
PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council & the Redevelopment Agency (RDA) will meet in a Business Meeting on Tuesday, January 7, 2020, at the hour of 7:00 p.m. The meeting will be held at the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Selection of City Council/Redevelopment Agency Chair and Vice Chair Positions**
4. **Mayor's Youth Recognition Awards**
5. **Public Comment Period**
6. **Resolution 2020-01** A Resolution of the Tooele City Council Reappointing Michelle Y. Pitt as City Recorder of Tooele City for a Term of Two Years
Presented by Council Member Scott Wardle
7. **Ordinance 2020-01** An Ordinance of the Tooele City Council Establishing the Dates, Time, and Place of its Public Meetings in 2020
Presented by Michelle Pitt
8. **Resolution 2019-86** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for Water and Sewer Modeling Fees Associated with New Developments
Presented by Steve Evans
9. **Subdivision Preliminary Plan Request** by Perry Development, LLC, for Overlake 2A Consisting of 90 Lots Located at Approximately 2000 North 400 West in the R1-7 Residential Zoning District
Presented by Jim Bolser
10. **Minor Subdivision Request** by Kevin Boyle for Desert Cove Subdivision Consisting of 5 Lots Located at 242 East 400 North in the R1-7 Residential Zoning District
Presented by Jim Bolser
11. **Subdivision Final Plat Request** by Bach Homes for Copper Canyon Phase 9 Consisting of 36 Lots Located at Approximately 600 West Tooele Boulevard in the R1-7 PUD Residential Zoning District
Presented by Jim Bolser
12. **Public Hearing & Motion on Ordinance 2019-35** An Ordinance of the Tooele City Council Amending the Tooele City Zoning Map for Property at Approximately 2100 North Main Street
Presented by Jim Bolser
13. **Minutes**
14. **Invoices**

15. Adjourn

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2113 or michellep@tooelecity.org, Prior to the Meeting.

TOOELE CITY CORPORATION

RESOLUTION 2020-01

A RESOLUTION OF THE TOOELE CITY COUNCIL REAPPOINTING MICHELLE Y. PITT AS CITY RECORDER OF TOOELE CITY FOR A TERM OF TWO YEARS.

WHEREAS, the Utah Code provides that “on or before the first Monday in February following a municipal election, the mayor, with the advice and consent of the city council, shall appoint a qualified person to each of the offices of city recorder and treasurer” (U.C.A. §10-3-916(1)); and,

WHEREAS, the amended Tooele City Charter, effective January 2, 2006, provides that the City Council, with the advice of the Mayor, shall select the City Recorder, who shall be the clerk of the Council (Charter §3-01); and,

WHEREAS, the Charter provides that the City Recorder appointment shall be for a term of two years unless sooner removed for cause (Charter §3-01); and,

WHEREAS, on February 2, 2011, with the advice of Mayor Dunlavy, the City Council appointed Michelle Pitt to serve as City Recorder for the remainder of former City Recorder Sharon Dawson’s term, through January 15, 2012; and,

WHEREAS, by Resolutions 2012-01, 2014-02, 2016-04, and 2018-02, the City Council appointed Michelle Pitt to serve a two-year term as City Recorder; and,

WHEREAS, with the advice of Mayor Winn, the City Council desires to reappoint Michelle Pitt to the office of Tooele City Recorder; and,

WHEREAS, although the Utah Code provides that the “city recorder is ex officio the city auditor and shall perform the duties of that office” (U.C.A. §10-3-916(2)), the City Charter provides that the City Council shall select an independent auditor to conduct the annual financial audit required by law (Charter §3-02):

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that Michelle Pitt is hereby reappointed to the position of City Recorder for Tooele City for a term of two years, effective January 15, 2020, through January 5, 2022.

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

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2020.

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, Tooele City Attorney

TOOELE CITY CORPORATION

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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, Tooele City Attorney

TOOELE CITY CORPORATION

RESOLUTION 2019-86

A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY FEE SCHEDULE FOR WATER AND SEWER MODELING FEES ASSOCIATED WITH NEW DEVELOPMENTS.

WHEREAS, Tooele City Code §1-26-1 authorizes the City Council to establish City fees by resolution for activities regulated by the City and services provided by the City; and,

WHEREAS, Utah Code §10-3-718 authorizes the City Council to exercise administrative powers, such as establishing city fees and regulating the use of city property, by resolution; and,

WHEREAS, under the Council-Mayor form of municipal government, established and governed by the Tooele City Charter (2006) and Utah Code §10-3b-201 et seq., the Mayor exercises all executive and administrative powers; however, it has been the practice of Tooele City for all fees proposed by the Mayor and City Administration to be approved by the City Council; and,

WHEREAS, U.C.A. §10-9a-508 authorizes municipalities to impose exactions on new developments if an essential link exists between a legitimate governmental interest and each exaction, and each exaction is roughly proportionate, or roughly equivalent, both in nature and extent, to the impact of the proposed development; and,

WHEREAS, Rule 309-511 (Hydraulic Modeling Requirements) of the Utah Rules of Administration, authorized by U.C.A. §19-4-104, requires municipalities to conduct water modeling for new developments that impact a municipality's water systems (see Rule 309-511 attached as Exhibit A); and,

