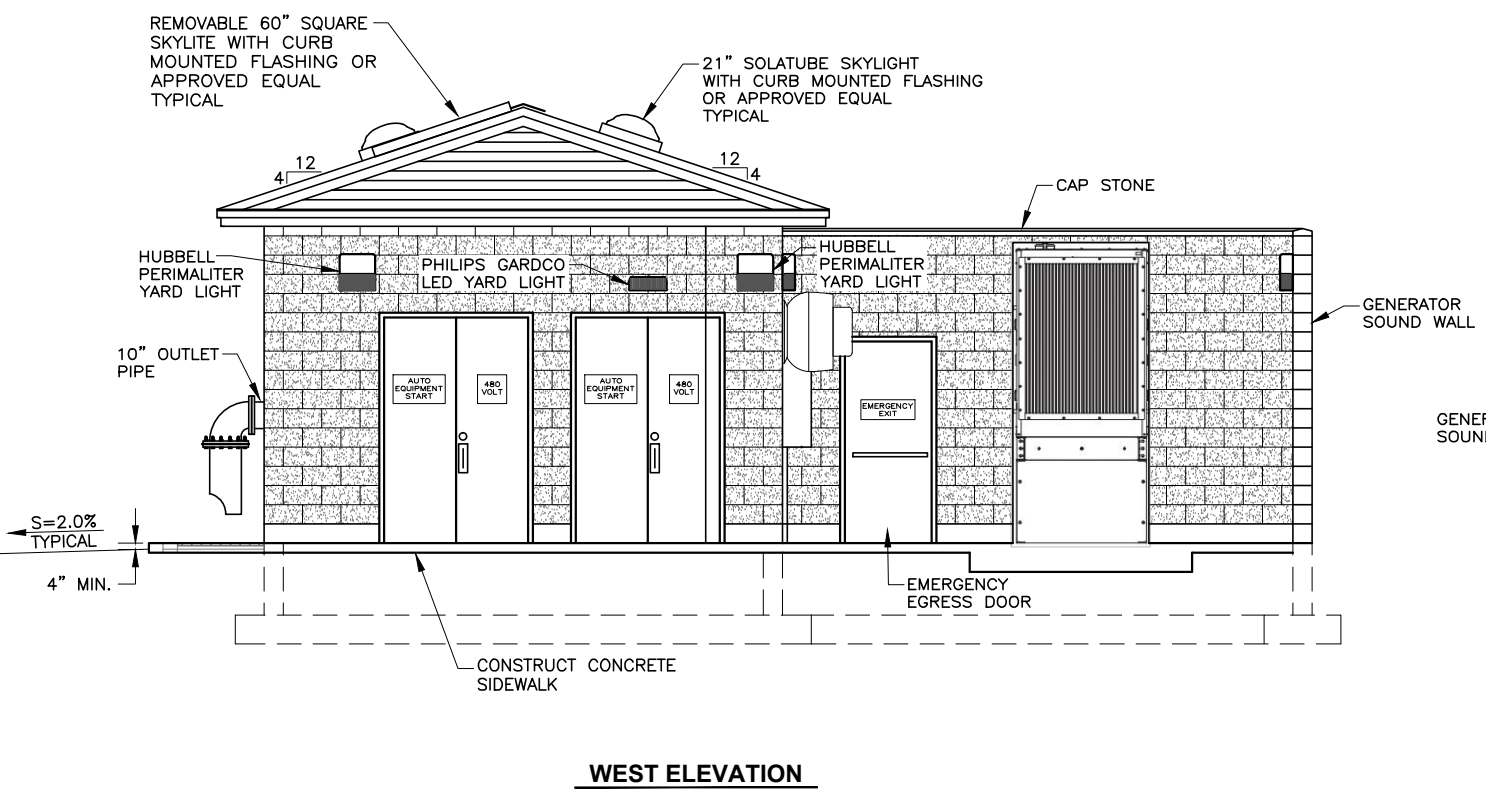
DESIGNED	DRAWN	CHECKED	DATE
DRB	DRB	PGH	JAN. 2022



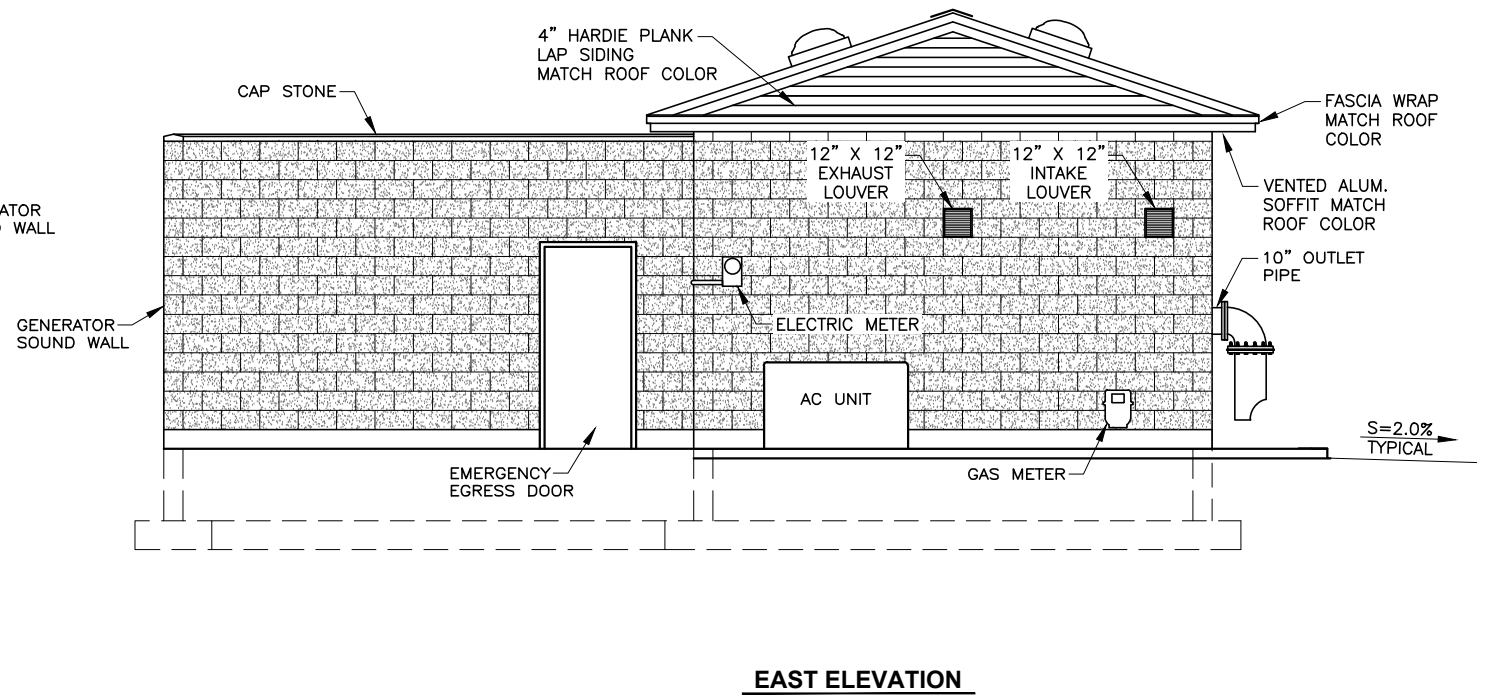
**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



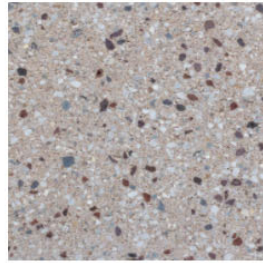
**EAST ELEVATION**



**SANDAL**



Smooth



Honed

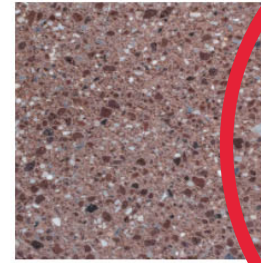


Split

**SANDSTONE**



Smooth

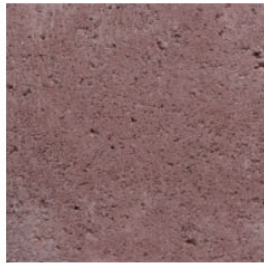


Honed

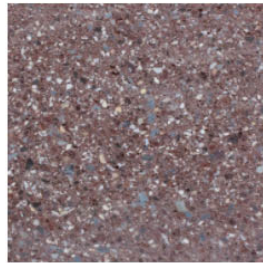


Split

**SONOMA**



Smooth



Honed

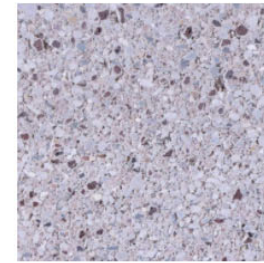


Split

**STRAWBERRY CREAM**



Smooth



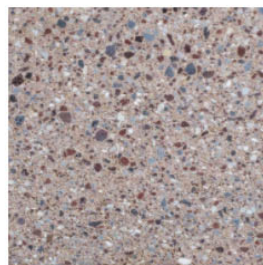
Honed

Split

**TAN**



Smooth



Honed

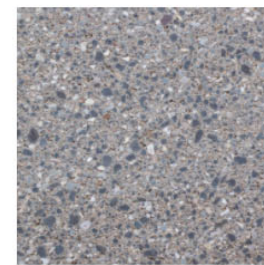


Split

**TUMBLE WEED**



Smooth



Honed



Split

# Color Selection Guide



**COATED METALS GROUP**

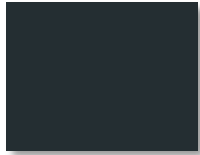
**ULTRA-CLAD™** with **COOL** technology.

Cool coating with premium heat-reflective technology from Dura Coat.

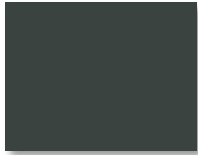
KYNAR 500 or HYLAR 5000 Pre-Finished Steel & Aluminum Flat Sheets & Coil.



Deep Black



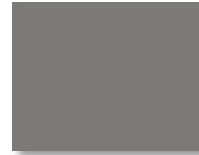
Matte Black



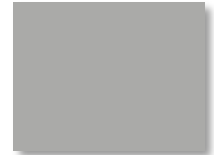
Charcoal Gray



Musket Gray



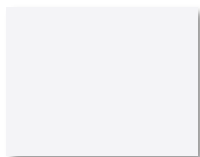
Slate Gray



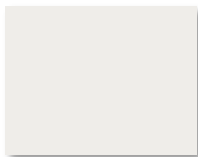
Ash Gray



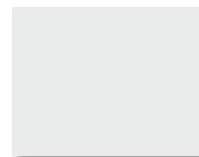
Almond



Bright White



Bone White



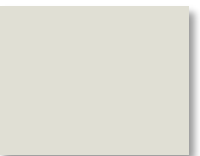
Stone White



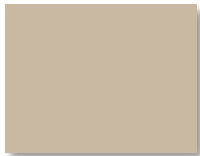
Cityscape



Extra Dark Bronze



Sandstone



Sierra Tan



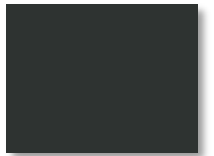
Medium Bronze



Mansard Brown



Burnished Slate



Dark Bronze



Harford Green



Classic Green



Hemlock Green



Teal



Slate Blue



Royal Blue



Regal Red



Colonial Red



Burgundy



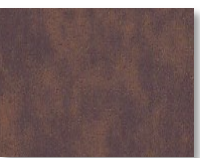
Terra Cotta



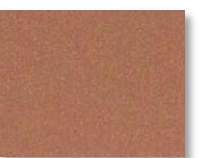
Galvalume Plus



\* Vintage



\* Western Rust



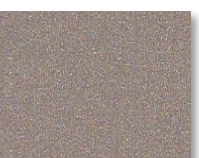
\* Copper Penny



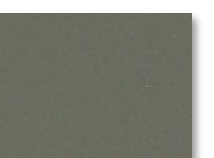
\* Weathered Zinc



\* Silver



\* Champagne



\* Aged Copper

\*Premium Color

Colors represented on this electronic chart may not exactly match actual material. All colors should be verified using actual metal samples. Mismatch of electronic color representations and actual material shall not be accepted as a cause for rejection.

**STAFF REPORT**

February 16, 2022

**To:** Tooele City Planning Commission  
Business Date: February 23, 2022

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard City Planner / Zoning Administrator

**Re: Berra Well and Water Storage Reservoir – Conditional Use Permit Request**

Application No.: P22-134  
Applicant: Paul Hansen, representing Tooele City Corporation  
Project Location: 2 West Aiden Way  
Zoning: R1-7 Residential Zone  
Acreage: 3.62 Acres (Approximately 157,687 ft<sup>2</sup>)  
Request: Request for approval of a Conditional Use Permit in the R1-7 Residential zone regarding authorizing the use of “Public Building and Facility” to be constructed on property owned by Tooele City.

**BACKGROUND**

This application is a request for approval of a Conditional Use Permit for approximately 3.62 acres located at approximately 2 West Aiden Way. The property is currently zoned R1-7 Residential. The applicant is requesting that a Conditional Use Permit be approved to authorize the use of “Public Building and Facility” to facilitate the construction of a new culinary well, water storage reservoir and accommodating infrastructure for the purpose of delivering water to Tooele City.

**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 R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. Properties to the north and west of the subject property are zoned R1-7 Residential. Properties to the east are zoned GC General Commercial and properties to the south are zoned MR-16 Multi-Family Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Properties to the west and north are utilized as single-family residential and are new subdivisions currently in process of construction. The property to the east has the Deseret Industries and some commercial retail / office buildings thereon. Property to the south is currently built out as an apartment development.

A culinary well, a water storage reservoir and all of its surrounding infrastructure falls under the use category of “public building and facility” as this well is being constructed to satisfy the water needs and demands of the residents of Tooele City.

*Site Plan Layout.* The City Engineer has provided a site plan showing how the 3.6 acre property will be utilized for the water utility. The site will include a well house and pump station at the near center of the parcel with a 1 million gallon reservoir located to the south of the well house and pump station. Aiden Way is a public street that is being constructed as part of the Drumore and Prosperity subdivisions and will terminate into the water facility property. The parcel surrounding the water facility will be covered with 8” thick crushed lime stone.



Two types of fencing will be installed for security purposes around the water facility. Where the parcel is adjacent to single-family residential homes and lots an eight foot solid masonry fence will be installed. This fencing type is a continuation of the fencing that has been or is being installed for lots that are adjacent to the railroad corridor. By continuing the masonry fencing continuity of fencing types is maintained. Where the well property is adjacent to the Union Pacific corridor the City will be installing 6 foot chain fencing link topped with security barbed wire or razor wire.

