

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council & Tooele City Redevelopment Agency will meet in a Work Session, on Wednesday, April 18, 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:

- **Infill, Odd Lots, and Dead End Streets**
Presented by Council Chairman Steve Pruden
- **Sensitive Overlay**
Presented by Council Chairman Steve Pruden
- **Dispatch Services**
Presented by Mayor Debbie Winn
- **Purchasing Policy**
Presented by Michelle Pitt
- **South Droubay Road Extension**
- **Castagno Place Preliminary Plan – A 7.54 Acre 23 Lot Single Family Residential Subdivision Located at Approximately 1090 North 640 East**
Presented by Rachelle Custer
- **Porters Place Subdivision Plat – A 1.43 Acre 3 Lot Residential Subdivision to be Located at Approximately 630 S Coleman**
Presented by Rachelle Custer

4. Council Reports & Summer Event Schedules

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.

STAFF REPORT

April 11, 2018

To: Tooele City Planning Commission
Business Date: April 11, 2018

From: Planning Division
Community Development Department

Prepared By: Rachelle Custer, City Planner

Re: Castagno Place Subdivision – Preliminary Plan Request

Application No.: 2160434
Applicant: Wise Management
Project Location: Approximately 1090 North 690 East
Zoning: R 1-8
Acreage: Approximately 7.01 Acres (Approximately 305,356 ft²)
Request: Request for approval of a preliminary plan in the R1-8 Residential zoning district for a 20 lot single family residential subdivision

BACKGROUND

This application is a request for approval of a preliminary plan for approximately 7.01 acres located at approximately 1090 North 690 East. The property is currently zoned R 1-8 Residential. The applicant is requesting that a preliminary plan be approved to allow for 20 single family residential lots. Lots range in size from 10,000 sq. ft. to 13,000 sq. ft.

ANALYSIS

Subdivision Layout. This subdivision contains 20 lots ranging in size from 10,397 sq. ft. to 13,014 sq. ft.

Criteria For Approval. The criteria for review and potential approval of a Preliminary plan request is found in Section 7-19 of the Tooele City Code. This section depicts the standard of review for such requests as:

7-19-8. Procedure for approval of preliminary plan.

- (1) Pre-Development Review. Prior to the submission of any land use application, the applicant may and is strongly encouraged to attend a pre-development meeting to review the proposed land development activity and its use, the site, area of potential conformity or conflict with the City's development policy, and the process by which the proponent may proceed to seek a permit for the proposed land development activity sought by the applicant. The pre-development meeting shall concern all aspects of the application proposal as it relates to applicable ordinances and laws, policy considerations, land uses proposed, neighboring properties and uses, community aesthetics and standards, and any other issue that may affect the approvability of the application or the implementation of the proposal. Applications to be reviewed during a pre-development meeting shall be scheduled for the next reasonably available meeting according to the Community Development Departments regular meeting schedule.
- (2) Preliminary Plan Preparation. The applicant shall cause to be prepared the preliminary plan which shall include all of the property to be subdivided or developed by the

applicant as well as all other property owned or controlled by the applicant which is adjacent to or considered contiguous to the portion to be subdivided or developed. The applicant shall also prepare such other supplementary material as was specified by the City in (March 18, 2015) the pre-development meeting, as well as a written application for approval of the land use proposed. The applicant shall deliver copies of the proposed preliminary plan for review to the Community Development Department and to the Tooele Post Office, Tooele County School District, the Tooele County Health Department, County Surveyor, and each non-City utility company involved in the subdivision or development.

- (3) Planning Commission Review. Prior to Planning Commission review, the applicant shall deliver copies of the proposed preliminary plan to the Community Development Department that demonstrates a signed review by, and any comments from, the Tooele Post Office, Tooele County School District, County Surveyor, County Recorder, and Health Department.
 - (a) The Planning Commission shall approve, approve with conditions, or disapprove the proposed preliminary plan and submit its recommendation to the City Council. An application shall not be approved until receiving all the signatures listed in subsection (2) above.
 - (b) If the Planning Commission finds that changes, additions, or corrections are required on the preliminary plan, the Commission shall so advise the applicant on the record in a public meeting or in writing. The applicant may resubmit the preliminary plan to the Commission without paying an additional fee. The Commission shall approve, approve with conditions, or disapprove the revised preliminary plan and submit its recommendations in writing to the City Council.

REVIEWS

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

1. Plans are to be stamped and signed by a professional engineer, registered in the State of Utah.

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

1. Plans are to be stamped and signed by a professional engineer, registered in the State of Utah.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Plan by Wise Management, application number 2160434, 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.