WHEREAS, it is appropriate for Tooele City to pass on to developments the costs incurred by the City to conduct the required water and sewer modeling for those developments; and,

WHEREAS, the City Administration proposes that the water and sewer modeling fees shown in Exhibit A be established in the Tooele City Fee Schedule and be charged to all new developments except single lot splits where the lots connect to existing water and sewer main lines; and,

WHEREAS, the proposed water and sewer modeling fees are based on third-party actual time and cost, and estimates of the actual time and cost, to perform the water and sewer modeling for new developments in Tooele City; and,

WHEREAS, based on the above, the proposed water and sewer modeling fees are lawful exactions imposed upon new developments; and,

WHEREAS, the water and sewer modeling fees may be amended by the City Administration, and reflected in the Fee Schedule, from time to time as necessary to adjust to changing costs and circumstances:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the water and sewer modeling fees shown in Exhibit A and proposed by the City Administration are hereby approved and shall be incorporated into the Tooele City Fee Schedule.

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

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2019.

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 Water and Sewer Modeling Fees

Water Modeling Fee:

Lot Split on Existing Water Main Line	\$0.00
Lot Split on New Water Main Line	\$500.00 <u>1,000.00</u>
≥3 and ≤10 Lots	\$500.00 <u>2,000.00</u>
11 to 50 Lots	\$1,000.00 <u>2,500.00</u>
51 to 100 Lots	\$1,500.00 <u>3,000.00</u>
101+ Lots	\$1,500.00 <u>3,000.00</u> + \$10.00/Lot

Sewer Modeling Fee:

<u>Lot Split on Existing Sewer Main Line</u>	<u>\$0.00</u>
<u>Lot Split on New Sewer Main Line</u>	<u>\$1,000.00</u>
<u>≥3 and ≤10 Lots</u>	<u>\$2,000.00</u>
<u>11 to 50 Lots</u>	<u>\$2,500.00</u>
<u>51 to 100 Lots</u>	<u>\$3,000.00</u>
<u>101+ Lots</u>	<u>\$3,000.00 + \$10.00/Lot</u>

STAFF REPORT

December 4, 2019

To: Tooele City Planning Commission
Business Date: December 11, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Overlake Estates 2A – Preliminary Plan Subdivision Request

Application No.: P19-98
Applicant: Dan Reeve, representing Perry Development, LLC
Project Location: Approximately 2000 North 400 West
Zoning: R1-7 Residential Zone
Acreage: 29.23 Acres (Approximately 1,273,258 ft²)
Request: Request for approval of a Preliminary Plan Subdivision in the R1-7 Residential zone regarding the creation of 90 single-family residential lots.

BACKGROUND

This application is a request for approval of a Preliminary Plan Subdivision for approximately 29.23 acres located at approximately 2000 North 400 West. The property is currently zoned R1-7 Residential. The applicant is requesting that a Preliminary Plan Subdivision be approved to allow for the development of the currently vacant property into 90 single-family residential lots.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The purpose of the R1-7 zone is to “provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings and multi-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.” The R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. Properties to the north, west and south of the subject property are all zoned R1-7 Residential. To the east on the adjacent side of 400 West properties are zoned R1-8 Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The proposed subdivision will begin development of vacant ground north of 2000 North and west of 400 West. The 2A preliminary plan proposes the creation of 90 new single-family lots, each lot meeting or exceeding minimum requirements for lot size, lot width and lot frontage as required by the R1-7 Residential zoning district.

The subdivision is proposed to be developed in three phases, each phase containing between 20 and 30

lots. Phase 1 will develop and construct improvements for 2000 North. Phase 2 will be constructing improvements to 400 West.

There are numerous double fronting lots being proposed along 2000 North and 400 West. When double fronting lots occur there are specific requirements for landscaping and fencing and there will need to be an HOA established to maintain the landscaping and fencing on these double fronting lots. Most of the double fronting lot issues will be addressed during final plat review.

Storm water management will be addressed in private basin off site on property owned by the developer.

All roads within the proposed subdivision will be dedicated public rights-of-way and will comply with minimum City Standards for horizontal and vertical road construction.

Landscaping. The only landscaping associated with this development is the park strip along double fronting lots. The applicant has provided a preliminary landscape plan that shows the park strip will include stamped concrete with trees planted every 30 feet on center. The trees will be protected by a metal tree grate. An in-ground irrigation system will provide each tree with water from two bubbler heads.

Fencing. For double fronting lots the ordinance requires six foot solid masonry fencing. Landscape plans demonstrate that the applicant will be installing either a pre-cast concrete or masonry wall. Either fencing type will comply with ordinance requirements.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

REVIEWS

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

1. The preliminary plan as proposed meets or exceeds minimum lot standards regarding lot size, lot width and lot frontages and conforms to all other applicable codes and development standards as required by Tooele City ordinances for a preliminary plan.
2. Each phase will be required to undergo a final subdivision plat review.

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

1. Water modeling results are still pending, which will determine final waterline sizes through the development, and which must be adjusted as part of final submittal of each phase.
2. Adjust street light locations as demonstrated on the approved preliminary plans.