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

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

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

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

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

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

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

Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.

4. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.
5. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with all requirements of the geotechnical report.

## **REVIEWS**

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

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

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

## **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Conditional Use Permit by Paul Hansen, representing Tooele City Corporation, application number P22-134, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Public Works Development shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. 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 findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required

by Tooele City Code Section 7-5-4.

### **MODEL MOTIONS**

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Paul Hansen, representing Tooele City Corporation to authorize the use of “Public Building and Facility” for property located at approximately 2 West Aiden Way, to construct a new culinary well, water storage reservoir and associated infrastructure, application number P22-134, based on the findings and subject to the conditions listed in the Staff Report dated February 16, 2022:”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Paul Hansen, representing Tooele City Corporation to authorize the use of “Public Building and Facility” for property located at approximately 2 West Aiden Way, to construct a new culinary well, water storage reservoir and associated infrastructure, application number P22-134, based on the following findings:”

1. List findings of fact ...

**EXHIBIT A**

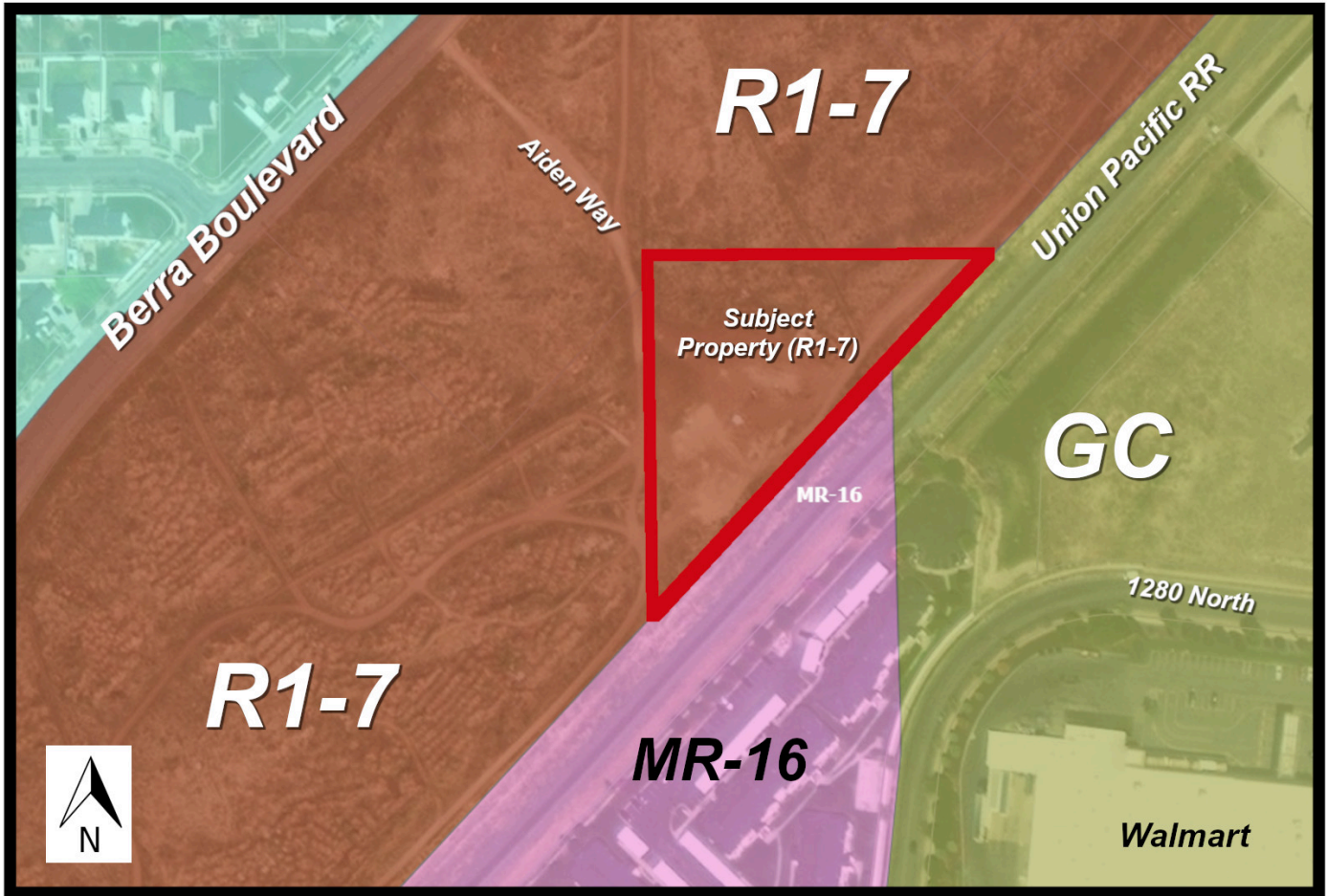
**MAPPING PERTINENT TO THE  
BERRA WELL AND WATER STORAGE RESERVOIR CONDITIONAL USE PERMIT**

***Berra Well and Storage Reservoir Conditional Use***



***Aerial View***

# Berra Well and Storage Reservoir Conditional Use



**Current Zoning**

**EXHIBIT B**


**PROPOSED DEVELOPMENT PLANS**

# Conditional Use Permit Application

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



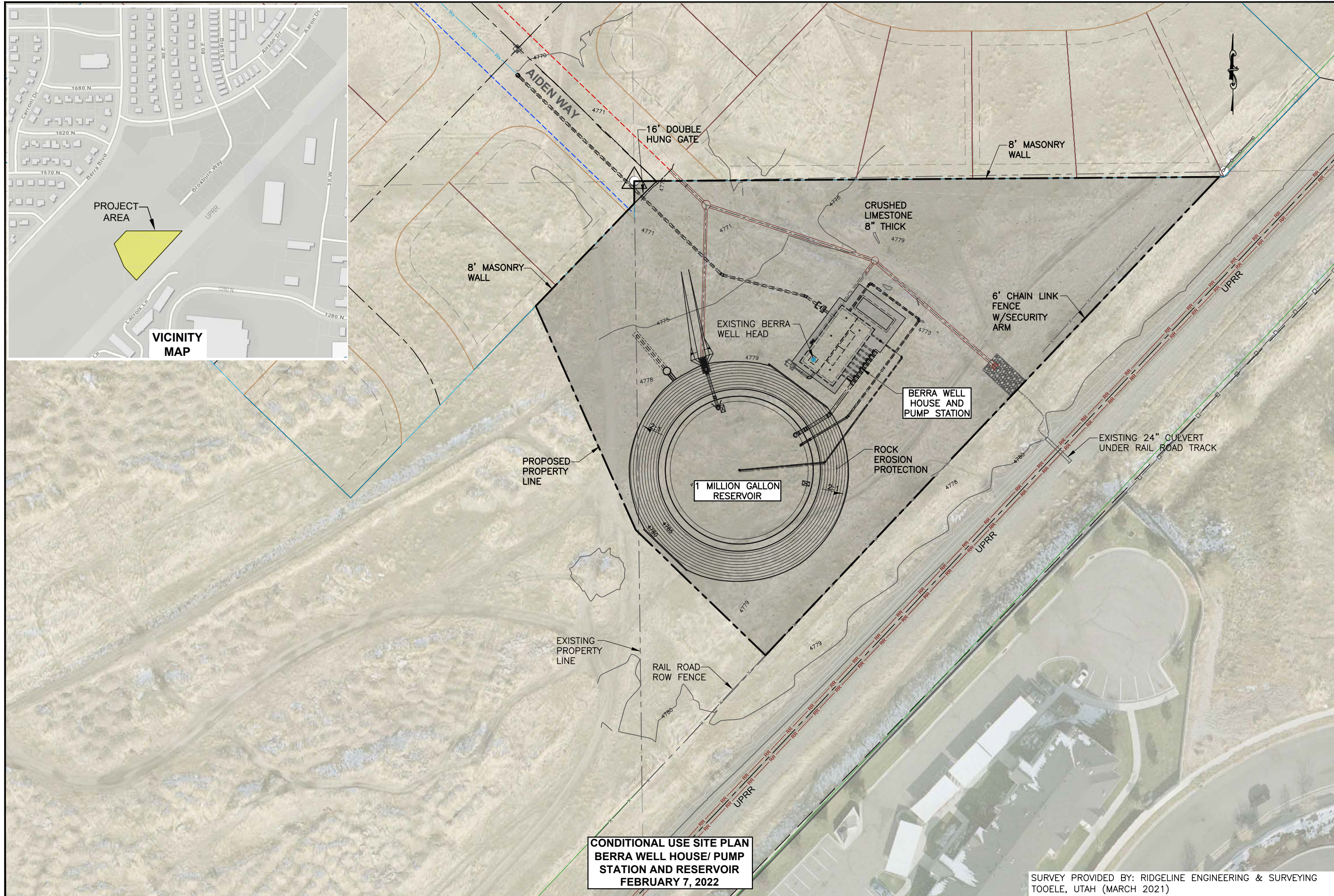
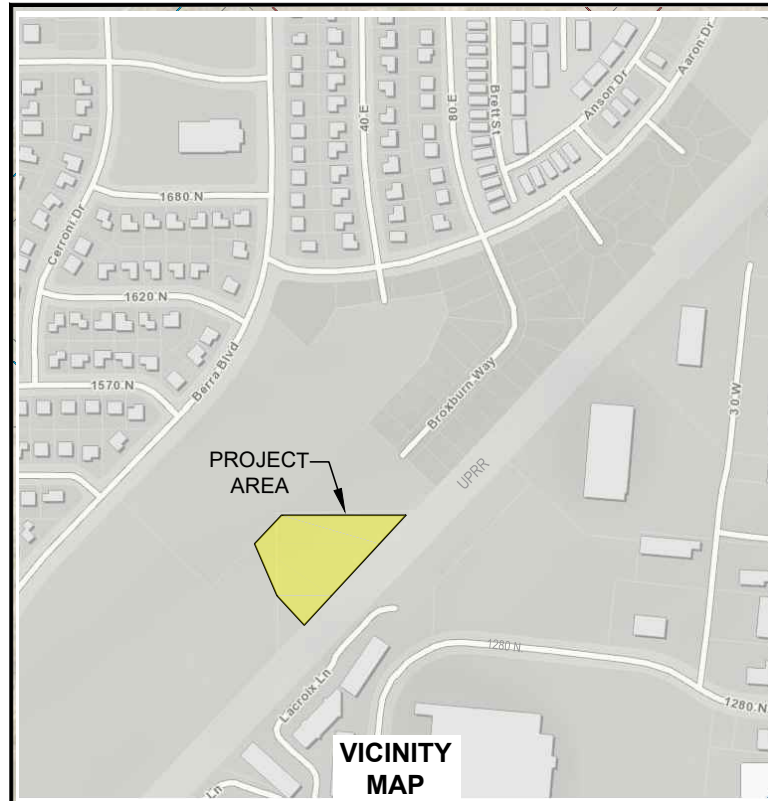
*Notice:* The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are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

Project Information					
Date of Submission: 2/7/2022		Current Zoning: R1-7		Parcel #(s): 02-127-0-0007	
Project Name: Berra Well and Water Storage Reservoir				Acres: 3.62	
Project Address: 2 West Aiden Way Tooele, Utah 84074				Units: NA	
Project Description: Construction of a new culinary well and 1 million gallon water storage reservoir for the purpose of delivering water to Tooele City					
Current Use of Property: vacant					
<b>Property Owner(s):</b> Tooele City Corporation			<b>Applicant(s):</b> Tooele City Corporation		
Address: 90 North Main			Address: 90 North Main		
City: Tooele City	State: Utah	Zip: 84074	City: Tooele City	State: Utah	Zip: 84074
Phone: (435) 843-2132			Phone: (435) 843-2132		
<b>Contact Person:</b> Paul Hansen			Address: 90 North Main		
Phone: (435) 843-2132			City: Tooele City	State: Utah	Zip: 84074
Cellular:		Fax: (435) 843-2139	Email: paulh@tooelecity.org		
Signature of Applicant: 					
Date 7 Feb 2022					

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

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

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



**CONDITIONAL USE SITE PLAN  
BERRA WELL HOUSE/ PUMP  
STATION AND RESERVOIR  
FEBRUARY 7, 2022**

SURVEY PROVIDED BY: RIDGELINE ENGINEERING & SURVEYING  
TOOELE, UTAH (MARCH 2021)

**TOOELE  
CITY  
CORPORATION**

**TOOELE CITY PUBLIC WORKS  
BERRA WELL 1 MILLION  
GALLON RESERVOIR  
2 WEST AIDEN WAY**

CONFIRM SCALE		
DESIGNED	DRB	4
DRAFTED	DRB	3
CHECKED	PGH	2
DATE	JAN. 2022	1
FILE	NO.	DATE
REVISIONS		

SCALE  
1" = 30'  
CONFIRM SCALE

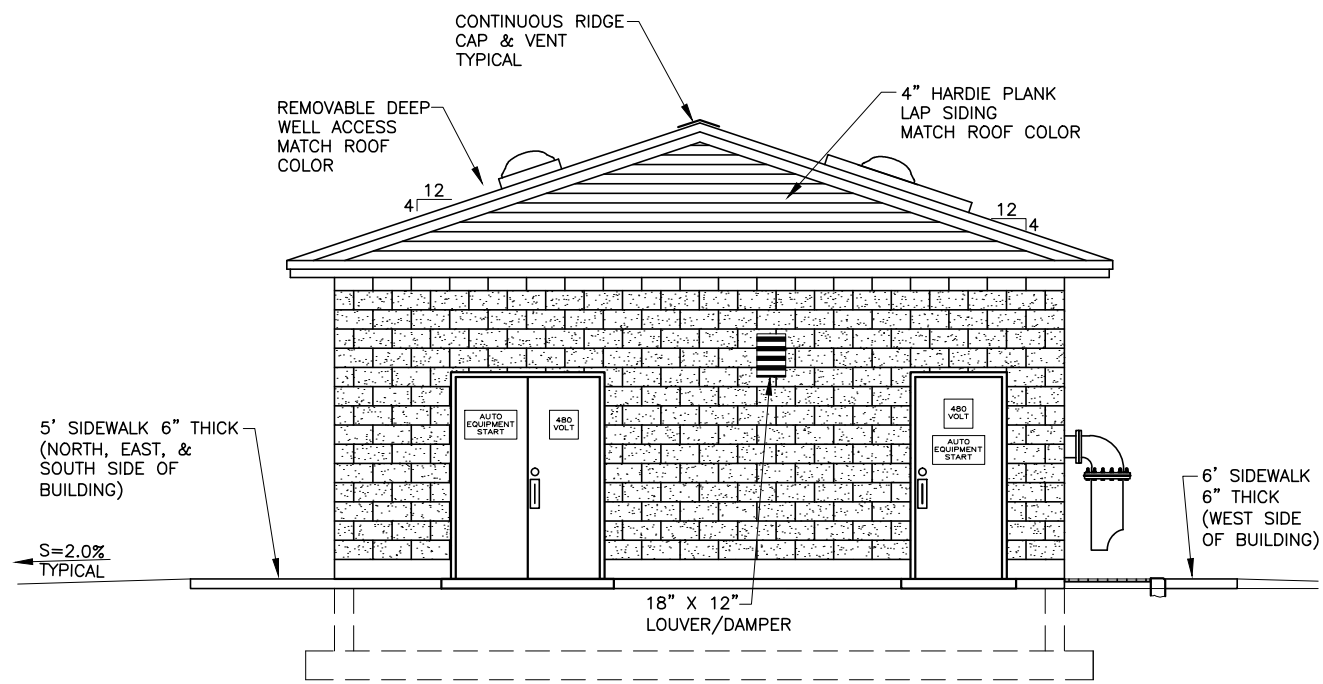
TOOELE CITY BACKUP\DESKTOP-HML\L2P\IMAGE ENGINEERING\PH\TOOELE\1\_CULINARY\_WATER\_PROJECTS\2021\_BERRA\_WELL\_RESERVOIR\CADFILES\BERRA\_WELL\_RESERVOIR\_2021.DWG  
2.8.2022 07:11:35 (IE)

