

PUBLIC NOTICE

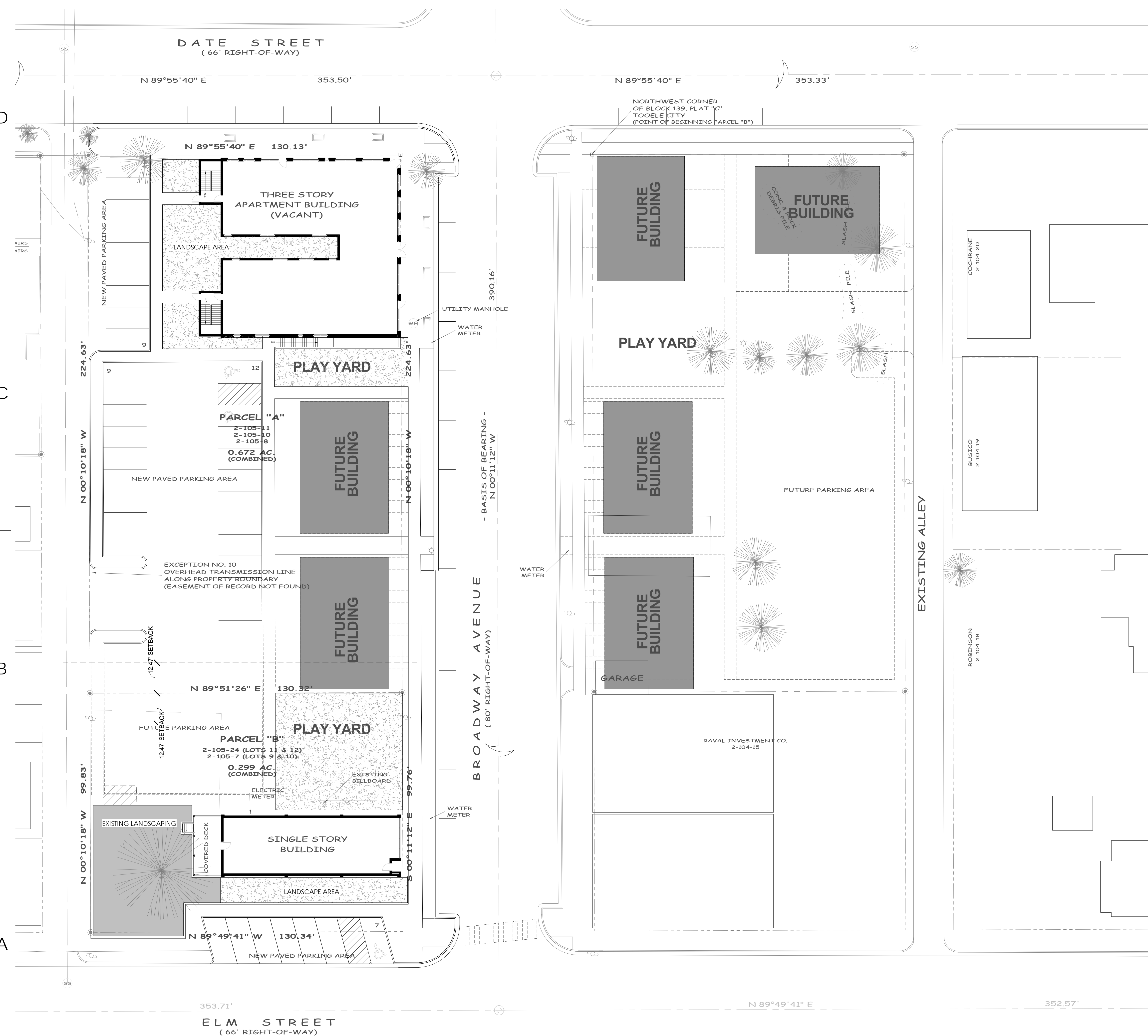
Notice is Hereby Given that the Tooele City Council & Tooele City Redevelopment Agency will meet in a Work Session, on Wednesday, March 21, 2018 at the hour of 5:00 p.m. The Meeting will be Held at the Tooele City Hall Large Conference Room Located at 90 North Main Street, Tooele, Utah.

- 1. Open City Council Meeting**
- 2. Roll Call**
- 3. Discussion:**
 - **Broadway Heritage Apartments**
 - **Resolution 2018-18 A Resolution of the Tooele City Council Declaring 31 Acres of Property on Skyline Drive Surplus and Authorizing its Sale Presented by Roger Baker**
- 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.

3/7/2018 9:46:05 AM P:\1700\1751 America West Building A Renovation\02 Models\Revit\AM_WEST_SITE_BROADWAY_V17 CENTRAL_alarsen.rvt
 ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS P.C. AND WERE CREATED, DEVELOPED, AND DEVELOPED FOR THE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DECORATED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF AJC ARCHITECTS P.C. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. COMMERCIAL CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION WITHOUT WRITTEN PERMISSION IS ILLEGAL. SEE: UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET VIOLATION IN VIOLATION OF 12.24-1.31 U.T.C. AND OTHER LAWS.



GENERAL NOTES:

- SEE SHEET AE001 FOR GENERAL NOTES.
- SEE TITLE SHEET FOR DRAWING INDEX.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.



703 east 1700 south
salt lake city, utah 84105
www.ajcarchitects.com

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ZONING REQUIREMENTS:

PARKING REQUIREMENTS:

1. APARTMENT BUILDING - 1 STALL PER UNIT (26 UNITS)

STALLS REQUIRED	=	26 STALLS
STALLS PROVIDED	=	35
2. LAUNDRY BUILDING - 1 STALL PER 300 S.F.

STALLS REQUIRED	=	7 STALLS
STALLS PROVIDED	=	7

SIDEYARD SETBACKS:

PER TABLE 4-A = 12.47'

LANDSCAPE REQUIREMENTS:

5% OF PARKING AREAS & RELATED AREAS

1. APARTMENT BUILDING

PARKING AREA TOTAL	=	12,059 S.F.
LANDSCAPE AREA REQUIRED (5%)	=	603 S.F.
LANDSCAPE AREA PROVIDED	=	3,176 S.F.
2. LAUNDRY BUILDING.

PARKING AREA TOTAL	=	1,512 S.F.
LANDSCAPE AREA REQUIRED (5%)	=	76 S.F.
LANDSCAPE AREA PROVIDED	=	819 S.F.

ARCHITECT / CONSULTANT

PROJECT DESCRIPTION
BROADWAY SITE

BROADWAY AVENUE, TOOELE UT

AHJ STAMP

SHEET NAME:
SITE PLAN - OPTION 2

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE: 12/6/17
 ISSUE TYPE: CONCEPT DESIGN
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT#: XXXX

SHEET NUMBER:

ARCHITECTURAL SITE PLAN 1
1" = 20'-0" AS2

AS2

3/7/2018 3:11:42 PM C:\Users\valarsen\Documents\1751_BLDG_A_HISTORIC_V17_CENTRAL_valarsen.rvt
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GENERAL NOTES:

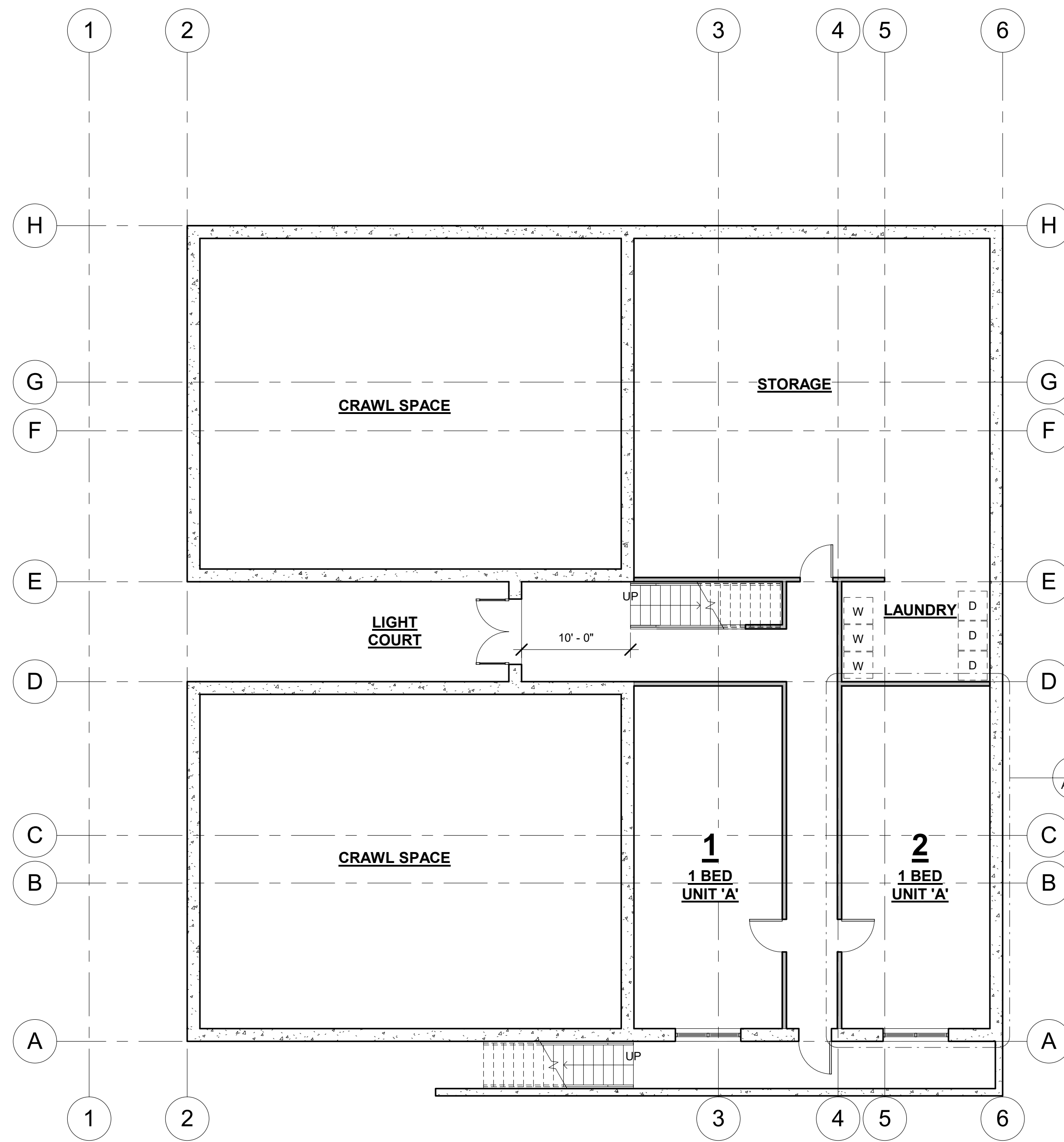
	1 BED UNIT 'A'	1-BED UNIT 'B'	1-BED UNIT 'C'
BASEMENT	2	0	0
GROUND	0	8	0
SECOND	0	8	2
THIRD	0	8	2
TOTAL	2	24	4

(E) BASEMENT	=	4,800 SF +/-
(E) GROUND FLOOR	=	5,486 SF +/-
(E) SECOND FLOOR	=	5,486 SF +/-
(E) THIRD FLOOR	=	5,486 SF +/-
TOTAL	=	21,258 SF +/-

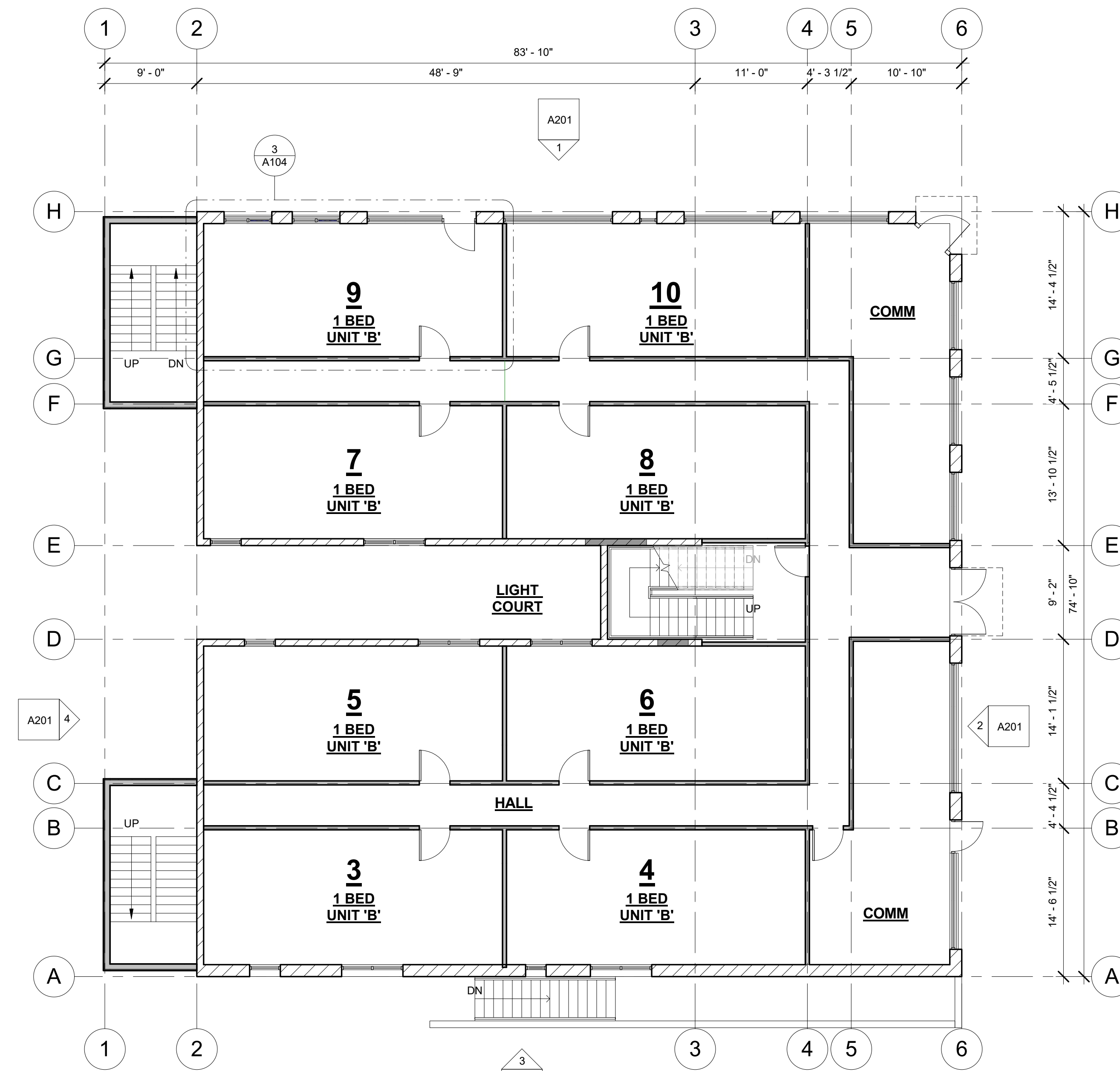
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 CONSTRUCTION**

ARCHITECT / CONSULTANT

KEYED NOTES:



BASEMENT PLAN 2
 1/8" = 1'-0" A101



GROUND FLOOR DEMISING WALLS PLAN 1
 1/8" = 1'-0" A101

PROJECT DESCRIPTION
BROADWAY SITE

BROADWAY AVENUE, TOOELE UT

AHJ STAMP

SHEET NAME:
FLOOR PLANS

REVISIONS
 MARK DATE DESCRIPTION

ISSUE DATE: 12.06.17
 ISSUE TYPE: CONCEPT DESIGN
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT#: XXXX

SHEET NUMBER:

A101

3/7/2018 3:11:57 PM C:\Users\valarsen\Documents\1751 BLDG A_HISTORIC V17 CENTRAL_valarsen.rvt
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1

2

3

4

5

GENERAL NOTES:

	1 BED UNIT 'A'	1-BED UNIT 'B'	I-BED UNIT 'C'
BASEMENT	2	0	0
GROUND	0	8	0
SECOND	0	8	2
THIRD	0	8	2
TOTAL	2	24	4 = 30

(E) BASEMENT = 4,800 SF +/-
 (E) GROUND FLOOR = 5,486 SF +/-
 (E) SECOND FLOOR = 5,486 SF +/-
 (E) THIRD FLOOR = 5,486 SF +/-
TOTAL = 21,258 SF +/-