Noticing. A subdivision does not require a public hearing. Therefore public noticing is not required.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Plan Subdivision by Dan Reeve, representing Perry Development, LLC, application number P19-98, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. Water modeling results are still pending, which will determine final waterline sizes through the development, and which must be adjusted as part of final submittal of each phase.
6. Adjust street light locations as demonstrated on the approved preliminary plans.

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 Overlake Estates 2A Preliminary Plan Subdivision Request by Dan Reeve, representing Perry Development, LLC, application number P19-98, based on the findings and subject to the conditions listed in the Staff Report dated December 4, 2019:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Overlake Estates 2A Preliminary Plan Subdivision Request by Dan Reeve, representing Perry Development, LLC, application number P19-98, based on the following findings:”

1. List findings...

EXHIBIT A

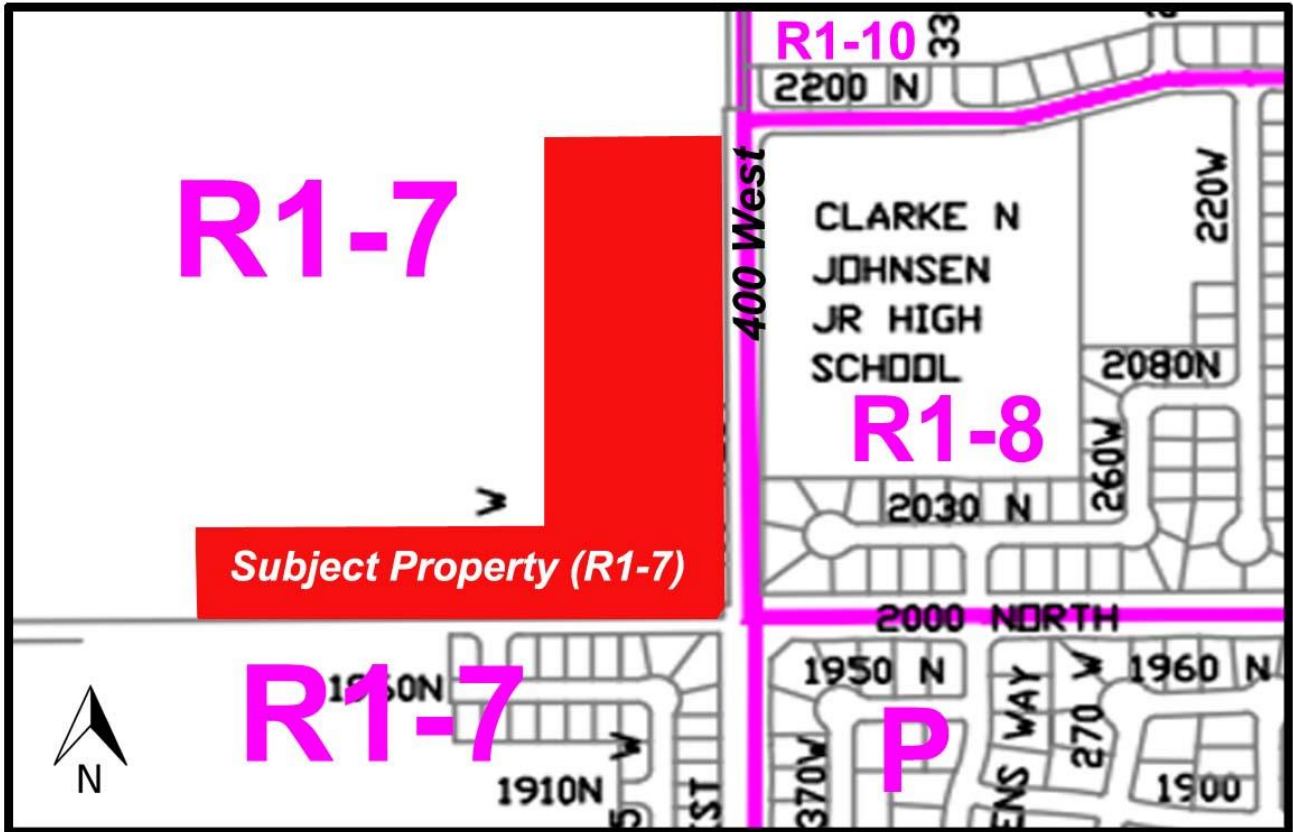
**MAPPING PERTINENT TO THE OVERLAKE ESTATES 2A PRELIMINARY PLAN
SUBDIVISION**

Overlake 2A Preliminary Plan



Aerial View

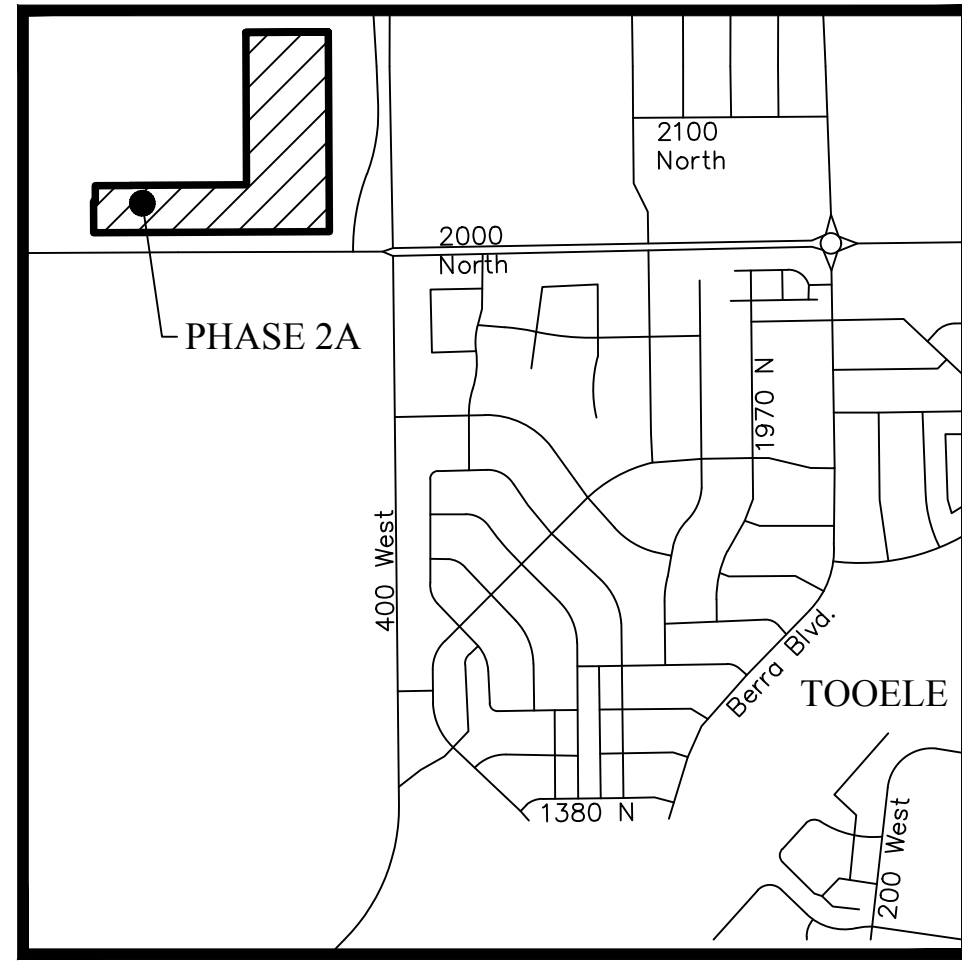
Overlake 2A Preliminary Plan



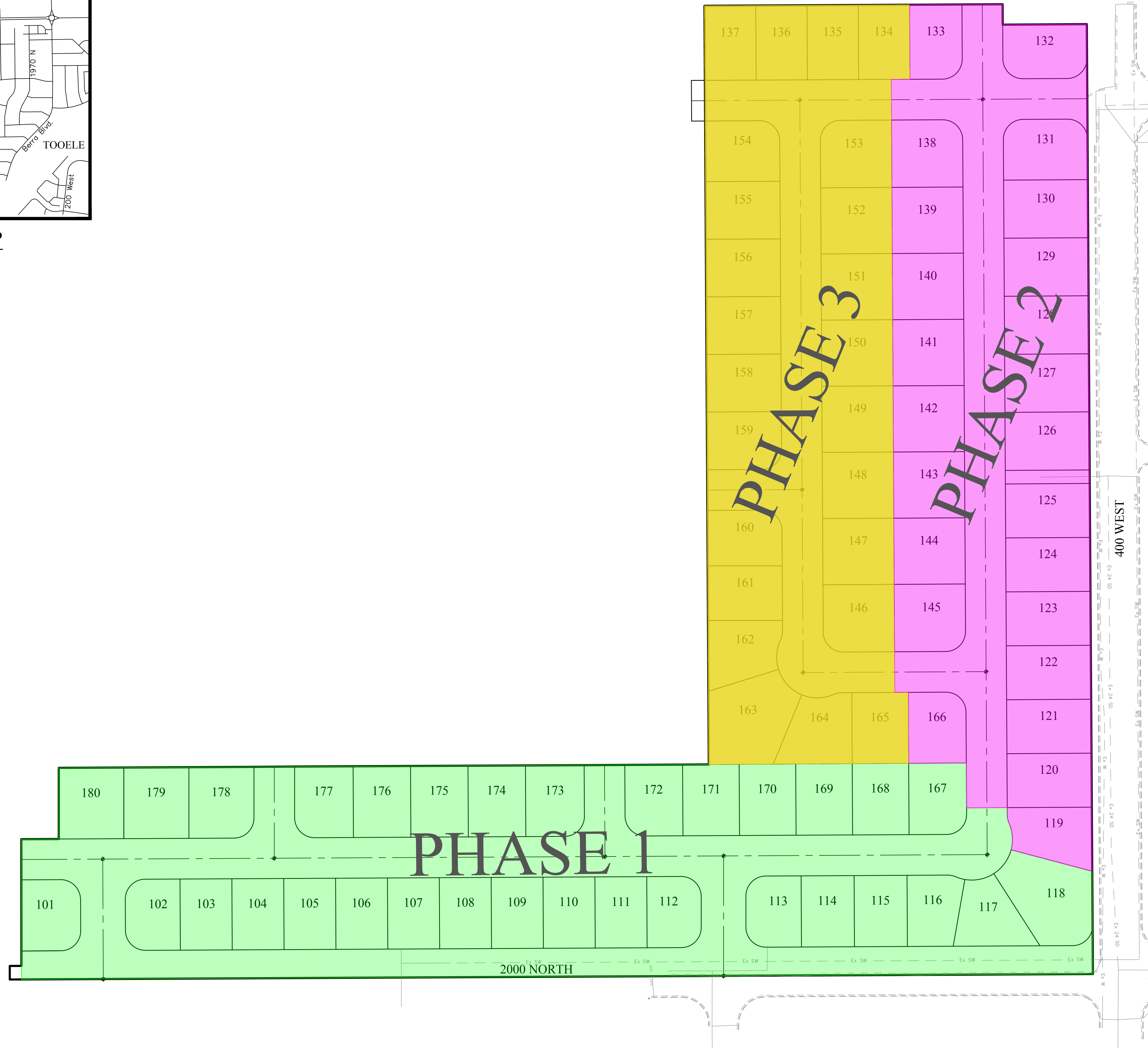
Current Zoning

EXHIBIT B

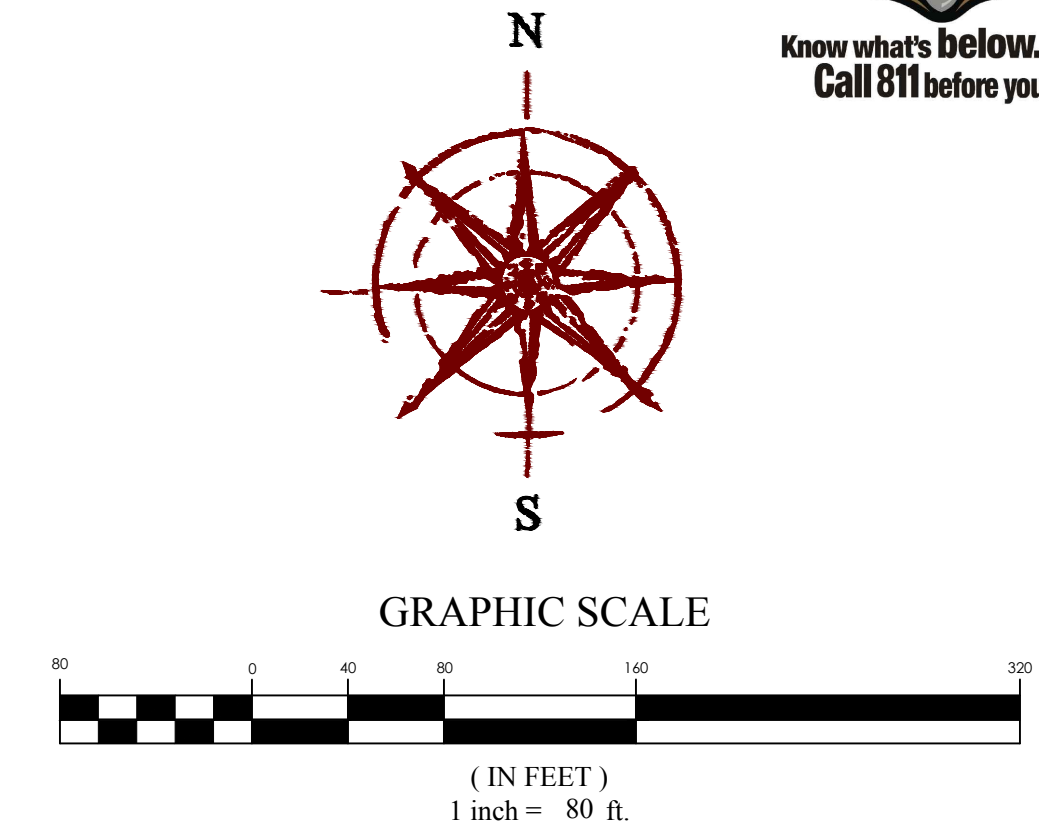
PROPOSED DEVELOPMENT PLANS



VICINITY MAP
NTS

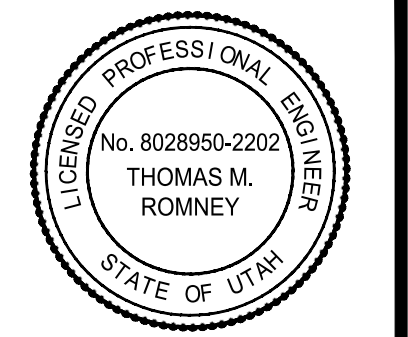


