

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council, and the Tooele City Redevelopment Agency will meet in a Work Session, on Wednesday, April 19, 2017 at the hour of 5:00 p.m. The meeting will be held at the Tooele City Hall Large Conference Room located at 90 North Main Street, Tooele, Utah.

1. Open City Council Meeting

2. Roll Call

3. Discussion:

- **Zoning Map & Land Use Discussion**
Presented by Jim Bolser
- **Sunset Estates Preliminary Plan**
Presented by Jim Bolser
- **Ordinance 2017-13 An Ordinance of Tooele City Amending the Tooele City Code Section 7-25-6 Regarding Permits for Temporary Special Event Signs**
Presented by Roger Baker
- **Dispatch Fees**
Presented by Scott Wardle

4. Council Reports

5. Close Meeting

- **Litigation**
- **Property Acquisition**

6. Adjourn

Michelle Y. Pitt
Tooele City Recorder/RDA Secretary

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 843-2110 or michellep@tooelecity.org, prior to the meeting.

TOOELE CITY CORPORATION

ORDINANCE 2017-13

AN ORDINANCE OF TOOELE CITY AMENDING TOOELE CITY CODE SECTION 7-25-6 REGARDING PERMITS FOR TEMPORARY SPECIAL EVENT SIGNS.

WHEREAS, TCC Section 7-25-5 provides, in pertinent part, that “Unless otherwise provided by this chapter, all signs shall require permits and payment of fees.” (see Section 7-25-5 highlighted in yellow as part of the attached Exhibit A); and,

WHEREAS, TCC Section 7-25-6 provides, in pertinent part, that “The following types of signs are exempted from permit requirements . . . (11) temporary special event signs.” (see Section 7-25-6 highlighted in yellow as part of the attached Exhibit A); and,

WHEREAS, TCC Section 7-25-12(8), enacted by Ordinance 2015-02 on February 4, 2015, contains Tooele City’s time, place, and manner regulation regarding temporary special event signs; the Section specifies several time periods within which temporary special event signs may be displayed, including up to four display periods totaling no more than 21 days, in addition to several specified holiday periods; the Section also specifies that signs displayed during the four non-holiday display periods are “. . . subject to both a permit and a fee . . .” (see Section 7-25-12 highlighted in yellow as part of the attached Exhibit A); and,

WHEREAS, in order to resolve the apparent internal inconsistency between the above-referenced sections regarding the permit requirements for temporary special event signs displayed during the four non-holiday periods, the City Attorney recommends amending Section 7-25-6(11) to read, in pertinent part, as follows, and as shown in Exhibit A, in red: “The following types of signs are exempted from permit requirements . . . (11) temporary special event signs **under Section 7-25-12(8)(f)(ii).**”

WHEREAS, resolving the internal inconsistency in the manner proposed will provide greater clarity, predictability, and efficiency for both city personnel and applicants for temporary special event signs, serves a legitimate governmental purpose of reasonably regulating the time, place, and manner of temporary special event signs, and is in the best interest of Tooele City; and,

WHEREAS, the City Council discussed this ordinance during its work meeting held April 19, 2017 (see the City Council work meeting minutes attached as Exhibit B); and,

WHEREAS, the Planning Commission held a duly noticed public hearing on May 10, 2017, and forwarded a positive recommendation to the City Council (see the Planning Commission minutes attached as Exhibit C); and,

WHEREAS, the City Council held a duly noticed public hearing on June 7, 2017:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOEELE CITY COUNCIL that TCC Section 7-25-6(11) is hereby amended as shown in red in the attached Exhibit A.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, and welfare of Tooele City and its residents and businesses and 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 _____, 2017.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, City Attorney

Exhibit A

Proposed Amendment to Section 7-25-6(11)

the inside of a window and intended to be viewed from the outside.

(Ord. 2015-02, 02-04-2015) (Ord. 2013-03, 06-19-2013)
(Ord. 2012-21, 11-21-2012) (Ord. 2010-06, 05-19-2010)
(Ord. 2005-21, 09-21-2005) (Ord. 2005-08, 04-20-2005)
(Ord. 1994-27, 12-19-1994)

7-25-4. Signs prohibited.

The following signs are prohibited in all zoning districts:

- (1) abandoned signs;
- (2) animated signs, but not changeable copy signs;
- (3) banners that are not wall signs, pennants, festoons, and search lights, except temporary special event signs;
- (4) signs imitating or resembling official traffic or government signs or signals;
- (5) signs, other than government signs and A-frame signs, placed on any public right-of-way;
- (6) signs on the premises of a home occupation advertising that home occupation;
- (7) off-premise signs and billboards;
- (8) handheld signs;
- (9) vehicle signs;
- (10) wheeled signs;
- (11) snipe signs;
- (12) roof signs;
- (13) inflatable signs; and
- (14) all other signs not permitted by this Chapter.

(Ord. 2015-02, 02-04-2015) (Ord. 2013-03, 06-19-2013)
(Ord. 2012-21, 11-21-2012) (Ord. 2002-15, 08-07-2002)
(Ord. 1994-27, 12-19-1994)

7-25-4.1 Electronic billboards prohibited.

The conversion, remodeling, rehabilitation, or upgrade of an existing off-premise sign or billboard to an electronic sign or digital sign is prohibited.

(Ord. 2015-02, 02-04-2015) (Ord. 2013-03, 06-19-2013)

7-25-5. Permits required.

Unless otherwise provided by this chapter, all signs shall require permits and payment of fees. No permit is required for the maintenance of a sign or for a change of copy on painted, printed, or changeable copy signs.

(Ord. 2013-03, 06-19-2013) (Ord. 1994-27, 12-19-1994)

7-25-6. Signs not requiring permits.

The following types of signs are exempted from permit requirements but must be in conformance with all other requirements of this chapter:

- (1) construction signs of 16 square-feet or less;
- (2) directional/information signs of 9 square-feet or less;
- (3) holiday or special events decorations;
- (4) nameplates of 2 square-feet or less;
- (5) political signs;

(6) public signs or notices, or any sign relating to an emergency;

(7) real estate signs;

(8) window signs;

(9) A-frame signs;

(10) incidental signs, and,

(11) temporary special event signs under Section 7-25-12(8)(f)(ii).

(Ord. 2013-03, 06-19-2013) (Ord. 2012-21, 11-21-2012)
(Ord. 1994-27, 12-19-1994)

7-25-7. Maintenance.

All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The Department shall have the right under Section 7-25-30 to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.

(Ord. 2013-03, 06-19-2013) (Ord. 2010-06, 05-19-2010)
(Ord. 1994-27, 12-19-1994)

7-25-8. Electronic signs.

Where allowed, electronic signs shall conform to the following standards.

(1) Motion. Any motion or appearance of motion is prohibited on an electronic sign face.

(2) Dwell time. Dwell time shall be at least 3 seconds.

(3) Twirl time. Twirl time shall not exceed 0.25 seconds.

(4) Brightness. Sign illumination brightness shall not exceed 80% of natural ambient light conditions during the day and shall not exceed 15% of ambient light conditions at night after dusk.

(5) Controls. All electronic signs shall contain automatic dimming controls or photocell mechanisms or technologies that automatically adjust sign brightness, dwell time, twirl time, and motion to the standards of this Section.

(6) Size. The maximum portion of a sign that is allowed to be electronic, as opposed to static image, is 75%.

(7) Verification.

(a) Prior to approval of an electronic sign permit, the applicant shall certify that the sign has been tested and complies with the brightness, dwell time, twirl time, motion, and other standards of this Section.

(b) The owners and operators of an electronic sign shall each be severally responsible to submit an annual report to the Building Official certifying that the sign complies with the brightness, dwell time, twirl time, motion, and other standards of this Section.

(c) The City shall have the right to verify compliance, or to receive additional verification of compliance, with the standards of this Section, upon request.

(Ord. 2015-02, 02-04-2015)

7-25-8.1 Lighting.

Unless otherwise prohibited by this Chapter, all signs may be illuminated.

(Ord. 2015-02, 02-04-2015) (Ord. 2013-03, 06-19-2013) (Ord. 1994-27, 12-19-1994)

7-25-9. Changeable copy.

Unless otherwise specified by this chapter, any sign allowed by this Chapter may be a changeable copy sign. (Ord. 2013-03, 06-19-2013) (Ord. 1994-27, 12-19-1994)

7-25-10. Sign contractor's license.

No person may engage in the business of erecting, altering, relocating, constructing, or maintaining signs without a valid contractor's license and all required state and federal licenses.

(Ord. 2013-03, 06-19-2013) (Ord. 1994-27, 12-19-1994)

7-25-11. Indemnification and insurance.

(1) All persons involved in the maintenance, installation, alteration, or relocation of signs located near or upon any public right-of-way or other public property shall agree to hold harmless and indemnify the City, its officers, agents, and employees against any and all claims of negligence arising from such work.

(2) All persons involved in the maintenance, installation, alteration, or relocation of signs located near or upon any public right-of-way or other public property shall file with the City Recorder a satisfactory certificate of insurance to indemnify the City against liability.

(Ord. 2013-03, 06-19-2013) (Ord. 1994-27, 12-19-1994)

7-25-12. Signs permitted in all zoning districts.

The following signs are allowed in all zoning districts:

(1) all signs not requiring permits, except those signs prohibited by Section 7-25-4;

(2) one nonilluminated sign for each street frontage of a construction project, not to exceed 48 square feet in sign area in residential zones or 64 square feet in sign area in all other zones, and such signs may be erected 60 days prior to beginning of construction and shall be removed 30 days following completion of construction;

(3) one nonilluminated real estate sign per lot or premises not to exceed twelve square feet in sign area, and such signs must be removed 15 days following sale, rental or lease of the real estate involved;

(4) one nonilluminated attached building nameplate per occupancy, not to exceed two square feet in sign area;

(5) political signs;

(6) directional/information signs;

(7) off-site directional signs, not to exceed 9 square feet in area, announcing an event which is open to the public and which has a duration of less than 7 days. Off-site directional signs allowed under this Section may be placed no sooner than 10 days prior to the event opening and shall be removed by the sign permit applicant within

3 days after the event closing; and,

(8) **temporary special event signs.** A temporary special event sign shall be subject to the following time, place, and manner standards:

(a) shall not exceed 24 square-feet in area;

(b) may be ground-mounted or wall-mounted, but not roof-mounted;

(c) if grounded-mounted,

(i) shall not exceed 4 feet in height;

(ii) shall not be located within a clear view

zone; and,

(iii) shall not have more than 2 faces;

(d) may be located on any private property with the property owner's written authorization;

(e) shall not exceed 4 signs per event; and,

(f) may be displayed at the following times:

(i) 4 display periods in each calendar year each not to exceed 21 total days prior, during and after the scheduled event, **subject to both a permit and a fee**, as listed in the Tooele City Fee Schedule, for each display period; and,

(ii) the following established display periods:

(A) Valentine's Day: up to 5 days before and including the holiday;

(B) Easter: up to 5 days before and including the holiday;

(C) Memorial Day: up to 5 days before and including the holiday;

(D) Independence Day (July 4): up to 5 days before and including the holiday;

(E) Pioneer Day (July 24): up to 5 days before and including the holiday;

(F) Labor Day: up to 5 days before and including the holiday;

(G) Thanksgiving Day: up to 10 days before and including the holiday; and,

(H) Christmas Day and New Year's Day: up to 23 days beginning December 10 and ending January 2.

(9) grand opening signs, not to exceed 30 days per calendar year; and,

(10) closing sale signs.

(Ord. 2015-02, 02-04-2015) (Ord. 2013-03, 06-19-2013) (Ord. 2011-10, 04-06-2011) (Ord. 2010-06, 05-19-2010) (Ord. 2008-12, 09-03-2008)

7-25-13. Signs permitted in residential zones.

(1) Signs are allowed as follows in residential zones:

(a) all signs as permitted in Section 7-25-12;

(b) one subdivision identification sign per street frontage, neighborhood, subdivision or development, not to exceed 48 square feet in sign area in each location;

(c) one identification sign per entrance to apartment or condominium complexes, not to exceed 36 square feet in sign area;

(d) for permitted nonresidential uses, including

Exhibit B

City Council Work Meeting Minutes

Exhibit C

Planning Commission Minutes

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council and the Tooele City Redevelopment Agency, will meet in a Business Meeting on Wednesday, April 19, 2017 at the hour of 7:00 P.M. The meeting will be held in the Tooele City Hall Council Room located at 90 North Main Street, Tooele, Utah.

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Mayor's Youth Recognition Awards**
- 4. Public Comment Period**
- 5. Sunset Estates Preliminary Plan
Presented by Jim Bolser**
- 6. Minutes**
- 7. Invoices
Presented by Michelle Pitt**
- 8. Adjourn**

Michelle Y. Pitt
Tooele City Recorder/RDA Secretary

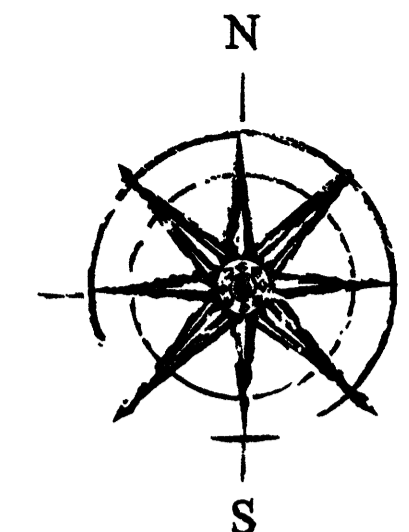
Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 843-2110 or michellep@tooelecity.org, prior to the meeting.

EXHIBIT A

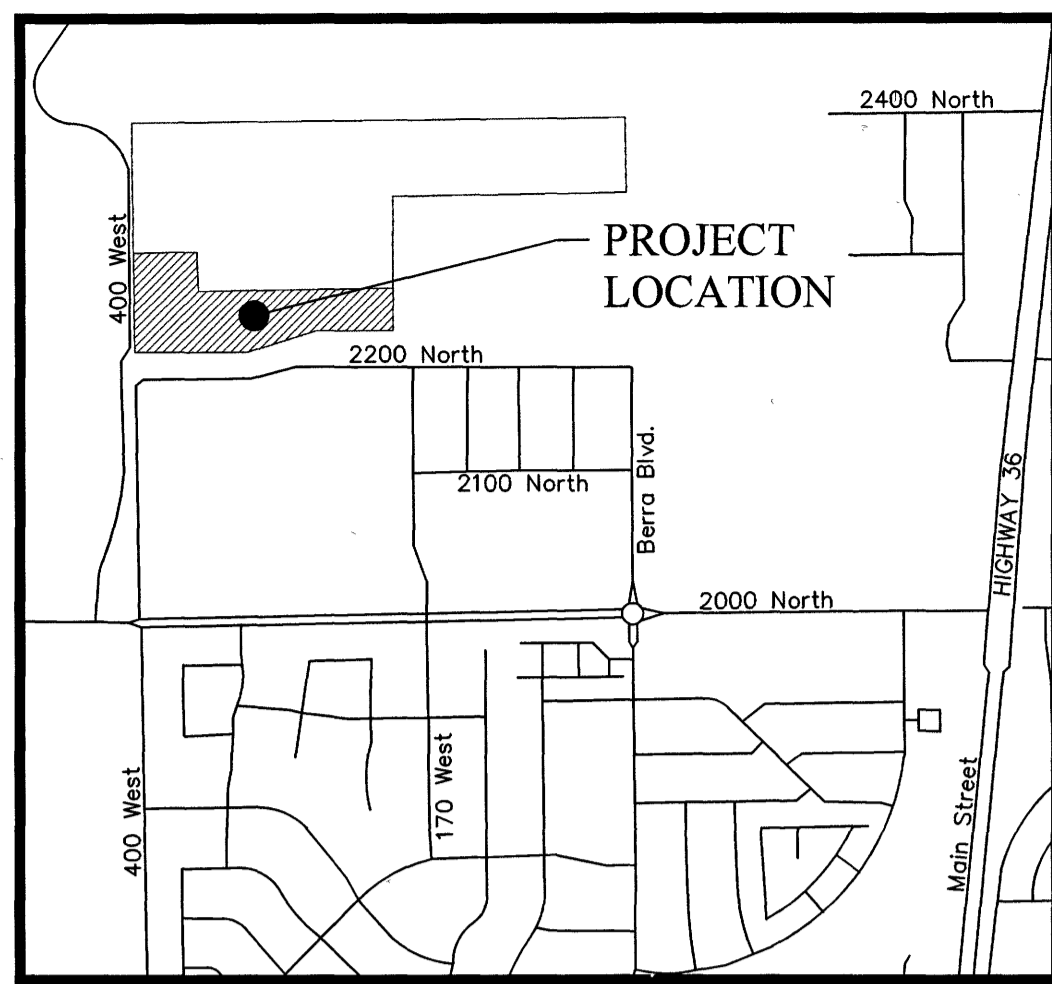
MAPPING PERTINENT TO THE SUNSET ESTATES PHASE 7

SUNSET ESTATES PHASE 7

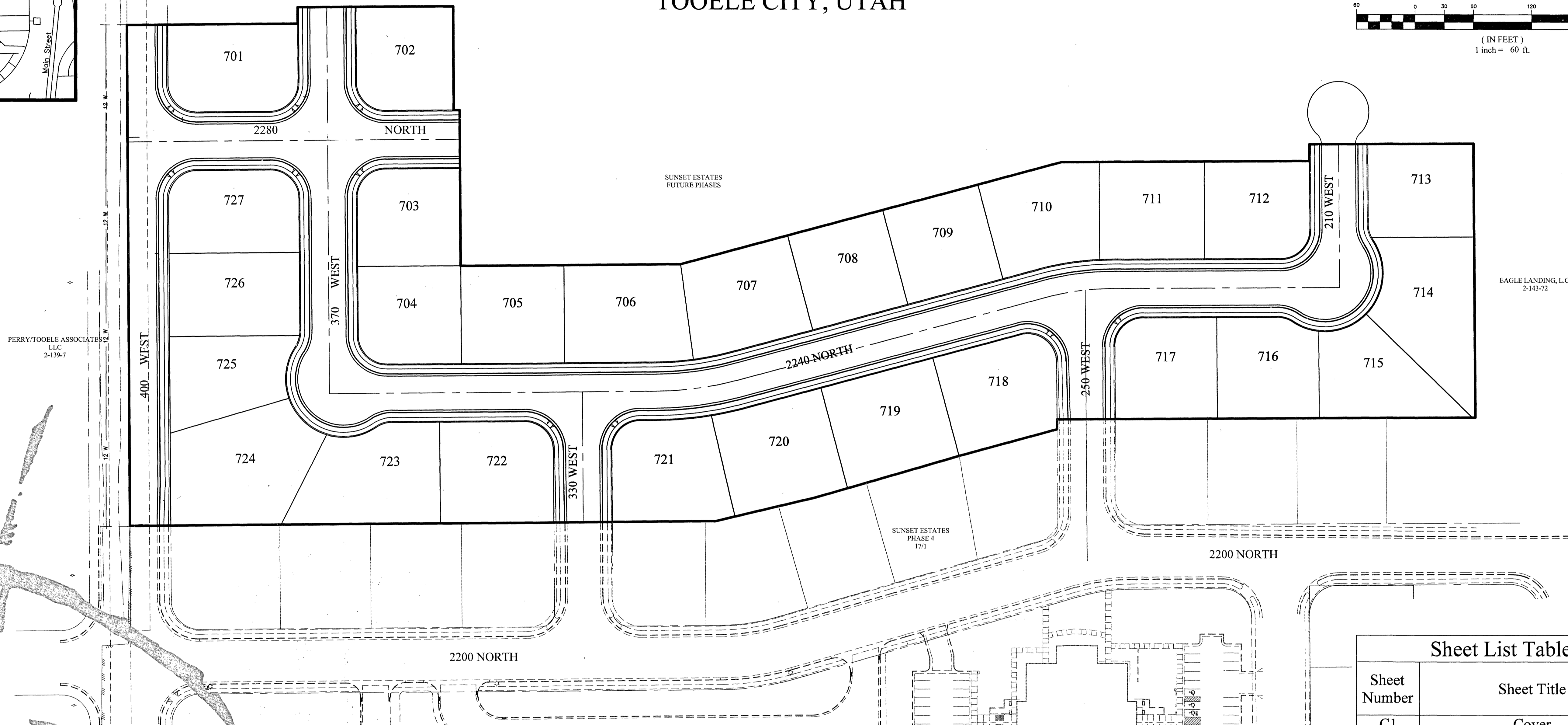
PRELIMINARY
 PREPARED FOR:
TOM NIXON
 LOCATED IN:
TOOELE CITY, UTAH



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



VICINITY MAP
 NTS



SITE MAP

PERRY/TOOELE ASSOCIATES
 LLC
 2-139-7

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO 2012 APWA STANDARD PLANS AND SPECIFICATIONS, AND AS MODIFIED BY TOOELE CITY STANDARDS
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

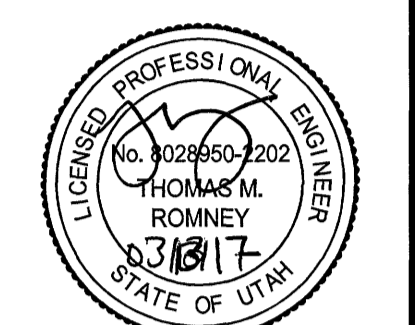
ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047
 (801) 352-0075
 CONTACT: TRAVIS BENSON

OWNER/DEVELOPER
 TOM NIXON
 1245 EAST PINERIDGE CIRCLE
 ALPINE, UTAH 84004
 (801) 231-5759



Sheet List Table

Sheet Number	Sheet Title
C1	Cover
C2a	Plat (1 of 2)
C2b	Plat (2 of 2)
C3	Site Plan
C4	Utility Plan
C5	Grading and Drainage
C5.1	Pipe Sizing Plan
C5.2	Time of Concentration Plan
C6	Erosion Control Plan
PP1	2240 North Plan and Profile
PP2	2240 North Plan and Profile
PP3	370 West Plan and Profile
PP4	330 West Plan and Profile
PP5	250 West Plan and Profile
PP6	210 West Plan and Profile
PP7	2280 North Plan and Profile
PP8	400 West Plan and Profile
PP9	Offsite Detention



SUNSET ESTATES PHASE 7
 TOOELE CITY, UTAH
 Cover

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

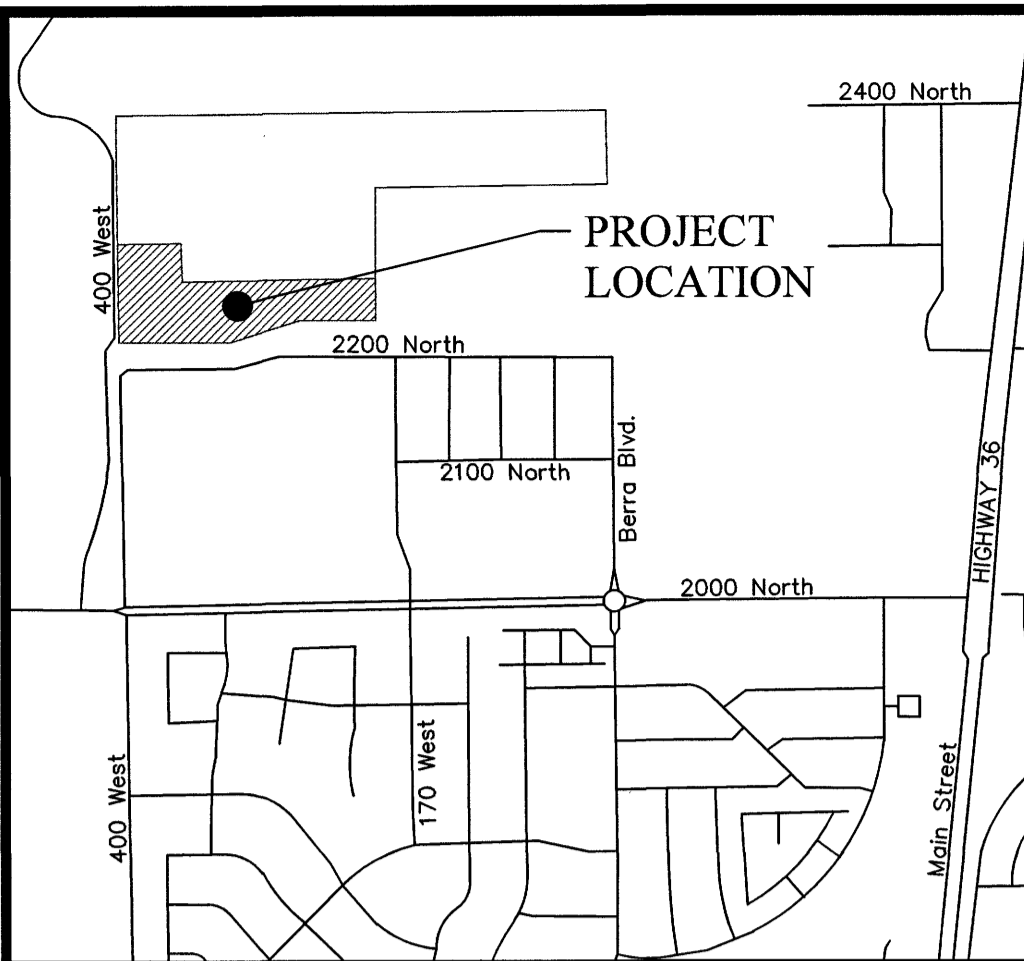
COVER

Scale: 1"=60' Drawn: TMB
 Date: 3/3/2017 Job #: 13-170
 Sheet: C1

SUNSET ESTATES PHASE 7 PRELIMINARY PLAT

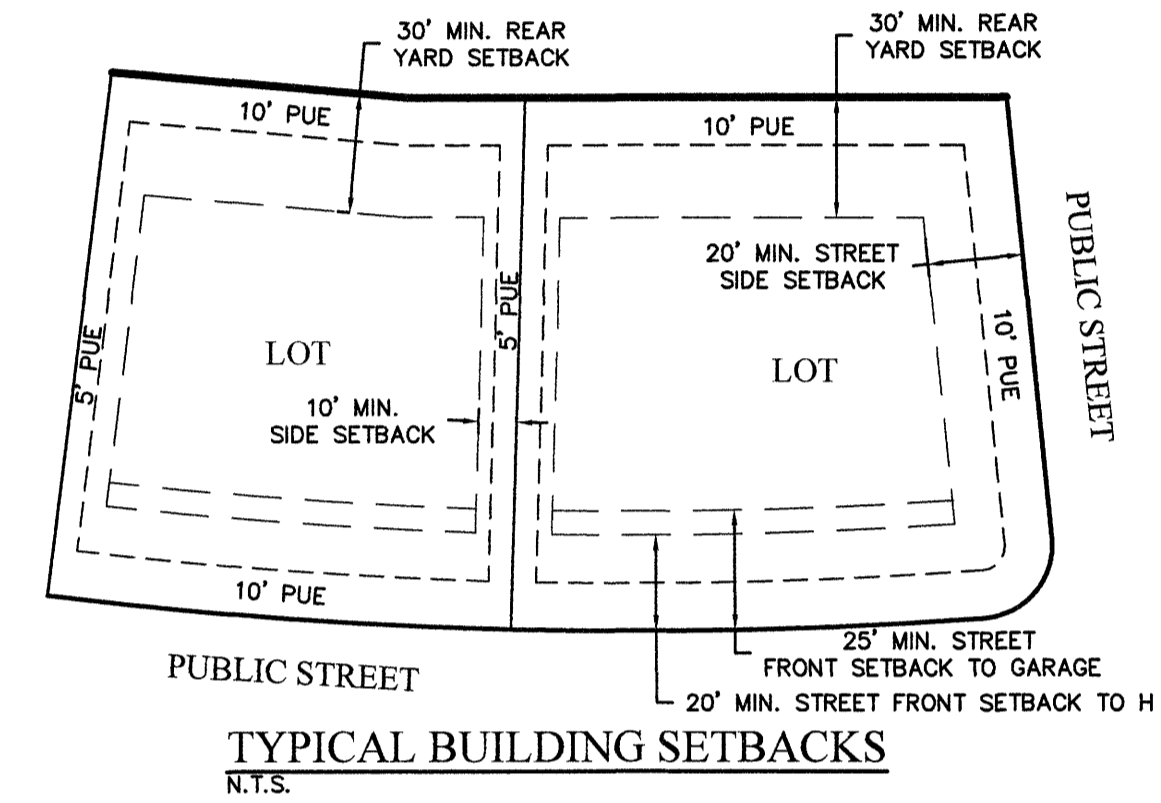
A SUBDIVISION LOCATED IN THE SOUTHWEST ¼ OF SECTION 9, T3S, R4W, SLB&M
244 WEST 2200 NORTH
TOOELE, UTAH