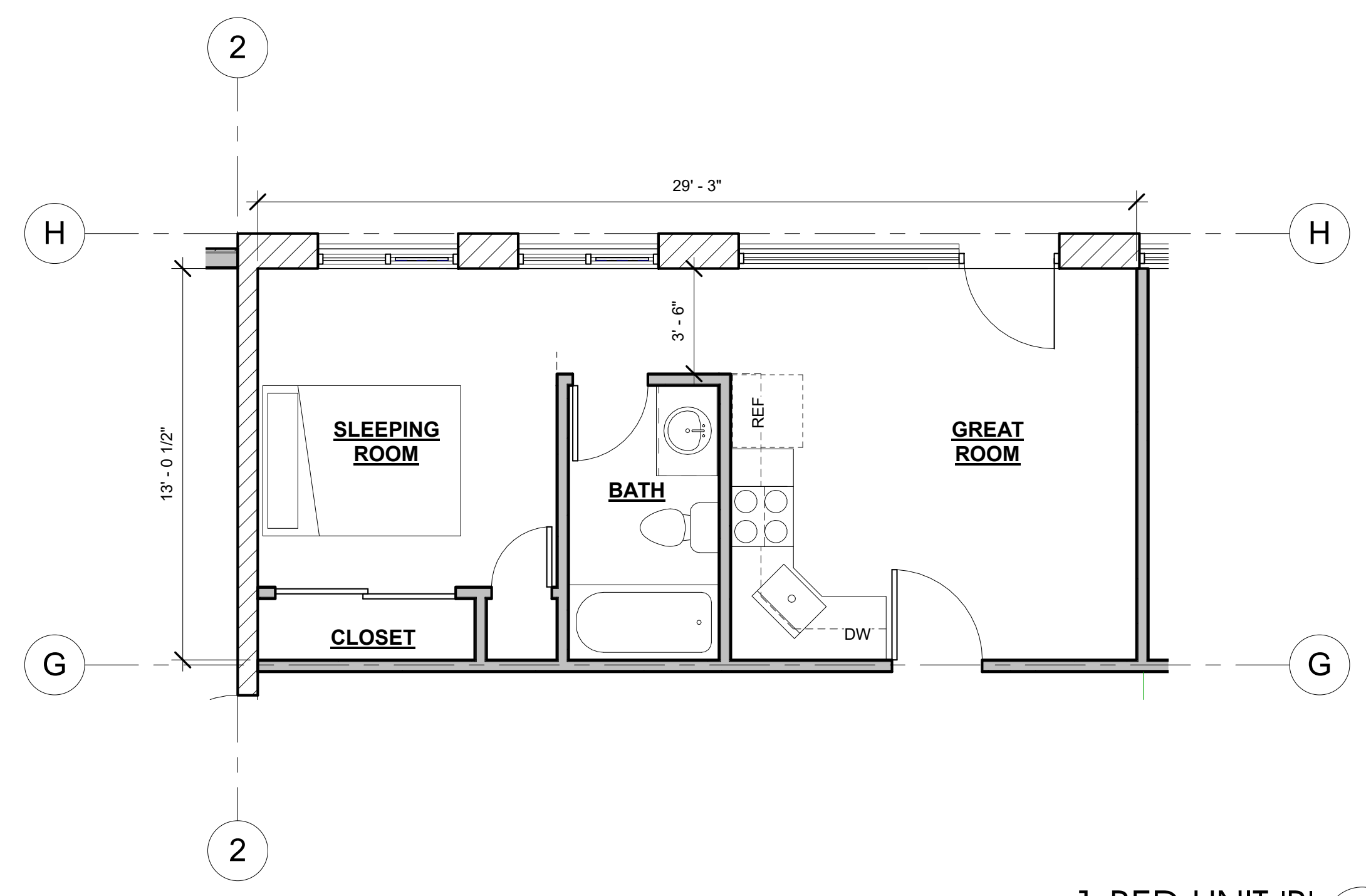


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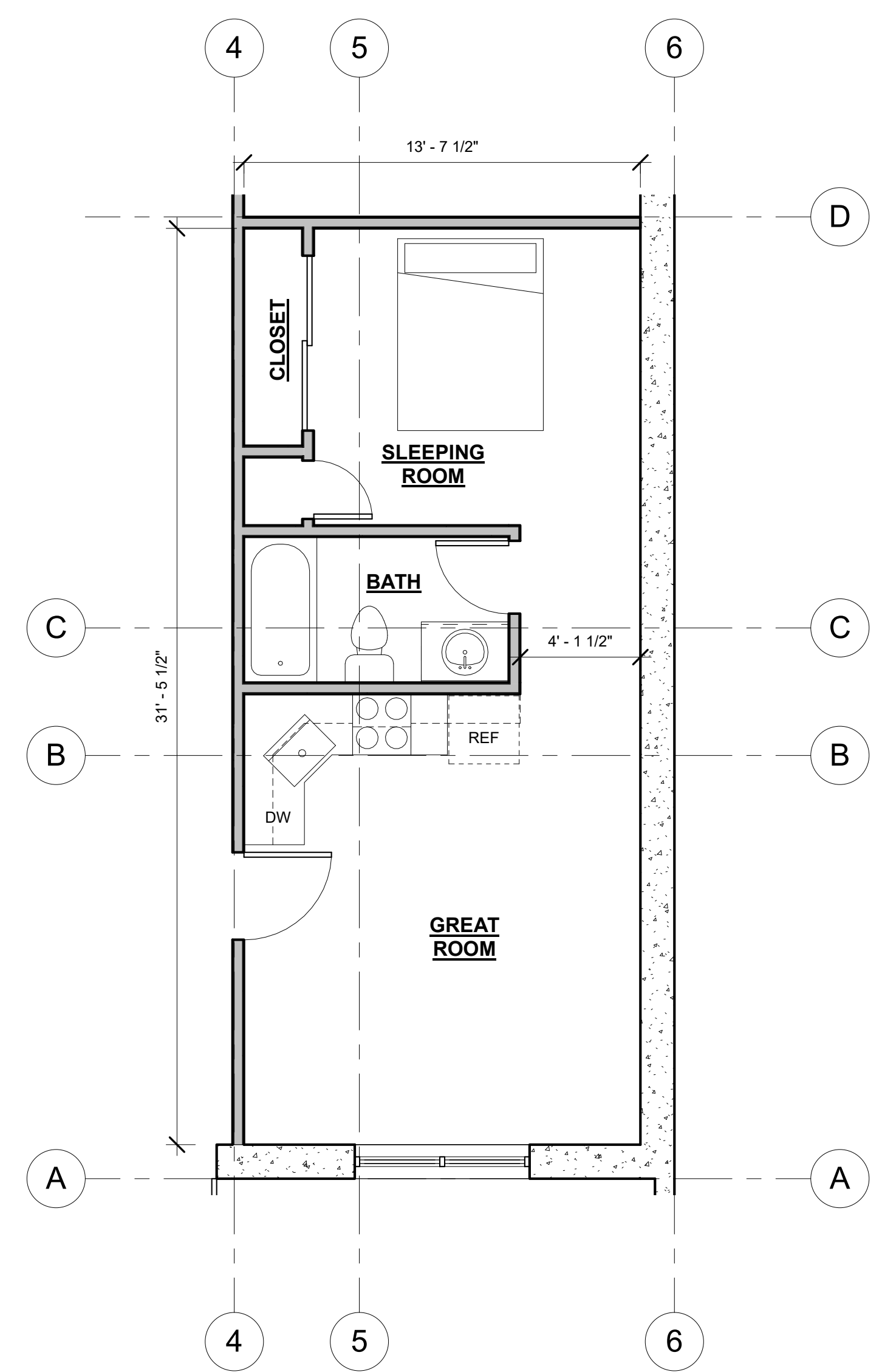
NOT FOR CONSTRUCTION