SITE MAP



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

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusidaho.com



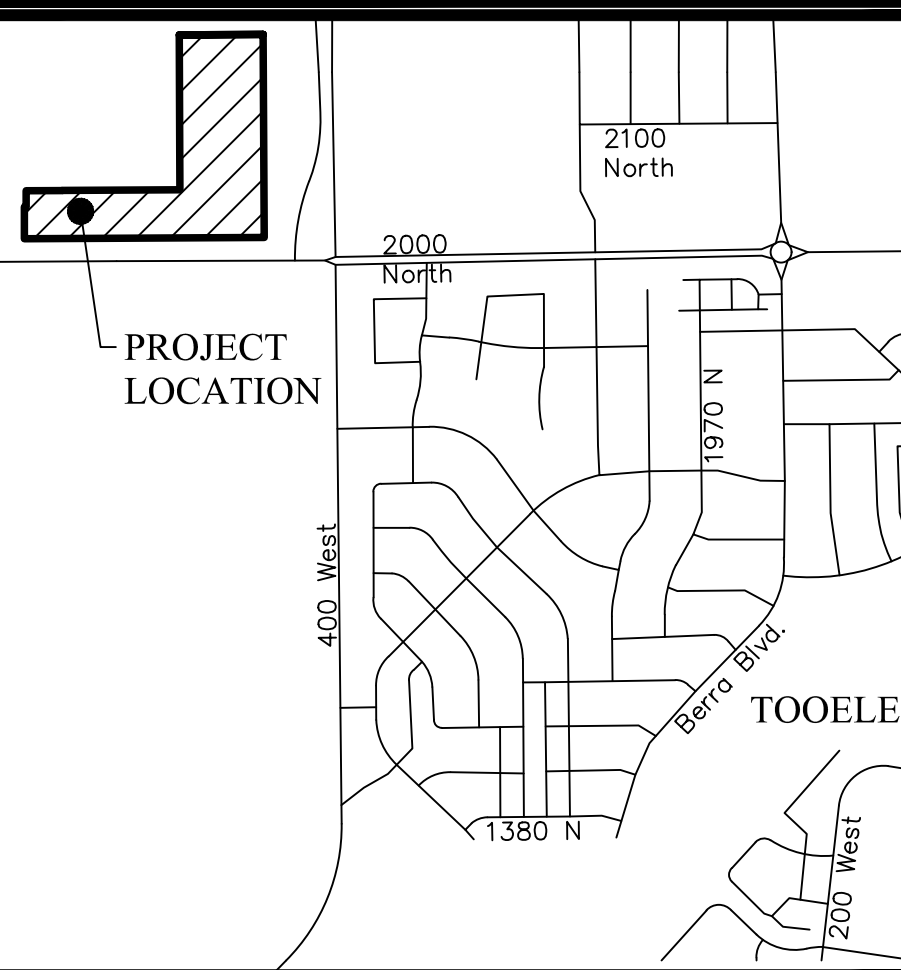
Overlake 2A
Tooele City, Utah
PRELIMINARY PHASING PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

PRELIMINARY PHASING PLAN

Scale: 1"=80' Drawn: AWS
Date: 11/5/2019 Job #: 17-326

Sheet: C1.1



VICINITY MAP
N.T.S.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-2-a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
 (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY _____

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

CENTURY LINK

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ BY CENTURY LINK

CENTURY LINK

COMCAST