DO NOT RECORD



VICINITY MAP

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	330.00	14°35'07"	84.00	N82°19'56"E	83.78
C2	270.00	14°39'56"	69.11	S82°22'00"W	68.92
C3	60.00	157°18'33"	164.73	S45°22'48"E	117.66
C4	360.00	14°35'07"	91.64	N82°19'56"E	91.39
C5	300.00	14°35'07"	76.37	N82°19'36"E	76.16
C6	270.00	8°49'58"	41.62	S79°27'01"W	41.58
C7	270.00	5°49'57"	27.49	S86°46'59"W	27.47
C8	300.00	14°39'56"	76.79	S82°22'00"W	76.58
C9	60.00	157°23'09"	164.81	N44°39'37"E	117.67
C10	29.50	24°41'10"	12.71	N20°55'54"E	12.61
C11	60.00	52°31'02"	55.00	N7°00'58"E	53.09
C12	60.00	53°26'39"	55.97	N45°57'53"W	53.96
C13	60.00	51°20'52"	53.77	S81°38'22"W	51.99
C14	29.50	33°39'13"	17.33	S72°47'32"W	17.08
C15	29.50	90°00'06"	46.34	N45°22'48"W	41.72
C16	29.50	89°59'54"	46.34	S44°37'12"W	41.72
C17	360.00	8°58'23"	56.38	S85°07'58"W	56.32
C18	360.00	5°36'44"	35.26	S77°50'24"W	35.25
C19	29.50	104°35'13"	53.85	N52°40'21"W	46.68
C20	29.50	90°04'43"	46.38	S44°39'37"W	41.75
C21	29.50	33°39'13"	17.33	N73°28'25"W	17.08
C22	60.00	27°16'19"	28.56	N70°16'58"W	28.56
C23	60.00	51°24'23"	53.83	S70°22'41"W	52.05
C24	29.50	33°39'13"	17.33	N16°26'52"E	17.08
C25	29.50	27°26'57"	14.13	S14°06'12"E	14.00
C26	29.50	90°04'42"	46.38	N44°39'37"E	41.75
C27	300.00	2°22'14"	12.41	N88°30'51"E	12.41
C28	300.00	12°17'42"	64.38	N81°10'53"E	64.25
C29	300.00	7°17'33"	38.18	N78°40'49"E	38.16
C30	300.00	7°17'33"	38.18	N85°58'22"E	38.16
C31	29.50	90°00'07"	46.34	S45°22'48"E	41.72
C32	29.50	89°57'09"	46.31	S44°38'35"W	41.70
C33	29.50	89°59'26"	46.34	N45°22'48"W	41.72
C34	29.50	89°59'53"	46.34	S44°37'12"W	41.72
C35	29.50	90°00'07"	46.34	S45°22'48"E	41.72
C36	29.50	89°59'53"	46.34	N44°37'12"E	41.72
C37	29.50	90°02'51"	46.36	S45°21'25"E	41.74
C38	29.50	6°12'17"	3.19	S30°55'49"E	3.19
C39	60.00	78°42'27"	82.42	S5°19'16"W	76.09
C40	29.50	8°58'04"	4.62	N4°06'18"E	4.61
C41	29.50	33°39'13"	17.33	S17°12'21"E	17.08



TYPICAL BUILDING SETBACKS
N.T.S.

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
23 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusnh.com

PREPARED FOR
HALLMARK HOMES
2964 WEST 4700 SOUTH #112A
WEST VALLEY CITY, UT 84129
PH: 801-963-1000

<p>COUNTY TREASURER</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY TREASURER.</p> <p>TOOELE COUNTY TREASURER</p>	<p>NORTH TOOELE CITY SPECIAL SERVICE DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE NORTH TOOELE CITY SPECIAL SERVICE DISTRICT.</p> <p>NORTH TOOELE CITY SPECIAL SERVICE DISTRICT</p>
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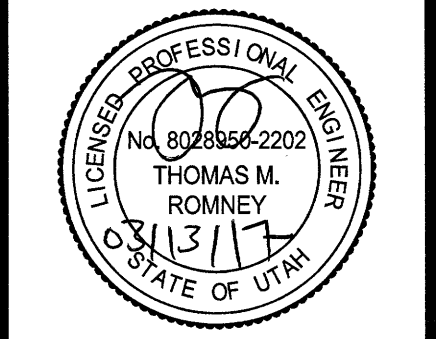
<p>QUESTAR GAS</p> <p>QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__</p> <p>QUESTAR GAS COMPANY</p> <p>BY - _____</p> <p>TITLE - _____</p>	<p>ROCKY MOUNTAIN POWER</p> <p>ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__</p> <p>ROCKY MOUNTAIN POWER</p> <p>BY - _____</p> <p>TITLE - _____</p>
---	---

SUNSET ESTATES SUBDIVISION PHASE 7
A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN.

TOOELE CITY, UTAH

SHEET 2 OF 2

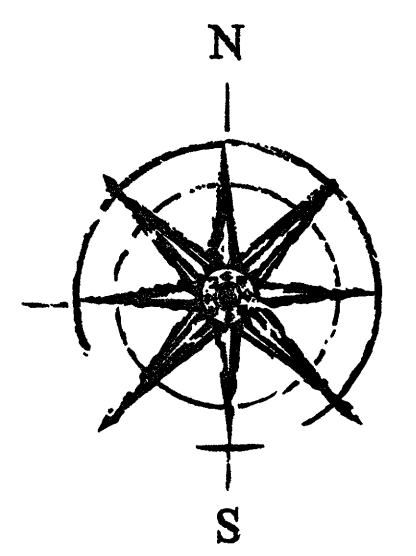
<p>PLANNING COMMISSION</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY PLANNING COMMISSION.</p> <p>CHAIRMAN, TOOELE CITY PLANNING COMMISSION</p>	<p>COUNTY HEALTH DEPARTMENT</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY HEALTH DEPARTMENT.</p> <p>TOOELE COUNTY HEALTH DEPARTMENT</p>	<p>CITY ENGINEER</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__</p> <p>CITY ENGINEER</p>	<p>COMMUNITY DEVELOPMENT</p> <p>APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20__</p> <p>TOOELE CITY COMMUNITY DEVELOPMENT</p>	<p>COUNTY SURVEY DEPARTMENT</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY SURVEY DEPARTMENT.</p> <p>TOOELE COUNTY SURVEY DIRECTOR</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__</p> <p>TOOELE CITY ATTORNEY</p>	<p>CITY COUNCIL</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY COUNCIL.</p> <p>ATTEST: CITY RECORDER</p>	<p>TOOELE COUNTY RECORDER</p> <p>RECORDED NO. _____</p> <p>STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____</p> <p>DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p>FEE \$ _____</p> <p>TOOELE COUNTY RECORDER</p>
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SUNSET ESTATES PHASE 7
TOOELE CITY, UTAH
Site Plan

REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
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	5		
	6		

SITE PLAN	
Scale: 1"=50'	Drawn: TMB
Date: 3/3/2017	Job #: 13-170
Sheet:	C3

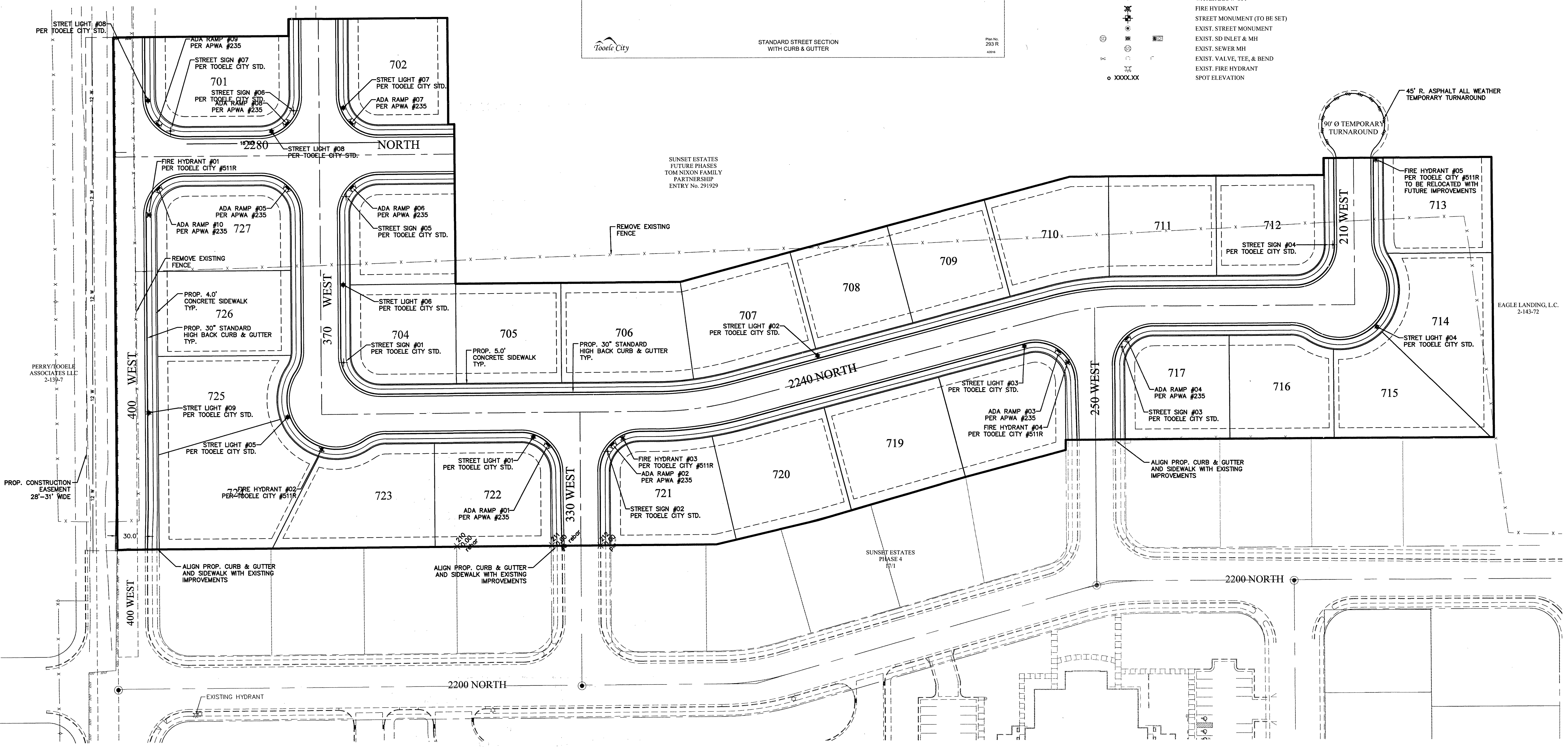
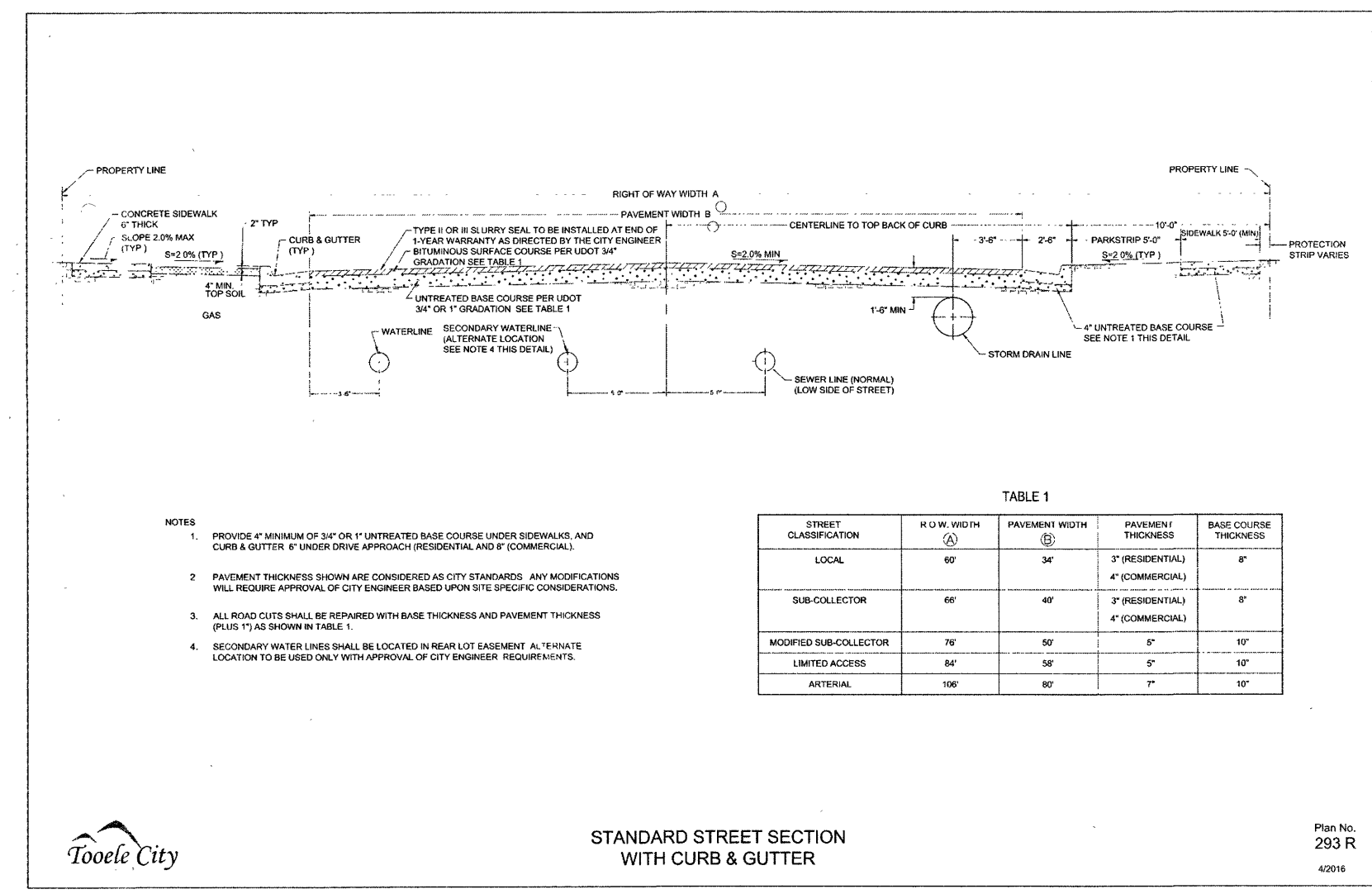


LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 36 SD 36" STORM DRAIN
- 15 SD 15" STORM DRAIN
- 8 SW 8" SANITARY SEWER
- 8 CW 8" CULINARY WATER
- 6 SW 6" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex CW EXIST. CULINARY WATER
- X X EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR

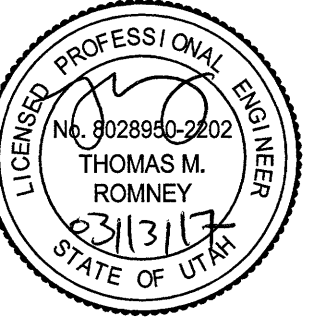
SIGN

- ☉ STREET LIGHT
- ☉ SD MH, INLET, AND COMBO
- ☉ SEWER MANHOLE
- ☉ VALVE, TEE, & BEND
- ☉ WATER BLOW-OFF
- ☉ FIRE HYDRANT
- ☉ STREET MONUMENT (TO BE SET)
- ☉ EXIST. STREET MONUMENT
- ☉ EXIST. SD INLET & MH
- ☉ EXIST. SEWER MH
- ☉ EXIST. VALVE, TEE, & BEND
- ☉ EXIST. FIRE HYDRANT
- SPOT ELEVATION



NOTES:
1. CONTRACTOR REQUIRED TO NOTIFY OVERLAKE GOLF OF ANY IMPACT AND LIMIT CLOSURES TO 400 WEST.

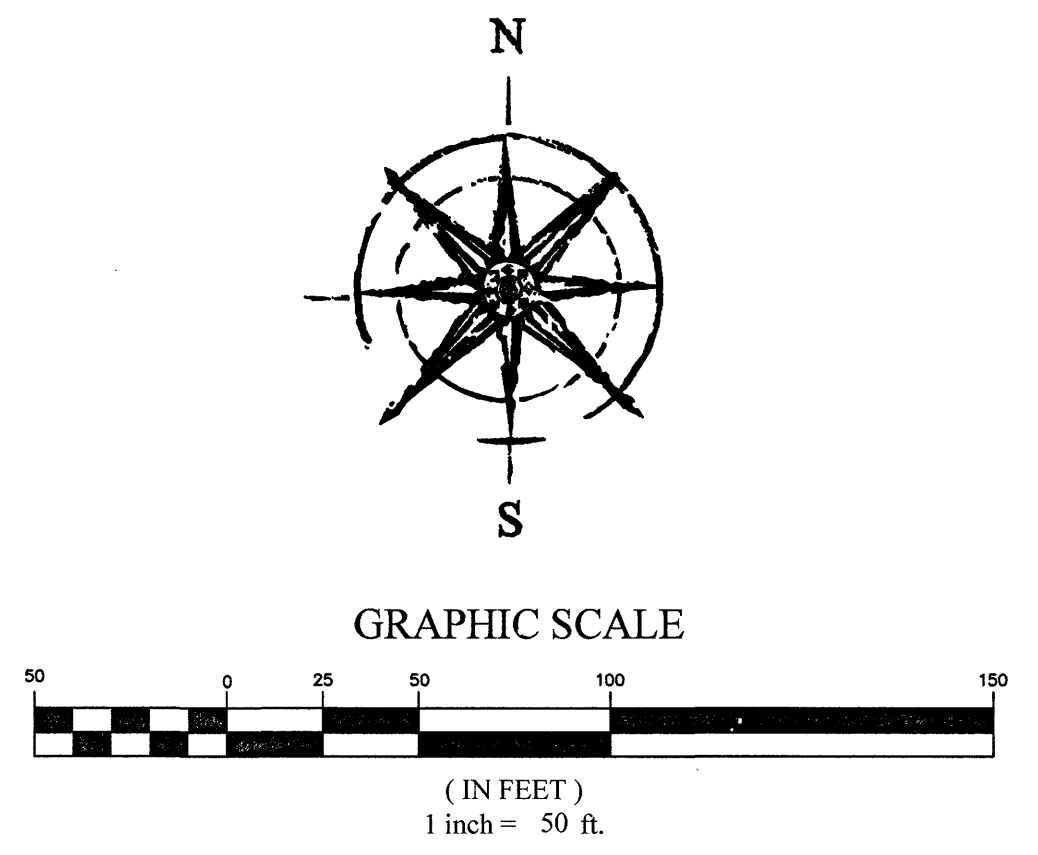




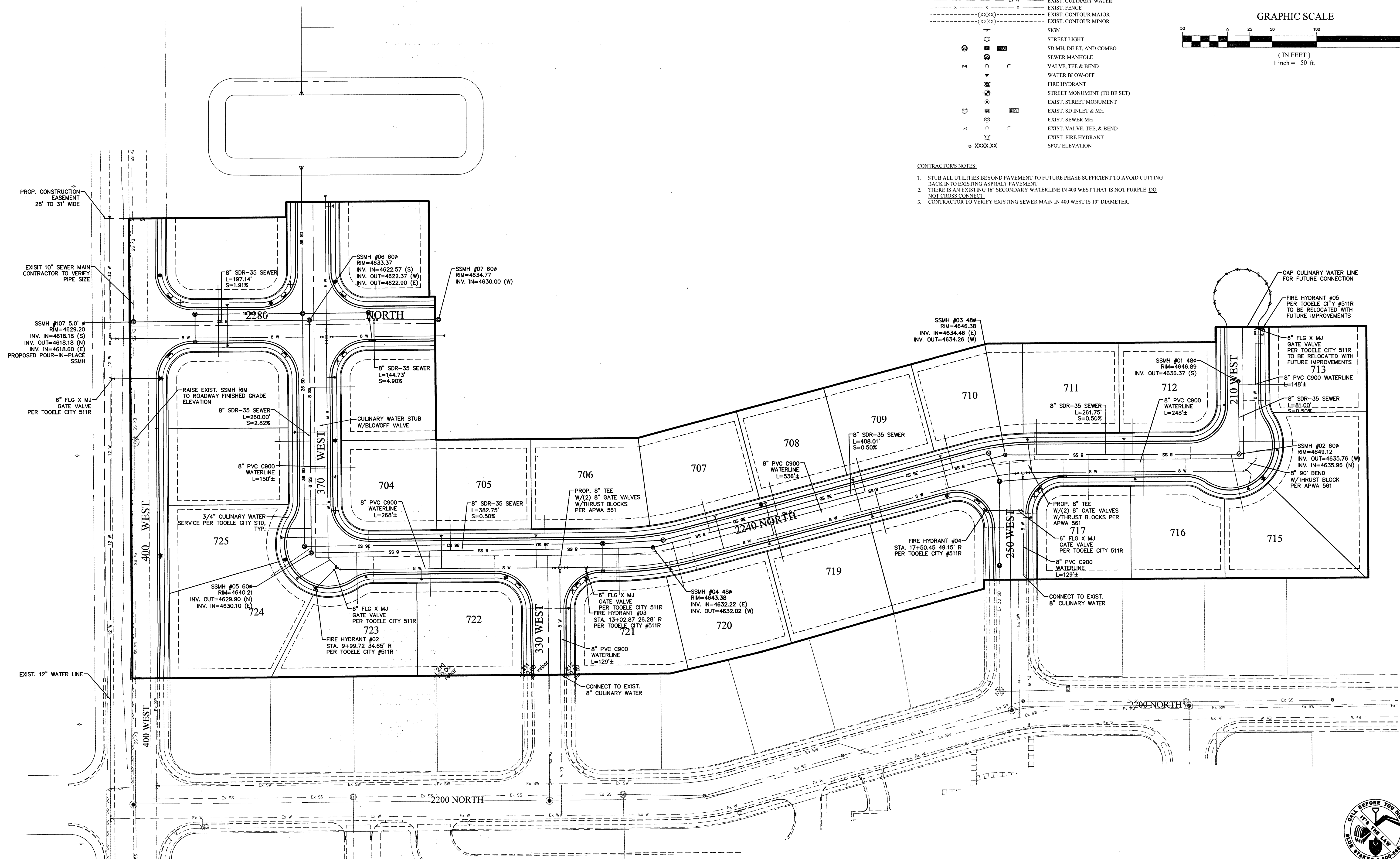
SUNSET ESTATES PHASE 7
 TOOELE CITY, UTAH
 Utility Plan

LEGEND

---	BOUNDARY	
---	ROW	
---	CENTERLINE	
---	LOT LINE	
---	EASEMENT	
---	36" SDR	36" STORM DRAIN
---	15" SDR	15" STORM DRAIN
---	8" SS	8" SANITARY SEWER
---	8" W	8" CULINARY WATER
---	6" SW	6" SECONDARY WATER
---	XXXX	CONTOUR MAJOR
---	XXXX	CONTOUR MINOR
---	Ex SD	EXIST. STORM DRAIN
---	Ex SS	EXIST. SANITARY SEWER
---	Ex W	EXIST. CULINARY WATER
---	Ex SW	EXIST. SECONDARY WATER
---	XXXX	EXIST. CONTOUR MAJOR
---	XXXX	EXIST. CONTOUR MINOR
---	SIGN	SIGN
---	STREET LIGHT	STREET LIGHT
---	SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
---	SEWER MANHOLE	SEWER MANHOLE
---	VALVE, TEE & BEND	VALVE, TEE & BEND
---	WATER BLOW-OFF	WATER BLOW-OFF
---	FIRE HYDRANT	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH	EXIST. SD INLET & MH
---	EXIST. SEWER MH	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
---	SPOT ELEVATION	SPOT ELEVATION



- CONTRACTOR'S NOTES:**
1. STUB ALL UTILITIES BEYOND PAVEMENT TO FUTURE PHASE SUFFICIENT TO AVOID CUTTING BACK INTO EXISTING ASPHALT PAVEMENT.
 2. THERE IS AN EXISTING 16" SECONDARY WATERLINE IN 400 WEST THAT IS NOT PURPLE. DO NOT CROSS CONNECT.
 3. CONTRACTOR TO VERIFY EXISTING SEWER MAIN IN 400 WEST IS 10" DIAMETER.