ARCHITECT / CONSULTANT

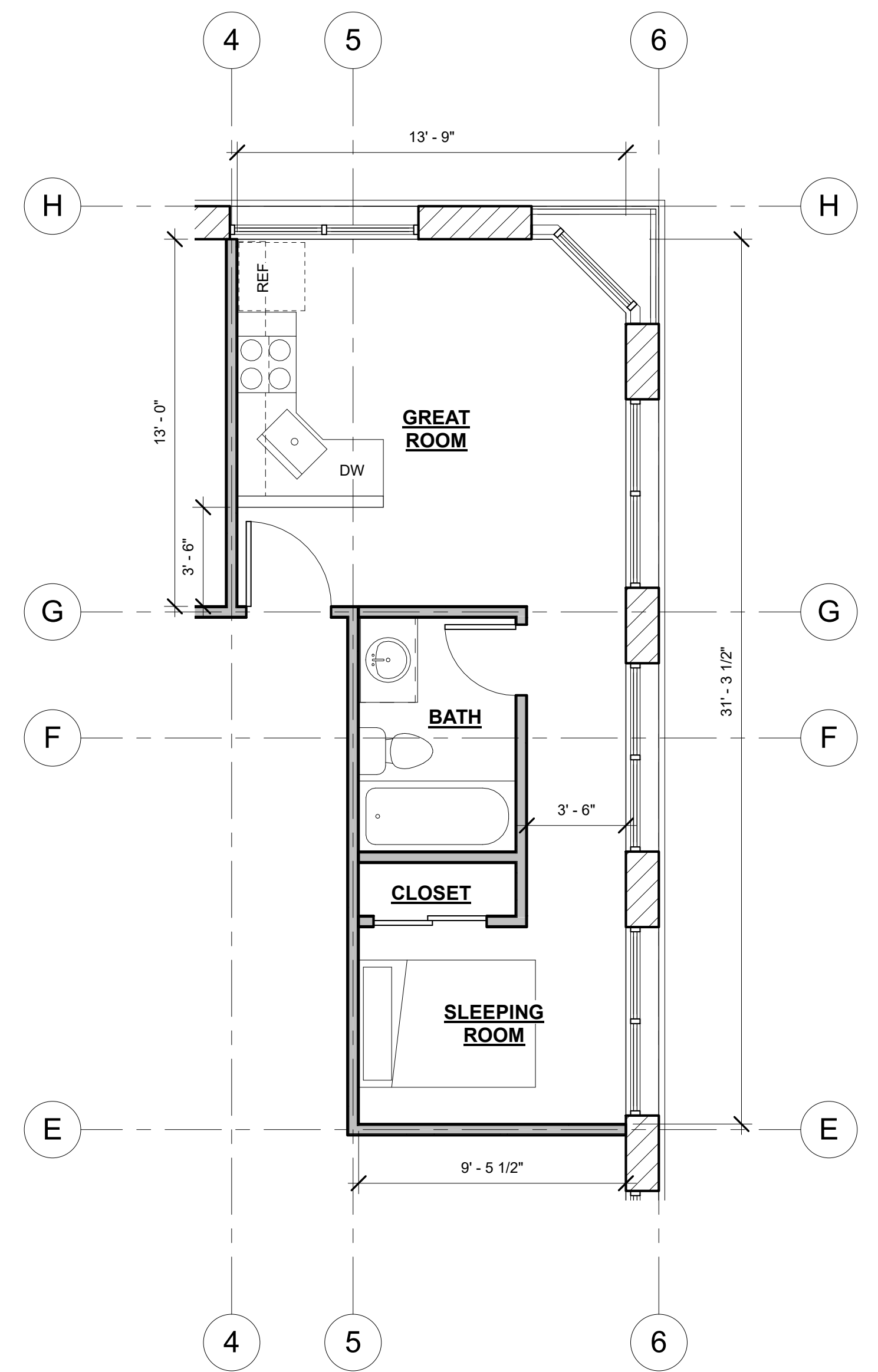
KEYED NOTES:



1 BED UNIT 'B' 3
1/4" = 1'-0" A104



1 BED UNIT 'A' 2
1/4" = 1'-0" A104



1 BED UNIT 'C' 1
1/4" = 1'-0" A104

PROJECT DESCRIPTION
BROADWAY SITE

BROADWAY AVENUE, TOOELE UT

AHJ STAMP

SHEET NAME:
FLOOR PLANS

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE: 12/05/17
 ISSUE TYPE: CONCEPT DESIGN
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT#: XXXX

SHEET NUMBER:

A104

1

2

3

4

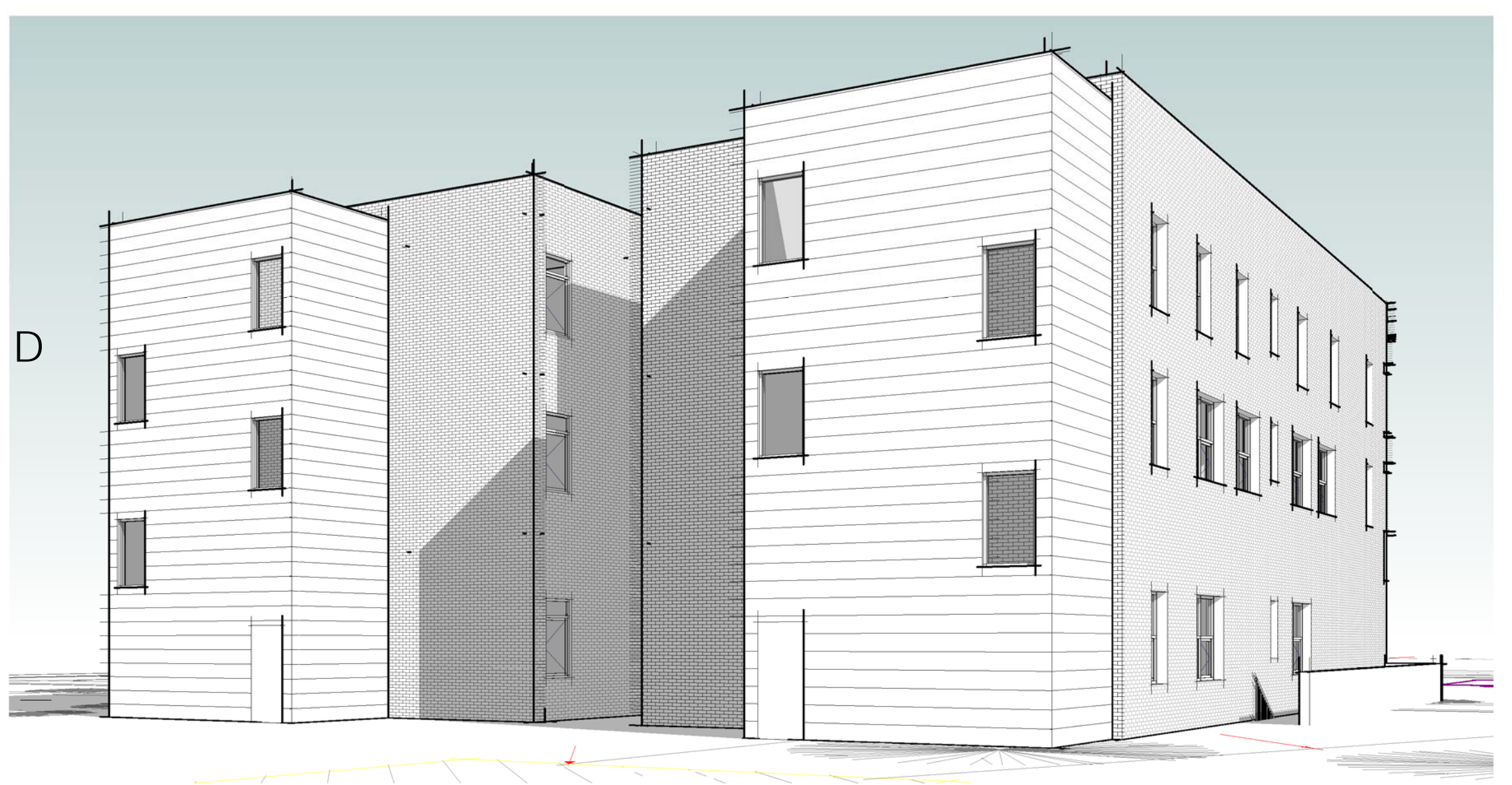
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CONSTRUCTION

KEYED NOTES:

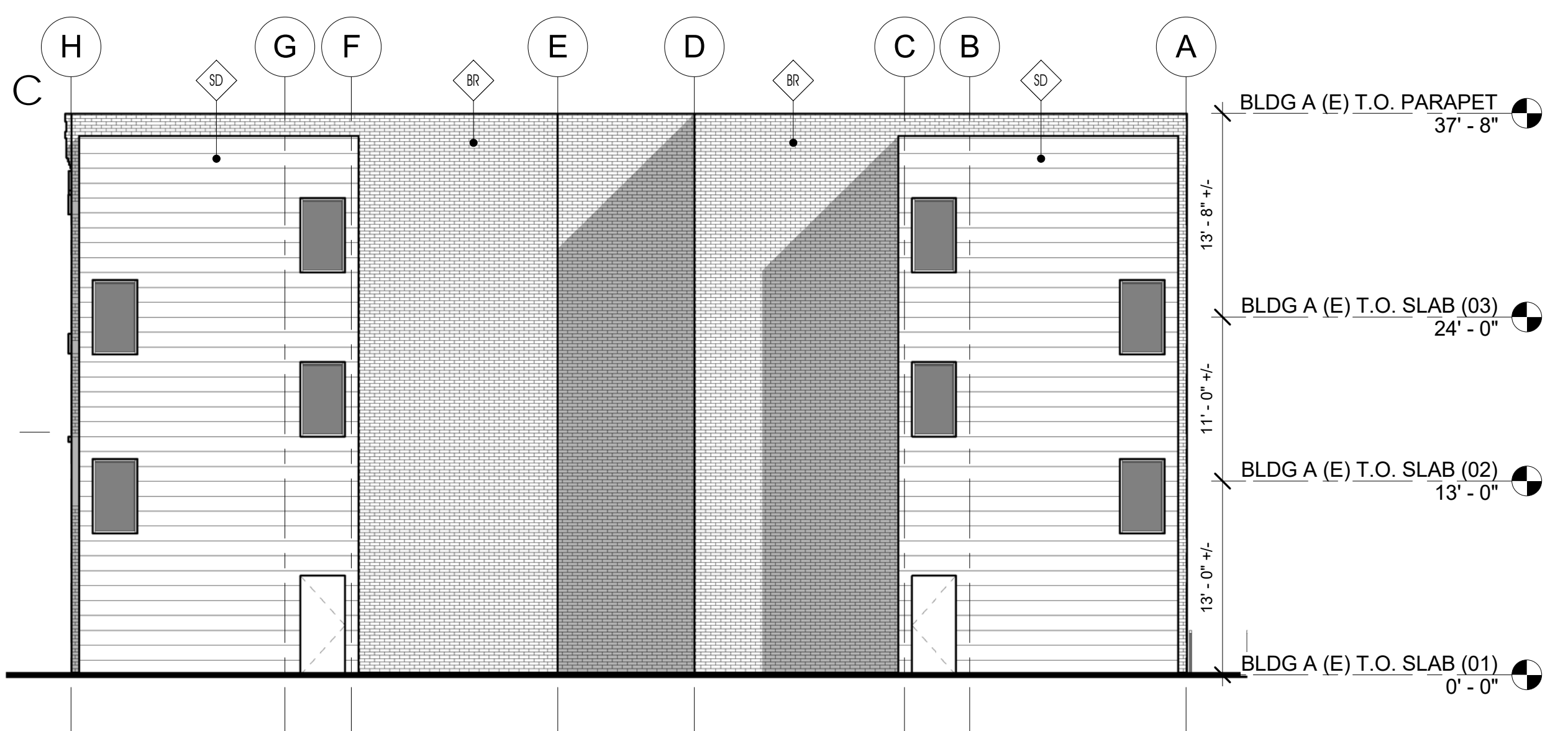
ARCHITECT / CONSULTANT



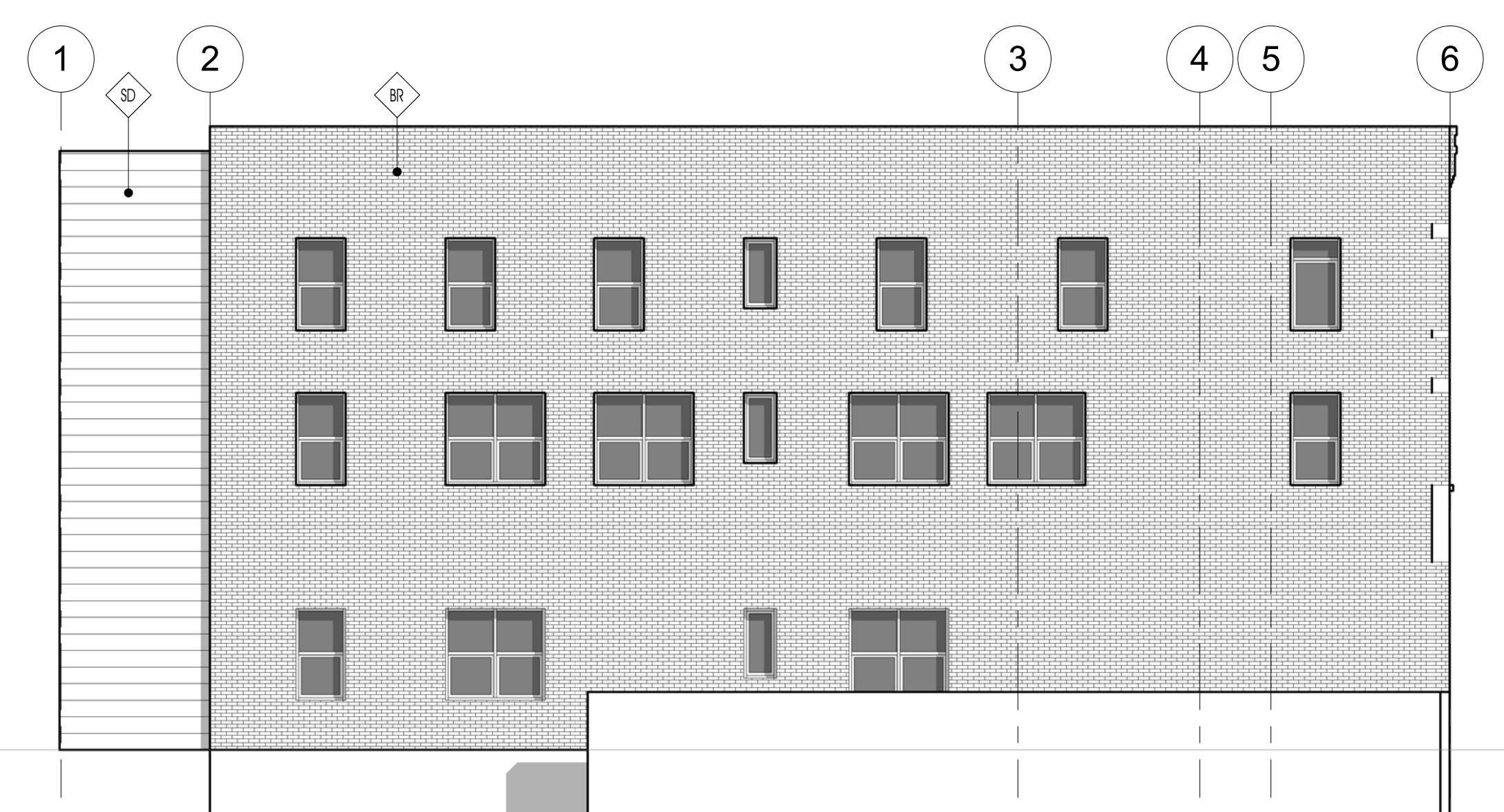
REAR (WEST) VIEW 6
A201



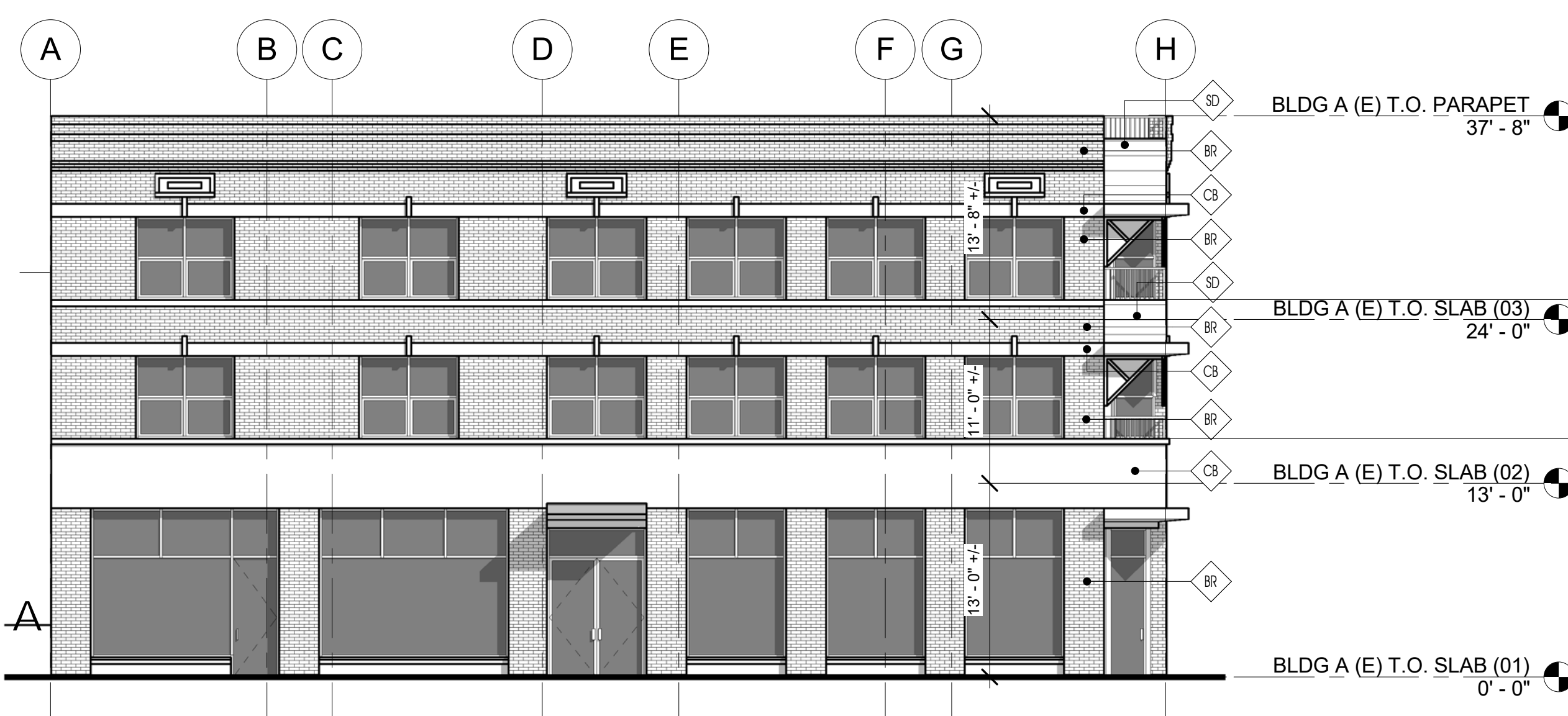
FRONT (EAST) VIEW 5
A201



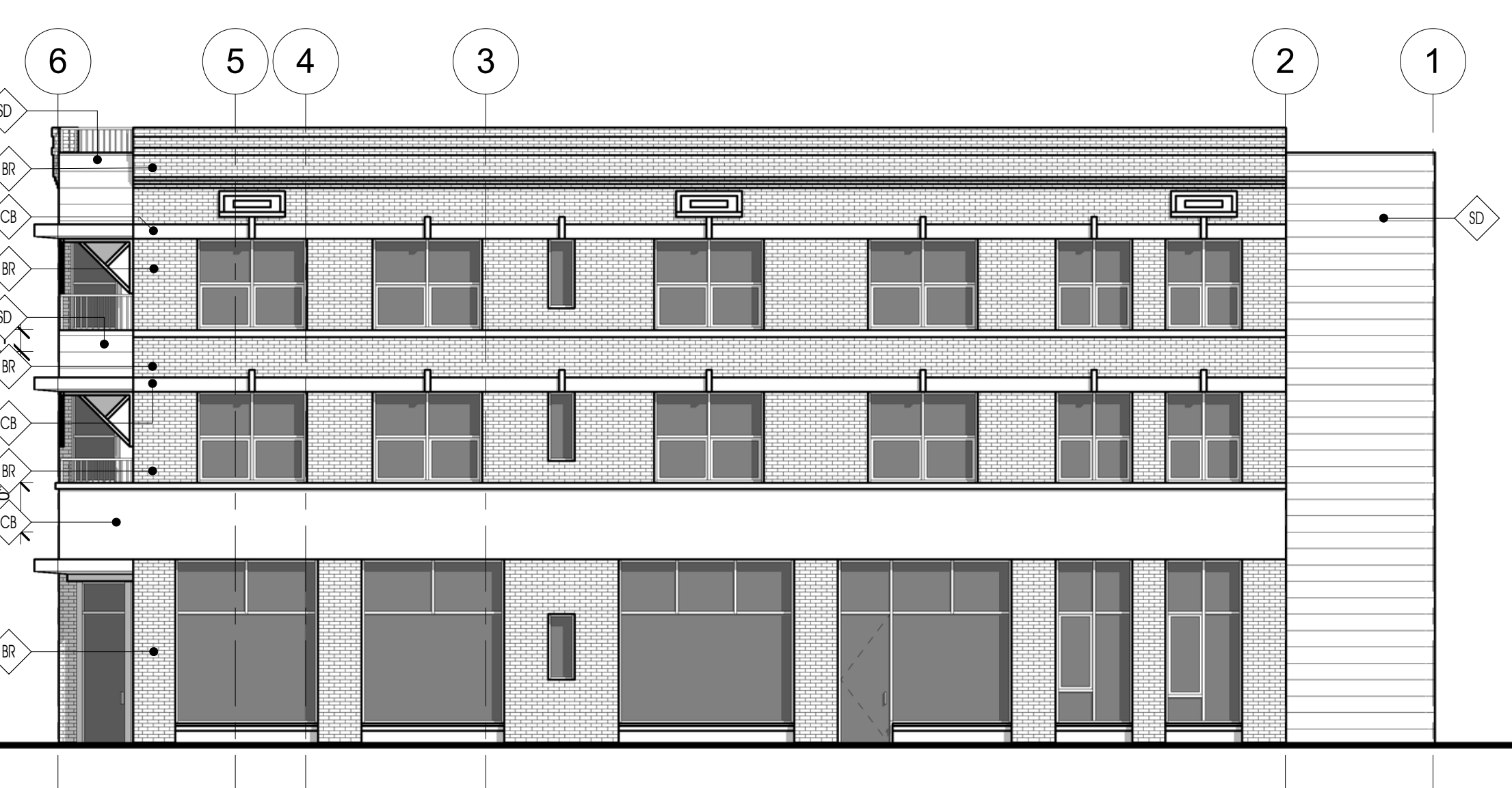
REAR (WEST) ELEVATION 4
1/8" = 1'-0" A201



SIDE (SOUTH) ELEVATION 3
1/8" = 1'-0" A201



FRONT (EAST) ELEVATION 2
1/8" = 1'-0" A201



SIDE (NORTH) ELEVATION 1
1/8" = 1'-0" A201

MATERIAL LEGEND:

- BR EXISTING BRICK TO REMAIN.
- CB EXISTING CONCRETE BAND TO REMAIN.
- SD EXTERIOR SIDING.

PROJECT DESCRIPTION
BROADWAY SITE

BROADWAY AVENUE, TOOELE UT
AHJ STAMP

SHEET NAME:
EXTERIOR ELEVATIONS

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE: 10/24/17
ISSUE TYPE: CONCEPT DESIGN
DRAWN BY: Author
CHECKED BY: Checker
PROJECT#: XXXX

SHEET NUMBER:

A201

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TOOELE CITY CORPORATION

RESOLUTION 2018-18

A RESOLUTION OF THE TOOELE CITY COUNCIL DECLARING 31 ACRES OF PROPERTY ON SKYLINE DRIVE SURPLUS AND AUTHORIZING ITS SALE.

WHEREAS, UCA Section 10-8-2(1)(a) provides, in pertinent part, "A municipal legislative body may: . . . sell . . . real . . . property for the benefit of the municipality"; and,

WHEREAS, UCA Section 10-8-2(4) and TCC Section 1-25-2 require that, before the City can sell a parcel of city-owned property, the City must give 14 days' notice of a public hearing, and shall allow the public, at the hearing, to comment on the proposed sale; and,

WHEREAS, by Resolution 2011-31 (approved June 1, 2011) the City Council authorized the City to purchase 55 acres of land from Brockbank Family Holdings L.L.C. for the preservation of important and sensitive environmental and open space land, including steeply sloped hillsides, for the preservation of important watershed, including storm water drainages, for the preservation of important viewsheds, and for the protection of existing city-owned water infrastructure, at a cost of \$884,640 (\$16,084 per acre) (an illustration of the 55-acres is attached as Exhibit A; Resolution 2011-31 is hereby incorporated herein); and,