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ BY COMCAST CABLE.

COMCAST

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

TOOELE CITY ENGINEER

COMMUNITY DEVELOPMENT

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

TOOELE CITY COMMUNITY DEVELOPMENT

OWNER/DEVELOPER
DAN REEVE
PERRY HOMES
(801) 608-8040
DREEVE@PERRYHOMESUTAH.COM

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047 PHE (801) 352-6075
www.focusatm.com

QUESTAR GAS

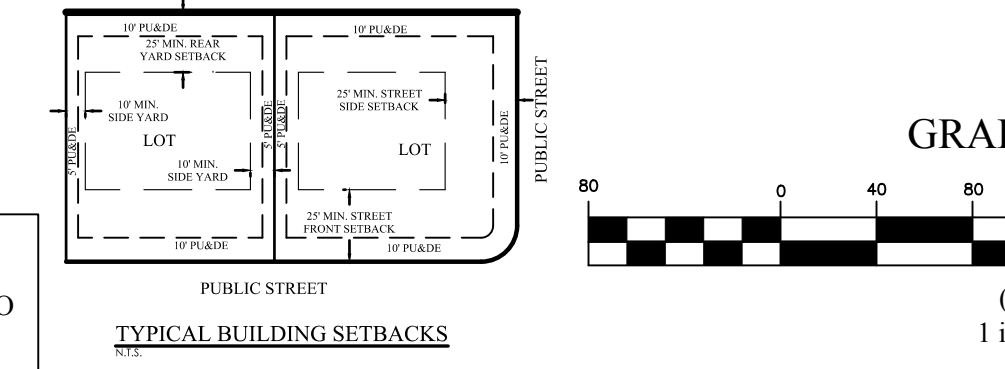
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED 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.

APPROVED THIS _____ DAY OF _____ A.D. 20____

QUESTAR GAS COMPANY

BY: _____

TITLE: _____



CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE CITY COUNCIL.