REVISION BLOCK

#	DATE	DESCRIPTION
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UTILITY PLAN

Scale: 1"=50' Drawn: TMB
 Date: 3/3/2017 Job #: 13-170
 Sheet: C4

PROPOSED STORM DRAIN PLAN

PER THE APPROVED SUNSET ESTATES PHASE 5 DESIGN, THE EXISTING STORM DRAIN SYSTEM FROM THE SUBDIVISIONS TO THE SOUTH FOR THE 10 YEAR STORM WITH A 25 MINUTE TIME OF CONCENTRATION CURRENTLY DISCHARGES 52.76 CFS INTO A TEMPORARY DETENTION BASIN WITHIN THE PROPOSED SUNSET ESTATES PHASE 7 DEVELOPMENT. THIS TEMPORARY DETENTION BASIN WILL BE ABANDONED AND THE STORM WATER FROM THE DEVELOPMENTS TO THE SOUTH WILL BE CONVEYED THROUGH THE PROPOSED SUBDIVISION VIA PROPOSED PHASE 7 STORM DRAIN SYSTEM. BASED OFF OF DATA FROM NOAA ATLAS 14 FOR THE 10 YEAR STORM WITH A 25 MINUTE TIME OF CONCENTRATION* AN ADDITIONAL 8.05 CFS WILL BE COLLECTED WITHIN THE PHASE 7 SUBDIVISION FOR A TOTAL FLOW OF 60.81 CFS. A TEMPORARY DETENTION POND WITH AN ALLOWED DISCHARGE RATE OF 0.1 CFS/AC HAS BEEN SIZED FOR THE 100 YEAR STORM WITH A 60 MINUTE DURATION TO DETAIN 92,917 CF OF STORM WATER COLLECTED FROM THE EXISTING SUNSET ESTATES DEVELOPMENTS TO THE SOUTH AND THE PROPOSED PHASE 7. THIS POND WILL REMAIN IN PLACE UNTIL FUTURE INFRASTRUCTURE, INCLUDING A REGIONAL DETENTION POND LOCATED AT THE NORTH WEST CORNER OF THE FUTURE PHASE(S) OF THE SUNSET ESTATES DEVELOPMENT, IS CONSTRUCTED THAT WILL ELIMINATE THE NEED FOR THE POND.

*FOR TIME OF CONCENTRATION INFORMATION SEE SHEET C5.2

Detention Pond Calculations
Tooele, Utah

Date: December 21, 2016
By: Thomas Romney, P.E.

100-year Detention Requirement

Design Criteria
Intensity Table: NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.10 cfs/ac

Allowable Discharges
Storm Drain Discharge: 6.07 cfs
Sump Infiltration: 0.000 cfs
Other Discharge: 0.00 cfs
Total Discharge: 6.07 cfs

Source:

FOCUS
ENGINEERING & SURVEYING
32 West Center Street
Midvale, Utah 84070
(801) 352-0075

Surface Type	Area (sf)	Area (ac)	"C" Value	C/A
Sunset Estates Ph 5 & 6	774,835	17.79	0.35	274,227
Ex. Sunset Estates Ph 1	519,820	11.94	0.35	186,467
Ex. Sunset Estates Ph 2	476,546	10.94	0.35	168,791
Ex. Sunset Estates Ph 3	255,097	5.87	0.35	89,494
Ex. Sunset Estates Ph 4	162,479	3.73	0.35	58,869
Proposed Sunset Estates Ph 7	460,116	10.56	0.35	161,941
Totals	2,645,393	60.73	0.35	764,847

Weighted "C" Value: 0.35
*Values Per Hydrologic Analysis and Design 2nd Edition, Richard H. McCuen, Prentice-Hall, 1998, pg 376

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.59	0.35	60.73	79.31	68,676	6.07	5,466	63,211
30.0	2.42	0.35	60.73	51.44	62,589	6.07	10,631	81,657
60.0	1.5	0.35	60.73	31.68	114,729	6.07	21,853	92,877
360.0	0.39	0.35	60.73	6.18	133,144	6.07	131,177	1,966
720.0	0.16	0.35	60.73	3.40	148,918	6.07	282,353	-115,435
1440.0	0.09	0.35	60.73	1.91	165,282	6.07	524,706	-359,424

Maximum Storage Requirement: 92,917
Maximum Storage Requirement (ac-ft): 2.13

Proposed Detention Expansion Volume
Storage Requirement: 92,917 cf
Allowable Depth: 4.0 ft
Water Surface Area (top): 27,514 sf
Surface Area (bottom): 19,084 sf
Additional Volume: 0 cf
Detention Volume: 93,196 cf

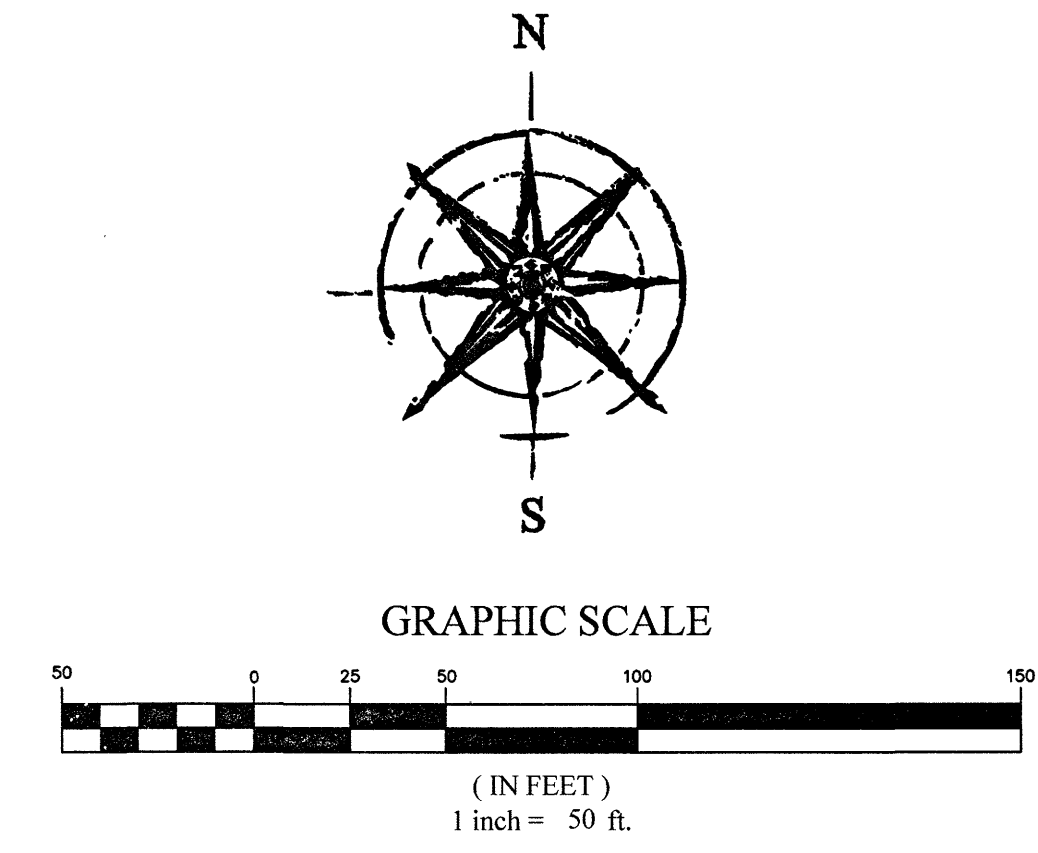
Restriction Rate: 0.10 CFS/ACRE
Allowable Outfall Rate Q (cfs): 6.07

Orifice Sizing:
h = 4 ft
C = 0.6
A = 0.831 sf
dia. = 10.75 inches

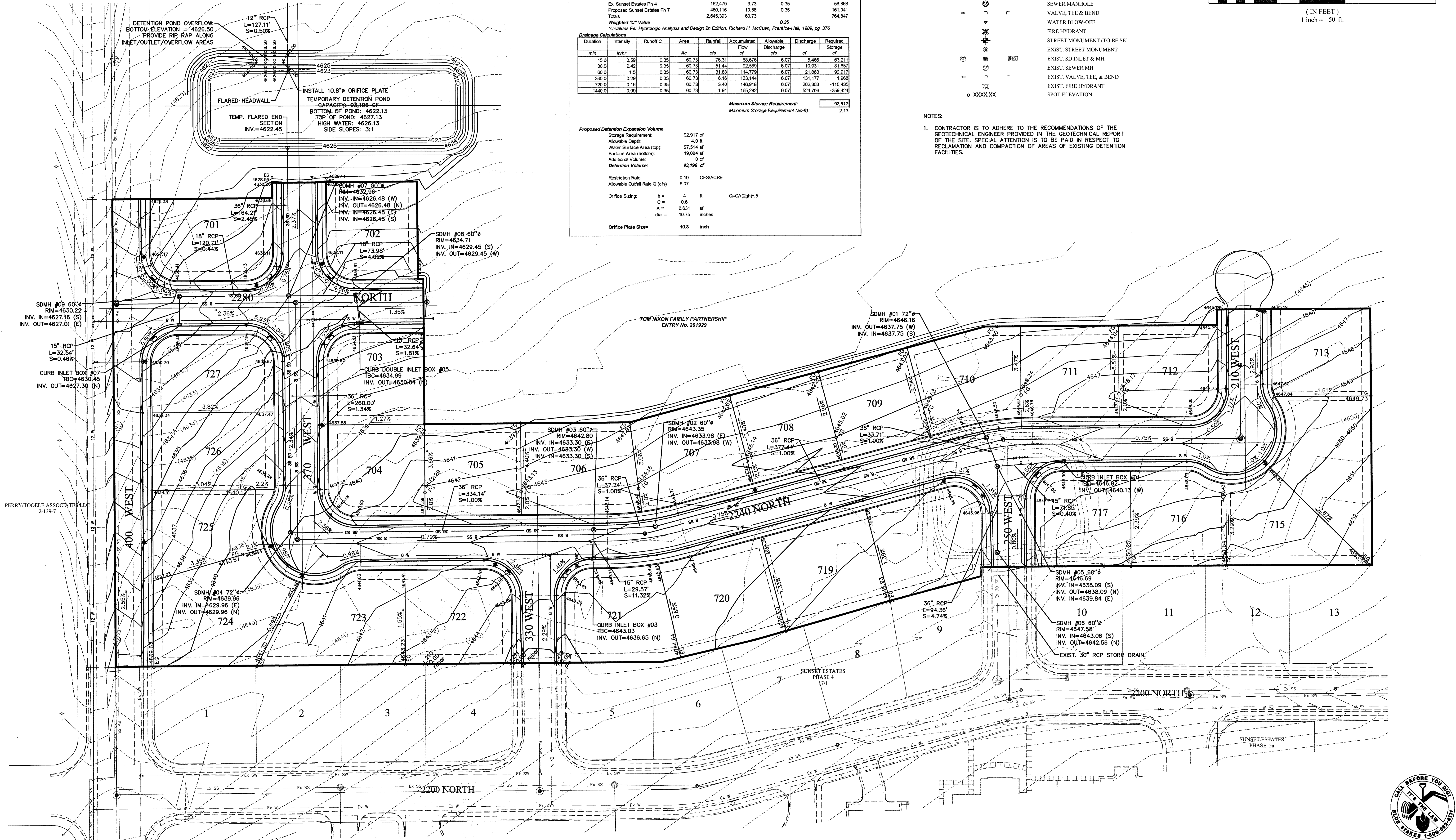
Orifice Plate Size = 10.8 inch

LEGEND

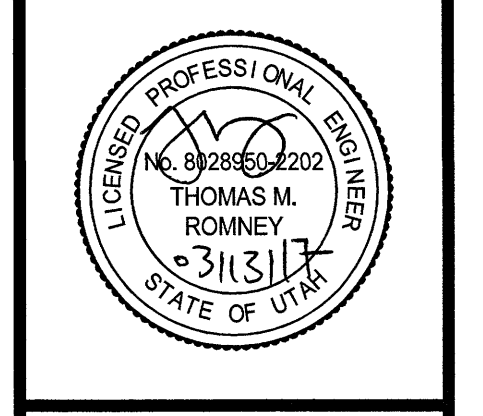
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- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 36" STORM DRAIN
- 18" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 6" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
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- STREET LIGHT
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- VALVE, TEE, & BEND
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- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



NOTES:
1. CONTRACTOR IS TO ADHERE TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PROVIDED IN THE GEOTECHNICAL REPORT OF THE SITE. SPECIAL ATTENTION IS TO BE PAID IN RESPECT TO RECLAMATION AND COMPACTION OF AREAS OF EXISTING DETENTION FACILITIES.



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



SUNSET ESTATES PHASE 7
TOOELE CITY, UTAH
Grading and Drainage

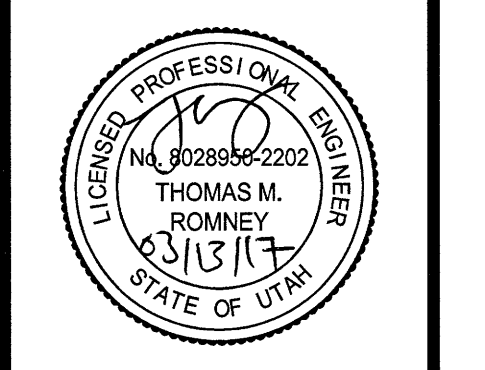
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GRADING AND DRAINAGE

Scale: 1"=50'
Date: 3/3/2017
Sheet: C5

Drawn: TMB
Job #: 13-170





SUNSET ESTATES PHASE 7
 TOOELE CITY, UTAH
 Pipe Sizing Plan

REVISION BLOCK	DISCUSSION
1	
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4	
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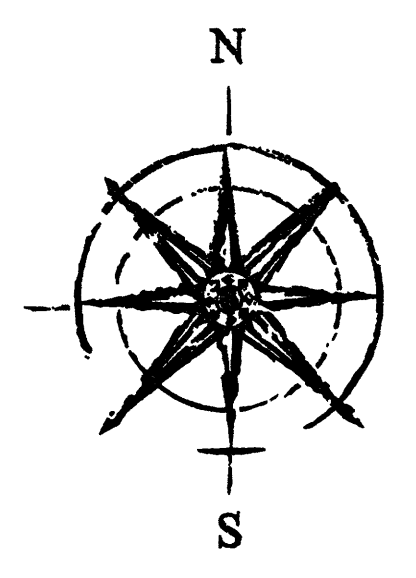
PIPE SIZING PLAN

Scale: 1"=50'
 Date: 3/3/2017
 Sheet: C5.1

Drawn: TMB
 Job #: 13-170

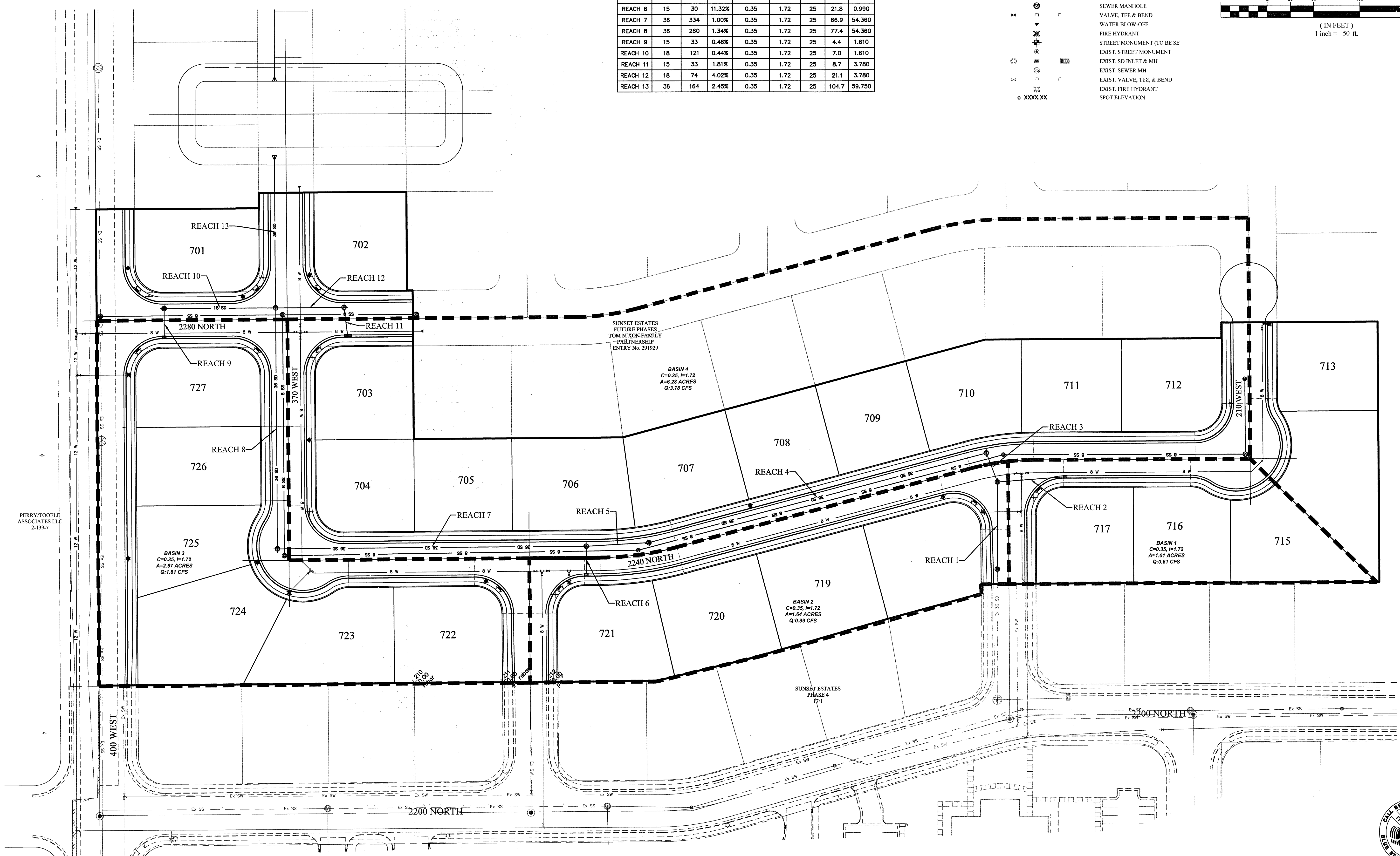
LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
36 SD	36" STORM DRAIN
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
6 SW	6" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
XXXX	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
⊙	STREET LIGHT
⊙	SD MH, INLET, AND COMBO
⊙	SEWER MANHOLE
⊙	VALVE, TEE & BEND
⊙	WATER BLOW-OFF
⊙	FIRE HYDRANT
⊙	STREET MONUMENT (TO BE SET)
⊙	EXIST. STREET MONUMENT
⊙	EXIST. SD INLET & MH
⊙	EXIST. SEWER MH
⊙	EXIST. VALVE, TEE, & BEND
⊙	EXIST. FIRE HYDRANT
○ XXXX.XX	SPOT ELEVATION



**PIPE CAPACITY TABLE
 (BASED ON MANNING'S EQUATION)**

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
REACH 1	36	94	4.74%	0.35	1.72	25	145.5	52.780
REACH 2	15	72	0.40%	0.35	1.72	25	4.1	0.610
REACH 3	36	34	1.00%	0.35	1.72	25	66.9	53.370
REACH 4	36	377	1.00%	0.35	1.72	25	66.9	53.370
REACH 5	36	68	1.00%	0.35	1.72	25	66.9	53.370
REACH 6	15	30	11.32%	0.35	1.72	25	21.8	0.990
REACH 7	36	334	1.00%	0.35	1.72	25	66.9	54.360
REACH 8	36	260	1.34%	0.35	1.72	25	77.4	54.360
REACH 9	15	33	0.46%	0.35	1.72	25	4.4	1.610
REACH 10	18	121	0.44%	0.35	1.72	25	7.0	1.610
REACH 11	15	33	1.81%	0.35	1.72	25	8.7	3.780
REACH 12	18	74	4.02%	0.35	1.72	25	21.1	3.780
REACH 13	36	164	2.45%	0.35	1.72	25	104.7	59.750



PERRY/TOOLE ASSOCIATES LLC
 2-139-7



Z:\2013\13-170 Sunset estates phase 7 Tom Nixon\Design\13-170\Views\Phase7\sheet - phase 7\C5.1 - Pipe Sizing Plan phase 7.dwg

Sunset Estates Phase 7 TIME OF CONCENTRATION
February 27, 2015

Drainage Area: Total site, Post-development flow

Sheet Flow
 $L = 358.00'$ ft Flow Length (typically less than 300')
 $S = 0.0150$ ft/ft Surface slope
 $I = 1.26$ in/hr Intensity (assumed)
 $n = 0.450$ Assumed Manning's roughness coefficient
 $T_t = 19.32$ min Sheet flow travel time.

Shallow Concentrated Flow
 $L = 7.00'$ ft Flow Length
 $S = 3.0000\%$ Surface slope
 $k = 2.5$ Interception coefficient
 $V = 4.33$ ft/sec Flow Velocity
 $T_t = 0.00$ min Shallow concentrated flow travel time.

Pipe Flow
 $dia. = 24.00$ in Pipe diameter
 $n = 0.0130$ Assumed Manning's roughness coefficient
 $S = 2.0000$ ft/ft Pipe slope
 $A = 3.14$ ft² Cross-sectional area for given pipe size
 $R_h = 0.5000$ ft Hydraulic radius for pipe flowing full
 $V = 12.51$ ft/sec Flow Velocity
 $L = 2996.00'$ ft Flow Length
 $T_t = 8.24$ min Pipe flow travel time.

$t_c = 24.56$ min Time of concentration.

TIME OF CONCENTRATION LEGEND

SHEET FLOW

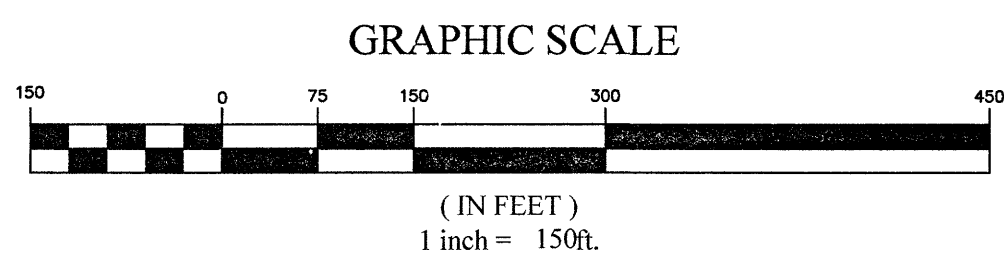
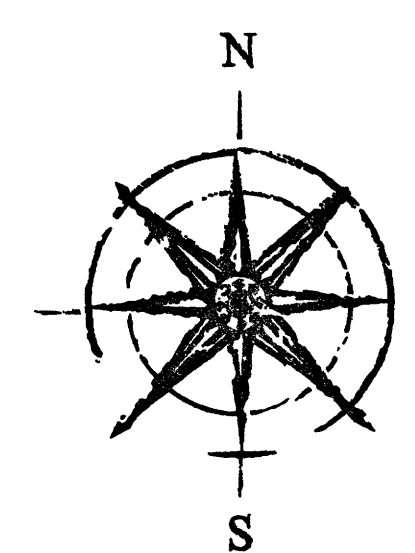
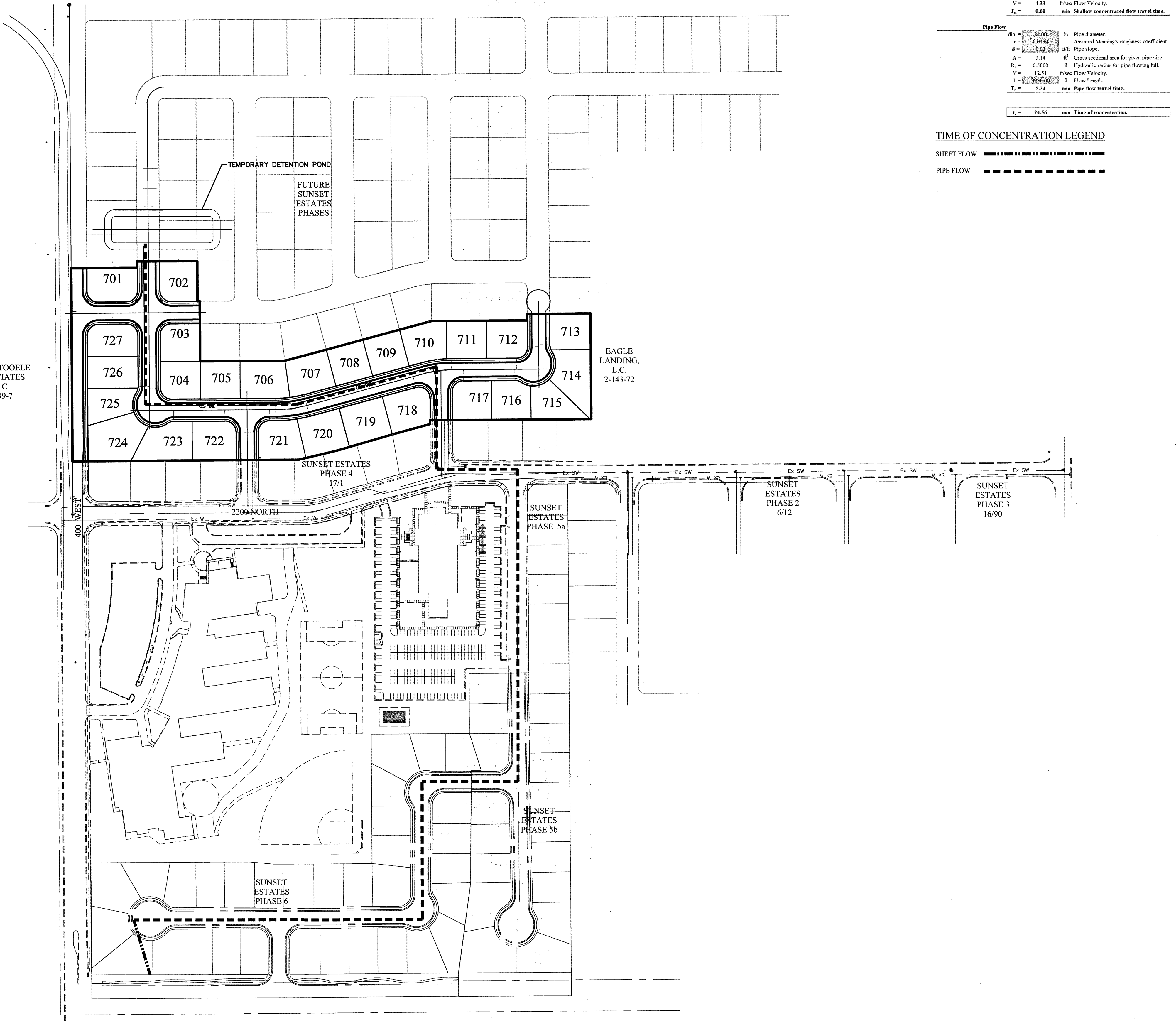
PIPE FLOW