This recommendation is based on the following findings:

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

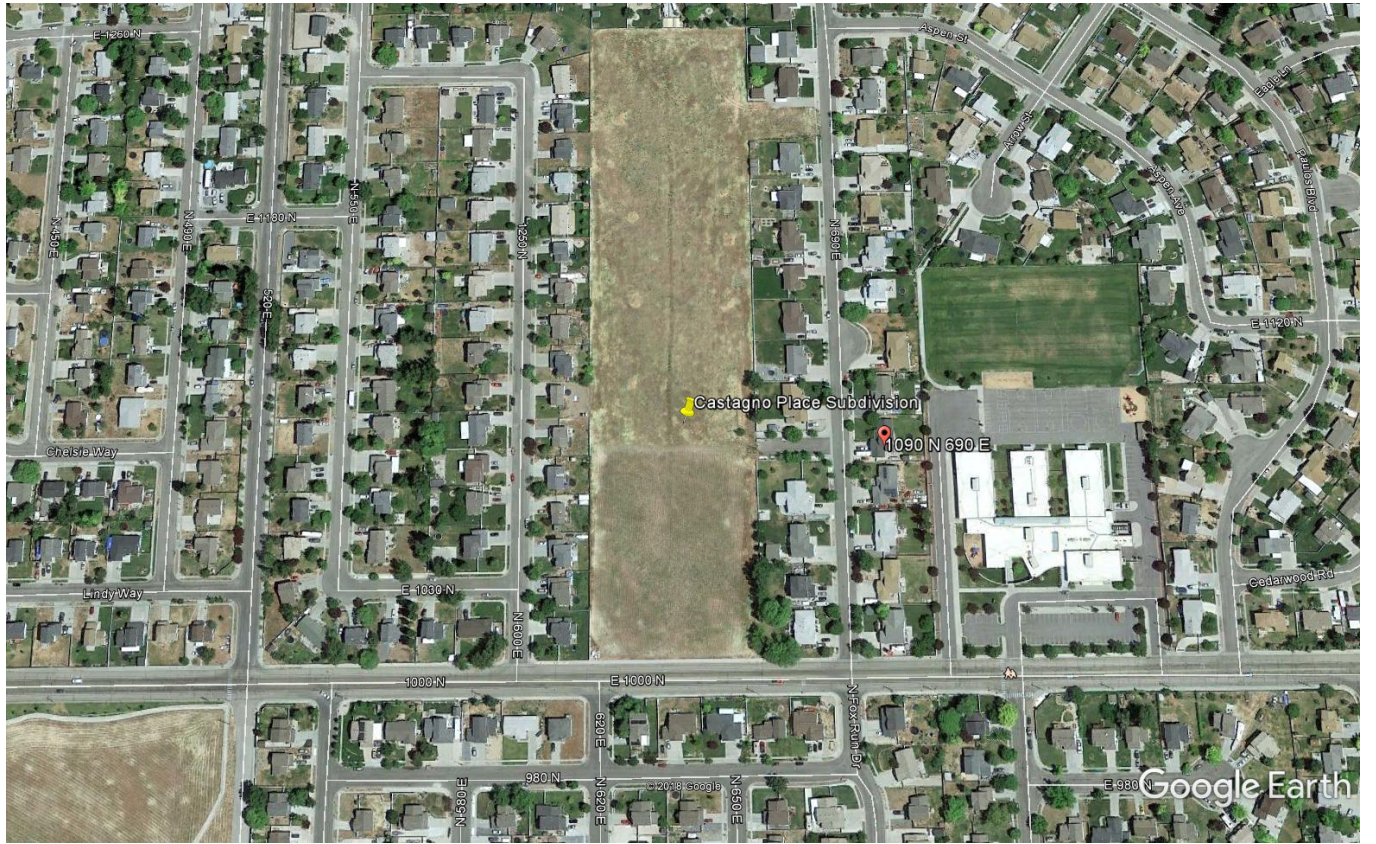
MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Castagno Place Subdivision Preliminary Plan, for the purpose of creating 20 single family residential lots at approximately 1090 North 690 East, application number 2160434, based on the findings and subject to the conditions listed in the Staff Report dated April 11, 2018.”