WWW.PAULHANSENASSOCIATES.COM

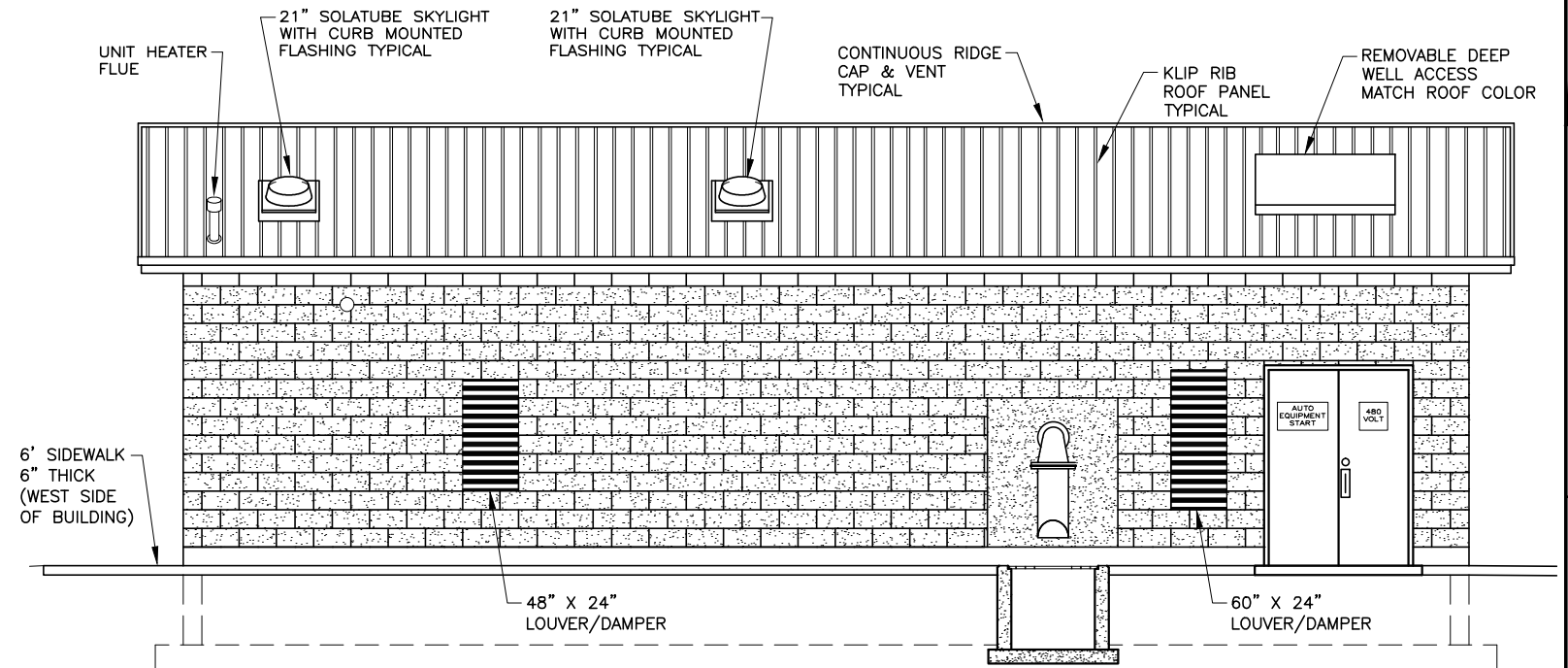
SANDY, UTAH Tel (801) 816-9119 fax (801) 816-9118 (801) 816-9118





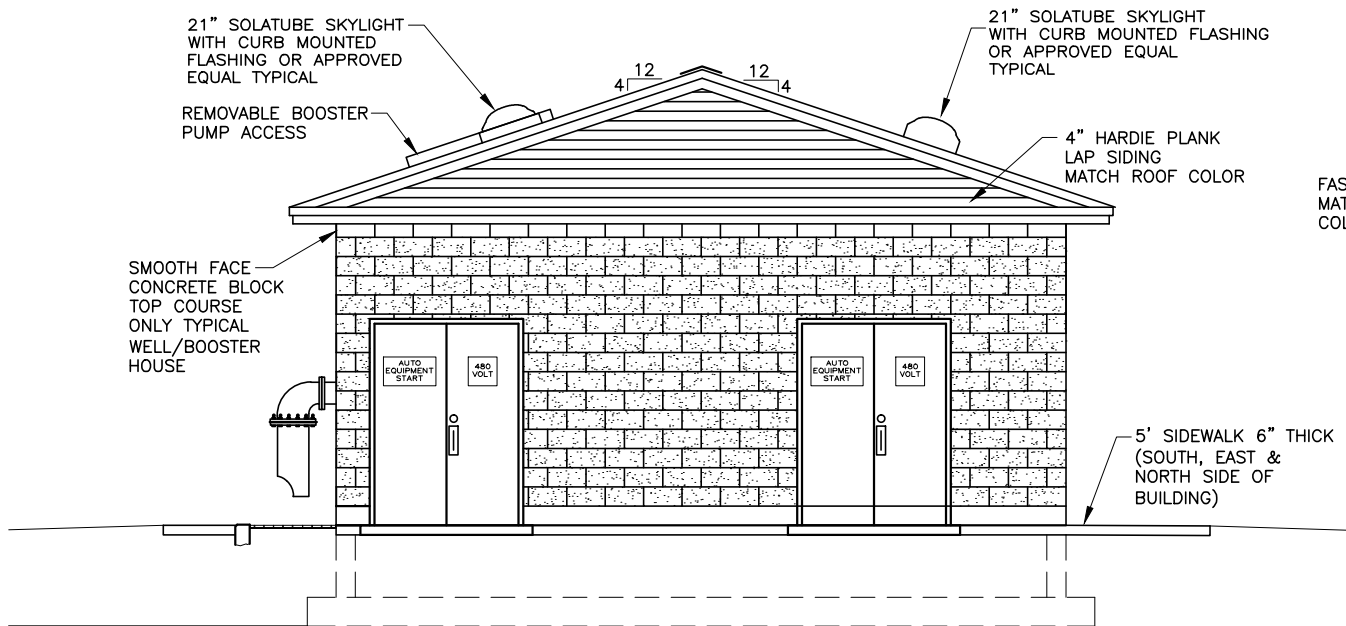


NORTH ELEVATION

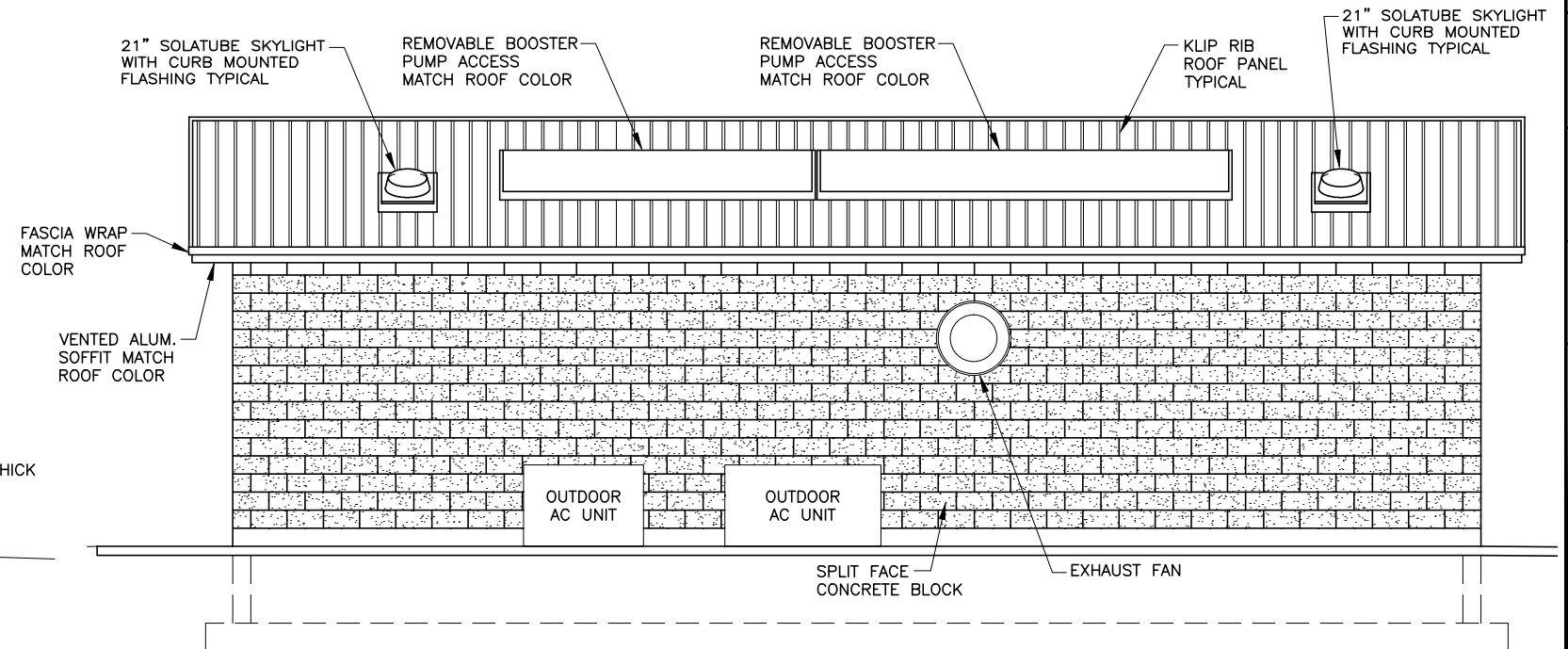


WEST ELEVATION

NOTE:  
CONTRACTOR TO MATCH BUILDING COLORS WHERE POSSIBLE TO EXISTING PARK PAVILION LOCATED WEST OF THIS PROJECT.



SOUTH ELEVATION



EAST ELEVATION

NO.	DATE	REVISIONS
4		
3		
2		
1		

DESIGNED	DRAWN	CHECKED	DATE	FILE
DRB	DRB	PGH	JAN. 2022	PH

SCALE: 1" = 40'  
CONFIRM SCALE

CONFIRM SCALE  
1" = 40'

SHEET NO. C.3

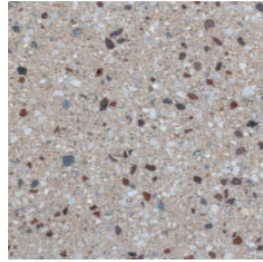




**SANDAL**



Smooth



Honed

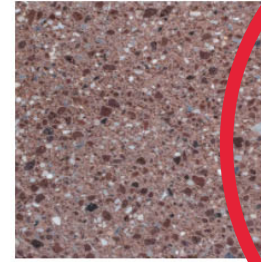


Split

**SANDSTONE**



Smooth

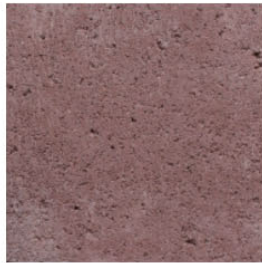


Honed

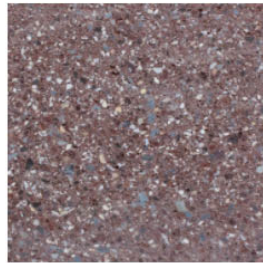


Split

**SONOMA**



Smooth



Honed

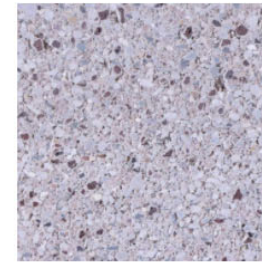


Split

**STRAWBERRY CREAM**



Smooth



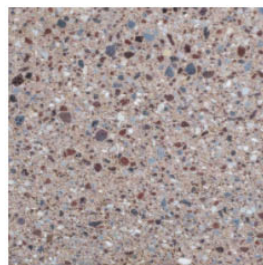
Honed

Split

**TAN**



Smooth



Honed

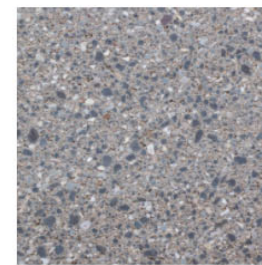


Split

**TUMBLE WEED**



Smooth



Honed



Split

# Color Selection Guide



**COATED METALS GROUP**

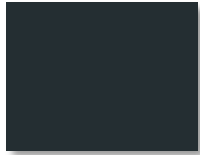
**ULTRA-CLAD™** with **COOL** technology.

Cool coating with premium heat-reflective technology from Dura Coat.

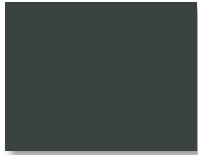
KYNAR 500 or HYLAR 5000 Pre-Finished Steel & Aluminum Flat Sheets & Coil.