LEGEND

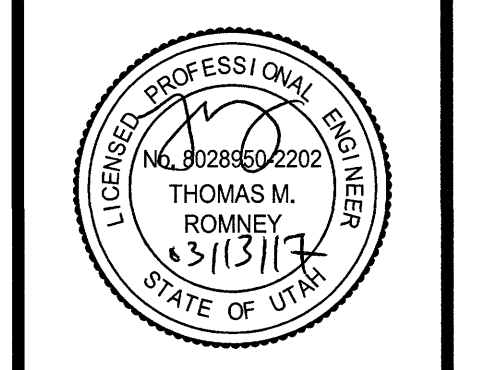
- BOUNDARY
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- CENTERLINE
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- EASEMENT
- 36" STORM DRAIN
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
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- CONTOUR MAJOR
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

PERRY/TOELE ASSOCIATES LLC 2-139-7

EAGLE LANDING, L.C. 2-143-72



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 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
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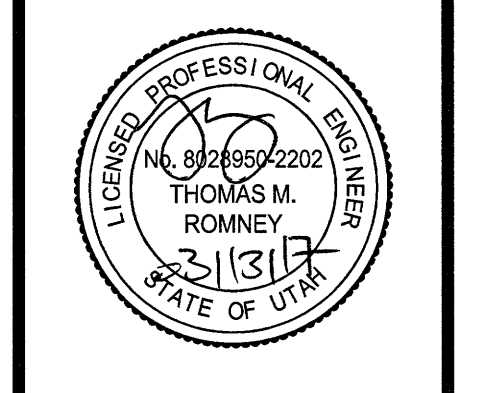
SUNSET ESTATES PHASE 7
 TOOLE CITY, UTAH
Time of Concentration Plan

REVISION BLOCK	
#	DISCUSSION
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TIME OF CONCENTRATION PLAN

Scale: 1"=150' Drawn: TMB
 Date: 3/3/2017 Job #: 13-170
 Sheet: C5.2





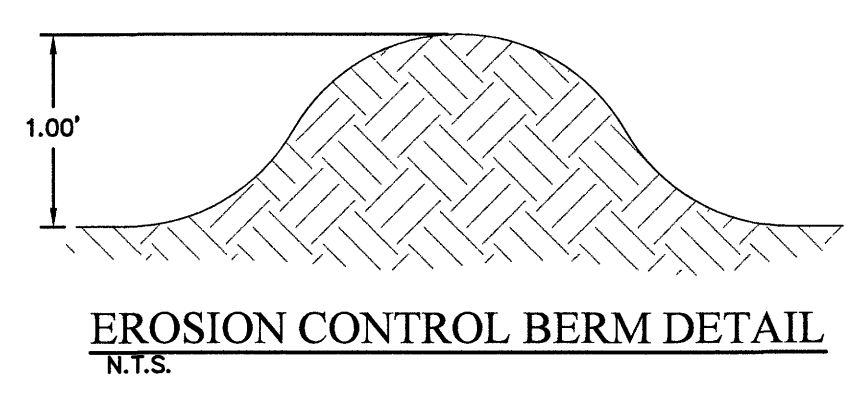
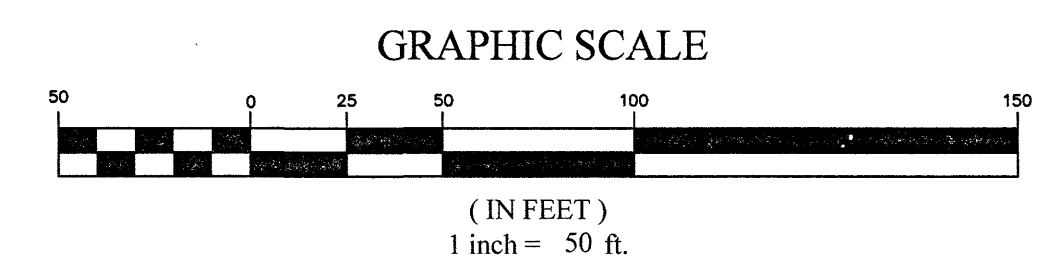
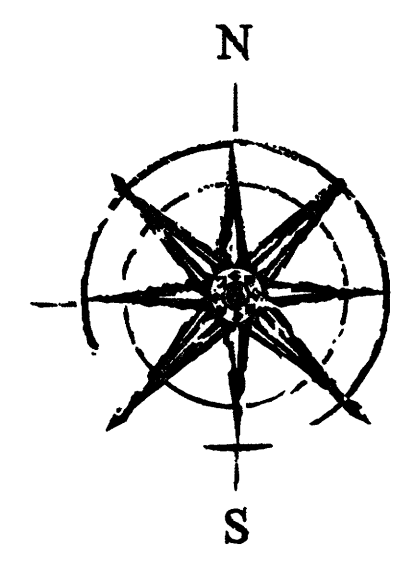
SUNSET ESTATES PHASE 7
 TOOLEE CITY, UTAH
 Erosion Control Plan

REVISION BLOCK	
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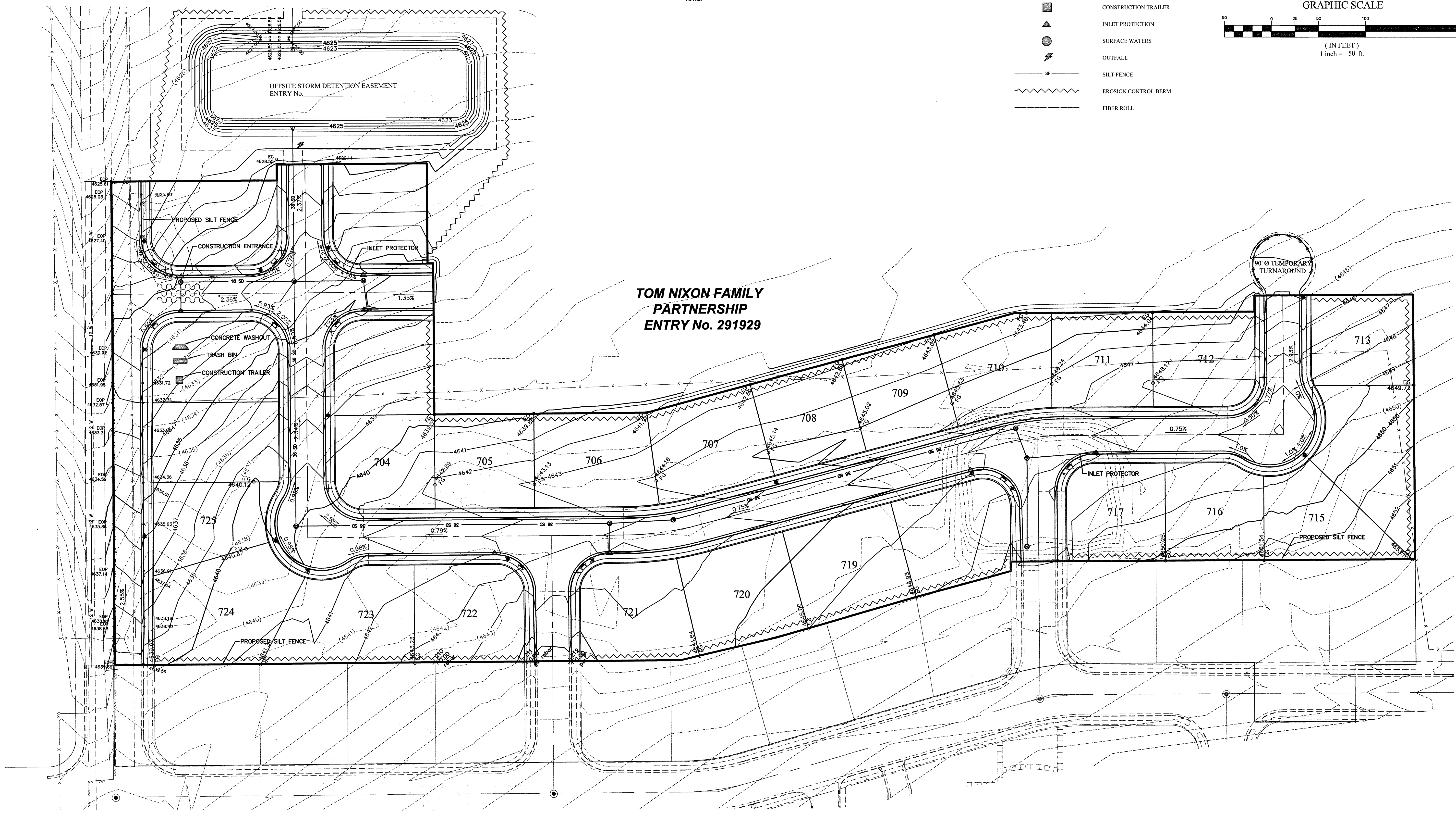
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 Date: 3/3/2017 Job #: 13-170
 Sheet: C6

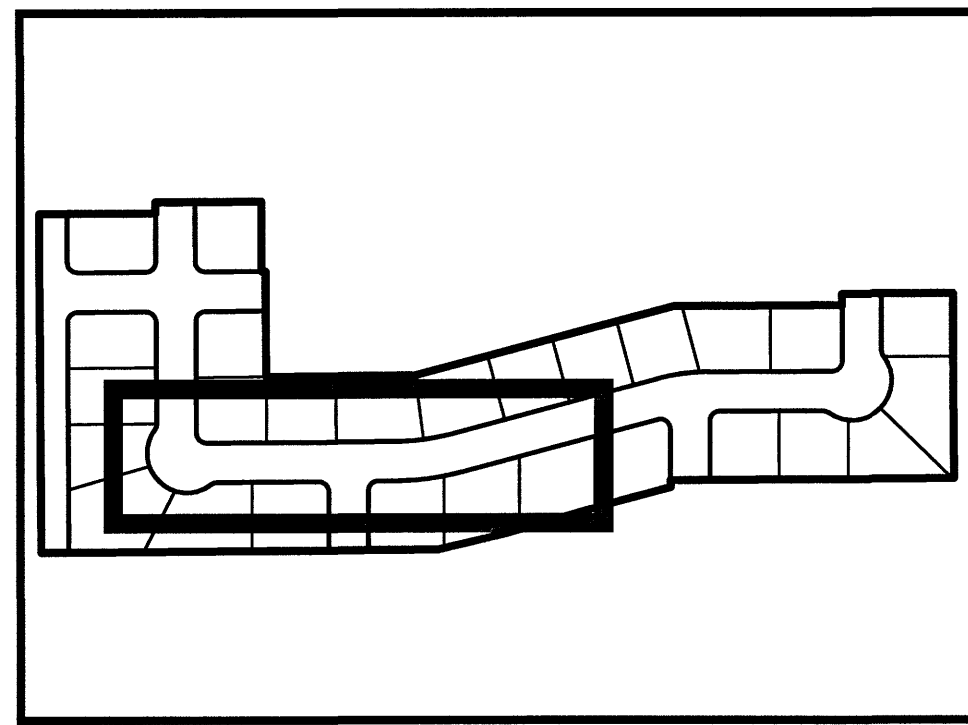
EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- EROSION CONTROL BERM
- FIBER ROLL

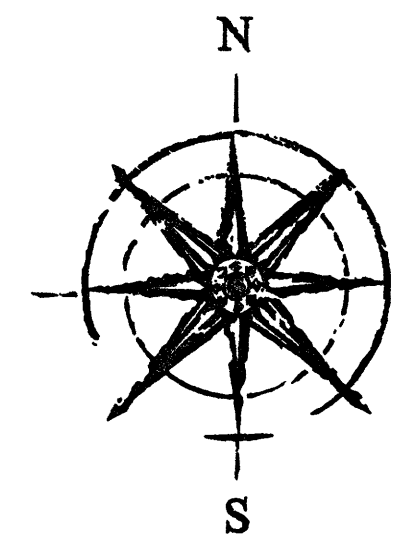


TOM NIXON FAMILY PARTNERSHIP
 ENTRY No. 291929





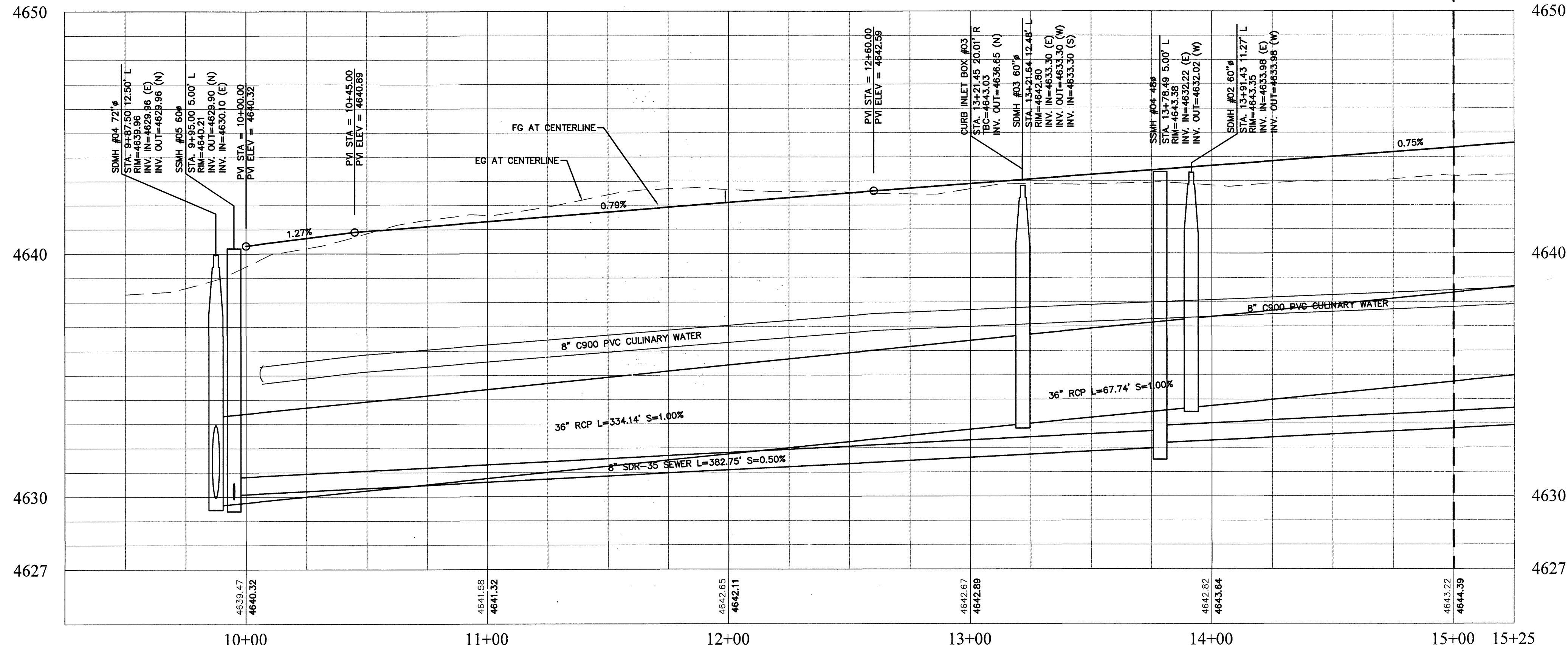
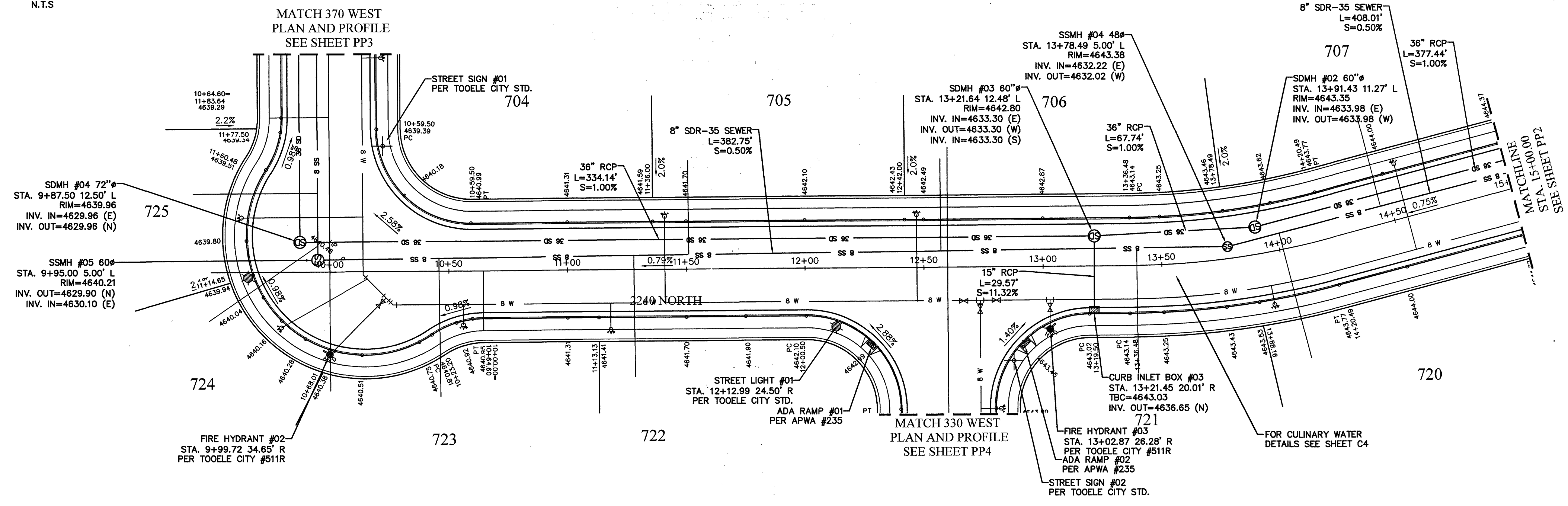
KEY MAP
N.T.S.



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	36" SD
---	15" SD
---	8" SS
---	8" SW
---	6" SW
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



2240 NORTH PROFILE

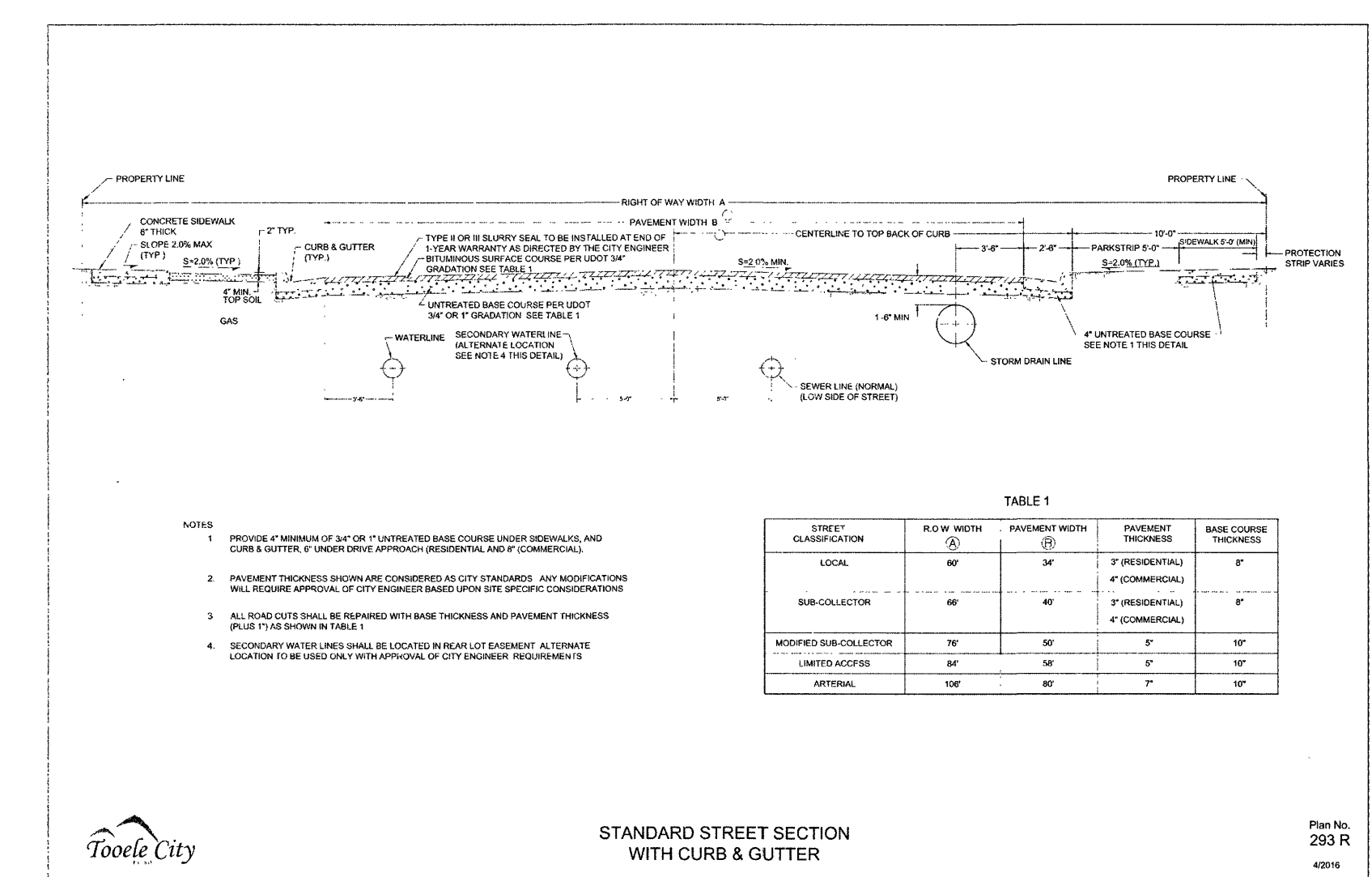
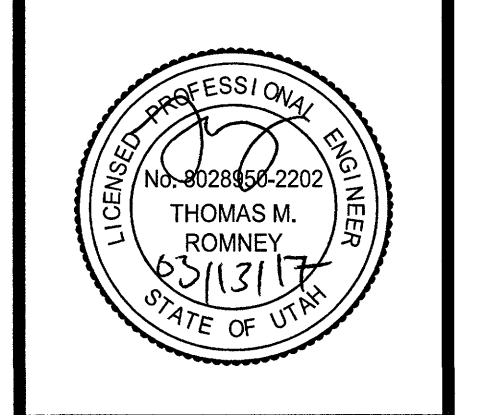


TABLE 1

STREET CLASSIFICATION	R.O.W. WIDTH (ft)	PAVEMENT WIDTH (ft)	PAVEMENT THICKNESS (in)	BASE COURSE THICKNESS (in)
LOCAL	40	30	4" (RESIDENTIAL)	4"
SUB-COLLECTOR	40	30	4" (COMMERCIAL)	4"
MODIFIED SUB-COLLECTOR	40	30	4" (COMMERCIAL)	4"
ARTISANAL	40	30	4"	4"

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TOOELE CITY, UTAH
2240 North Plan and Profile

REVISION BLOCK

#	DATE	DESCRIPTION
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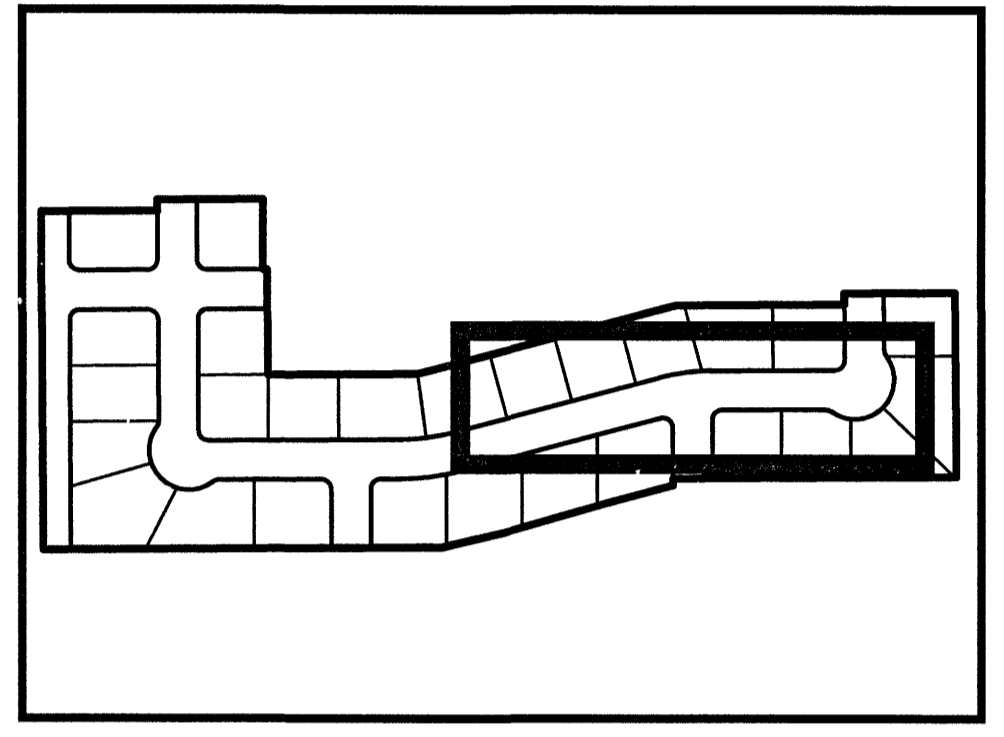
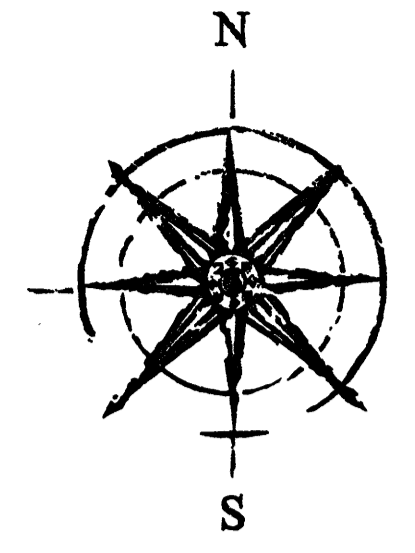
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Scale: 1"=30'
Date: 3/3/2017
Job #: 13-170
Sheet: PP1