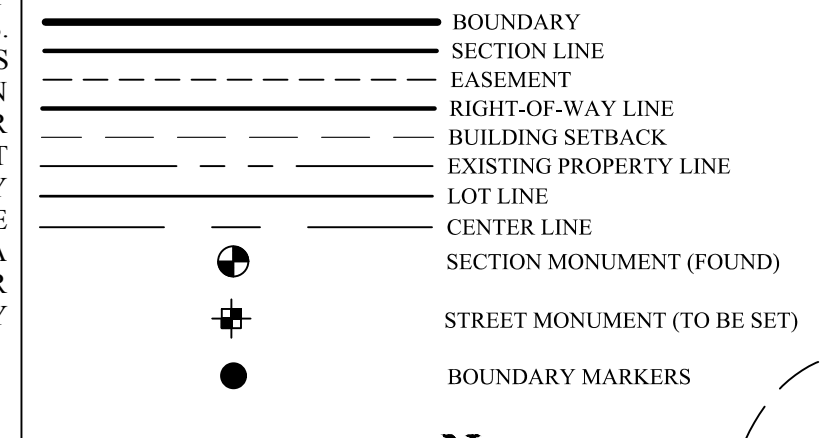
CHAIRMAN, TOOELE CITY COUNCIL

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

LEGEND



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

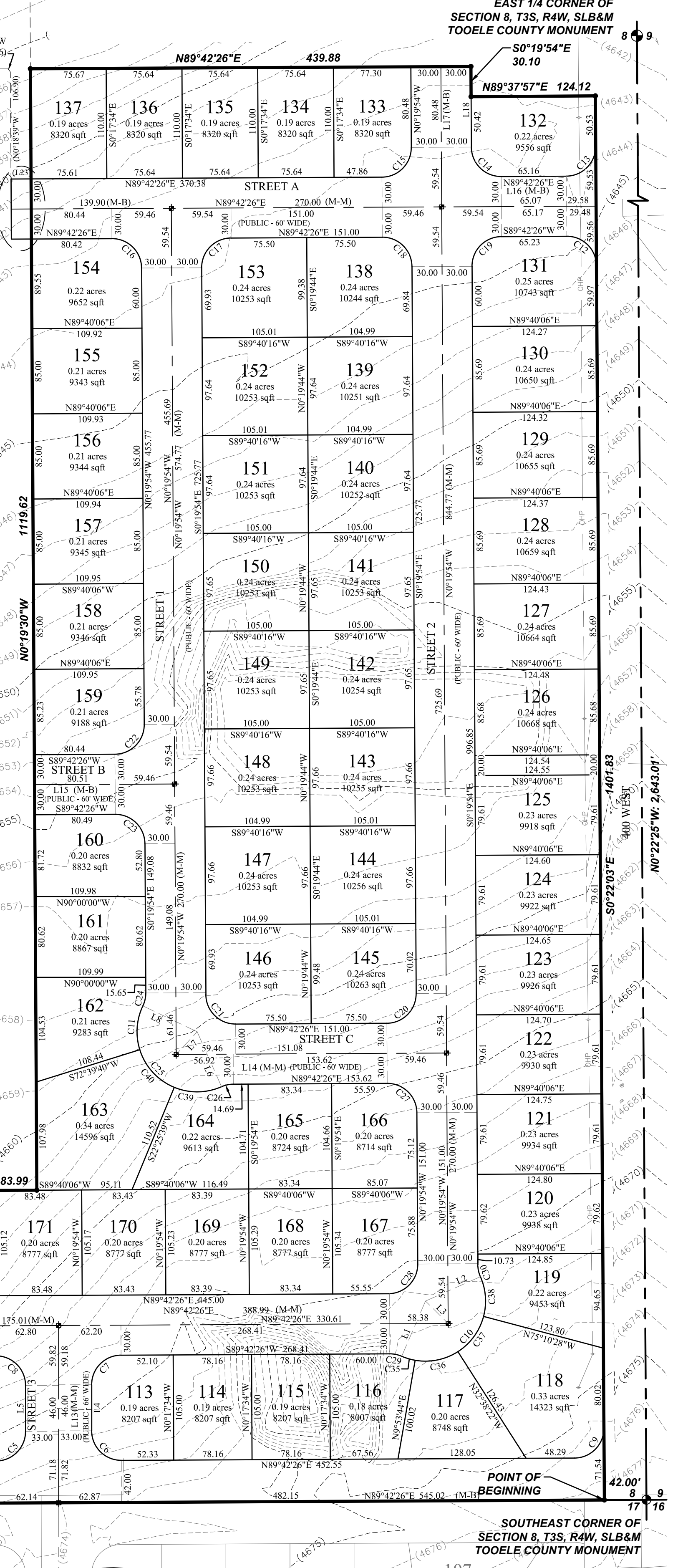
Line Table			Line Table		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N23°19'49"E	60.00	L16	N89°42'26"E	154.19
L2	N66°02'43"E	60.00	L17	N00°19'54"W	140.02
L3	S45°18'44"E	31.83	L18	S00°19'54"E	80.52
L4	N00°00'00"E	46.00	L19	S00°19'54"W	75.58
L5	S00°00'00"E	46.00	L20	S00°00'00"E	75.50
L6	S23°54'58"E	60.00	L21	S00°16'25"E	46.00
L7	S42°48'11"W	30.81	L22	S00°16'25"E	46.00
L8	N64°30'55"W	60.00			
L9	N89°42'21"E	57.76			
L10	N00°16'26"W	177.00			
L11	S00°00'03"E	135.08			
L12	N00°19'54"W	135.04			
L13	S00°00'00"E	177.00			
L14	N89°42'26"E	20.00			
L15	N89°42'26"E	139.97			