Deep Black



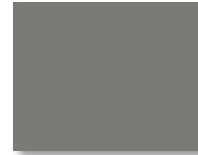
Matte Black



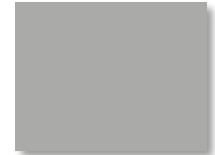
Charcoal Gray



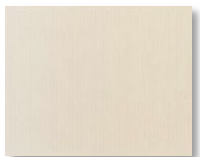
Musket Gray



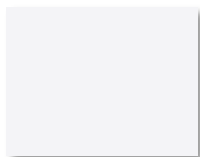
Slate Gray



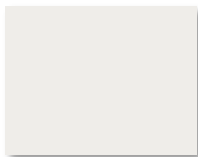
Ash Gray



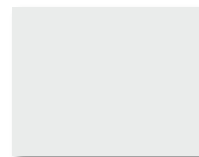
Almond



Bright White



Bone White



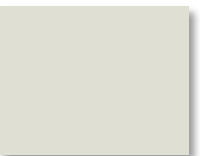
Stone White



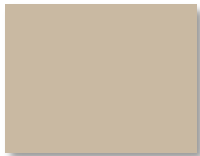
Cityscape



Extra Dark Bronze



Sandstone



Sierra Tan



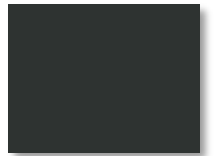
Medium Bronze



Mansard Brown



Burnished Slate



Dark Bronze



Harford Green



Classic Green



Hemlock Green



Teal



Slate Blue



Royal Blue



Regal Red



Colonial Red



Burgundy



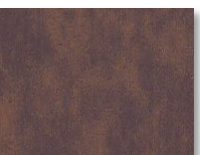
Terra Cotta



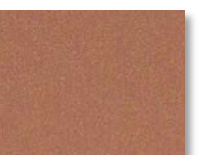
Galvalume Plus



\* Vintage



\* Western Rust



\* Copper Penny



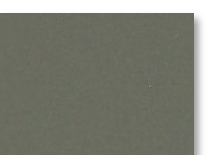
\* Weathered Zinc



\* Silver



\* Champagne



\* Aged Copper

\*Premium Color

Colors represented on this electronic chart may not exactly match actual material. All colors should be verified using actual metal samples. Mismatch of electronic color representations and actual material shall not be accepted as a cause for rejection.

**TOOELE CITY CORPORATION**

**ORDINANCE 2022-04**

**AN ORDINANCE OF TOOELE CITY AMENDING TOOELE CITY CODE SECTIONS 7-1-5 AND 7-2-19 REGARDING MUSICAL INSTRUCTION HOME OCCUPATIONS.**

WHEREAS, Utah Constitution, Article XI, Section 5 directly confers upon Utah's charter cities, including Tooele City, "the authority to exercise all powers relating to municipal affairs, and to adopt and enforce within its limits, local police, sanitary and similar regulations not in conflict with the general law"; and,

WHEREAS, Utah Code Section 10-8-84 enables Tooele City to "pass all ordinances and rules, and make all regulations . . . as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city"; and,

WHEREAS, Utah Code Section 10-9a-501 provides that a municipal legislative body, "as the body authorized to weigh policy considerations, may enact a land use regulation"; and,

WHEREAS, Tooele City Code Section 7-2-19 prohibits the land use of "musical instruction and practice" of more than two persons at a time as a legal home occupation business; and,

WHEREAS, based on feedback received from the public, including a provider of musical instruction, the City Council desires to amend the Tooele City Code to define "musical instruction and practice" and to allow the same as a legal home occupation land use, as a permitted use for up to seven persons at a time, and as a conditional use for between eight and 16 persons at a time; and,

WHEREAS, Exhibit A contains the proposed amendments to Tooele City Code Section 7-1-5 (definitions) and Section 7-2-19 (home occupations); and,

WHEREAS, the City Council discussed musical instruction and practice home occupations during its work meetings of October 20, 2021, and January 19, 2022; and,

WHEREAS, the Planning Commission convened a duly-noticed public hearing on the City Code amendments proposed by this ordinance, solicited public comment, and forwarded its recommendation to the City Council; and,

WHEREAS, the City Council convened a duly-noticed public hearing on the City Code amendments proposed by this ordinance:

NOW, THEREFORE, BE IT ORDAINED BY TOOELE CITY that Tooele City Code Section 7-1-5 and Section 7-2-19 are hereby amended, as shown in Exhibit A.

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

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this \_\_\_\_ day of \_\_\_\_\_, 2022.

TOOELE CITY COUNCIL

(For)

(Against)

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ABSTAINING: \_\_\_\_\_

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

---



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ATTEST:

\_\_\_\_\_  
Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

\_\_\_\_\_  
Roger Evans Baker, City Attorney

## Exhibit A

Tooele City Code Section 7-1-5 and Section 7-2-19  
(excerpts)

operated, are provided on a rental basis for use by individuals doing their own laundry and dry cleaning. Laundromat does not include outdoor drying facilities.

Light Manufacturing and Assembly - An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution. Allowed Light manufacturing activities will not be offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and where all equipment, compressors, generators and other ancillary equipment is located within a building or structure and any outside storage areas are screened from view from all adjoining properties and streets.

Liquor Store - A facility, authorized by the Utah Liquor Control Commission to sell original packaged liquor or wine for consumption off the premises.

Lot or Subdivision Lot - Any parcel of land which:

(1) has been legally established in the office of the Tooele County Recorder; and,

(2) has been established by way of or included within a subdivision final plat approved by Tooele City.

Medical and Dental Clinic - A building or other facility engaged in furnishing medical, surgical or other services including a physician, dentist, dental technician, chiropractor, acupressureist, acupuncturist, therapist, counselor or other similar occupation.

Medical Cannabis Pharmacy - A medical cannabis pharmacy as defined in UCA 26-61a-102, as amended.

Medical Cannabis Production Establishment - A cannabis production establishment as defined in UCA 4-41a-102, as amended.

Membership Club - A facility owned or operated by a group of people organized for a common educational, service, or recreational purpose. These clubs may be characterized by certain membership qualifications, payment of fees or dues and regular meetings and activities. This use may include hunting and gun clubs but does not include Private Clubs.

Military Surplus Yard - Public or private storage yard for the storage and/or display of military automobiles or equipment. This use may occur outdoors or within an enclosed building.

Mine - An establishment engaged in activities on or below the surface of the land for the exploration, development of, and extraction of mineral deposits including rock, sand and gravel, including transportation, concentration, milling, evaporation and other primary processing operations.

Mobile Home Park - A parcel of land under single ownership, approved by the City, and which is designed to accommodate the placement of mobile, manufactured, or modular homes on leased or rented pads or lots.

Mobile Home Subdivision - A parcel of land subdivided into separate and individual lots which is designed and planned to accommodate the placement of mobile, manufactured, or modular homes on each lot.

Motel - An establishment containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with garage or parking space located on the lot and designed, used, or intended wholly or in part for the accommodation of automobile transients with associated restaurants, dining facilities and meeting rooms.

Musical instrument instruction and practice - Musical lessons or other instruction provided by a teacher or instructor to one or more individuals at a time within the same dwelling, on any musical instrument, including mechanical, electronic, and vocal, whether provided in person or virtually. Includes group lessons, practices, rehearsals, and recitals.

Nonconforming structure - A structure that does not conform to the yard coverage, height, setback or other physical dimensional requirement of the district.

Nonconforming use - An activity which is not an allowed use within the Zoning District and which may not conform to the use standards, including parking, regulations in the district in which it is situated.

Nursery/Plant Nursery - An activity where plants, shrubs, trees, and other horticultural materials and supplies are sold, including both wholesale and retail sales.

Nursing Home - A facility which provides 24-hour residential care to persons who are not related by blood, marriage, or adoption to the owner, operator, or manager of the facility, and who do not meet the definition of family under this Code. A Nursing Home provides some level of skilled nursing or medical service to the residents. Includes Convalescent Care Facility.

Open Space Area - Means and refers to areas preserved due to the presence of a particular natural or environmental setting and which may include conservation lands providing for both active and passive types of recreation activities. These areas may also be provided for the minimization of environmental concerns, including but not limited to, wetlands, steep slopes, areas prone to a high water table and flood area, rock slides and debris flows. These areas may also include natural enhancement areas, nature trails, nature



building on the premises;

(9) shall not create a nuisance;

(10) shall specifically exclude: vehicle repair work, body and fender work, firewood sales, commercial stables, kennels, livestock, auctions, restaurants, nursing homes, funeral houses, and welding, ~~musical instrument instruction and practice consisting of more than two persons at a time;~~

(11) shall not display signs;

(12) shall comply with all Federal, State, and local license and permit requirements;

(13) nothing contained in this section shall be construed to supersede or otherwise render inoperative the provisions of the Tooele City Code concerning business licenses;

(14) Child day care and preschool home occupations:

(a) shall be permitted one non-residential employee at the home;

(b) child care and preschool home occupations involving 7 children or less shall be permitted;

(c) child care and preschool home occupations involving 8 to 16 children shall require a Conditional Use Permit and shall adhere to the following guidelines:

(i) a traffic & parking plan shall be submitted, reviewed by the Planning Department and includes acceptable traffic flow, drop-off and turnaround areas;

(ii) child preschools shall not include more than two sessions per day;

(iii) No child day care or preschool requiring a conditional use permit shall be established within 300 feet from property line to property line of another properly licensed child day care or preschool.

(iv) the total number of students/children shall include the licensee's and any employee's children if they are under the care of the licensee at the time the home occupation is conducted.

(15) ~~Musical instrument instruction and practice home occupations:~~

~~(a) involving 7 students or less at one time shall be permitted;~~

~~(b) involving 8 to 16 students at one time shall require a conditional use permit and shall adhere to the following guidelines:~~

~~(i) a traffic and parking plan shall be submitted, reviewed by the Planning Department, and include acceptable traffic flow, drop-off, and turnaround areas;~~

~~(ii) no musical instrument instruction and practice home occupation requiring a conditional use permit shall be established within 300 feet from property line to property line of another similar home occupation;~~

~~(iii) no artificial or electrical~~

~~amplification of musical instruments shall be allowed; and,~~

~~(iv) shall be subject to noise control laws and ordinances.~~

~~(c) involving more than 16 students at one time are prohibited.~~

~~(Ord. 2019-27, 10-02-2019) (Ord. 2017-14, 06-07-2017) (Ord. 1987-24, 01-02-1988) (Ord. 1983-05, 04-20-1983)~~

## **7-2-20. Temporary Uses and Temporary Seasonal Uses.**

(1) Temporary Uses. Temporary uses shall occur over a period not to exceed 40 days in any calendar year including uses incidental to set up and take down of the temporary use.

(2) Temporary Seasonal Uses. Temporary seasonal uses, as permitted in this Title, shall not exceed the time limits listed herein, or 120 calendar days, whichever is shorter.

(a) Permitted Temporary Seasonal Uses. Where temporary seasonal uses are identified in this Title as permitted, the following shall be permitted uses. Where temporary seasonal uses are identified in this Title as conditional, the following shall be conditional uses permissible only following issuance of a Conditional Use Permit:

(i) Christmas tree lot, not to exceed 45 calendar days;

(ii) Pumpkin patch, not to exceed 45 calendar days;

(iii) Corn maze, not to exceed 45 calendar days;

(iv) Firework sales stand, limited to the period of time as set forth under state law; and,

(v) Agricultural produce stand and open-air farmer's market, located in a non-residential zone, for the sale of agricultural produce, not to exceed the length of the local outdoor growing season.

(b) Conditional Temporary Seasonal Uses. Where temporary seasonal uses are identified in this Title as allowed, the following uses shall be conditional uses allowed only following issuance of a Conditional Use Permit:

(i) Agricultural produce stand and open-air farmer's market, located in a residential zone, for the sale of agricultural produce, not to exceed the length of the local outdoor growing season; and,

(ii) Other uses determined by the Zoning Administrator to be substantially similar to any of the above.

(3) Exclusive Uses. For the purposes of this Title, temporary uses and temporary seasonal uses shall be mutually exclusive of each other and mutually exclusive of other uses defined within this Title.

(Ord. 2020-46, 11-04-2020) (Ord. 2018-24, 12-05-2018)

**STAFF REPORT**

February 17, 2022

**To:** Tooele City Planning Commission  
Business Date: February 23, 2022

**From:** Planning Division  
Community Development Department

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

**Re: Western Acres Phase 1 – Site Plan Design Review Request**

Application No.: P21-481  
Applicant: David Lewis, representing DR Horton  
Project Location: Approximately Pine Canyon and Copper Canyon Roads  
Zoning: MR-16 PUD Multi-Family Residential Zone  
Acreage: 12.49 Acres (Approximately 544,064 ft<sup>2</sup>)  
Request: Request for approval of a Site Plan Design Review in the MR-16 PUD Multi-Family Residential zone regarding a 130 town house development.

**BACKGROUND**

This application is a request for approval of a Site Plan Design Review for approximately 12.49 acres located south west of the intersection of Pine Canyon and Copper Canyon Roads. The property is currently zoned MR-16 PUD Multi-Family Residential. The applicant is requesting that a Site Plan Design Review be approved to allow for the development of the currently vacant site as 130 individually owned town house units

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the MR-16 PUD Multi-Family Residential zoning classification, supporting approximately sixteen dwelling units per acre. The MR-16 PUD Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. Properties located to the east of the subject property are zoned CN Commercial Neighborhood (these properties were developed as residential and are legally non-conforming as to zoning) and MR-16 Multi-family Residential. Properties to the south are zoned MR-16 PUD. Properties to the west are zoned MR-16 PUD and properties to the north are located in unincorporated Tooele County. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The MR-16 zoning has a PUD Planned Unit Development overlay attached to it. The PUD established and altered design criteria that are found in the MR-16 zoning ordinance as well as Tooele City Code 7-11a multi-family residential design guidelines. The PUD criteria that are applicable to the multi-family residential phases are a reduction in dwelling unit size from 1200 square feet to 800 square feet, a reduction in the setback between buildings from 15 feet to 12 feet, a substitution of the required 1000 square foot interior social space with additional site amenities, and an elimination of the 50% brick and stone requirement on the exterior of the buildings in favor of stucco, fiber cement siding, wood, masonry block, brick and stone.

Site Plan Layout. Phase 1 of the Western Acres development is located immediately south west of the intersection of Pine Canyon and Copper Canyon Roads. Access into the development is gained at two connections to Copper Canyon Road and one connection to Pine Canyon Road. All roads within the proposed development will be privately owned and maintained rights-of-way and will be the responsibility of the development for maintenance, snow removal and so forth.

The development is laid out in a fairly simple manner with the roads running north to south and rows of townhomes facing those roads. This is a phase of a much larger proposed development and offers two styles of town houses. One style is a rear loaded town house. These homes front onto Pine Canyon and Copper Canyon Roads but the garage is accessed from private streets at the rear. The other town house being proposed is a front entry style town house. These units are proposed for the interior of the phase and will access the private roads.