SUNSET ESTATES PHASE 7
TOOELE CITY, UTAH
2240 North Plan and Profile

REVISION BLOCK

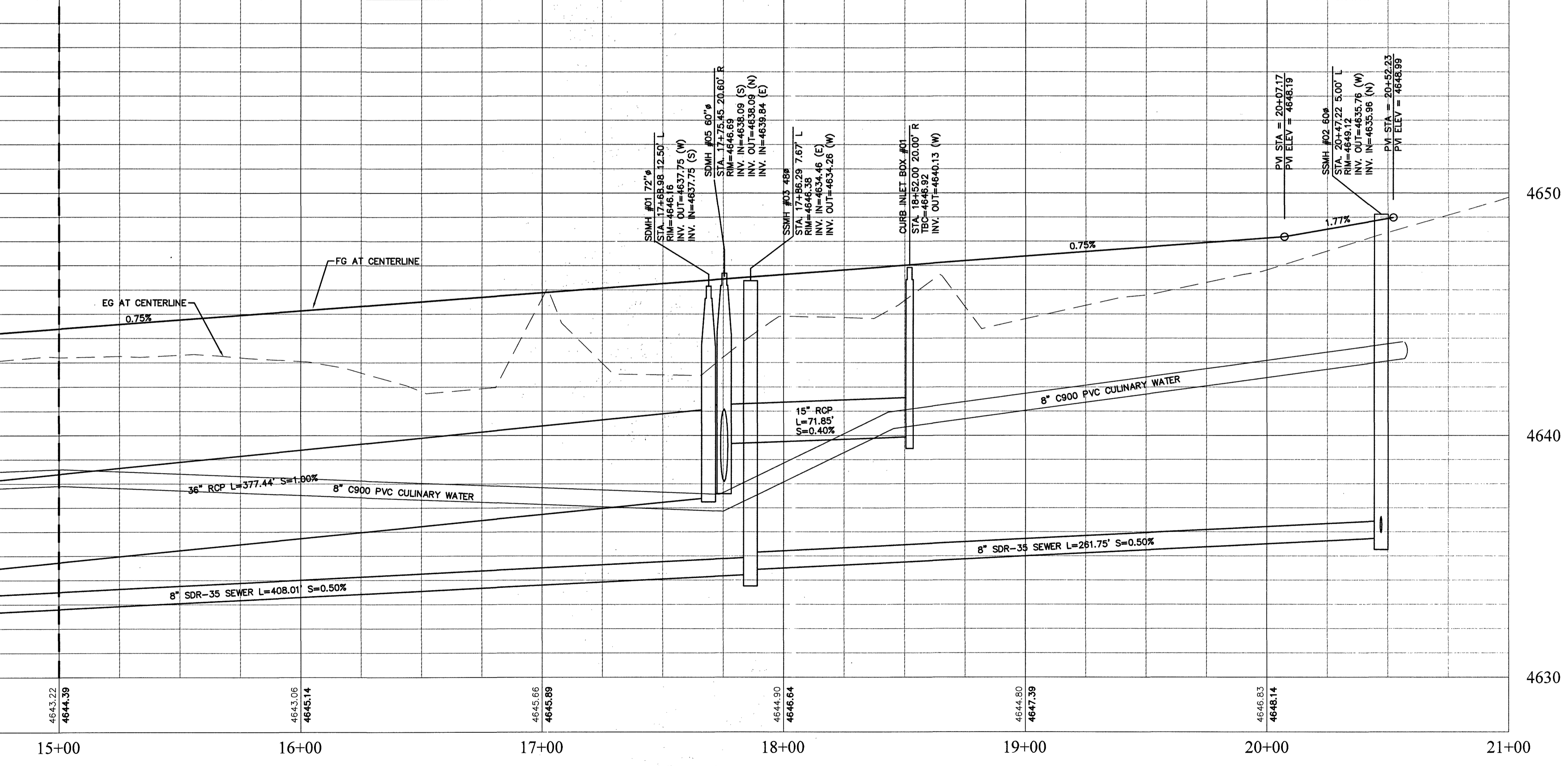
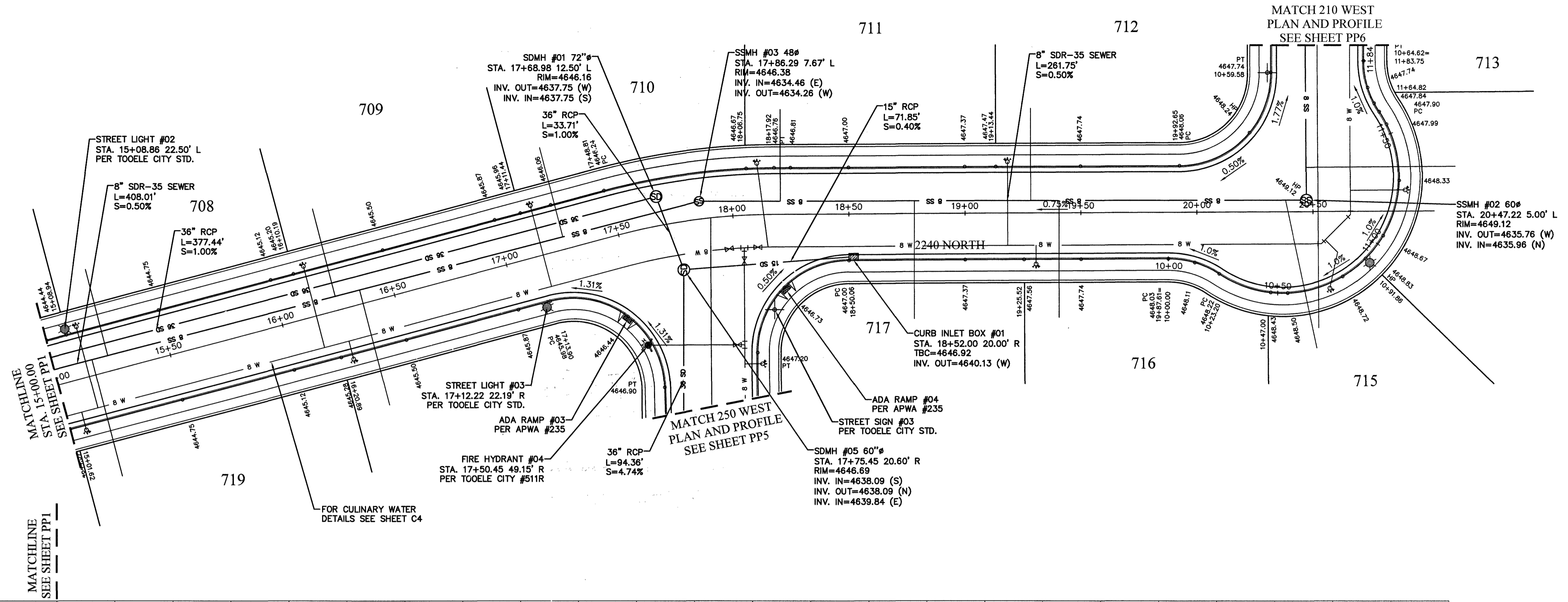
NO.	DATE	DESCRIPTION
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KEY MAP
N.T.S.

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	36" STORM DRAIN
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	6" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



2240 NORTH PROFILE

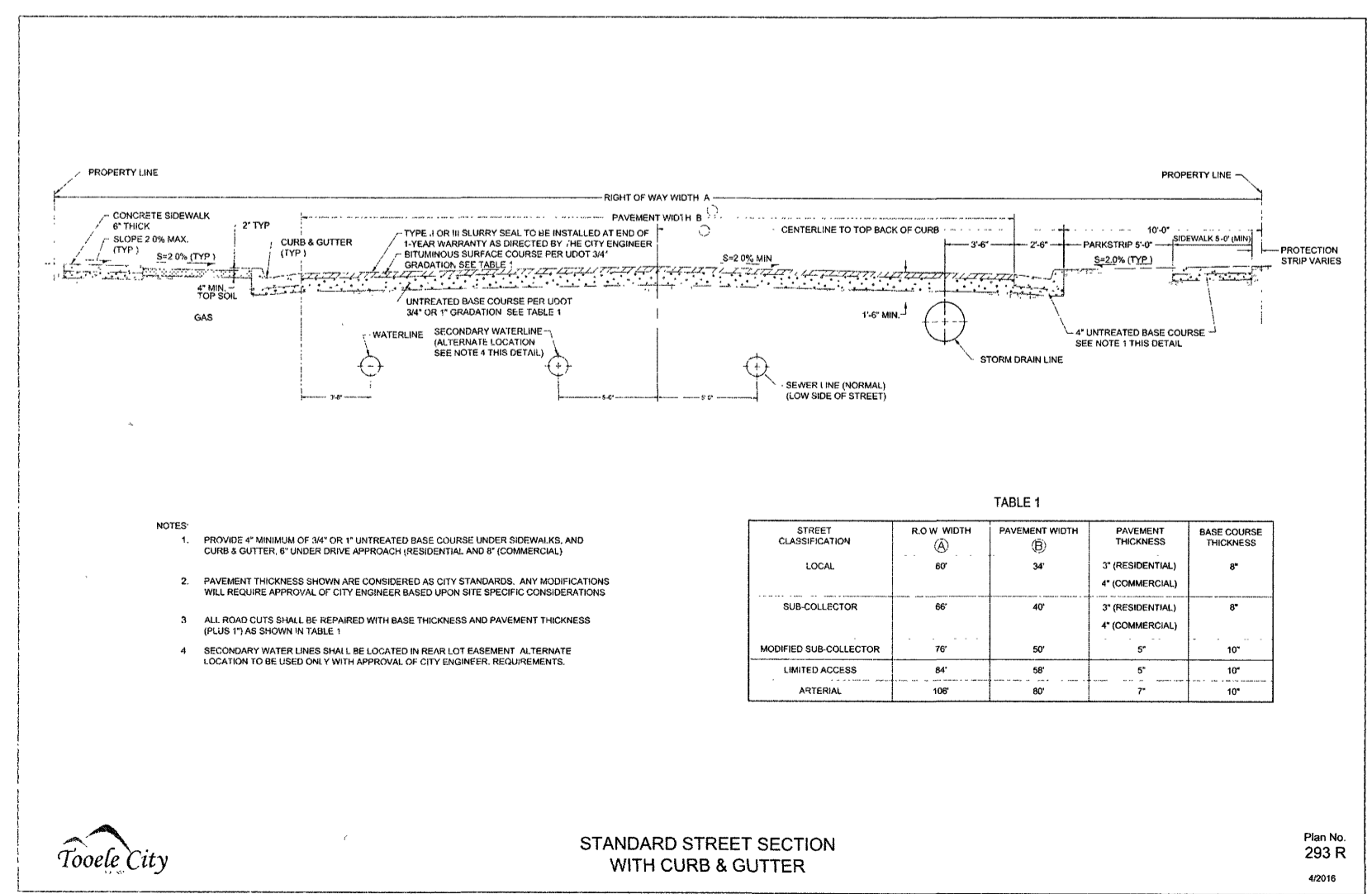
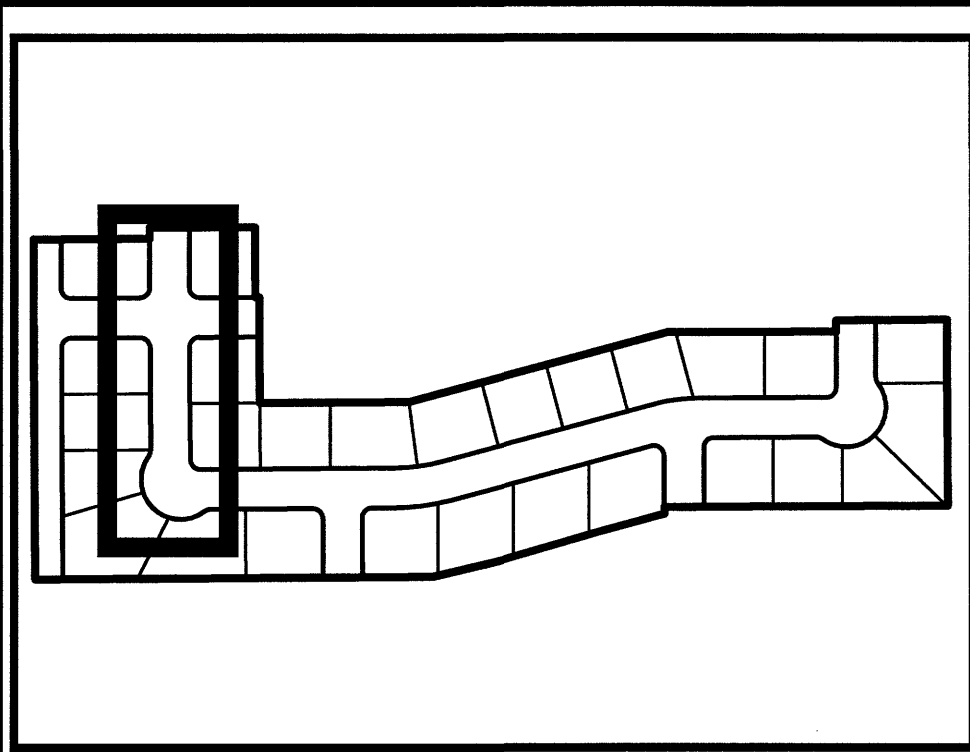


TABLE 1

STREET CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH	PAVEMENT THICKNESS	BASE COURSE THICKNESS
LOCAL	40'	30'	3" (RESIDENTIAL)	4" (COMMERCIAL)
SUB-COLLECTOR	40'	30'	4" (RESIDENTIAL)	6" (COMMERCIAL)
MODIFIED SUB-COLLECTOR	40'	30'	4" (RESIDENTIAL)	6" (COMMERCIAL)
UNIMPROVED ACCESS	40'	30'	4" (RESIDENTIAL)	6" (COMMERCIAL)
INTERNAL	40'	30'	4" (RESIDENTIAL)	6" (COMMERCIAL)





KEY MAP
N.T.S

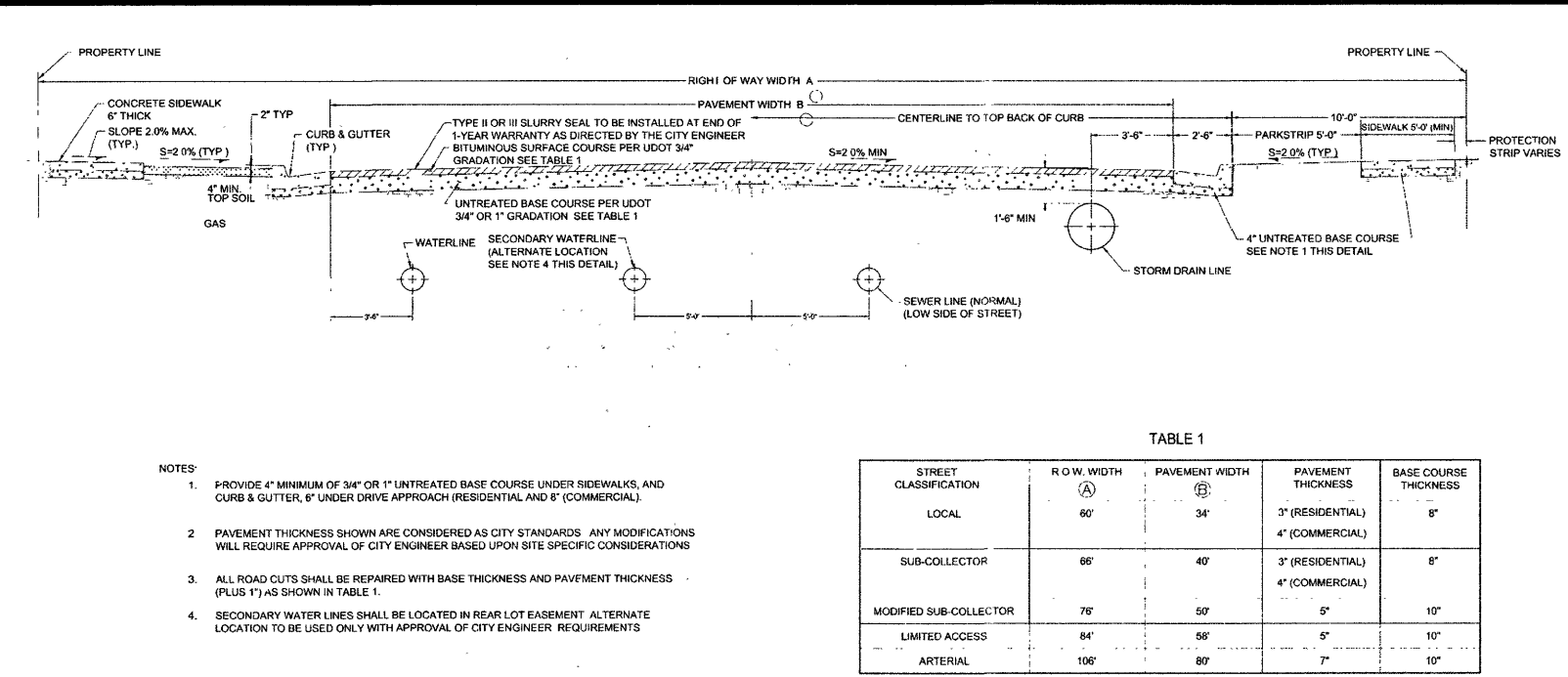
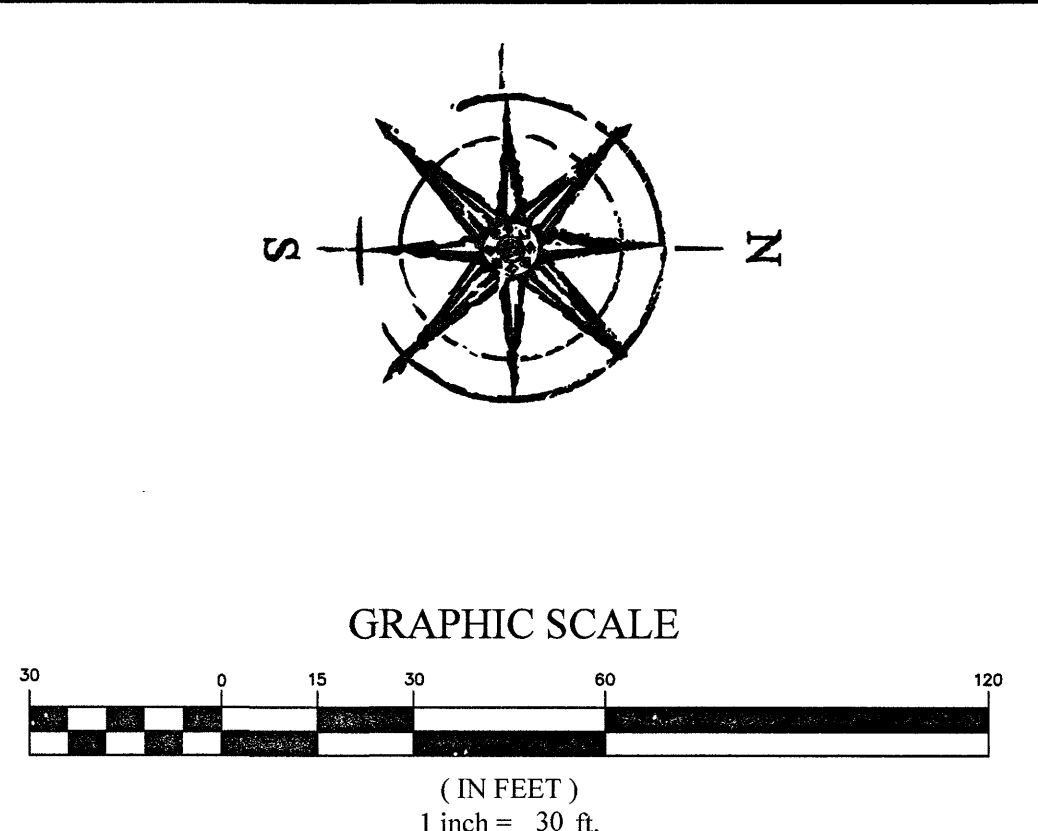
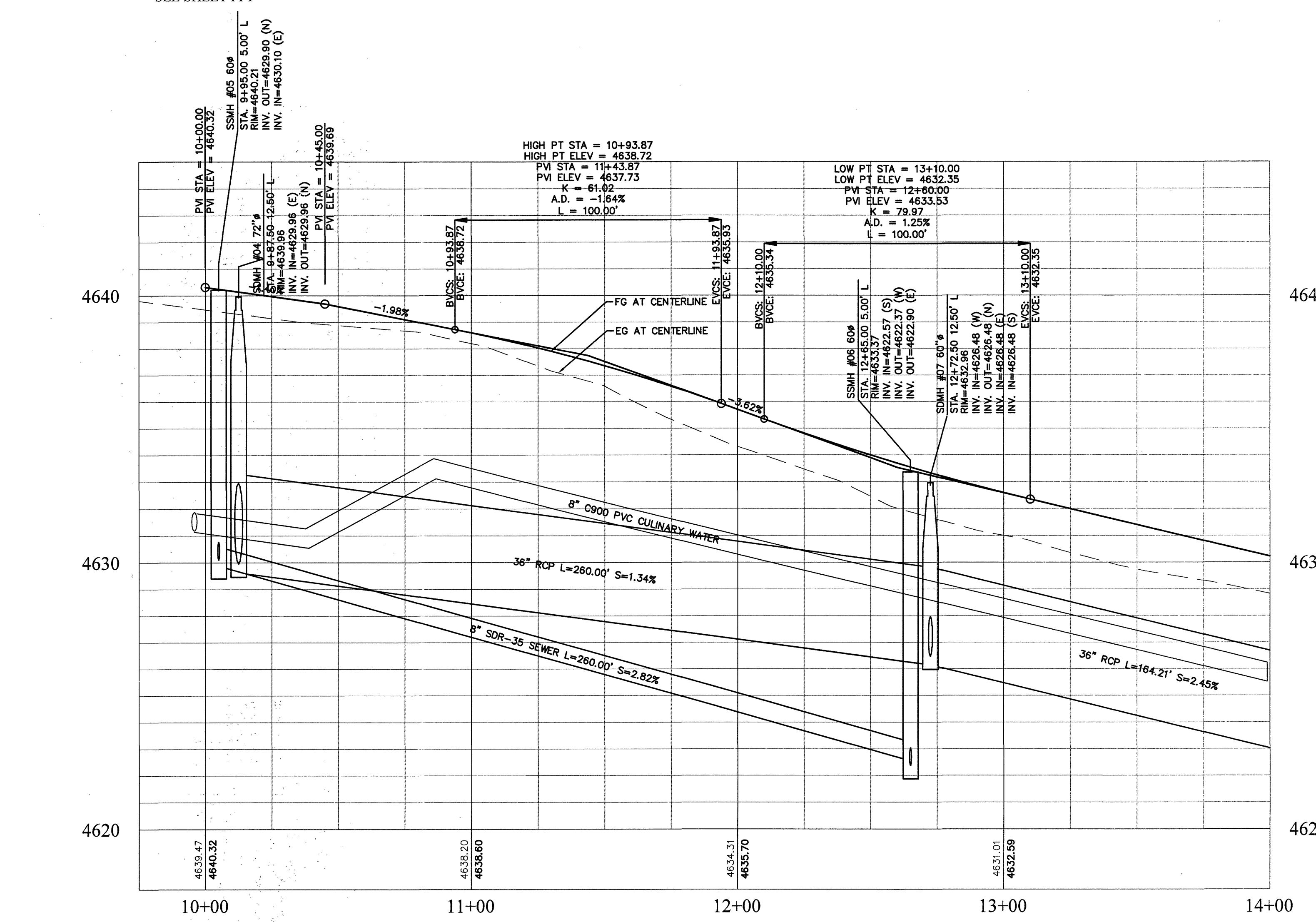
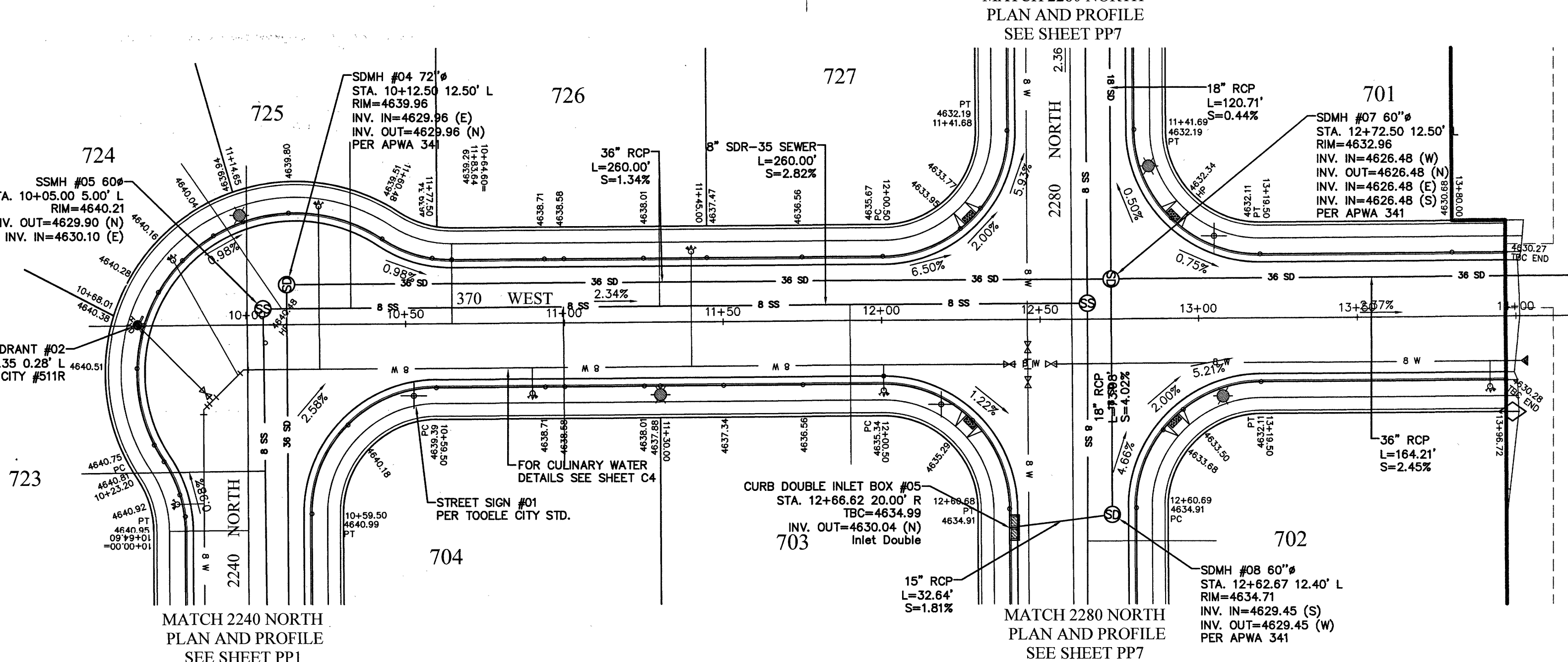