WHEREAS, Resolution 2011-31 recognized the possibility of selling non-critical portions of the 55 acres in order to recoup all or a portion of the purchase price; and,

WHEREAS, the City Administration has identified 31 of the 55 acres that are not necessary to protect the City's important interests, as described in this Resolution 2018-18 and in Resolution 2011-31, and recommends that those 31 acres be sold for no less than their appraised fair market value; and,

WHEREAS, illustrations of the 31 acres are attached as Exhibit B; and,

WHEREAS, an appraisal report prepared by Valbridge Property Advisors dated May 16, 2017, identified the fair market value of the 31-acre parcel as \$560,000 (\$18,065 per acre) (see appraisal excerpts attached as Exhibit C); and,

WHEREAS, it is in the best interest of Tooele City to sell the 31 acres because they are surplus to the important purposes identified above, they are desirable for residential development, and the revenue is needed for Tooele City governmental purposes; and,

WHEREAS, the City Council has convened a duly-noticed public hearing and has allowed the public to comment upon the proposed sale of the 31 acres:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that

1. the City Administration is hereby authorized to sell the 31 acres for at least the appraised fair market value and to execute all necessary documents to do so; and,
2. the revenue from the sale of the 31 acres will deposited into the funds from which the property was purchased, in the following proportions: a) one-third water impact fees fund; b) one-third water enterprise fund; c) one-sixth park impact fees fund; and, d) one-sixth storm water utility fund.