Subdivision Layout. Each town house will be individually owned with the limited common space incorporating the driveways and patio spaces of each unit. The remaining open space as well as the interior roads will be common areas owned and maintained by the development.

Landscaping. At least 24% of the 12.49 acre development is landscaping, not including the semi private patio space of each town house that will be landscaped by the owner. Typical landscaping requirements are 25%, however, the ordinance does permit a reduction of 5% landscaping if at least 25% of the landscaping is dry scape. The applicant is proposing dry scape between and around the buildings totaling more than 50% of the landscape totals. These dry scape areas will be covered with cobble mulch 1" to 6" in size with trees and shrubs planted throughout.

Irrigated sod areas are proposed along public street frontages, adjacent to parking areas and where separations between buildings are greater than 15 feet.

Trees have been strategically placed between buildings as required by ordinance, in front of buildings where there is sufficient space to accommodate the future growth habit of a tree and along the frontages of Pine Canyon and Copper Canyon Roads. In total 330 trees are proposed for planting in Phase 1 alone.

Shrub beds are proposed in common areas around and in between the buildings and where building foundations are adjacent to irrigated common areas. These planting areas will incorporate 1,739 deciduous shrubs, evergreen shrubs and ornamental grasses.

All of the shrubs, trees, grasses and sodded areas will be irrigated by an in-ground pressurized irrigation system. Trees and shrubs will be irrigated by drib and bubble systems while sodded areas will utilize spray heads and rotors.

Parking. Each unit is required to have 2 parking spaces and at least one of these parking spaces shall be a covered parking space. That is a requirement of 260 parking spaces. Each unit has at least a 20 foot deep by 20 foot wide driveway, some units have a 25 foot deep driveway, that can easily accommodate two vehicles. Each unit also has a two car garage that can incorporate another two vehicles (assuming the garage is not used for material storage instead of vehicle storage). Regardless, each unit provides 2 driveway parking spaces.

Guest parking is required at 1 parking stall for every 4 units. At 130 units the guest parking requirement for this phase is 32 stalls. The developer has made a legitimate effort to provide 32 guest parking stalls and to ensure the parking stalls are as evenly distributed throughout the development as possible.

Architecture. The PUD overlay removed the requirement that 50% of exterior materials be stone or brick.

The applicant's product features a predominantly fiber cement and board & batten exterior finish. There are two styles of units proposed for this phase. Interior units are the typical front loaded style town house where the garage and main entry are on the front side of the structure. These units propose the use of fiber cement siding on the front with stucco finishes on the side and rear facade. Each entrance is enhanced by a covered porch with columns on each side. The roofline is stepped to provide roofline variation and there are plenty of "pop outs" to provide the required horizontal variation on other elevations. Each window is framed with trim and lintels.

Exterior units, or units facing Pine Canyon and Copper Canyon Roads are rear loaded style units. The garage enters from the back of the unit and the main entrance is on the front of the unit, facing the roads. These units incorporate the same exterior finish materials as the front loaded units and provide plenty of roofline variation and horizontal variation on the front facades. Each unit incorporates a covered porch on the front façade.

The proposed buildings have been reviewed against the design criteria for vertical and horizontal variation and exterior materials (where applicable due to PUD requirements). The units do comply with the architectural requirements as set forth in Tooele City code 7-11a.

Amenities. The number of amenities required is based upon the number of units being proposed. Western Acres was presented as being amenity heavy, in fact, one of the PUD qualifications reduced the requirement for a club house in favor of additional amenities. However, you'll note that Phase 1 has only one amenity, that being a child tot lot tucked in with some corner lot landscaping. The applicant has provided an overall amenity plan for the entire Western Acres development and that amenity plan easily satisfies the amenity requirement. However, that being said, the way the project is laid out, phase 1 is bereft of amenities until phase 2 is constructed. The overall amenity plan is included in this report for your reference.

Signage. Tooele City ordinance requires that all vehicular entrances into the development shall include a lighted entry monument sign identifying the project. The site plan shows a monument sign at the entrance at Pine Canyon Road, however the two project entrances at Copper Canyon Road do not have monument signs. These entrances will need to have a monument identification sign in order to comply with ordinance requirements.

Fencing. Fencing is usually required along project perimeters or where the project abuts up against other zoning districts. Fencing is not required where the project abuts a public street. In the case of this project, fencing is not required as two sides of the project abut public streets and the other sides abut future phases of the project.

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

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

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

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

Section 7-11-9. Considerations. The Planning Commission, or the City Engineer, when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of [Chapter 7-11 TCC] as the Planning Commission or City Engineer deem reasonably necessary under the circumstances to carry out the intent of [Chapter 7-11 TCC].

## **REVIEWS**

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

1. Lighted development identification monument signs need to be added at the two development entrances at Copper Canyon Road.

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

### **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Site Plan Design Review by David Lewis, representing the DR Horton, application number P21-481, 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 lighted development identification monument signs be added at the two development entrances at Copper Canyon Road.

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. With the addition of the two required development identification monument signs, the proposed Phase 1 of the Western Acres development meets or exceeds the minimum design requirements as found in Tooele City Code, 7-11a, Design Standards: Multi-Family Residential.

### **MODEL MOTIONS**

Sample Motion for Approval – “I move we approve the Site Plan Design Review Request by David Lewis, representing DR Horton for Phase 1 of Western Acres located southwest of the intersection of Pine Canyon and Copper Canyon Roads, application number P21-481, based on the findings and subject to the conditions listed in the Staff Report dated February 17, 2022:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny Site Plan Design Review Request by David Lewis, representing DR Horton for Phase 1 of Western Acres located southwest of the intersection of Pine Canyon and Copper Canyon Roads, application number P21-481, application number P21-481, based on

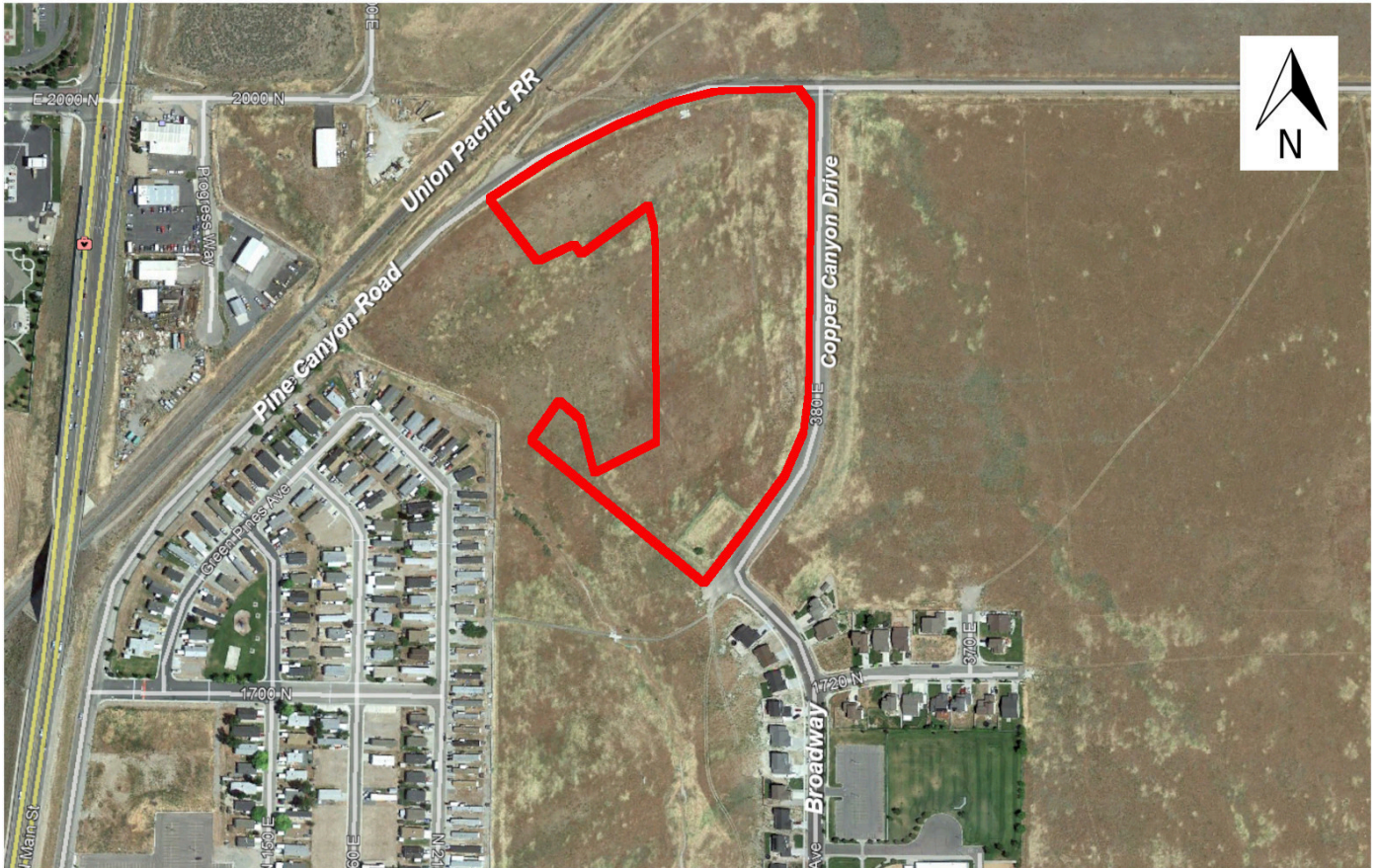
the following findings:”

1. List findings...

**EXHIBIT A**

**MAPPING PERTINENT TO THE WESTERN ACRES PHASE 1 SITE PLAN DESIGN REVIEW**

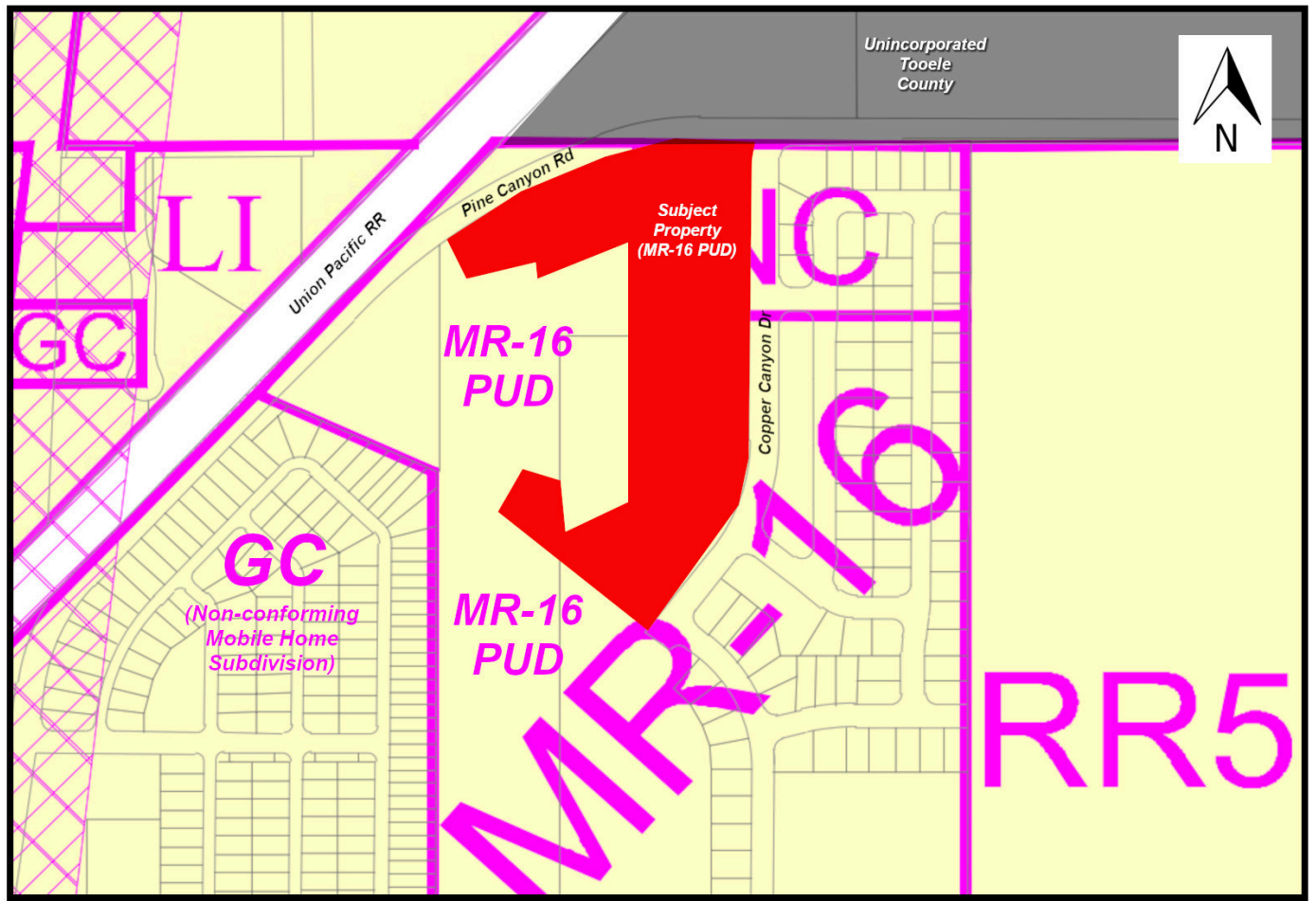
***Western Acres Phase 1 Site Plan Design Review***