TABLE 1

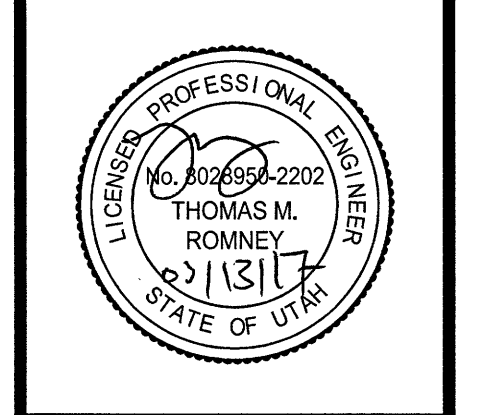
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LOCAL	60'	8'	4"	4"
SUB-COLLECTOR	40'	8'	4"	4"
MODIFIED SUB-COLLECTOR	40'	8'	4"	4"
LIMITED ACCESS	40'	8'	4"	4"
ARTERIAL	120'	8'	4"	4"



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	36 SD 36" STORM DRAIN
---	15 SD 15" STORM DRAIN
---	8 SS 8" SANITARY SEWER
---	8 CW 8" CULINARY WATER
---	6 SW 6" SECONDARY WATER
---	XXXX CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE, & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

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SUNSET ESTATES PHASE 7
TOOELE CITY, UTAH
370 West Plan and Profile

REVISION BLOCK

#	DATE	DESCRIPTION
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370 WEST PLAN AND PROFILE
Scale: 1"=30'
Date: 3/3/2017
Job #: 13-170
Sheet: PP3



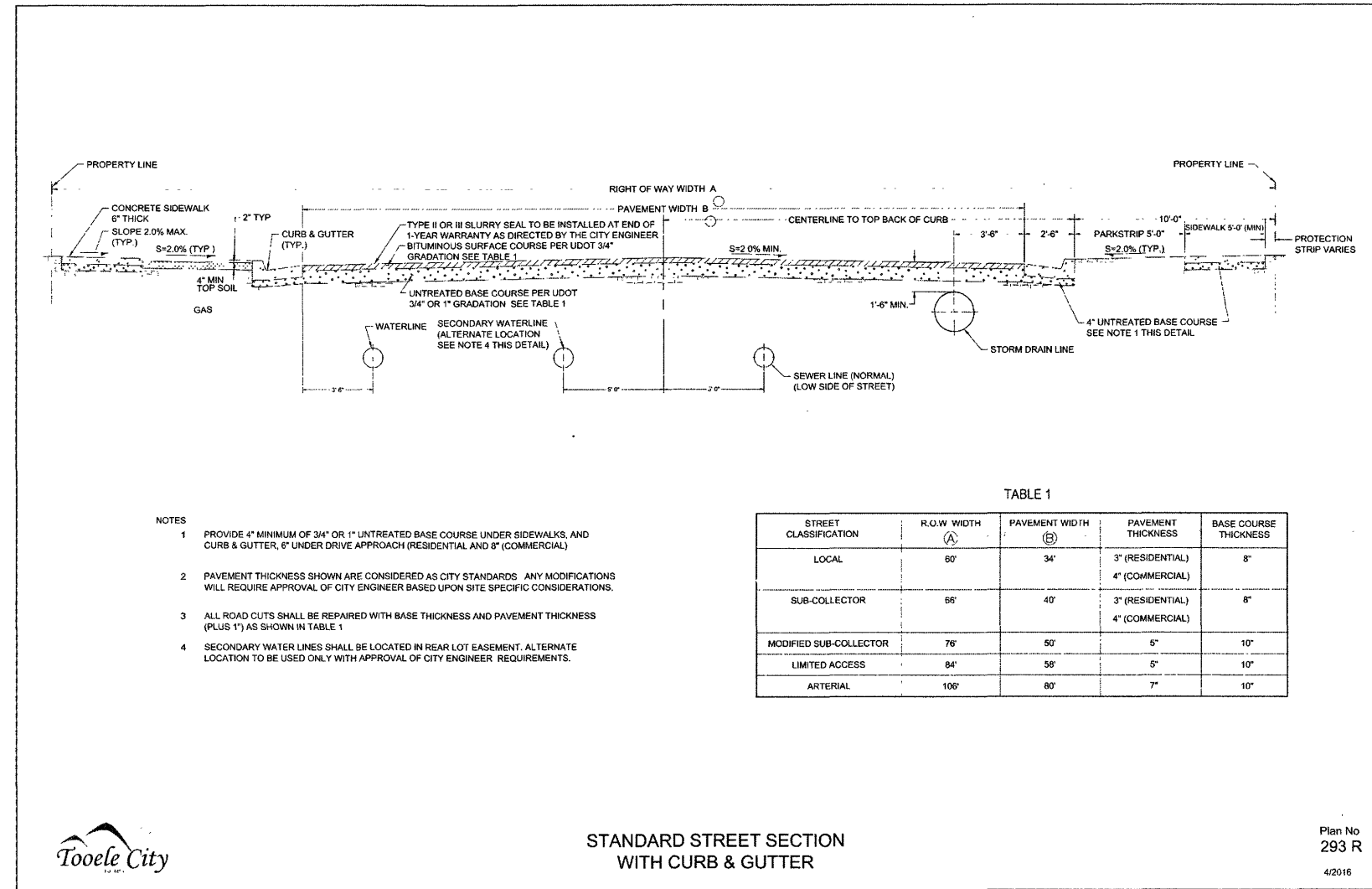
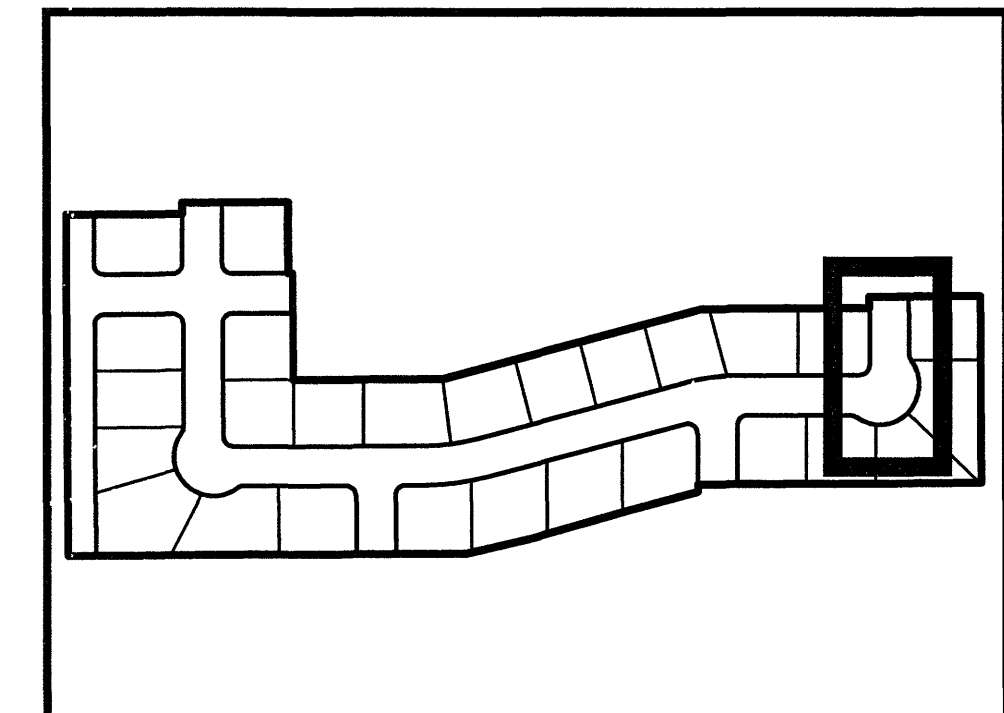
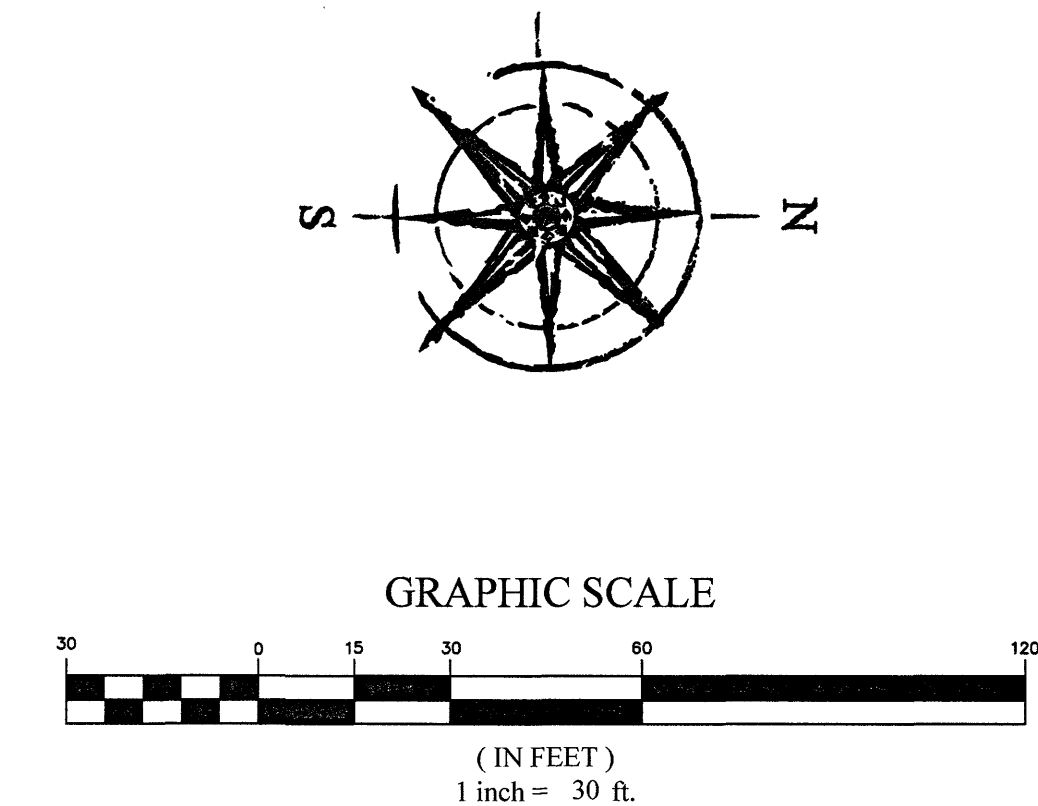
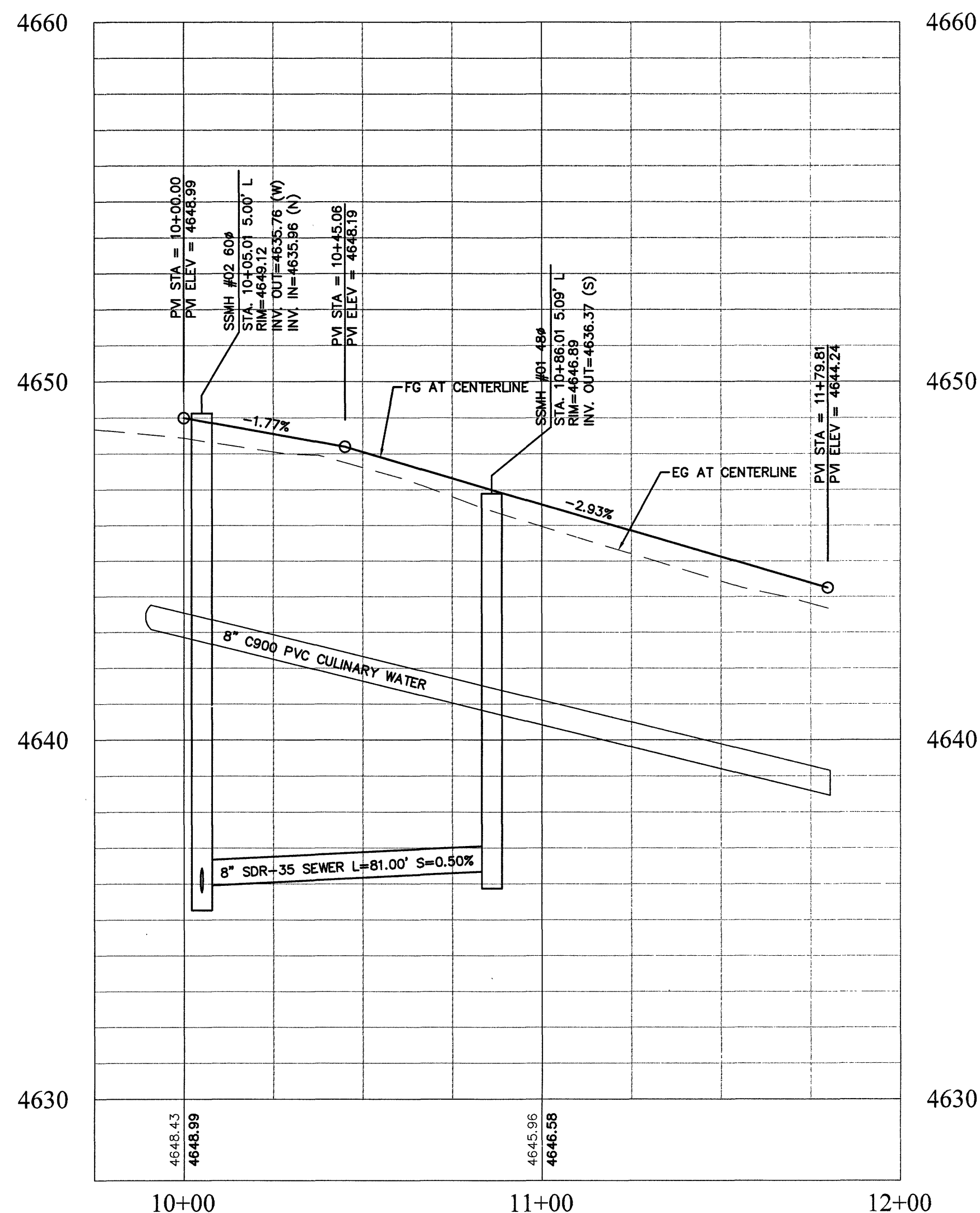
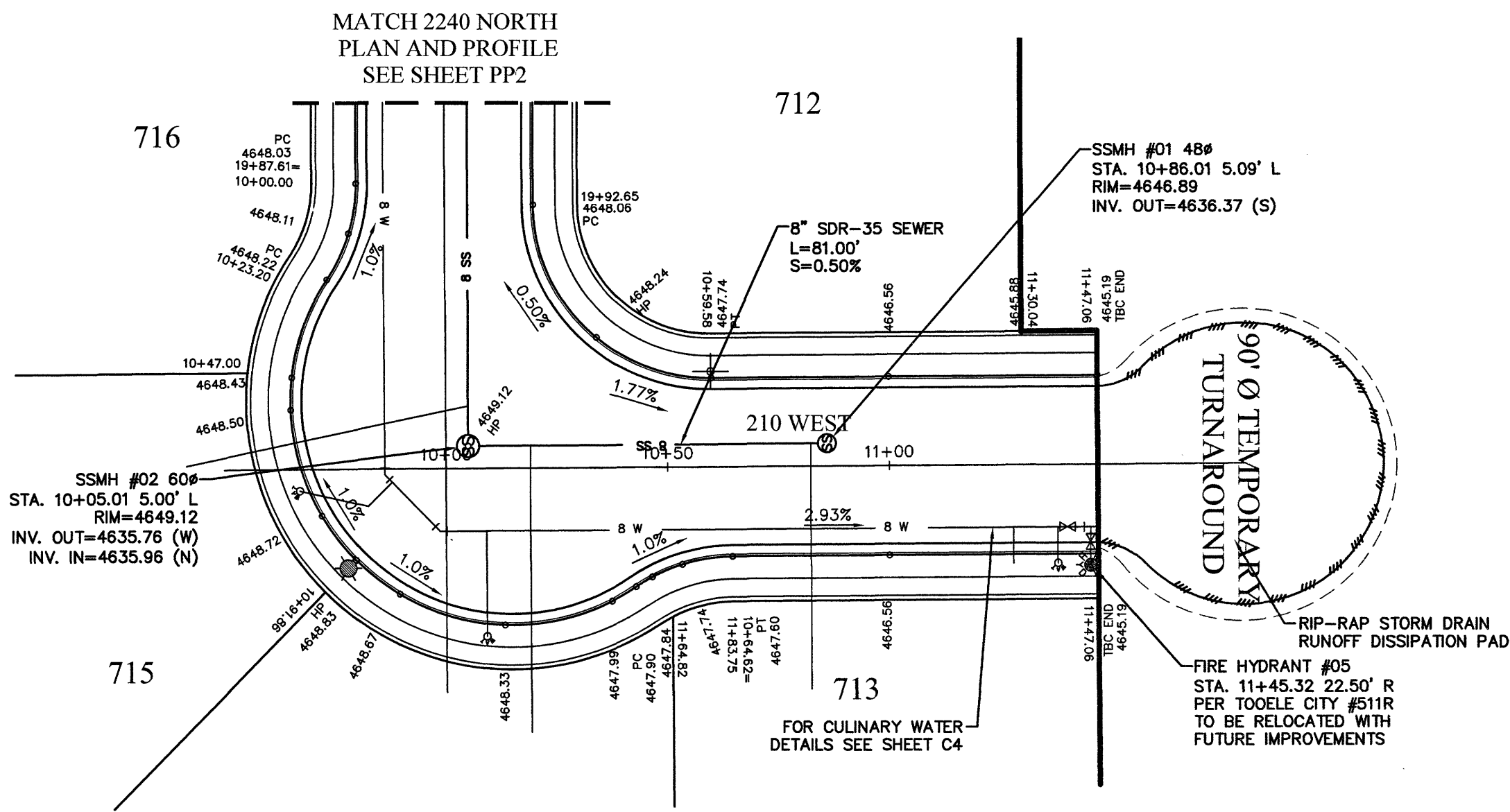


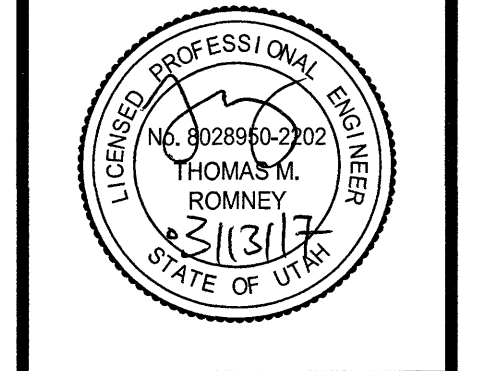
TABLE 1

SEWER CLASSIFICATION	MIN. WIDTH	PAVEMENT WIDTH	PAVEMENT THICKNESS	BASE COURSE THICKNESS
LOCAL	18"	36"	7" (RESIDENTIAL)	4"
SEWER COLLECTOR	24"	48"	7" (RESIDENTIAL) 4" (COMMERCIAL)	4"
MODIFIED SEWER COLLECTOR	30"	60"	8"	10"
LIMITED ACCESS	36"	72"	8"	10"
NATIONAL	42"	84"	8"	10"



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 36" STORM DRAIN
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 6" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION

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SUNSET ESTATES PHASE 7
TOOELE CITY, UTAH
210 West Plan and Profile

REVISION BLOCK

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210 WEST PLAN AND PROFILE

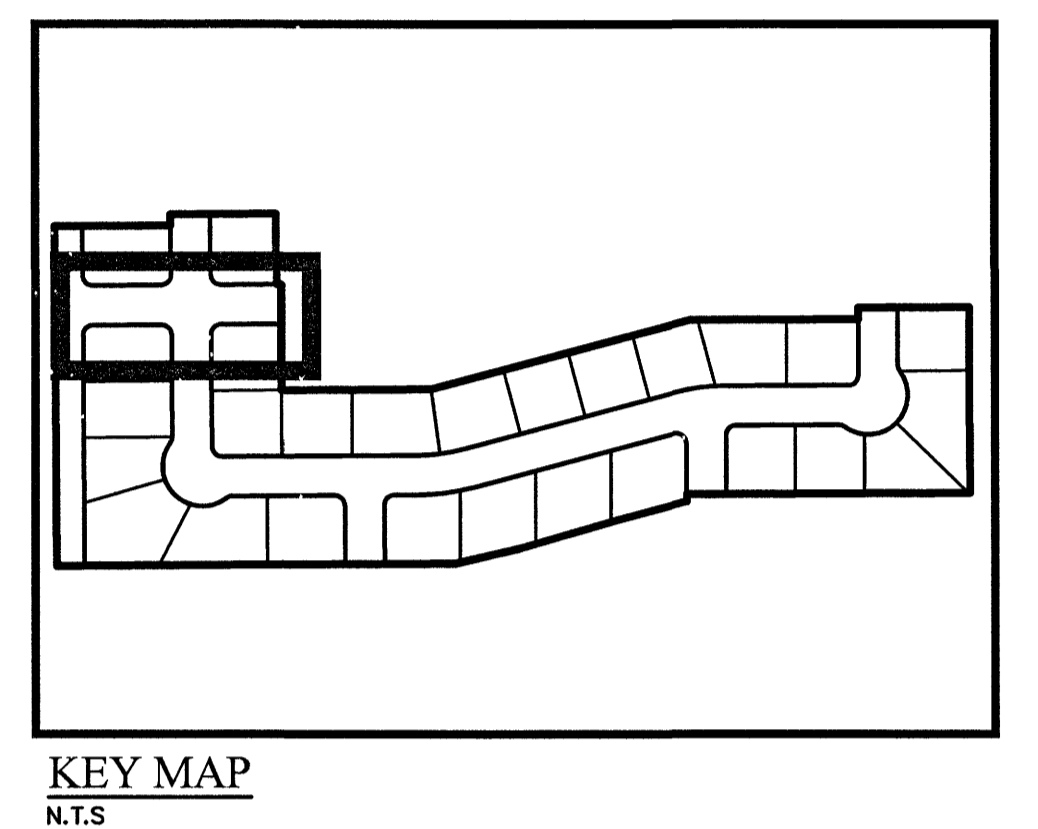
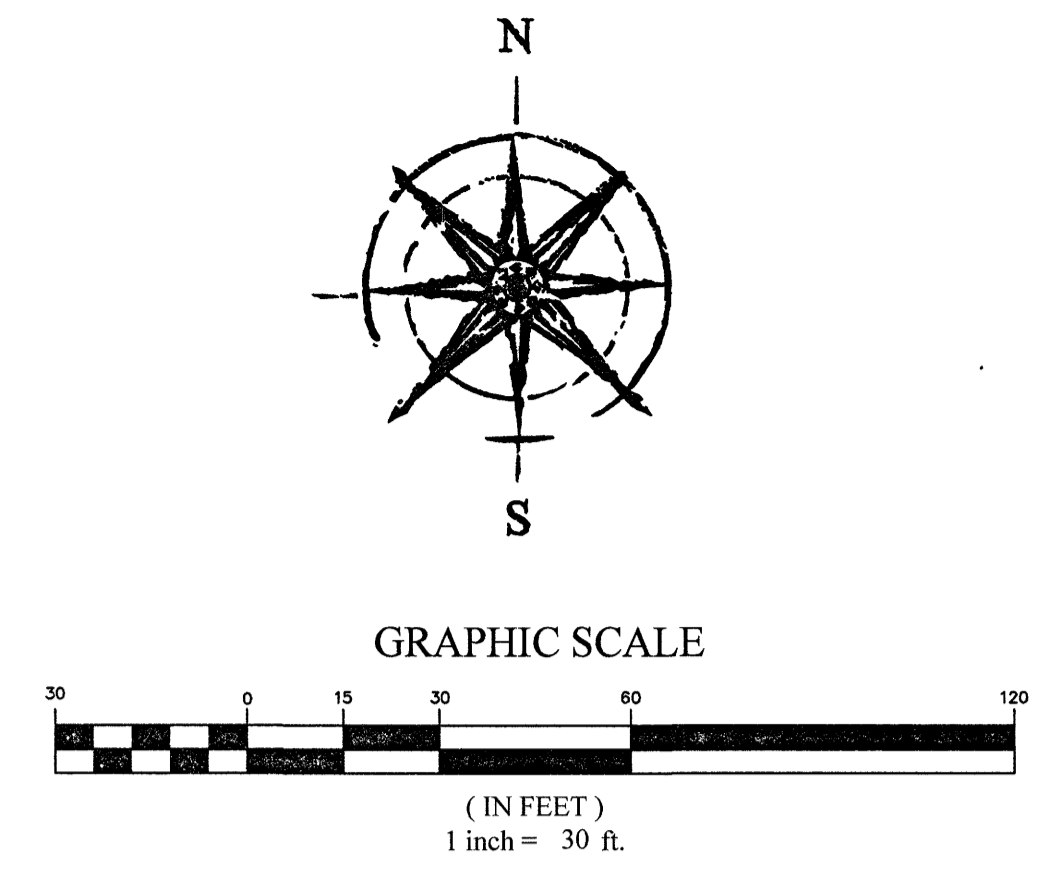
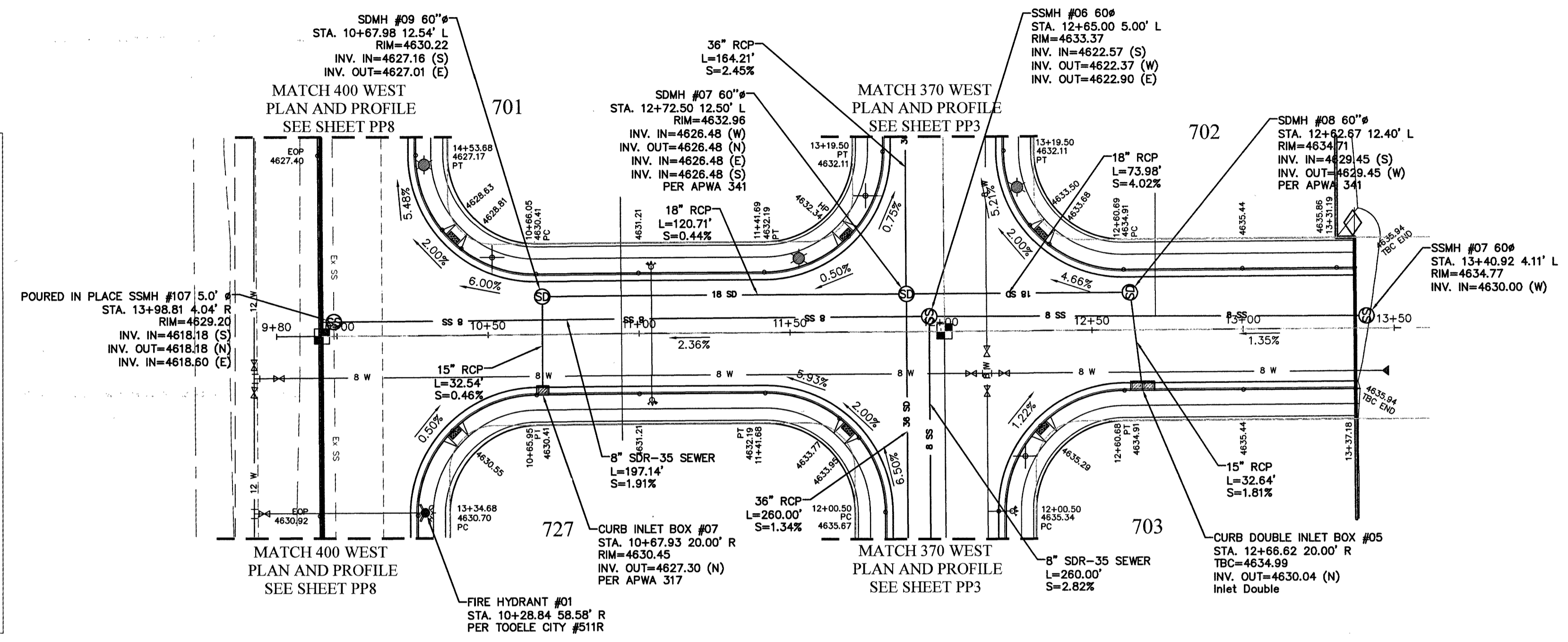
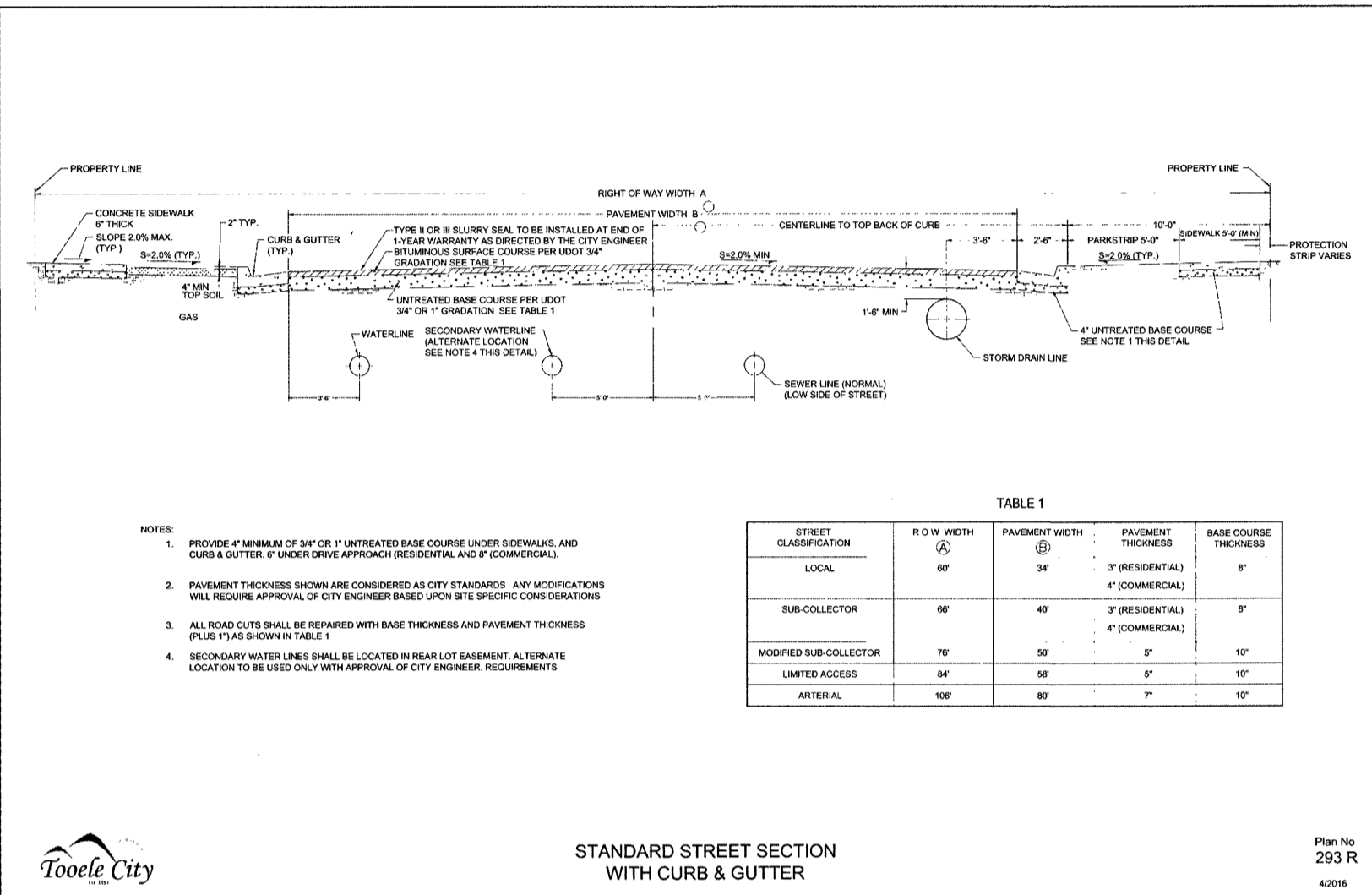
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Date: 3/3/2017
Job #: 13-170