This Resolution shall take effect immediately upon passage, by authority of the Tooele City Charter, without further publication.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ___ day of _____, 2018.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to form:



Roger Evans Baker, Tooele City Attorney

Exhibit A

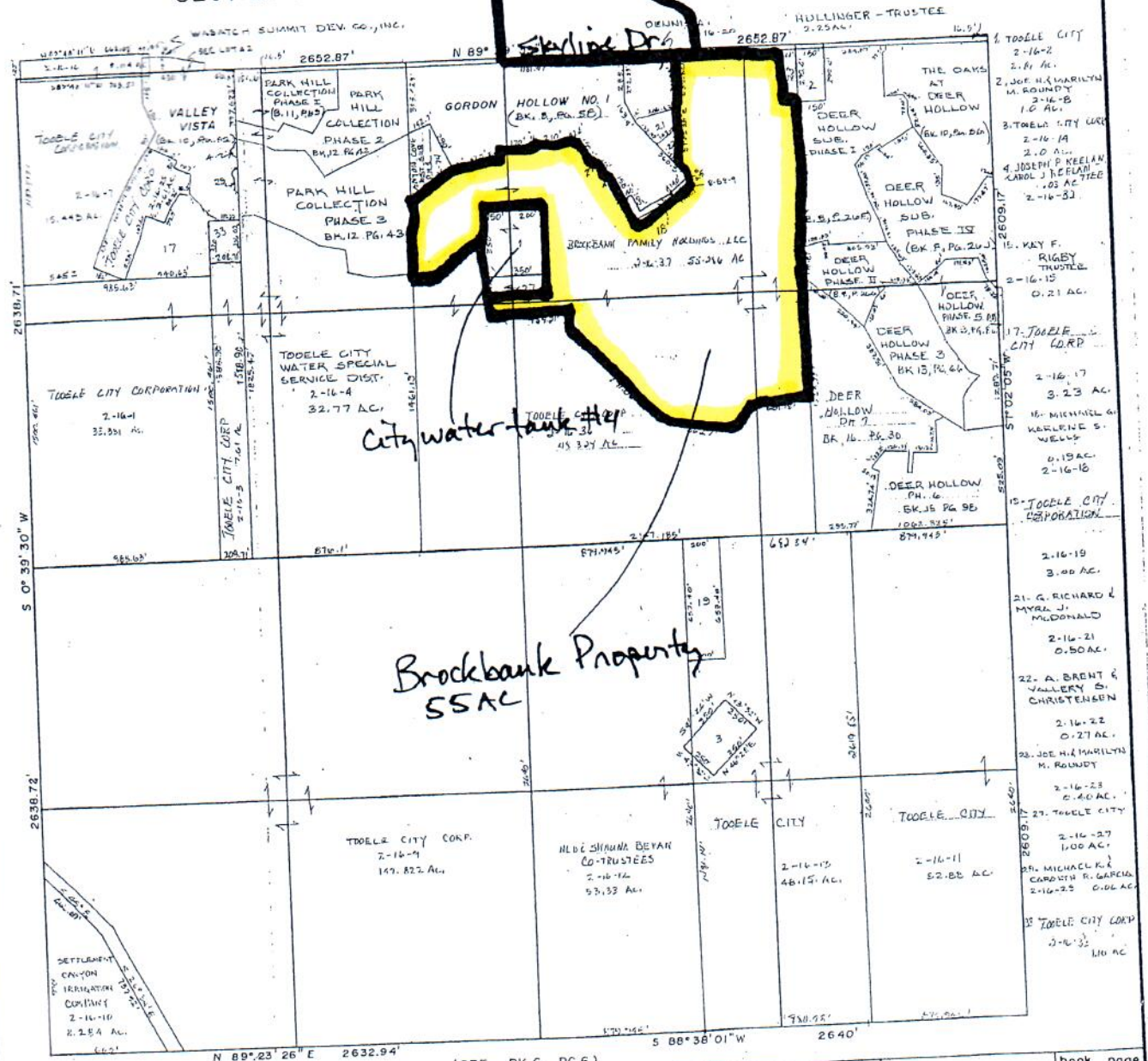
Illustration of the 55 Acres

Skyligne Nature Park
(not to scale)

scanned 4/27/11

TOOELE CITY
SECTION 34 T 3 S R 4 W S.L.B. & M.

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



REVISIONS	INITIAL	AND DATE	NOTES	U.S.T.C. approval Date:	PLAT DEPARTMENT	Section 34 T3S R4W	book page
3/29/11	RS	3/29/11			TOOELE COUNTY, UTAH	drawn by: RS date: 12/1/79 scale: 1/400	2 16

Exhibit B

Illustrations of the 31 Acres

Aerial and Front Views

AERIAL VIEW



FRONT VIEW (FROM OAKRIDGE DRIVE)



Analysis/Comments on Site

Based on the characteristics above, the site is suitable for a variety of legal uses with some restriction attributed to the property's irregular shape and sloping topography that would likely require some additional engineering and / site work for future development.

TAX/PLAT MAP

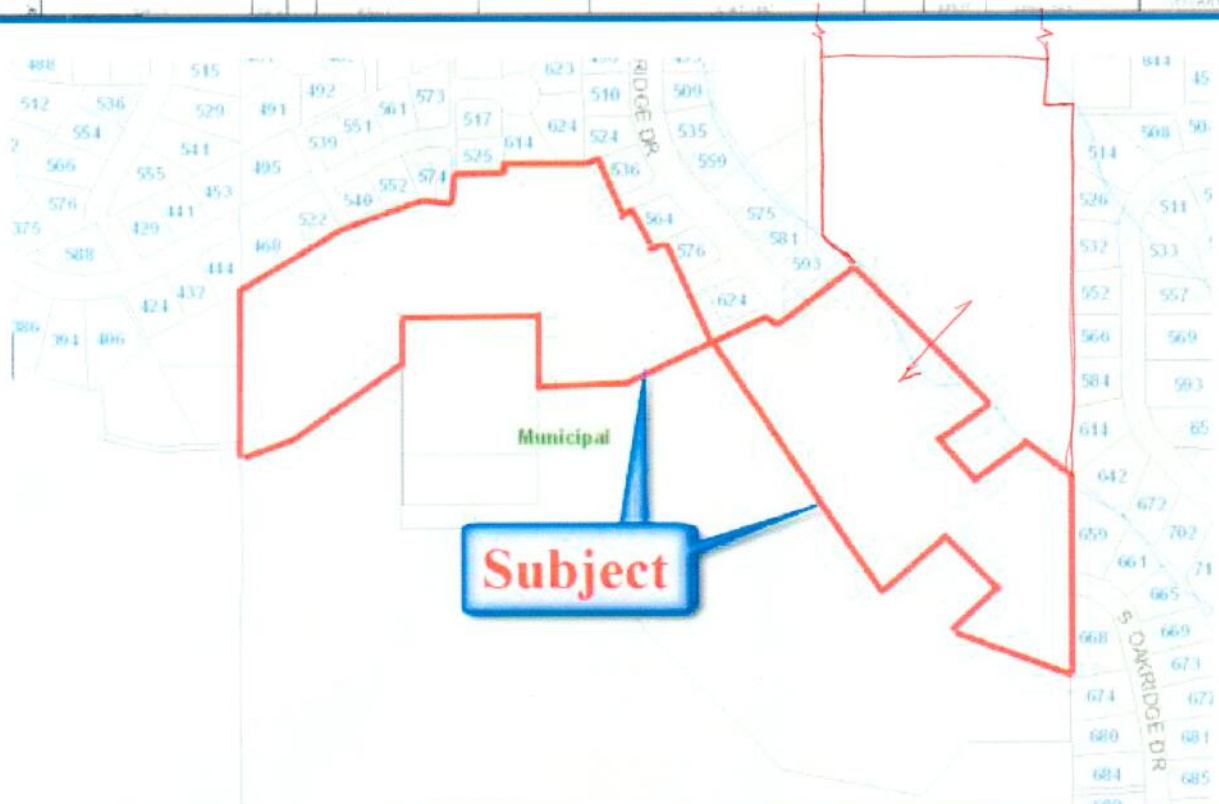
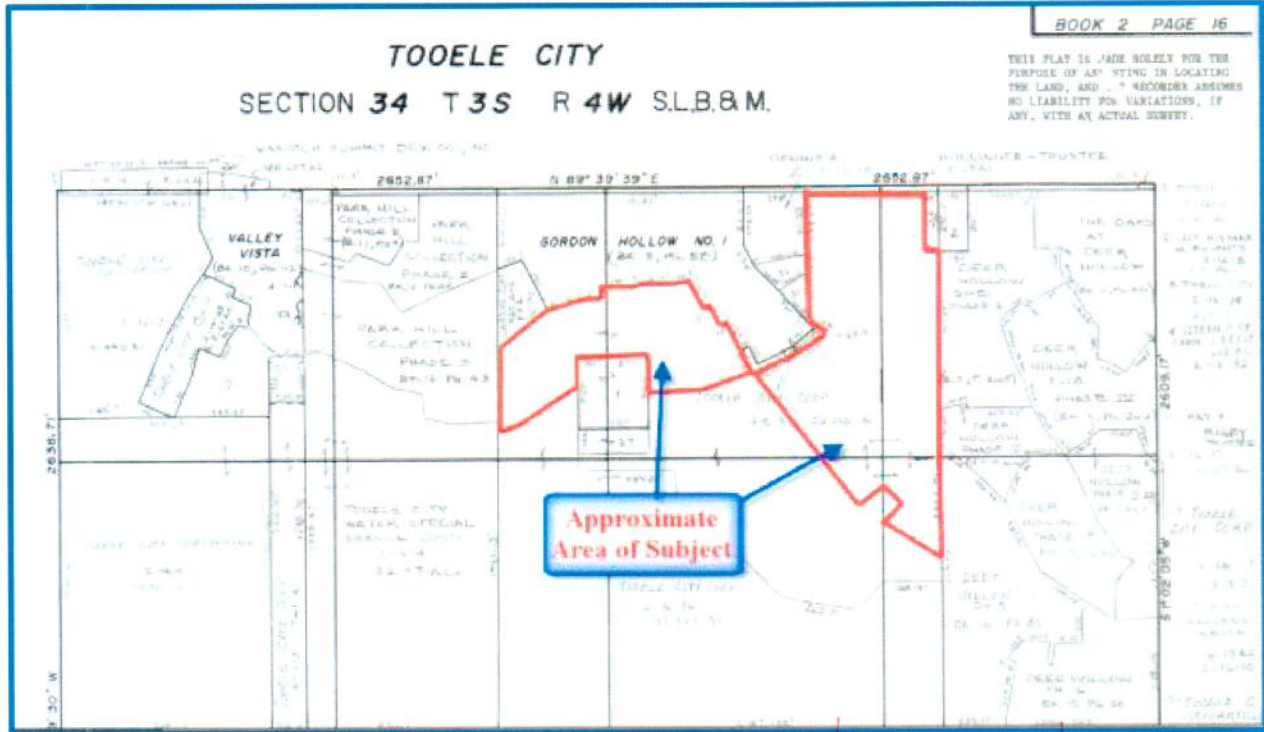