***Aerial View***



# Western Acres Phase 1 Site Plan Design Review



**Current Zoning**

AMENITIES PLAN

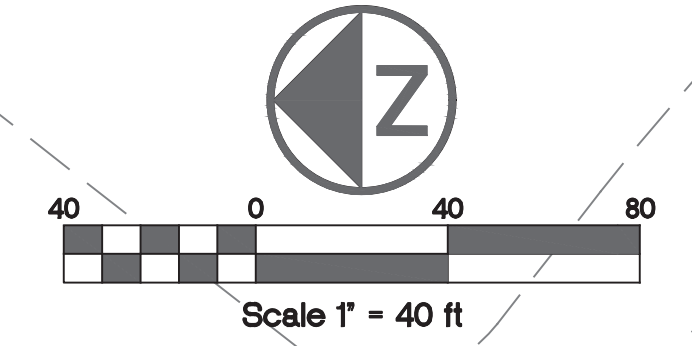


**EXHIBIT B**

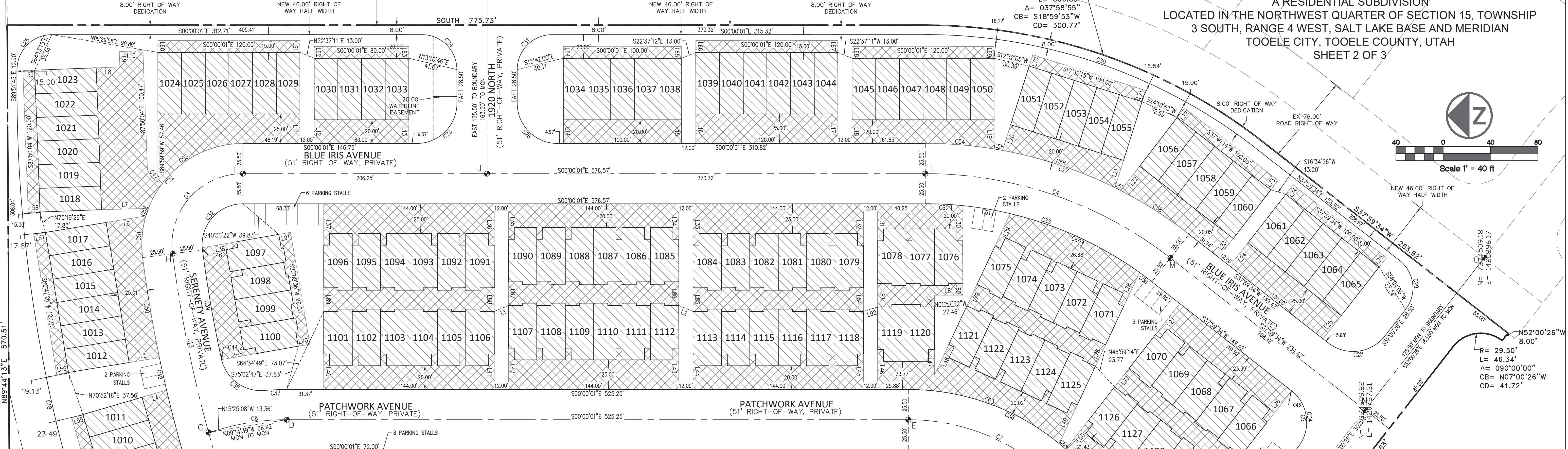
**PROPOSED DEVELOPMENT PLANS**

# WESTERN ACRES TOWNHOMES PHASE 1

A RESIDENTIAL SUBDIVISION  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,  
 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN  
 TOOELE CITY, TOOELE COUNTY, UTAH  
 SHEET 2 OF 3



NORTH QUARTER OF SECTION 15,  
 TOWNSHIP 3 SOUTH, RANGE 4 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 (NOT FOUND, POSITION CALCULATED)  
 CALCULATED N: 7375764.19  
 CALCULATED E: 1422584.22



UNIT #	ADDRESS	UNIT #	ADDRESS	UNIT #	ADDRESS
1001	250 E SERENITY AVE	1043	1872 N BLUE IRIS AVE	1085	1897 N BLUE IRIS AVE
1002	252 E SERENITY AVE	1044	1868 N BLUE IRIS AVE	1086	1899 N BLUE IRIS AVE
1003	254 E SERENITY AVE	1045	1864 N BLUE IRIS AVE	1087	1901 N BLUE IRIS AVE
1004	256 E SERENITY AVE	1046	1858 N BLUE IRIS AVE	1088	1903 N BLUE IRIS AVE
1005	258 E SERENITY AVE	1047	1856 N BLUE IRIS AVE	1089	1905 N BLUE IRIS AVE
1006	266 E SERENITY AVE	1048	1852 N BLUE IRIS AVE	1090	1907 N BLUE IRIS AVE
1007	268 E SERENITY AVE	1049	1846 N BLUE IRIS AVE	1091	1931 N BLUE IRIS AVE
1008	272 E SERENITY AVE	1050	1844 N BLUE IRIS AVE	1092	1933 N BLUE IRIS AVE
1009	274 E SERENITY AVE	1051	1842 N BLUE IRIS AVE	1093	1935 N BLUE IRIS AVE
1010	276 E SERENITY AVE	1052	1836 N BLUE IRIS AVE	1094	1937 N BLUE IRIS AVE
1011	278 E SERENITY AVE	1053	1832 N BLUE IRIS AVE	1095	1939 N BLUE IRIS AVE
1012	286 E SERENITY AVE	1054	1828 N BLUE IRIS AVE	1096	1941 N BLUE IRIS AVE
1013	288 E SERENITY AVE	1055	1824 N BLUE IRIS AVE	1097	285 E SERENITY AVE
1014	292 E SERENITY AVE	1056	1822 N BLUE IRIS AVE	1098	283 E SERENITY AVE
1015	294 E SERENITY AVE	1057	1818 N BLUE IRIS AVE	1099	279 E SERENITY AVE
1016	296 E SERENITY AVE	1058	1816 N BLUE IRIS AVE	1100	277 E SERENITY AVE
1017	298 E SERENITY AVE	1059	1814 N BLUE IRIS AVE	1101	1944 N PATCHWORK AVE
1018	306 E SERENITY AVE	1060	1812 N BLUE IRIS AVE	1102	1942 N PATCHWORK AVE
1019	308 E SERENITY AVE	1061	1806 N BLUE IRIS AVE	1103	1938 N PATCHWORK AVE
1020	312 E SERENITY AVE	1062	1802 N BLUE IRIS AVE	1104	1936 N PATCHWORK AVE
1021	314 E SERENITY AVE	1063	1798 N BLUE IRIS AVE	1105	1934 N PATCHWORK AVE
1022	316 E SERENITY AVE	1064	1796 N BLUE IRIS AVE	1106	1932 N PATCHWORK AVE
1023	318 E SERENITY AVE	1065	1794 N BLUE IRIS AVE	1107	1908 N PATCHWORK AVE
1024	1978 E SERENITY AVE	1066	1793 N BLUE IRIS AVE	1108	1906 N PATCHWORK AVE
1025	1976 N BLUE IRIS AVE	1067	1795 N BLUE IRIS AVE	1109	1904 N PATCHWORK AVE
1026	1984 N BLUE IRIS AVE	1068	1799 N BLUE IRIS AVE	1110	1902 N PATCHWORK AVE
1027	1972 N BLUE IRIS AVE	1069	1803 N BLUE IRIS AVE	1111	1898 N PATCHWORK AVE
1028	1970 N BLUE IRIS AVE	1070	1807 N BLUE IRIS AVE	1112	1896 N PATCHWORK AVE
1029	1968 N BLUE IRIS AVE	1071	1817 N BLUE IRIS AVE	1113	1884 N PATCHWORK AVE
1030	1942 N BLUE IRIS AVE	1072	1823 N BLUE IRIS AVE	1114	1882 N PATCHWORK AVE
1031	1940 N BLUE IRIS AVE	1073	1827 N BLUE IRIS AVE	1115	1878 N PATCHWORK AVE
1032	1938 N BLUE IRIS AVE	1074	1833 N BLUE IRIS AVE	1116	1874 N PATCHWORK AVE
1033	1936 N BLUE IRIS AVE	1075	1837 N BLUE IRIS AVE	1117	1868 N PATCHWORK AVE
1034	1906 N BLUE IRIS AVE	1076	1849 N BLUE IRIS AVE	1118	1864 N PATCHWORK AVE
1035	1904 N BLUE IRIS AVE	1077	1853 N BLUE IRIS AVE	1119	1858 N PATCHWORK AVE
1036	1902 N BLUE IRIS AVE	1078	1857 N BLUE IRIS AVE	1120	1854 N PATCHWORK AVE
1037	1898 N BLUE IRIS AVE	1079	1865 N BLUE IRIS AVE	1121	1852 N PATCHWORK AVE
1038	1896 N BLUE IRIS AVE	1080	1869 N BLUE IRIS AVE	1122	1848 N PATCHWORK AVE
1039	1888 N BLUE IRIS AVE	1081	1875 N BLUE IRIS AVE	1123	1846 N PATCHWORK AVE
1040	1884 N BLUE IRIS AVE	1082	1879 N BLUE IRIS AVE	1124	1844 N PATCHWORK AVE
1041	1878 N BLUE IRIS AVE	1083	1883 N BLUE IRIS AVE	1125	1842 N PATCHWORK AVE
1042	1876 N BLUE IRIS AVE	1084	1885 N BLUE IRIS AVE	1126	1832 N PATCHWORK AVE

NORTHWEST CORNER OF SECTION 15,  
 TOWNSHIP 3 SOUTH, RANGE 4 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 (FOUND BRASS CAP MONUMENT)  
 N: 7375752.07  
 E: 1419943.96

EAST QUARTER OF SECTION 15,  
 TOWNSHIP 3 SOUTH, RANGE 4 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 (FOUND BRASS CAP MONUMENT)  
 N: 7373131.41  
 E: 1425238.70

WEST QUARTER OF SECTION 15,  
 TOWNSHIP 3 SOUTH, RANGE 4 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 (FOUND BRASS CAP MONUMENT)  
 BENCHMARK: 4820.53'  
 N: 7373120.76  
 E: 1419945.12

UNIT #	ADDRESS
1127	1828 N PATCHWORK AVE
1128	1826 N PATCHWORK AVE
1129	1824 N PATCHWORK AVE
1130	1822 N PATCHWORK AVE

MONUMENT	NORTHING	EASTING
A	7375634.41	1420449.93
B	7375497.29	1420523.27
C	7375587.27	1420748.47
D	7375521.22	1420759.22
E	7374959.97	1420759.22
F	7374859.12	1420693.31
G	7374770.12	1420581.65
H	7375617.69	1420899.55
I	7375658.18	1420967.22
J	7375351.92	1420967.22
K	7375351.92	1421130.72
L	7374881.60	1420967.22
M	7374774.47	1420895.92
N	7374609.82	1420767.31
O	7374509.18	1420896.17

### LEGEND

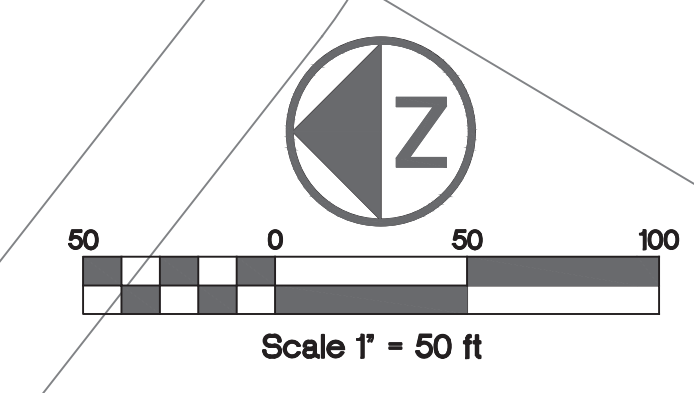
- FOUND SECTION CORNER
- SECTION LINE
- SET 5/8 REBAR AND CAP (WILDLING ENGINEERING)
- BOUNDARY LINE
- STREET MONUMENT
- ROW CENTERLINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY / ROW LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

ALL COMMON AREAS ARE ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.

**WESTERN ACRES TOWNHOMES PHASE 1**  
 A RESIDENTIAL SUBDIVISION  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,  
 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN  
 SHEET 2 OF 3

**WILDING ENGINEERING**  
 14721 SOUTH HERITAGE CREST WAY  
 BLUFFDALE, UTAH 84065  
 801.553.8112  
 WWW.WILDINGENGINEERING.COM

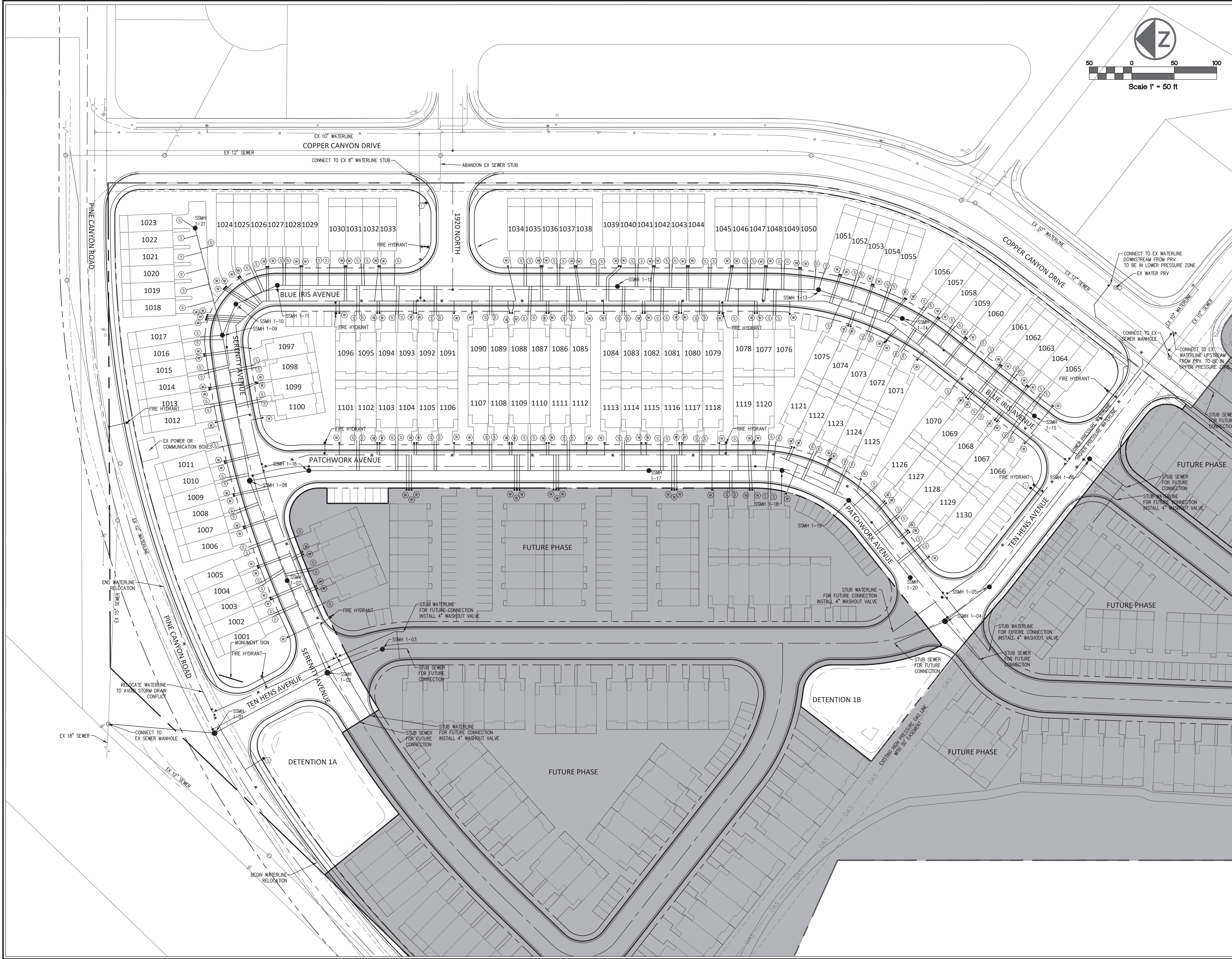
G:\DATA\19195 DR Horton Western Acres\Phase 1\Plot-FINAL.dwg  
 PLOT DATE: Nov 03, 2021



**WILDING**  
ENGINEERING

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:**
- SEWER LATERALS AND WATER SERVICES ARE TO HAVE 3' MIN SEPARATION AT CONNECTION TO MAIN.
  - FOR WATERLINE TEES WITH VALVES, THE VALVE SHALL BE FLG X MJ AT ALL JUNCTIONS.