Drawn: TMB
Job #: 13-170

Sheet: **PP6**

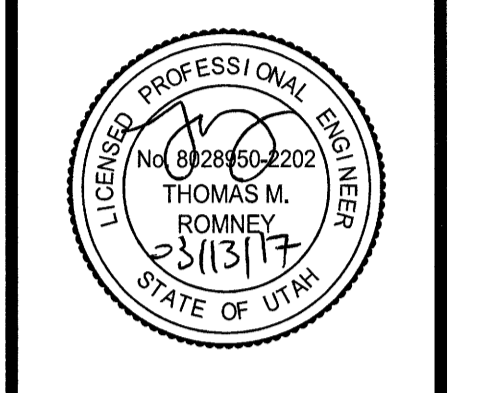
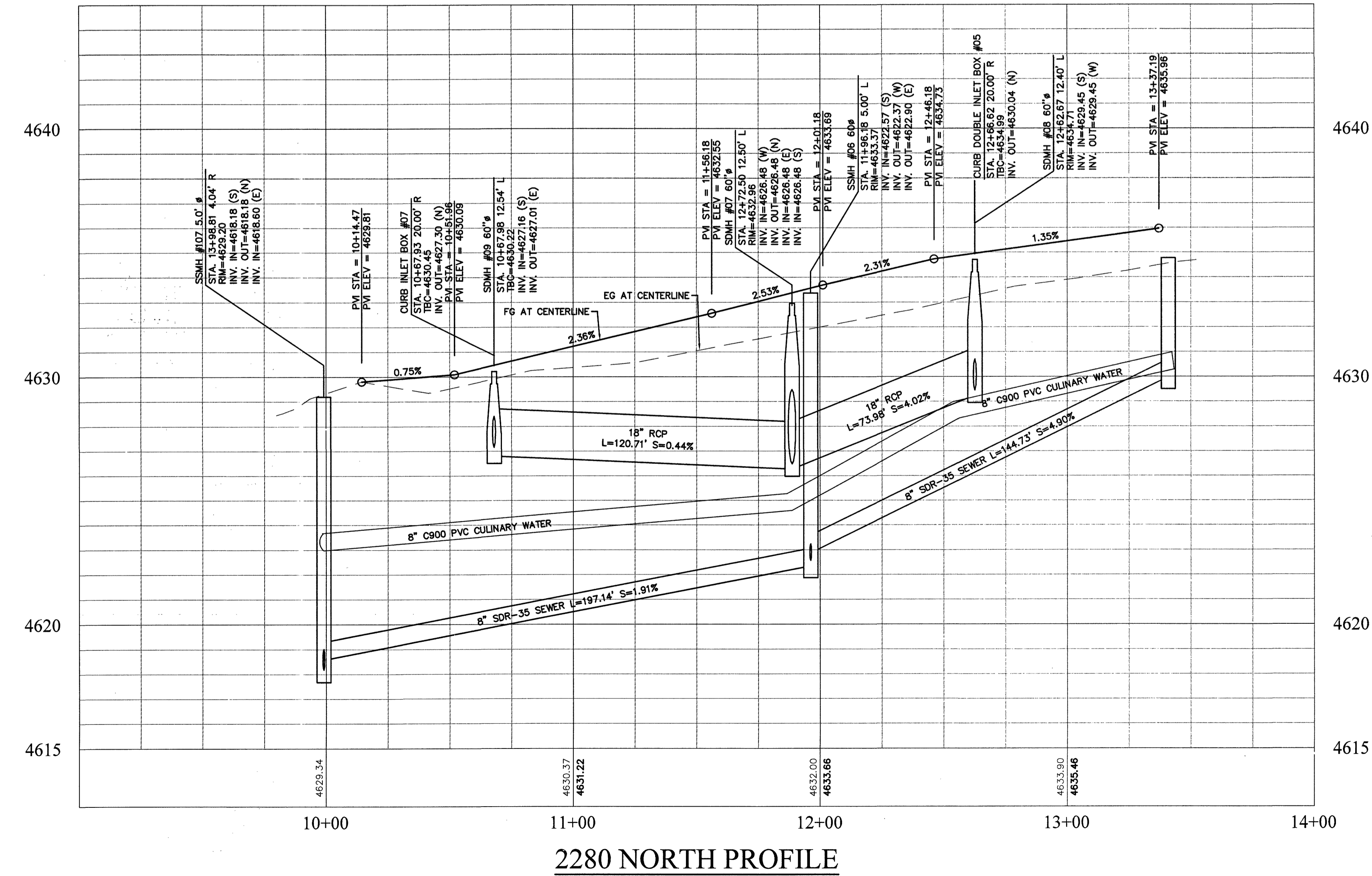


Z:\2013\13-170 Sunset Estates phase 7 Tom Nixon\design\13-170\dwg\phase7\sheet6 - phase 7\PP6-210 West.dwg



LEGEND

--- BOUNDARY	--- BOUNDARY
--- CENTERLINE	--- CENTERLINE
--- LOT LINE	--- LOT LINE
--- EASEMENT	--- EASEMENT
--- 36" SD	--- 36" STORM DRAIN
--- 18" SD	--- 18" STORM DRAIN
--- 8" SW	--- 8" SANITARY SEWER
--- 6" SW	--- 6" CULINARY WATER
--- 6" SW	--- 6" SECONDARY WATER
--- XXXX	--- CONTOUR MAJOR
--- XXXX	--- CONTOUR MINOR
--- Ex SD	--- EXIST. STORM DRAIN
--- Ex SS	--- EXIST. SANITARY SEWER
--- Ex W	--- EXIST. CULINARY WATER
--- X	--- EXIST. FENCE
--- (XXXX)	--- EXIST. CONTOUR MAJOR
--- (XXXX)	--- EXIST. CONTOUR MINOR
--- SIGN	--- SIGN
--- STREET LIGHT	--- STREET LIGHT
--- SD MH, INLET, AND COMBO	--- SD MH, INLET, AND COMBO
--- SEWER MANHOLE	--- SEWER MANHOLE
--- VALVE, TEE & BEND	--- VALVE, TEE & BEND
--- WATER BLOW-OFF	--- WATER BLOW-OFF
--- FIRE HYDRANT	--- FIRE HYDRANT
--- STREET MONUMENT (TO BE SET)	--- STREET MONUMENT (TO BE SET)
--- EXIST. STREET MONUMENT	--- EXIST. STREET MONUMENT
--- EXIST. SD INLET & MH	--- EXIST. SD INLET & MH
--- EXIST. SEWER MH	--- EXIST. SEWER MH
--- EXIST. VALVE, TEE, & BEND	--- EXIST. VALVE, TEE, & BEND
--- EXIST. FIRE HYDRANT	--- EXIST. FIRE HYDRANT
--- SPOT ELEVATION	--- SPOT ELEVATION

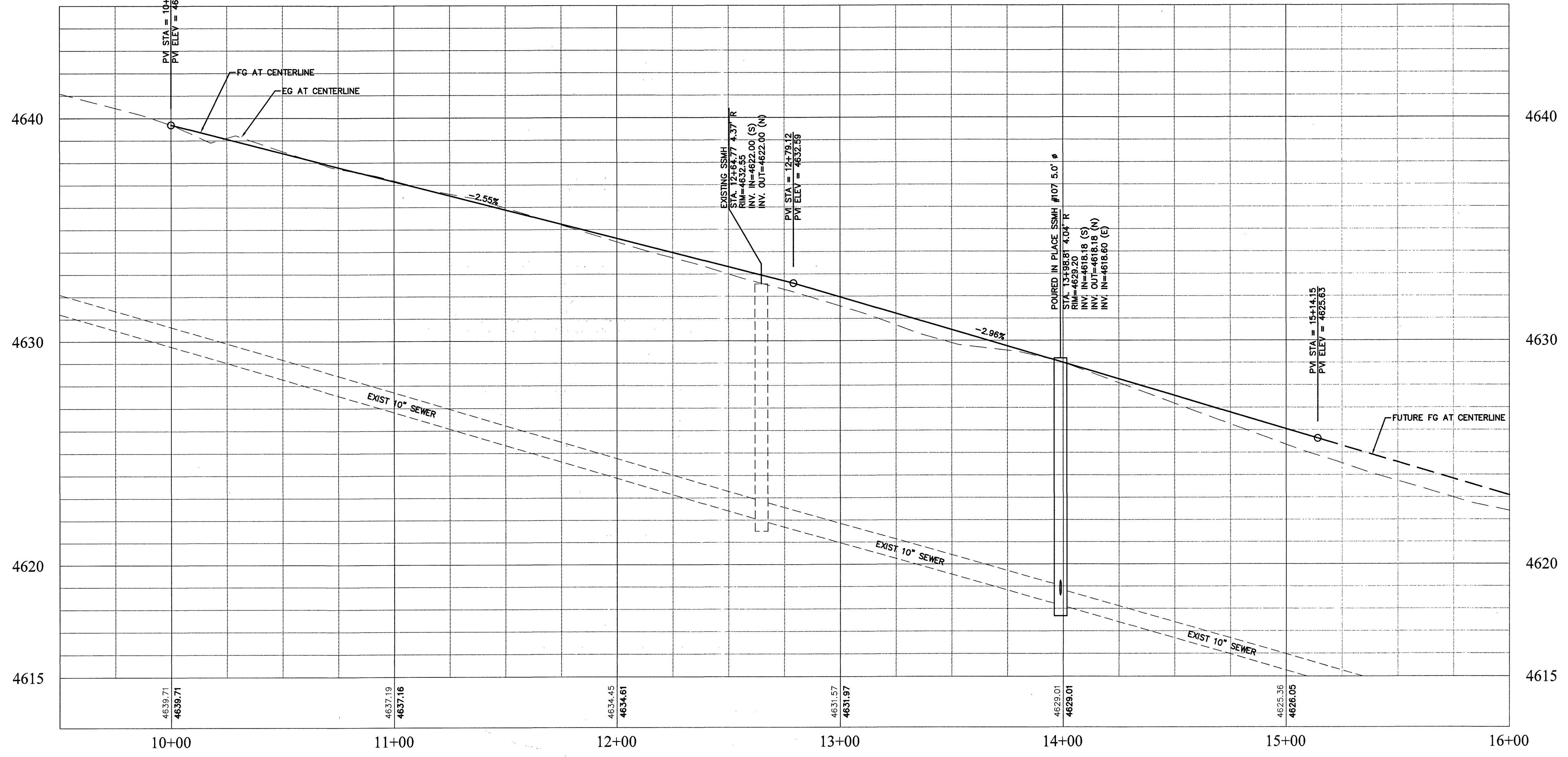
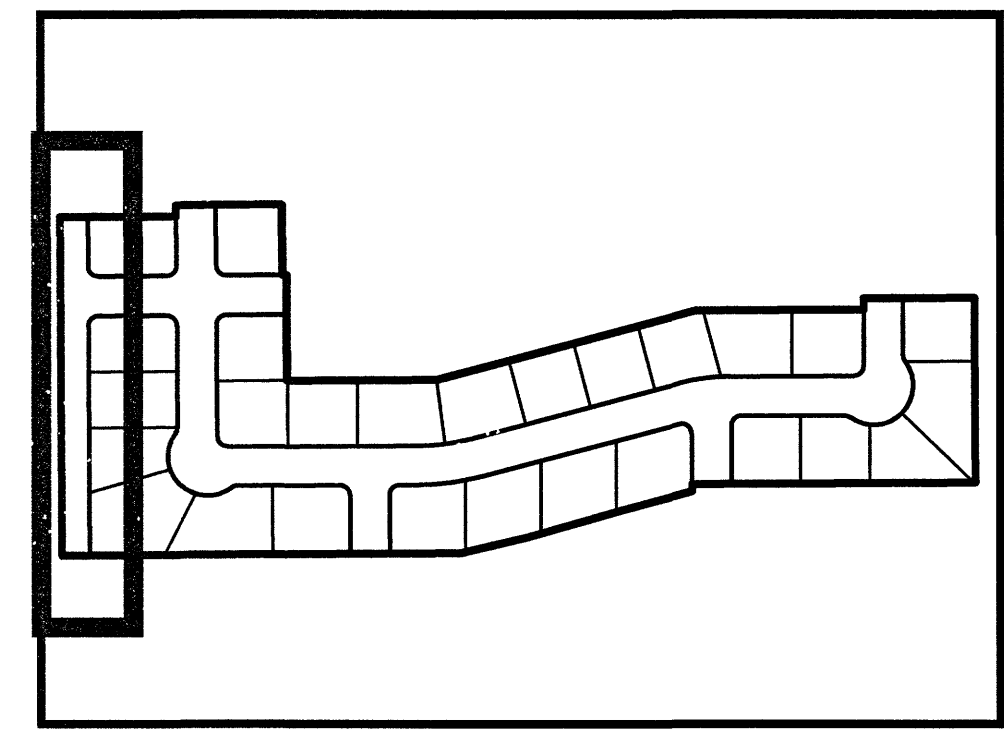
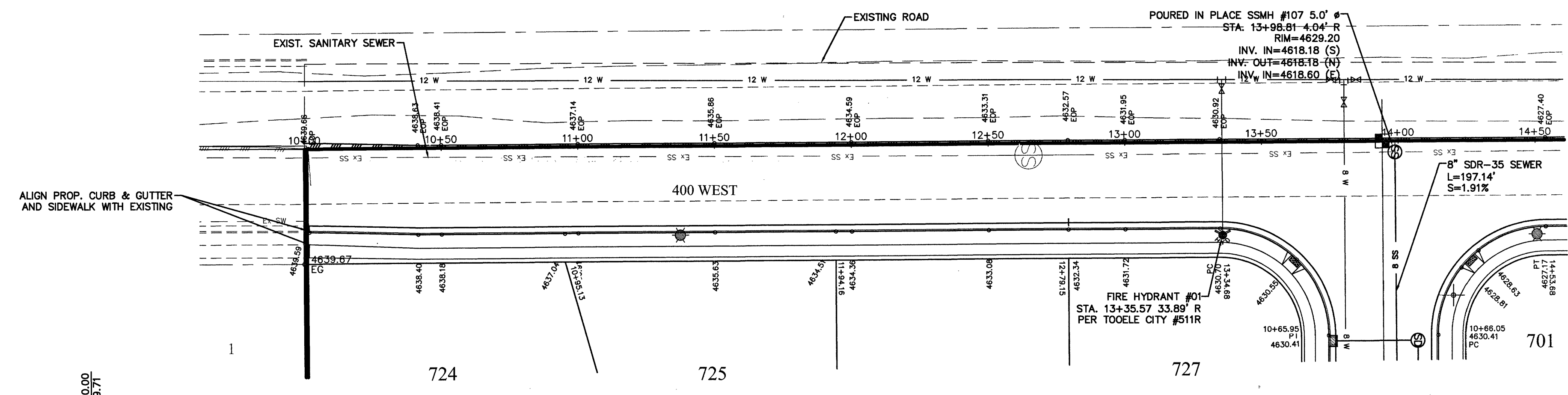
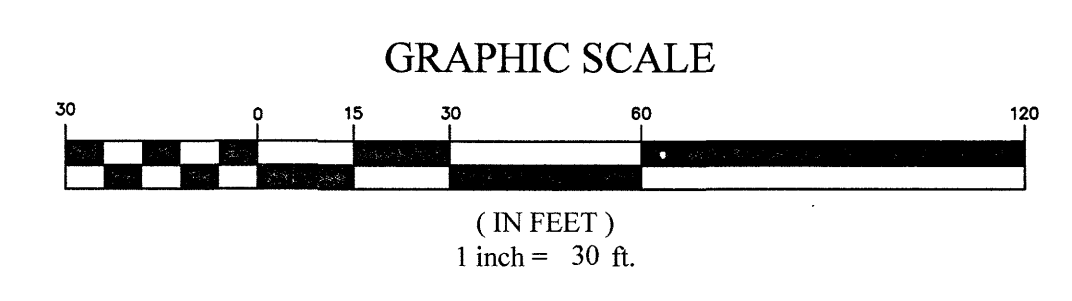
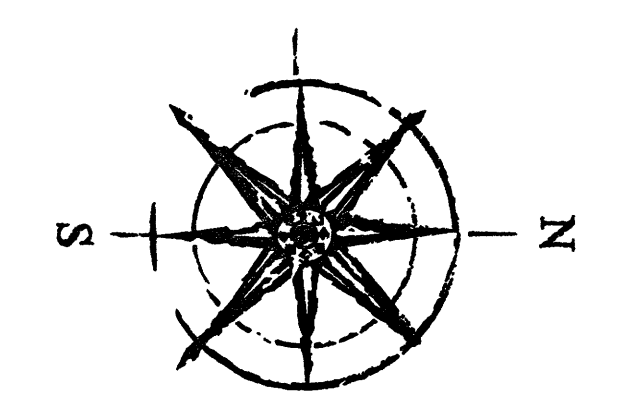
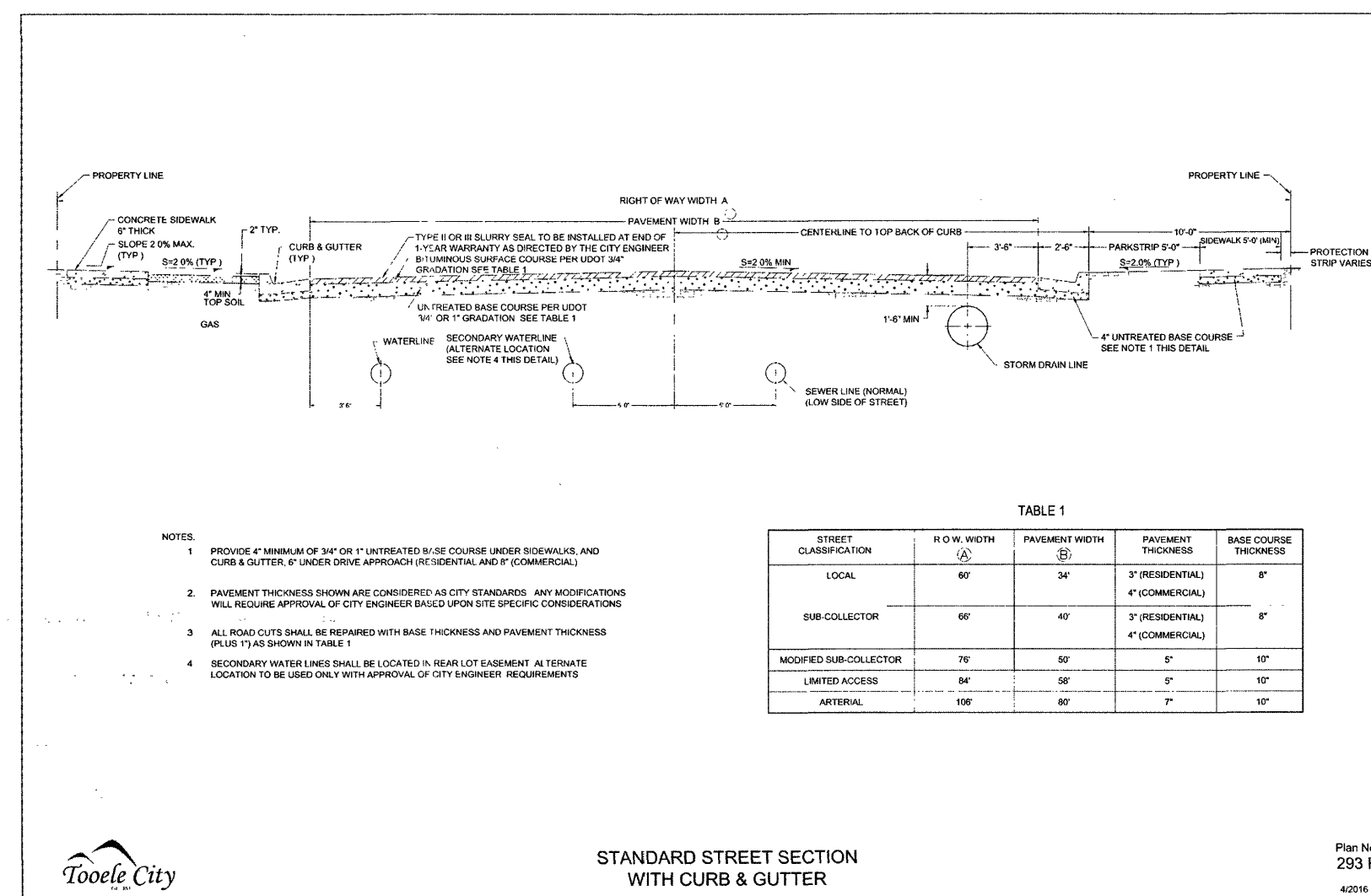