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Castagno Place Subdivision Preliminary Plan, for the purpose of creating 20 single family residential lots at approximately 1090 North 690 East, application number 2160434, based on the following findings:”

EXHIBIT A

**MAPPING PERTINENT TO CASTAGNO PLACE SUBDIVISION PRELIMINARY
PLAN**



STAFF REPORT

April 11, 2018

To: Tooele City Planning Commission
Business Date: April 11, 2018

From: Planning Division
Community Development Department

Prepared By: Rachelle Custer, City Planner

Re: Porters Place Subdivision – Final Plat Request

Application No.: P17-745a
Applicant: Liberation Development Investments LLC
Project Location: 632 South Coleman
Zoning: R 1-7
Acreage: Approximately 1.43 Acres (Approximately 62,291 ft²)
Request: Request for approval of a final plat in the R1-7 Residential zoning district for a 3 lot residential subdivision

BACKGROUND

This application is a request for approval of a final plat for approximately 1.43 acres located at approximately 632 South Coleman. This is a minor subdivision because it is under 10 lots and does not require any public dedication. The property is currently zoned R 1-7 Residential. The applicant is requesting that a final plat be approved to allow for three residential lots. The lots are 14,000 to 33,000 sq. ft. The property is currently vacant. The applicant intends to build a duplex on each lot. Duplex is allowed in the R1-7 zoning district on a minimum 14,000 sq. ft. lot.

ANALYSIS

Subdivision Layout. This portion of the subdivision contains 3 lots ranging in size from 14,060 sq. ft. to 33,488 sq. ft.

Criteria For Approval. The criteria for review and potential approval of a final plat request is found in Section 7-19 of the Tooele City Code. This section depicts the standard of review for such requests as:

7-19-10. Procedure for approval of the final plat.

- (1) The final plat shall conform substantially to the preliminary plan as approved, and, if desired by the subdivider, may constitute only that portion of the approved preliminary plan which he proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations and the approval of the preliminary plan.
- (2) Application for approval of the final plat, including all engineering drawings, shall be submitted in writing to the Community Development Department and shall be accompanied by the fee and engineering review fee as required by the City Code. The application must be completed, including all corrections and required documentation, at least 15 days prior to the regular meeting of the Planning Commission for its review and recommendation.

- (3) The final engineering plans and specifications, consistent with the approved preliminary plan, as well as an AutoCAD copy of the development plans, shall be submitted to the Community Development Department within one year after approval of the preliminary plan and before the approval of the final plat; unless, prior to the one-year period lapsing, the City Council grants an extension, not to exceed six months, upon written request of the developer. Such extension will not require an additional fee or filing or additional copies of the plat. If the final plat is not submitted to the Community Development Department prior to the expiration of said one-year period, which begins to run from the date that the preliminary plan is first approved by the Council, the approval of the said preliminary plan automatically lapses and is void and is of no further force or effect. Thereafter, the developer must recommence the application process as then in effect. The subdivider shall make all revisions required by the City promptly and with reasonable diligence.
- (4) Within two months after its meeting at which time the application for approval of the final plat is submitted, the Planning Commission shall recommend approval or disapproval. If the Commission recommends approval of the plat, it shall affix upon the plat the certifying signatures of its chairman and members voting in favor of approval, and submit the plat along with its recommendations to the City Council. If it recommends disapproval, the Commission shall set forth the reasons in its own records, which may include the meeting minutes.

7-19-35. Minor Subdivision - Exemptions from preliminary plan requirement.

- (1) A subdivision is considered a minor subdivision and exempt from the preliminary plan requirement of this Chapter if:
 - (a) it contains less than ten lots;
 - (b) it does not contain a right-of-way dedication for public street; and,
 - (c) it does not involve off-site water or sewer utilities.
- (2) Information normally required as part of the preliminary plan application may be required by the Public Works and Community Development Departments as part of a minor subdivision final plat application.

REVIEWS

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

1. Plans are to be stamped and signed by a professional engineer, registered in the State of Utah.

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

1. Plans are to be stamped and signed by a professional engineer, registered in the State of Utah.

STAFF RECOMMENDATION

Staff recommends approval of the request for a final plat by Liberation Development Investments LLC, application number P17-745a, 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.

This recommendation is based on the following findings:

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

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the final plat request for Porters Place Subdivision, for the purpose of creating 3 residential lots at approximately 632 South Coleman, application number P17-745a, based on the findings and subject to the conditions listed in the Staff Report dated April 11, 2018.”

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the final plat request for Porters Place Subdivision, for the purpose of creating 3 residential lots at approximately 632 South Coleman, application number P17-745a, based on the following findings:”

EXHIBIT A

MAPPING PERTINENT TO PORTERS PLACE SUBDIVISION