**LEGEND**

— W —	PROPOSED WATERLINE
⊙	1" WATER SERVICE
⊕	2" IRRIGATION SERVICE
✱	PROPOSED FIRE HYDRANT
⊖	PROPOSED GRAVITY SEWER
⊙	SEWER LATERAL

PROJECT INFORMATION		
<b>WESTERN ACRES PHASE 1</b>		
<b>MASTER UTILITY PLAN</b>		
<b>TOOELE CITY, UTAH</b>		
1	TOOELE CITY COMMENT	9/30/21
NO.	REVISION	DATE

**WESTERN ACRES PHASE 1**

**MASTER UTILITY PLAN**

**TOOELE CITY, UTAH**

DRAWN <b>TMC</b>	CHECKED <b>MEC</b>	PROJECT # <b>19195</b>
		DATE <b>4/20/21</b>
		SCALE <b>1" = 50'</b>
		SHEET <b>C201</b>

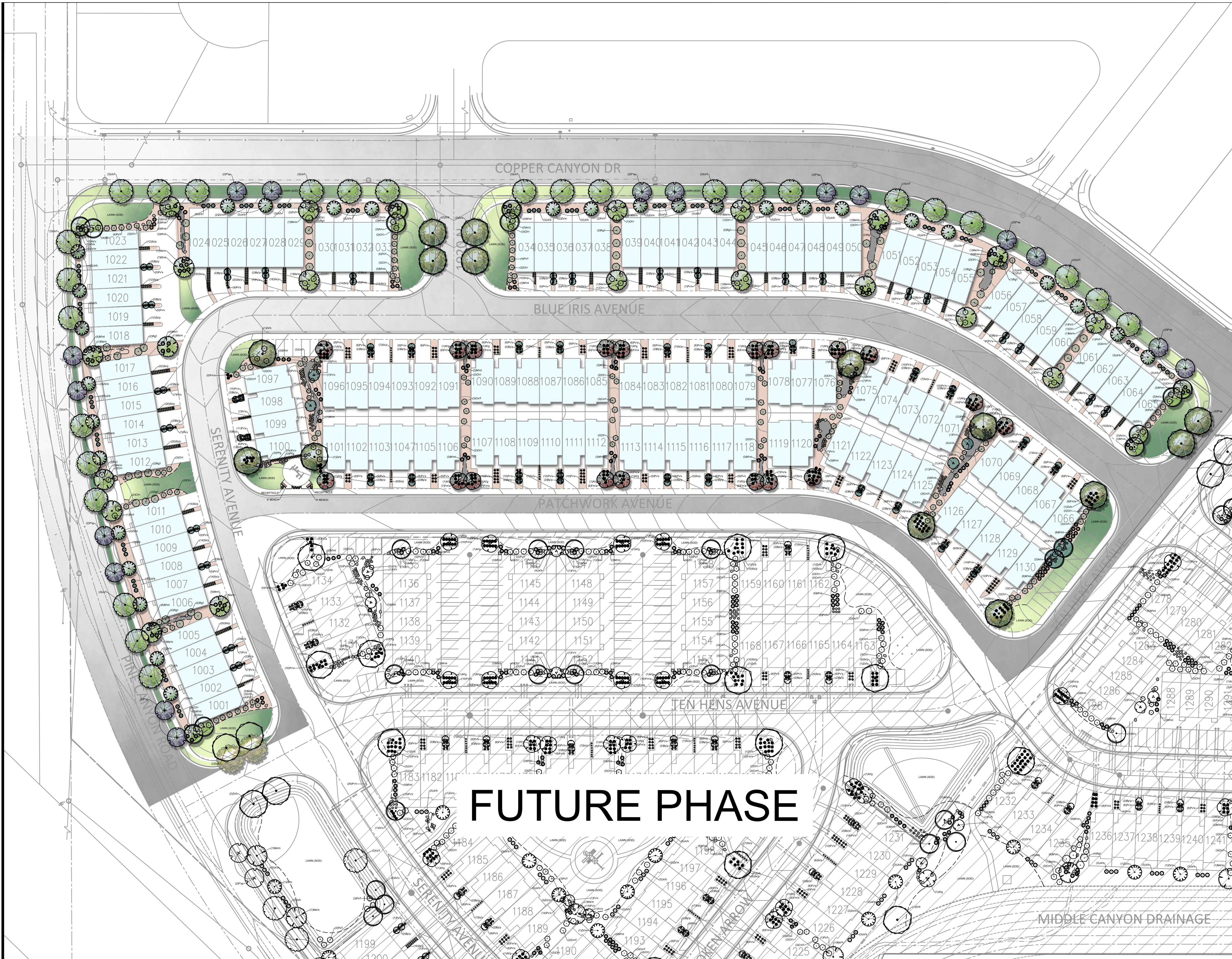
G:\DATA\19195 DR Horton Western Acres (dwg)\Phase 1\Western Acres C101 Overall Sheets.dwg  
PLOT DATE: Nov 03, 2021

**PLANT LEGEND**

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	A'tg	21	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	B & B	Multi-trunked
	A'cu	17	Acer truncatum x platanoides 'JFS-KW187' TM Urban Sunset Maple	B & B	2" Cal
	B'fp	92	Betula papyrifera 'Jefpark' Parkland Pillar Birch	B & B	2" Cal
	F'n'n	4	Forestiera neomexicana New Mexican Olive	15 gal	
	M'a'm	22	Maackia amurensis 'JFS-Schietell' TM Maackia Maackia	B & B	2" Cal
	P'sp	18	Prunus x virginiana 'P002S' TM Sucker Punch Chokecherry	B & B	2" Cal
	U'sf	30	Ulmus x 'Frontier' Frontier Elm	B & B	2" Cal
	Z'sb	18	Zelkova serrata 'Burgandy Vase' Burgandy Vase Zelkova	B & B	2" Cal
	Z'sm	30	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	2" Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	J'sb	78	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	6" MIN.	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Cm'f	34	Chamaecrista millefolium Fernbush	5 gal	
	C'h'r	109	Cotoneaster horizontalis Rock Cotoneaster	5 gal	
	P'o'f	38	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark	5 gal	
	P'f'g	10	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal	
	R'g'l	45	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	J'e'd	8	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Fm'a	198	Festuca mairii Atlas Fescue	1 gal	
	M'm'l	134	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal	
	P'v'n	143	Panicum virgatum 'North Wind' Northwind Switch Grass	1 gal	
	P'v's	451	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal	
	S's'p	569	Schizachyrium scoparium 'Prairie Blues' Little Bluestem Grass	1 gal	

**SITE MATERIALS LEGEND**

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	L-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4") DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	39,106 sf
	L-03 1" to 2" STONE MULCH (or approved equal) PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	87,789 sf
	L-05 4"-6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	4,010 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	L-07 BOULDERS - DECORATIVE	110
	L-08 5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	2,761 lf

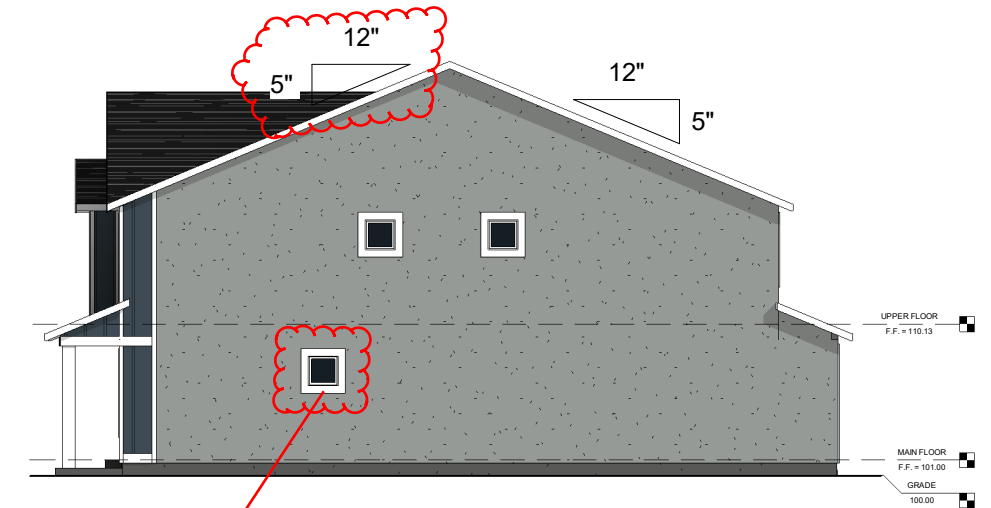


**FUTURE PHASE**

<b>ISSUE DATE</b> 1/25/2022		<b>PROJECT NUMBER</b> UT21014		<b>PROJECT INFORMATION</b>		<b>DEVELOPER / PROPERTY OWNER / CLIENT</b> Developer / Property Owner: D.R. HORTON ATT: DAVID LEWIS 801-542-8122 DLEWIS2@DRHORTON.COM		<b>LANDSCAPE ARCHITECT / PLANNER</b> Client / Engineer: WILDING ENGINEERING 14721 SOUTH HERITAGE CREST WAY BLUFFDALE, UT 84065		<b>LICENSE STAMP</b> 		<b>DRAWING INFO</b> PLOT: JTA DRAWN: KBA CHECKED: JMA PLOT DATE: 1/25/2022			
<b>NO.</b> <b>REVISION</b> <b>DATE</b>		BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org				<h1>PHASE ONE WESTERN ACRES</h1> <h2>TOOELE, UTAH</h2>						PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		<b>COLOR PLAN</b> <h1>LP-COLOR</h1>	



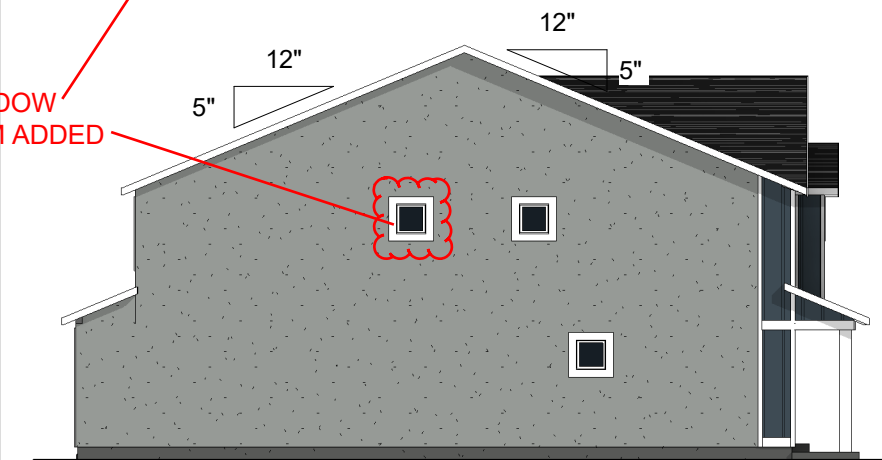
FRONT PERSPECTIVE



RIGHT ELEVATION









REAR ELEVATION



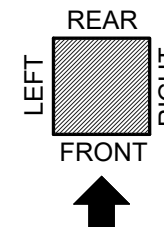
LEFT ELEVATION

**PLAN ADDISON / DALTON  
2-STORY TOWNHOME: FARMHOUSE**

-  LAP SIDING (CEMENTATIOUS OR EQUIVALENT)
-  BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)
-  SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)

-  STUCCO
-  MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
-  ASPHALT SHINGLES

**WESTERN ACRES TOWNHOMES**

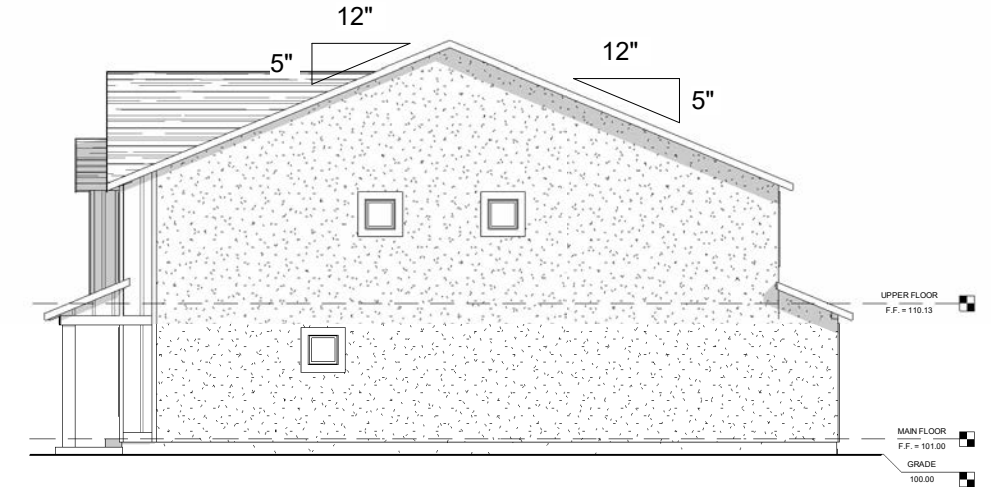


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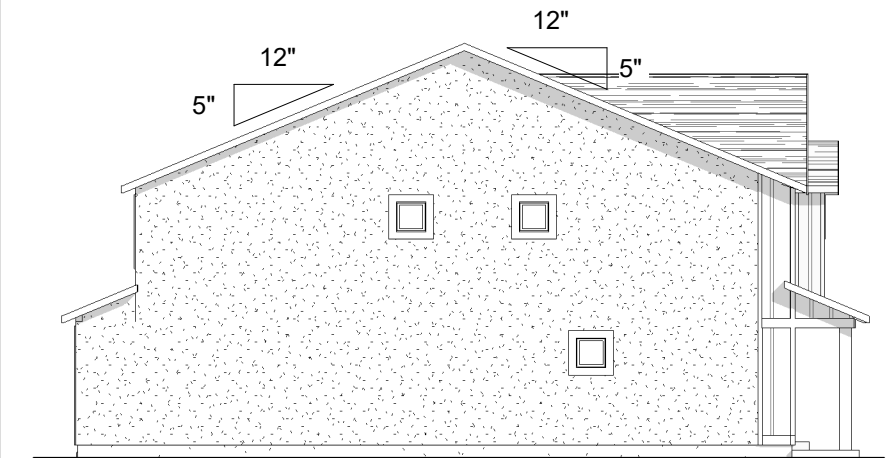
**FRONT PERSPECTIVE**