Exhibit C

Appraisal Excerpts



Valbridge
PROPERTY ADVISORS

Appraisal Report

31.00 Acres of Residential Land
850 East Skyline Drive
Tooele, Utah 84074

Date of Valuation: [REDACTED]



FOR:

Mr. Randy Sant
Economic Development Consultant
Tooele City
90 North Main Street
Tooele, UT 84074

**Valbridge Property Advisors |
Free and Associates, Inc.**

1100 East 6600 South, Suite 201
Salt Lake City, Utah 84121
801-262-3388 phone
801-262-7893 fax
valbridge.com

Valbridge File Number:
UT01-17-0206

May 16, 2017



1100 East 6600 South, Suite 201
Salt Lake City, Utah 84121
801-262-3388 phone
801-262-7893 fax
valbridge.com

May 16, 2017

BJ Clark
801-262-3388
bjclark@valbridge.com

Mr. Randy Sant
Economic Development Consultant
Tooele City
90 North Main Street
Tooele, UT 84074

RE: Appraisal Report
31.00 Acres of Residential Land
850 East Skyline Drive
Tooele, Utah 84074

Dear Mr. Sant:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal is not valid if separated from the appraisal report.

The subject property, as referenced above, is located along the south side of Skyline Drive and is further identified as Assessor's Parcel Number (APN) 02-016-0-0037 (Portion of). The subject is a 31.000-acre or 1,350,360-square-foot site and consists of a portion of a larger 55.290-acre tract of land currently recorded to Tooele City Corporation. The property is considered to have average functional utility and an average competitive rating.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them.

The client in this assignment is Tooele City and the intended user of this report is Tooele City Corporation and no others. The intended use is to determine the 'as is' market value of this property for internal management decisions and no other use. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

Extraordinary Assumptions:

- It is assumed that the information provided to us by the ownership representative and city or county officials is accurate. Any material deviation from how this information was represented to us could result in a change in opinion of value.
- The appraised value is based on the extraordinary assumption that the soil is clean of contamination. The presence of contamination exceeding action levels will substantially reduce market value of the real property.

Hypothetical Conditions:

- None

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

Value Conclusions	
Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	April 21, 2017
Value Conclusion	\$560,000
	\$18,065 per acre

Respectfully submitted,
Valbridge Property Advisors | Free and Associates, Inc.



Gary R. Free, MAI, SRA
Senior Managing Director / President

Utah State - Certified General Appraiser License #5451769-CG00 (Exp. 6/30/19)
--



Brent J. Clark
Appraiser

Utah State – Licensed Appraiser
License # 7025696-LA00 (Exp. 5/31/2018)

Summary of Salient Facts

Property Identification

Property Name	31.00 Acres of Residential Land
Property Address	850 East Skyline Drive Tooele, Tooele County, Utah, 84074
Latitude & Longitude	40.52164, -112.278931
Tax Parcel Number	02-016-0-0037 (Portion of)
Property Owner	Tooele City Corporation

Site

Zoning	Single Family Residential (R1-12) (Bison Ridge PUD)
FEMA Flood Map No.	49045C1645 C
Flood Zone	X
Land Area	31.000 acres

Valuation Opinions

Highest & Best Use - As Vacant	Single-family residential development
Highest & Best Use - As Improved	N/A
Reasonable Exposure Time	Nine to 12 months
Reasonable Marketing Time	Nine to 12 months

Value Indications

Approach to Value	As Is
Sales Comparison	\$560,000
Cost	Not Developed
Income Capitalization	
Direct Capitalization	Not Developed
Yield Capitalization (DCF)	Not Developed
Reconciled Income Capitalization	Not Developed

Value Conclusions

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	April 21, 2017
Value Conclusion	\$560,000
	\$18,065 per acre

Our findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

Extraordinary Assumptions:

- It is assumed that the information provided to us by the ownership representative and city or county officials is accurate. Any material deviation from how this information was represented to us could result in a change in opinion of value.
- The appraised value is based on the extraordinary assumption that the soil is clean of contamination. The presence of contamination exceeding action levels will substantially reduce market value of the real property.

Hypothetical Conditions:

- None

Site Description

The subject site is located along the south side of Skyline Drive. The characteristics of the site are summarized as follows:

Site Characteristics

Location:	South side of Skyline Drive
Gross Land Area:	31.000 Acres or 1,350,360 SF
Usable Land Area:	31.000 Acres or 1,350,360 SF
Shape:	Irregular
Topography:	Mild to moderate slopes
Elevation:	±5,320 to 5,500 feet
Drainage:	Appears adequate
Grade:	At or above street grade with abutting roads
Utilities:	All available
Water Rights:	None
Off-Site Improvements:	Asphalt paved street (no shoulder improvements)
On-Site Improvements:	None
Building Improvements:	None
Interior or Corner:	Interior
Signalized Intersection:	No: Traffic signal at the site that enhances access
Excess Land:	None
Surplus Land:	None

Street Frontage / Access

Frontage/Access:	Adequate along Skyline Drive with stubs from dead ends along Oakridge Drive and Deer Hollow Road (publicly dedicated)
Overall Visibility:	Average
Traffic Count:	Skyline Drive - 845 (2015)
Street Types:	Two-lane asphalt paved roadways

Flood Zone Data

Flood Map Panel/Number:	49045C1645 C
Flood Map Date:	November 18, 2009
Flood Zone:	X - Area of low flood risk. However, a portion of an unnamed canyon creek partially traverses the subject.

Other Site Conditions

Soil Type:	Soil conditions appear to be adequate to support development based on surrounding development
Environmental Issues:	The property has no known history of potential problems and none were observed during the property inspection.
Easements/Encroachments:	None known that would adversely affect development.
Earthquake Zone:	Less than 5 percent probability of liquefaction within the next 100 years

Adjacent Land Uses

North:	Skyline Drive, Skyline Park, and single-family residential subdivisions
South:	Vacant land
East:	Single-family residential subdivisions and vacant land east of 1400 East
West:	Single-family residential subdivisions, vacant land, and Main Street

Site Ratings

Access:	Adequate along Skyline Drive with stubs from dead ends along Oakridge Drive and Deer Hollow Road
Visibility:	Average

Zoning Designation

Zoning Jurisdiction:	Tooele City
Zoning Classification:	Bison Ridge PUD, Single Family Residential (R1-12)
Permitted Uses:	Single-family residential
Zoning Comments:	The purpose of the [R1-12] Low Density Residential District is to provide for single family residential areas and single family dwelling units on larger individual lots. Additionally this district is intended to allow and make available Rural Residential opportunities and agricultural uses protected from the encroachment of incompatible uses.
Minimum Lot Size -	12,000 square feet; however, the PUD permits clustering on smaller lots to avoid development of the southern portions that are on higher elevations. The city prefers to keep this area as open space.
Minimum Lot Frontage/Width -	35 feet
Min. Front Yard Setback -	25 feet
Min. Side Yard Setback -	30 feet
Min. Rear Yard Setback -	10 feet
Max. Structure Height -	35 feet