SUNSET ESTATES PHASE 7
TOOLEE CITY, UTAH
2280 North Plan and Profile

REVISION BLOCK

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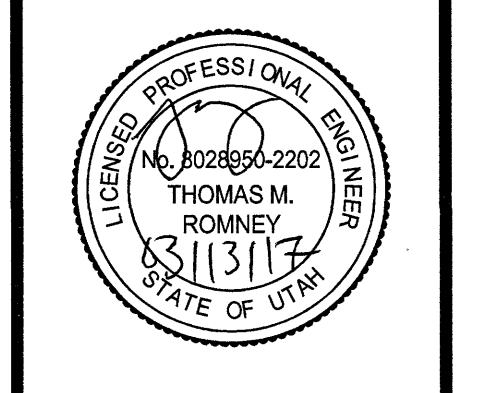




LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
36 SD	36" STORM DRAIN
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
6 SW	6" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
⊙	STREET LIGHT
⊕	SD MH, INLET, AND COMBO
⊗	SEWER MANHOLE
⊘	VALVE, TEE & BEND
⊙	WATER BLOW-OFF
⊕	FIRE HYDRANT
⊗	STREET MONUMENT (TO BE SET)
⊘	EXIST. SD INLET & MH
⊕	EXIST. SEWER MH
⊗	EXIST. VALVE, TEE, & BEND
⊘	EXIST. FIRE HYDRANT
○ XXXX.XX	SPOT ELEVATION

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SUNSET ESTATES PHASE 7
TOOLEE CITY, UTAH
400 West Plan and Profile

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400 WEST PLAN AND PROFILE

Scale: 1"=30'
Date: 3/3/2017
Sheet: PP8

Drawn: TMB
Job #: 13-170



N 400 W

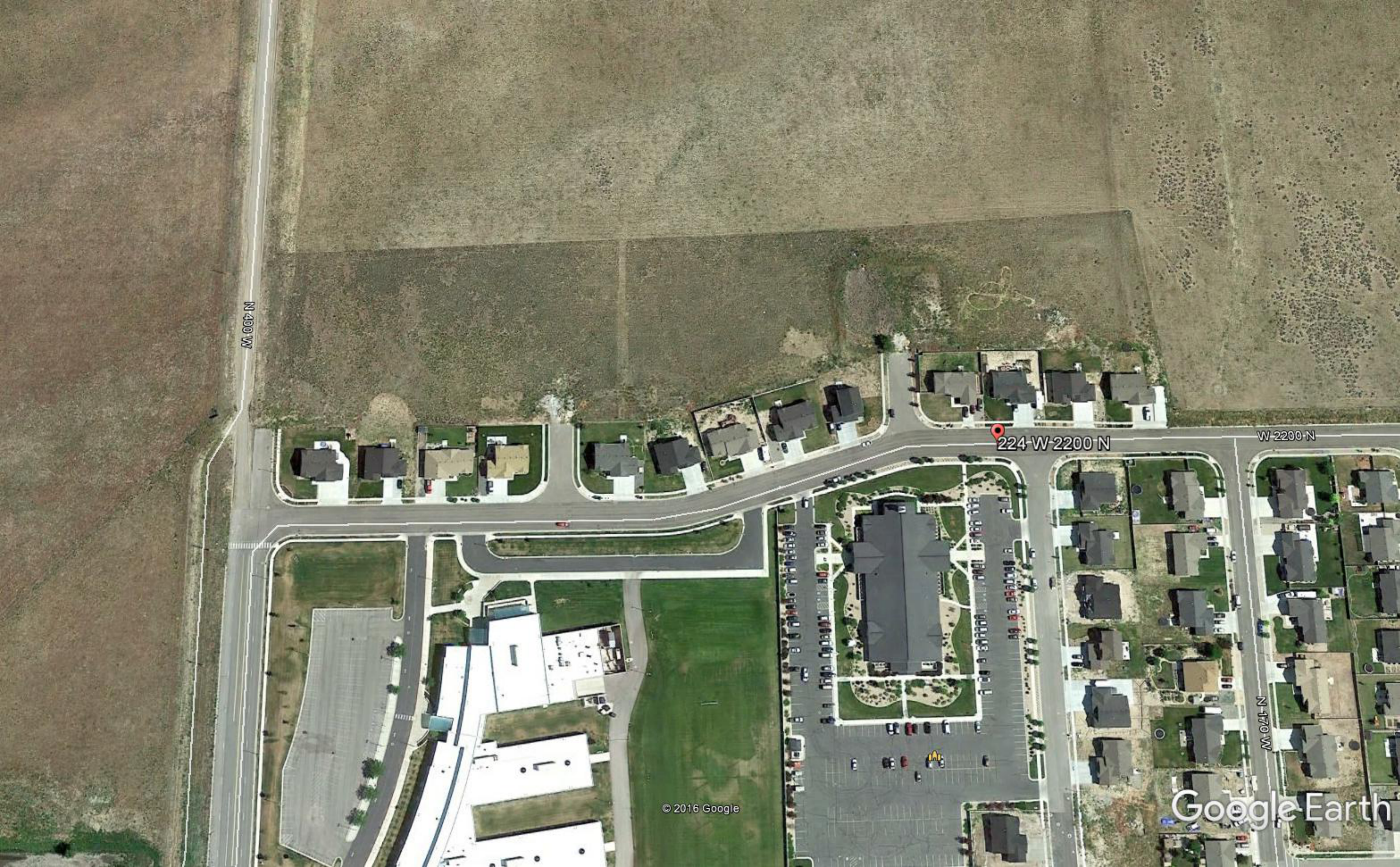
224 W 2200 N

W 2200 N

N 170 W

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TOOELE CITY PLANNING COMMISSION MINUTES
March 22, 2017

Date: Wednesday, March 22, 2017
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

Commission Members Present:

Matt Robinson, Chairman
Shauna Bevan, Vice-Chairwoman
Chris Sloan
Ray Smart
Melanie Hammer
Russell Spendlove
Phil Montano
Brad Clark

City Employees Present:

Roger Baker, City Attorney
Rachelle Custer, City Planner

City Employees Excused:

Jim Bolser, Public Works and Community Development Director
Paul Hansen, City Engineer

Council Members Present:

Chairwoman Winn
Councilman McCall

Minutes prepared by Cami Cazier.

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

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Hammer.

2. **Roll Call**

Matt Robinson, Present
Shauna Bevan, Present
Chris Sloan, Present
Ray Smart, Present
Melanie Hammer, Present
Russell Spendlove, Present

Phil Montano, Present
Brad Clark, Present

3. **Recommendation on preliminary plan approval for Sunset Estates Phase 7 a 10.54 acre 27 lot residential development to be located at approximately 244 West 2200 North.**

Presented by Rachelle Custer

This item is a continuation of the Sunset Estates Development by Hallmark Homes. This will add an additional 27 ten thousand square foot single family lots. This request is for approval of a preliminary plan to establish the layouts, roads, etc. More detail will come with the request for final approval.

Staff recommends approval of the request for a Preliminary Plan by Russ Tolbert, representing Hallmark Homes, application number 2140621, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions are 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 are 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 Fire Department are satisfied throughout the development of the site and the construction of all buildings on the site.
4. Plans are to be stamped and signed by a professional engineer, registered in the State of Utah.
5. Double Frontage lot requirements along all double frontage streets, to include establishing an HOA per Tooele City Code 7-19-17.1 shall apply or shall join the North Tooele Special Service District.

Commissioner Smart asked for clarification that this request was for preliminary approval only, and that final approval will come later. Ms. Custer responded that a preliminary approval establishes the number of lots and the public right of way. It also gives the utilities an opportunity to approve their serviceability of the project. The final approval will come before the Commission and at that point final details are provided.

Commissioner Sloan moved to forward a positive recommendation to the City Council for the Sunset Estates Phase 7 Preliminary Plan, for the purpose of creating 27 residential lots at approximately 244 West 2200 North, application number 2140621, based on the findings and subject to the conditions listed in the Staff Report dated March 22, 2017.

Commissioner Smart seconded the motion. The vote was as follows: Commissioner Hammer, "Aye," Commissioner Smart, "Aye," Commissioner Bevan, "Aye," Commissioner Sloan, "Aye," Commissioner Spendlove, "Aye," Commissioner Montano, "Aye," and Chairman Robinson, "Aye."

4. **Review and Approval of Planning Commission Meeting minutes for meeting held March 8th, 2017.**

Commissioner Bevan moved to approve the minutes for the meeting held March 8th, 2017.

Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye,” Commissioner Smart, “Aye,” Commissioner Bevan, “Aye,” Commissioner Sloan, “Aye,” Commissioner Spendlove, “Aye,” Commissioner Montano, “Aye,” and Chairman Robinson, “Aye.”

5. **Adjourn**

Commissioner Hammer moved to adjourn the meeting. Chairman Robinson adjourned the meeting at 7:05 p.m.

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

Approved this 12th day of April, 2017

Matt Robinson, Chairman Tooele City Planning Commission

**Tooele City Council and the
Tooele City Redevelopment Agency of Tooele City, Utah
Work Session Meeting Minutes**

Date: Wednesday, April 5, 2017
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairwoman Debbie Winn
Scott Wardle
Dave McCall
Brad Pratt

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Jim Bolser, Director of Community Development and Public Works
Michelle Pitt, Recorder
Derrick Larson, Assistant City Attorney
Rachelle Custer, City Planner
Paul Hansen, City Engineer
Randy Sant, Economic Development and Redevelopment Agency Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairwoman Winn called the meeting to order at 5:02 p.m.

2. Roll Call

Debbie Winn, Present
Scott Wardle, Present
Dave McCall, Present
Brad Pratt, Present
Steve Pruden, Excused

3. Discussion:

- Resolution 2017-18 A Resolution of the Tooele City Council Approving the Annexation of 49 Acres of Additional Sunset Estates Property into the North Tooele City Special Service District
Presented by Derrick Larson

Mr. Larson stated that this development began in 1999. This Resolution is to bring in an additional 49 acres to the North Tooele City Special Service District. Chairwoman Winn added that this development has been done phase by phase. Mayor Dunlavy said that this area wasn't in the service district, and they are asking to be in the service district. Chairwoman Winn stated that the developers said they will do the landscaping to match that on 400 West.

- Canyon Village – Rust – Preliminary Plan request
Presented by Jim Bolser

Mr. Bolser stated that Canyon Village – Rust is located at the north end of Broadway, near Pine Canyon Road, on the east side. The applicant has requested a preliminary plan for a subdivision. The applicant has submitted a plan that details two phases. Mr. Bolser went on to say that the project has been reviewed by staff and the Planning Commission and has been found to meet all preliminary design standards.

- Ordinance 2017-09 An Ordinance of Tooele City Amending the Tooele City General Plan, Land Use Element from General Commercial (GC) to High Density Residential (HDR) for Approximately 9.15 Acres of Property Located at Approximately 850 North 100 East

and

- Ordinance 2017-10 An Ordinance of Tooele City Amending the Tooele City Zoning Map for Approximately 9.15 Acres of Property Located Near 850 North 100 East from General Commercial (GC) to High Density Residential (HDR)

Presented by Jim Bolser

Mr. Bolser discussed both items together. Mr. Bolser explained that this applicant is requesting to amend the Land Use Element of the General Plan, and the Zoning Map for about 9 acres along 100 East, near the charter school. The development would be located in the field in between the charter school and the apartment complex. The applicant is requesting the zoning to be changed to high density residential for a multi-family housing project.

Councilman Wardle joined the meeting at 5:07.

Councilman Pratt asked if this was the same developer or property owner that owned the neighboring property. Mr. Bolser answered that he believed it was not. Councilman Wardle said that he had broader questions about all four ordinances, and about policy. Councilman Wardle said that these two ordinances refer to different places, and different situations, but that he had questions about both of them. He wanted the applicants to know that each are looked at separately, but he had similar questions about them.

Councilman McCall indicated that people had approached him with a couple of questions about this project, but that they all seemed to be in favor of it.

Chairwoman Winn suggested that Mr. Bolser introduce the next two items, and then Councilman Wardle could ask his questions.

- Ordinance 2017-11 An Ordinance of Tooele City Amending the Tooele City General Plan, Land Use Element from General Commercial (GC) to High Density Residential (HDR) for Approximately 8.81 Acres Located at Approximately 600 East 2400 North

and

- Ordinance 2017-12 An Ordinance of Tooele City Amending the Tooele City Zoning Map for Approximately 8.81 Acres of Property Located Near 600 East 2400 North from General Commercial (GC) to High Density Residential (HDR)

Presented by Jim Bolser

Mr. Bolser stated that this is a different application, but the same idea as the previous items. The applicants are looking to rezone the area in front of Liddiard's, along the frontage of 2400 North, to high density residential. Mr. Bolser said that this application was also to facilitate multi-family housing.

Councilman Wardle said that these are two competing applications: one is a property owner who has been trying to sell property for years, and has had a dividing vote from the Planning Commission. Councilman Wardle indicated that there was a letter that had six items listed in response to the Planning Commission meeting. The letter said that the City has an under-supply of multi-housing in Tooele. The letter also indicated that a housing study was done. Councilman Wardle asked the applicant if he had the housing study information with him. Alan Cohen, applicant for the 2400 North project, stated that they have had this piece of property which has been zoned general commercial for several years, and that they have not been able to do anything with it. They have a relationship with the Ritchie Group, which is a business that develops high residential, and they were asked to look in to it. The Ritchie Group asked Jeff Neese to look at it. Mr. Cohen indicated that Mr. Neese is an expert in this field. The applicant had a meeting with Cornerstone Residential, who manage the Cove Apartments. The Cove Apartment manager said that they have a higher demand than they have units for. The email that was sent to Ms. Custer that said a study was done, was actually an opinion, not a study.

Councilman Pratt said that he was struggling with this request because there hasn't been a study done to base it on. Councilman Pratt disclosed that he's a business owner in town, and that from his point of view, and of the businesses that are in the area of 2400 North, he struggled with the idea of mixing uses to the point of maybe threatening the success or viability of those businesses. He stated that he believed the situation on 100 East is a different situation because they aren't changing what's in the neighborhood. There's already high residential in that area. He again said that he's having a struggle with changing the zoning for the 2400 North project. He's reviewed

the history of the City annexing this property in to the City, what was there prior to the annexation, the way this was annexed in to the City, and the way it is currently zoned.

Councilman Wardle stated that he would like to see a couple of studies before he makes a decision. On 100 East, he is wondering what kind of traffic and/or safety issues this project would bring, and what kind of impact the City would see with this change. There's already a log jam near the school at 3:00, so he would like to see the impact this would bring with the large amount of units proposed in this area. On the other request, in a broader discussion, the RDA has talked about updating the high-density residential study and that's why he asked if the applicants had that. Councilman Wardle said that he believed the RDA study would be completed in about 2-4 weeks. He would like to see the impact of all the projects in the pipeline in that study. Part of the viability of the project is not only the high-density residential, but the townhomes, and what the saturation of the market is going to look like. Councilman Wardle went on to say that the City has had a number of developers begin projects and not finish them. The City has started to see a boom again. Before a drastic step is taken, Councilman Wardle would like to see the impact of that study. He said that the City has received competing letters: a letter was sent from the fish food place, which contrasts with the applicant's letter. Councilman Wardle felt that the current Council should look at the intent of the Council when the annexation was done. Almost nine years ago, the Council looked at Light Industrial (LI), but there were problems with LI because of limited access. Councilman Wardle expressed appreciation to the Planning Commission for their discussion on these items. He again said that the housing study would help with part of the competing issues. He also said that the Council needs a realistic idea of how many trucks travel up and down that road. Chairwoman Winn said that she also would like to see a traffic study because there's only one way in and out in that area. Councilman Pratt said that he would also like to see the studies. Chairwoman Winn said that the Council can't base the decision on sympathy, but should base it on facts, and then use best judgement. Councilman Wardle said that a traffic study should be completed for both sites.

Mayor Dunlavy asked if a traffic study was done when the school went in. Ms. Custer answered that she didn't think so. Mr. Bolser thought that there was a traffic study done, but said that they will check.

Mr. Cohen asked about the viability of public ground. He indicated that the property was bought in the boom. There hasn't been any interest in the property for years at any price. In the last couple of months, with the recent request, there has been serious interest. Councilman Wardle said that he didn't want to make a rash decision. He asked Mr. Hansen about water issues. He indicated that he would like to see some figures on water and wastewater. Chairwoman Winn said that the Council needed more information before these items could go to a business meeting for a vote.

Matt Carter, applicant for the 100 East project, asked if the traffic study on 1st East was the only issue for his project. He stated that people would be commuting, leaving at 7 am, then be at home at 5 pm. He felt that the new traffic would miss the high traffic times. Ms. Custer added that a traffic study would show that. Mr. Hansen said that a traffic study was done before the charter school was put in. That traffic study was based on the current zoning. Mr. Hansen stated that it would be good to look at traffic based on a change in the zoning. Mr. Hansen indicated

that when a site plan is brought in, is when they usually receive a traffic study. Mr. Hansen felt that the study that was done for the school would be outdated.

Mr. Cohen asked the Council what additional information they would like from them. The Mayor said that the City doesn't normally do traffic studies, so the developer should do it. Councilman Wardle said that they need to quantify whether there are 300 trucks on the road per day, or not.

Councilman McCall said that he didn't have a problem with the project on 100 East, but he has a concern with the proposed residential project at the 2400 North area. He said that the applicant said they did a study on the smell from the fish food plant. The applicant said that they couldn't smell anything. Councilman McCall said that they need to go down there while the plant is running. He felt that when they were there before, and did their study, the plant wasn't running. Councilman McCall expressed concern that after people buy housing in that area, they will come back to the City asking them to do something about the smell. If there is a development going in next to a fish food plant, the developer should do something about the smell - not the City. Councilman McCall said that he would like to see a development in that area, but he had a problem with homes going in there. The applicant agreed with that, and indicated that they will spend more time there. The applicant said that they work with Liddiard's quite a lot and have asked them about the smell. He also reminded the Council that Popeye's has been put in. The applicant indicated that he understood that it's their burden, to make sure they make a product that will go. The applicant added that he felt they were there while the fish food plant was running because he saw smoke coming out of the building.

Councilman Wardle clarified that the letter he was referring to said that there were 3000 trucks a year traveling up and down the road, operating 24 hours a day.

Mr. Larson read Mr. Baker's response to a letter from Mr. Cohen. Mr. Baker had said that he wanted some points read in to the minutes. Those points are attached as part of these minutes.

Chairwoman Winn would like Lisa Carpenter to put these ordinances and supporting documents in a separate folder for the Council. Chairwoman Winn summarized that the Council would like additional information: a traffic study on 100 East; and the housing and traffic study for the 2400 North project

Mr. Cohen said that he has some data, but not a full blown study. He asked if the Council would accept a letter from Mr. Neese. He also indicated that the residential portion of the project would be done in one phase, not multiple phases. The commercial would go in as it comes in.

4. Close Meeting to Discuss Litigation and Property Acquisition

Councilman Pratt moved to close the meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall "Aye," Councilman Wardle "Aye," Councilman Pratt "Aye," and Chairwoman Winn "Aye."

Those in attendance during the closed session were: Glenn Caldwell, Jim Bolser, Mayor Patrick Dunlavy, Derrick Larson, Michelle Pitt, Paul Hansen, Councilman McCall, Councilman Wardle, Councilman Pratt, and Chairwoman Winn.

The meeting closed at 5:53 p.m.

No minutes were taken on these items.

5. Adjourn

Councilman Wardle moved to adjourn the meeting. Councilman Pratt seconded the motion. The vote was as follows: Councilman McCall “Aye,” Councilman Wardle “Aye,” Councilman Pratt “Aye,” and Chairwoman Winn “Aye.”

The meeting adjourned at 6:19 p.m.

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

Approved this 19th day of April, 2017

Debra E. Winn, Tooele City Council Chair

**Tooele City Council and
Tooele City Redevelopment Agency of Tooele City, Utah
Business Meeting Minutes**

Date: Wednesday, April 19, 2017
Time: 7:00 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:

Debbie Winn, Chairwoman
Brad Pratt
Dave McCall
Scott Wardle

City Council Members Excused:

??

City Employees Present:

Mayor Patrick Dunlavy
Derrick Larson, City Attorney
Glenn Caldwell, Finance Director
Paul Hansen, City Engineer
Chief Ron Kirby, Police Department
Jim Bolser, Public Works and Community Development Director
Heidi Peterson, Communities that Care Director
Michelle Pitt, City Recorder

Minutes prepared by Lisa Carpenter.

Chairwoman Winn called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by ??.

2. Roll Call

Debbie Winn, Present
Steve Pruden, Excused
Brad Pratt, Present
Scott Wardle, Present
Dave McCall, Present

3. Mayor's Youth Recognition Awards

Presented by Mayor Patrick Dunlavy, Heidi Peterson and Chief Ron Kirby

Mayor Dunlavy welcomed everyone and said that this was the most fun and important thing that they do. He expressed his pride toward those receiving awards, and also his appreciation for their participation in school, home, neighborhoods, and churches. Mayor Dunlavy asked those present to listen carefully to the things that are read about each student. Presenting these awards is an honor that they look forward to every Wednesday.

The Mayor introduced Heidi Peterson, Director of Communities that Care, and Chief Ron Kirby of the Tooele City Police Department. The Police Department sends officers into the schools to help the kids deal with difficult challenges and pressures that many of them face.

Ms. Peterson thanked and welcomed those present. Before the awards presentation, Ms. Peterson desired to explain the Communities that Care department and the programs offered through it. We are fortunate to live in a city where our City Council, Mayor, and other city leaders really value the things that are going on with our youth and families. As a result, we have Communities that Care, which is an evidence based program to bring the very best programs here to our community for our youth and families.

The first program highlighted by Ms. Peterson is an awesome parenting class called Guiding Good Choices. It's a five-week class, absolutely free of charge, which makes good families even better. Ms. Peterson encouraged all families to attend if they haven't already done so. The Tooele City website has more information, and registration is available there as well.

The next program highlighted by Ms. Peterson is relatively new in our community. The program is called QPR, or Question, Persuade, and Refer. In just 90 minutes, participants learn to recognize the risk factors and warning signs associated with suicide. This is a very important concern in our community. Spring, not winter, is actually the time when suicidality increases. A three-step skill is also taught to use with someone at risk. The next public meeting will be held May 11th. Registration is available on the Tooele City website.

The last program highlighted is called Second Step. This program is an evidence-based prevention program that is in the schools, grades K-8, and partnered with the Police Department. The sixth grades are currently completing a drug and alcohol prevention unit. A fantastic officer from the Police Department has been teaching the kids the dangers of drugs and alcohol. The kids are also taught how to have hopes and dreams, and how to resist dangerous substances that can get in the way of a successful future.

Research shows that in order for kids to be really successful, they need to be recognized for the great things they do. The recipients of this award will be receiving backpacks that include donations and prizes from local agencies and business that want to congratulate and support

these students. There is also a copy of the narrative to be read by Ms. Peterson and a certificate signed by the Mayor.

Ms. Peterson presented the Mayor's Youth Recognition Awards to the following students:

- * Mason Moore, Northlake Elementary
- * Baylee Brace, Overlake Elementary
- * Shiloh Thomas, Settlement Canyon Elementary
- * Munroe Leak, Sterling Elementary
- * Marin Pfeifer, West Elementary
- * Colby Carter, West Elementary

Mayor Dunlavy again expressed his pride and appreciation for the recipients of this award. He thanked the parents and congratulated them on the wonderful job they're doing. He also thanked the grandparents and other family members involved in supporting these youth.

A brief recess was taken for a picture of the recipients and their certificates with the City Council members and Mayor. The photo will be included in the Tooele Transcript Bulletin and the Tooele City CTC Facebook page.

4. Public Comment Period

Chairwoman Winn opened the public comment period to anyone who would like to come forward to the podium and address the Council with any concerns or comments. She asked those interested to sign their name on the roster, speak clearly into the microphone, and to keep comments brief.

There were no public comments.

Chairwoman Winn closed the public comment period at 7:27 p.m.

5. Resolution 2017 – 18 A Resolution of the Tooele City Council Approving the Annexation of 49 Acres of Additional Sunset Estates Property into the North Tooele City Special Service District

Presented by Derrick Larson

This Resolution is part of a process to add additional acreage of the Sunset Estates Property into the North Tooele City Special Service District.

Councilman McCall moved to approve Resolution 2017 – 18. Councilman Wardle seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," and Chairwoman Winn, "Aye."

6. Resolution 2017 – 05 A Resolution of the Tooele City Council Approving Amendment #3 to the Green Meadows Annexation Agreement

Presented by Derrick Larson

This Resolution is to allow the project to be approved in phases, instead of a whole project.

Councilman Wardle moved to approve Resolution 2017-05. Councilman Pratt seconded the motion. The vote was as follows: Councilman Wardle, “Aye,” Councilman Pratt, “Aye,” Councilman McCall, “Aye,” and Chairwoman Winn, “Aye.”

7. Canyon Village – Rust – Preliminary Plan Request

Presented by Jim Bolser

This is a request for a preliminary plan for a new subdivision on the south side of Pine Canyon Road at Broadway Avenue. The proposal is for a 60 lot subdivision to be developed in two phases, with the first phase being the southernmost phase adjacent to existing residential properties and consist of about 27 lots. This request has gone through the Planning Commission, where they have reviewed the application and forwarded it with a positive unanimous recommendation for the Council’s consideration.

Councilman McCall moved to approve the Canyon Village – Rust – Preliminary Plan Request. Councilman Wardle seconded the motion. The vote was as follows: Councilman McCall, “Aye,” Councilman Pratt, “Aye,” Councilman Wardle, “Aye,” and Chairwoman Winn, “Aye.”

8. Minutes: Mar. 15, 2017

Councilman Pratt moved to approve the minutes for the meetings held on Mar. 15, 2017 as presented. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye,” Councilman Pratt, “Aye,” Councilman Wardle, “Aye,” and Chairwoman Winn, “Aye.”

9. Invoices

Presented by Michelle Pitt

Ms. Pitt present the following invoices for Tooele City Council approval.

- * Clyde Snow & Sessions for Aposhian Sod Farm Litigation in the amount of \$20,415.94.
- * Performance Ford for 4 Ford Explorers for the Police Department in the amount of \$110,688.00.

Councilman Pratt moved to approve the invoices as presented by Ms. Pitt. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye,” Councilman Pratt, “Aye,” Councilman Wardle, “Aye,” and Chairwoman Winn, “Aye.”

10. Adjourn

Councilman Wardle moved to adjourn the meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye,” Councilman Pratt, “Aye,” Councilman Wardle, “Aye,” and Chairwoman Winn, “Aye.”

The meeting adjourned at 7:32 p.m.

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

Approved this 19th day of April, 2017

Debbie Winn, Tooele City Council Chair