**RIGHT ELEVATION**









**REAR ELEVATION**



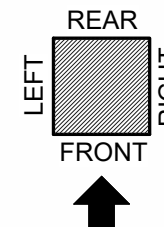
**LEFT ELEVATION**

**PLAN ADDISON / DALTON  
2-STORY TOWNHOME: FARMHOUSE**

-  LAP SIDING (CEMENTATIOUS OR EQUIVALENT)
-  BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)
-  SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)

-  STUCCO
-  MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
-  ASPHALT SHINGLES

**WESTERN ACRES TOWNHOMES**



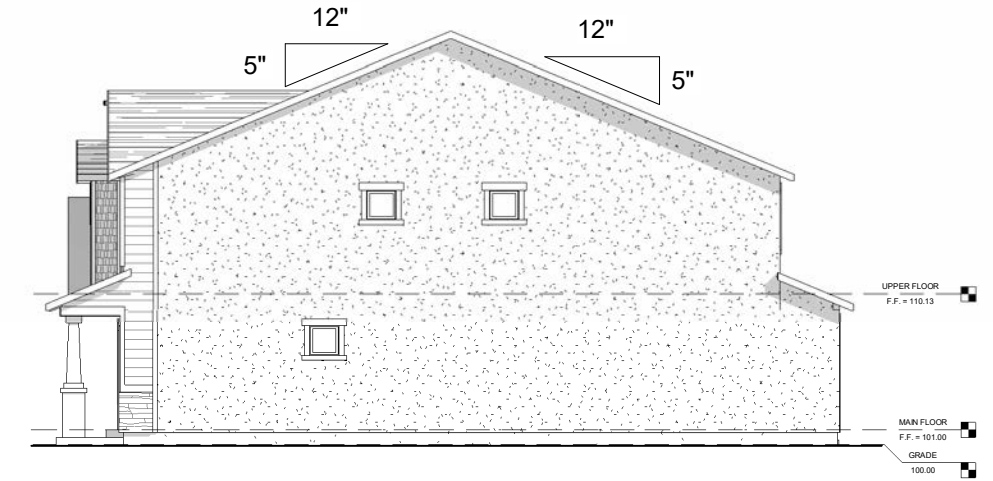
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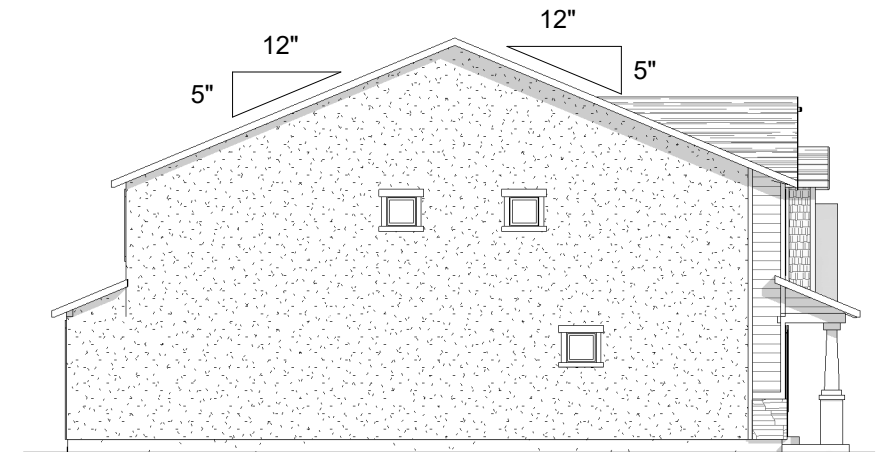
**FRONT PERSPECTIVE**



**RIGHT ELEVATION**









**REAR ELEVATION**



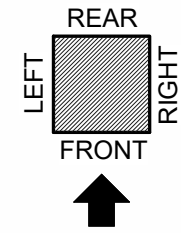
**LEFT ELEVATION**

**PLAN ADDISON / DALTON  
2-STORY TOWNHOME: CRAFTSMAN**

-  LAP SIDING (CEMENTATIOUS OR EQUIVALENT)
-  BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)
-  SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)

-  STUCCO
-  MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
-  ASPHALT SHINGLES

**WESTERN ACRES TOWNHOMES**

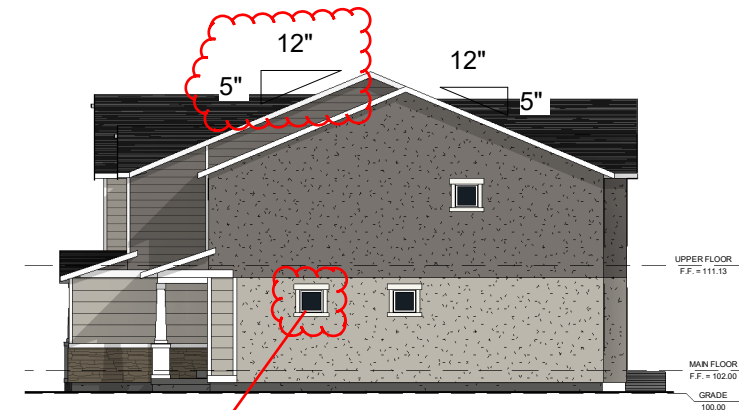


REV DATE: 02/15/2021

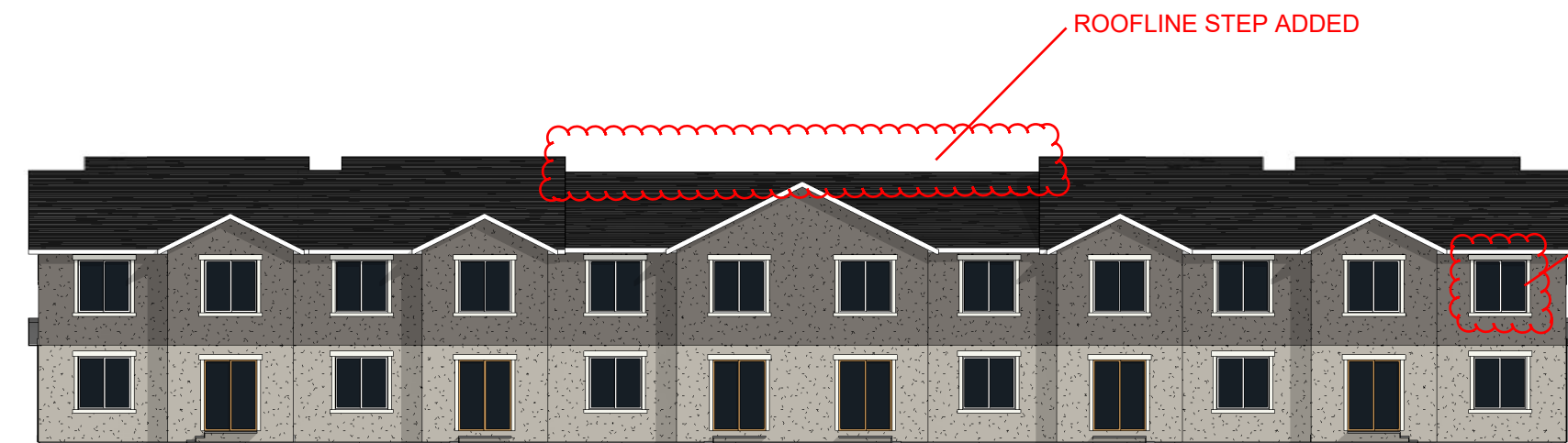




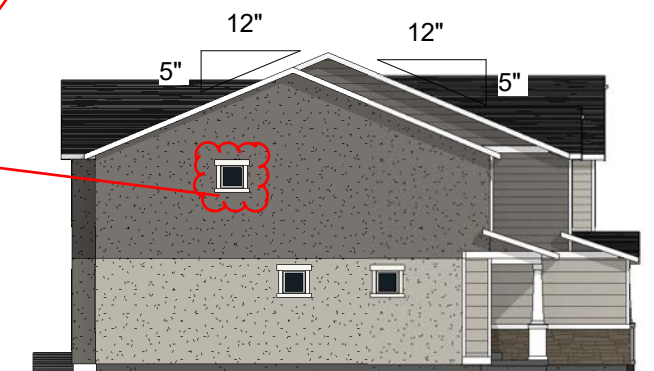
FRONT PERSPECTIVE



RIGHT ELEVATION

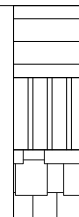


REAR ELEVATION



LEFT ELEVATION

# PLAN MILLBROOK / OAKRIDGE 2-STORY TOWNHOME: CRAFTSMAN

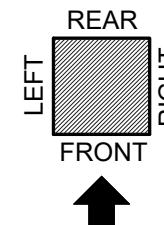


- LAP SIDING (CEMENTATIOUS OR EQUIVALENT)
- BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)
- SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)



- STUCCO
- MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
- ASPHALT SHINGLES

## WESTERN ACRES TOWNHOMES

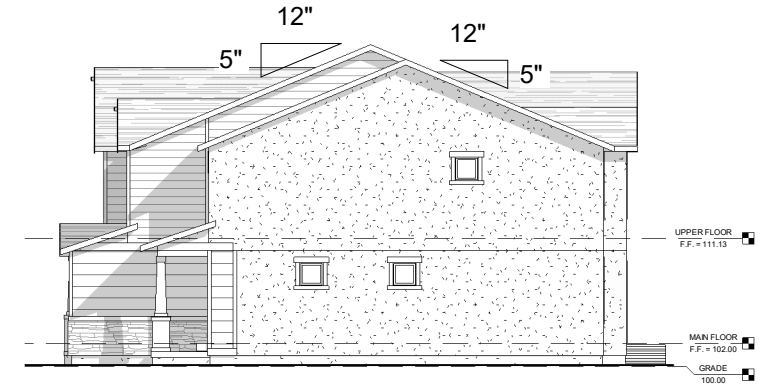


REV DATE: 01/14/2022

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*America's Builder*



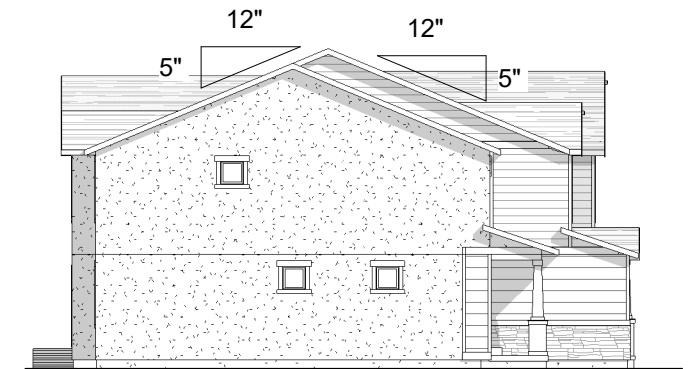
**FRONT PERSPECTIVE**



**RIGHT ELEVATION**









**REAR ELEVATION**



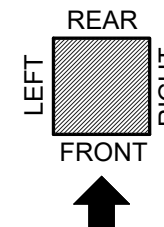
**LEFT ELEVATION**

**PLAN MILLBROOK / OAKRIDGE  
2-STORY TOWNHOME: CRAFTSMAN**

-  LAP SIDING (CEMENTATIOUS OR EQUIVALENT)
-  BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)
-  SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)

-  STUCCO
-  MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
-  ASPHALT SHINGLES

**WESTERN ACRES TOWNHOMES**

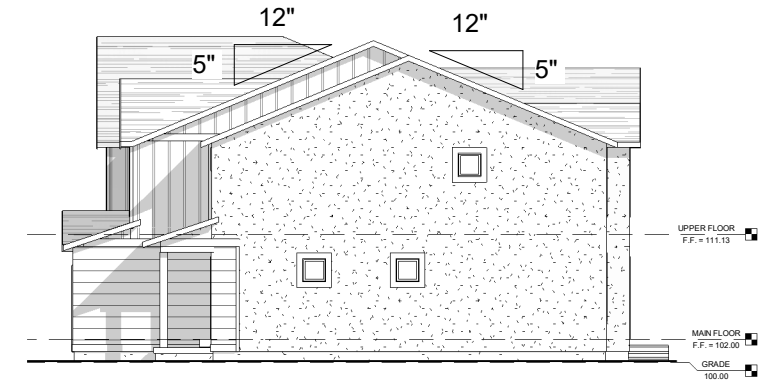


REV DATE: 01/14/2022





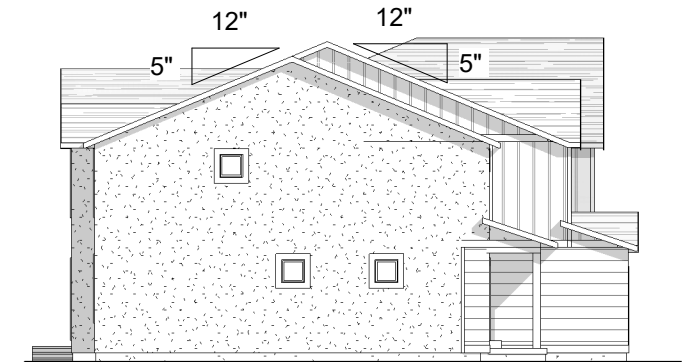
**FRONT PERSPECTIVE**



**RIGHT ELEVATION**









**REAR ELEVATION**



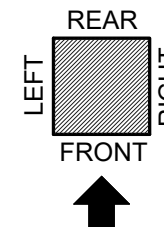
**LEFT ELEVATION**

**PLAN MILLBROOK / OAKRIDGE  
2-STORY TOWNHOME: FARMHOUSE**

-  LAP SIDING (CEMENTATIOUS OR EQUIVALENT)
-  BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)
-  SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)

-  STUCCO
-  MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
-  ASPHALT SHINGLES

**WESTERN ACRES TOWNHOMES**



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