Easement Line Table		
LINE	DIRECTION	LENGTH
(L23)	S89°42'26"W	20.03
(L24)	S89°42'26"W	20.03
(L25)	N89°42'26"E	20.00

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	29.50	90°17'50"	46.49	S45°08'40"E	41.83
C2	29.50	89°42'10"	46.19	N44°51'20"W	41.61
C3	29.50	90°17'50"	46.49	N45°08'40"W	41.83
C4	29.50	89°42'10"	46.19	N44°51'21"E	41.61
C5	29.50	89°42'26"	46.19	S44°51'13"W	41.61
C6	29.50	90°17'34"	46.49	N45°08'44"W	41.83
C7	29.50	89°42'26"	46.19	N44°51'13"E	41.61
C8	29.50	90°17'34"	46.49	S45°08'47"E	41.83
C9	29.50	90°04'29"	46.38	N44°40'38"E	41.75
C10	60.00	137°17'06"	143.76	N44°41'16"E	111.76
C11	60.00	42°49'25"	44.84	N04°00'22"E	43.81
C12	29.50	89°53'31"	46.30	N45°19'49"W	41.69
C13	29.50	90°04'29"	46.38	N44°40'11"E	41.75
C14	29.50	89°57'40"	46.32	S44°51'13"E	41.71
C15	29.50	90°02'20"	46.36	N44°41'16"E	41.73
C16	29.50	89°57'40"	46.32	S45°18'44"E	41.71
C17	29.50	90°02'20"	46.36	S44°41'16"W	41.73
C18	29.50	89°57'40"	46.32	N45°18'44"E	41.71
C19	29.50	90°02'20"	46.36	S44°41'16"W	41.73
C20	29.50	90°02'20"	46.36	N44°41'16"E	41.73
C21	29.50	89°57'40"	46.32	S45°18'44"E	41.71
C22	29.50	90°02'20"	46.36	S44°41'16"W	41.73
C23	29.50	89°57'40"	46.32	N45°18'44"E	41.71
C24	29.50	25°48'59"	13.29	N12°34'35"E	13.18
C25	60.00	139°24'02"	145.98	S44°12'56"E	112.55
C26	29.50	23°37'23"	12.16	S77°53'44"W	12.08
C27	29.50	89°57'40"	46.32	N45°18'44"E	41.71
C28	29.50	90°02'20"	46.36	N44°41'16"E	41.73
C29	29.50	23°37'23"	12.16	N78°28'53"W	12.08
C30	29.50	23°37'23"	12.16	S12°08'36"E	12.08
C31	29.50	89°57'40"	46.32	S45°18'44"E	41.71
C32	29.50	90°02'20"	46.36	N44°41'16"E	41.73
C33	29.50	90°17'34"	46.49	S45°08'47"E	41.83
C34	29.50	89°42'26"	46.19	S44°51'13"W	41.61
C35	60.00	13°26'05"	14.07	N73°23'14"W	14.04
C36	60.00	42°13'26"	44.54	S78°37'41"W	43.53
C37	60.00	42°13'26"	44.54	S36°05'35"W	43.53
C38	60.00	38°46'50"	40.61	S04°33'53"E	39.84
C39	60.00	46°20'36"	48.53	S89°15'21"W	47.22
C40	60.00	50°14'01"	52.60	N42°27'21"W	50.94

OVERLAKE 2A
PRELIMINARY PLAT
NOT TO BE RECORDED
LOCATED IN THE SE 1/4 OF SECTION 8, T3S, R4W,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

SPENCER W. LLEWELLYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE _____

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 8, Township 3 South, Range 4 West, Salt Lake Base & Meridian, located in Tooele City, Utah, more particularly described as follows:
 Beginning at a point on the Westerly line of 400 West, located S89°42'26"W along the Section line 42.00 feet from the Southeast corner of Section 8, Township 3 South, Range 4 West, Salt Lake Base & Meridian; thence S89°42'26"W along the Section line 1,598.33 feet; thence N00°16'25"W 20.00 feet; thence N89°42'26"E 17.28 feet; thence N00°04'10"W 187.00 feet; thence N89°42'26"E 55.34 feet; thence North 105.00 feet; thence N89°42'26"E 288.00 feet; thence N89°33'47"E 60.00 feet; thence N89°43'29"E 427.22 feet; thence N89°40'06"E 183.99 feet; thence N00°19'30"W 1,119.62 feet; thence N89°42'26"E 439.88 feet; thence S00°19'54"E 30.10 feet; thence N89°37'57"E 124.12 feet to the Westerly line of 400 West, thence S00°22'03"E along the Westerly line of 400 West, 1,401.83 feet to the point of beginning.

Contains: 25.61 acres +/-
80 Lots

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS
OVERLAKE 2A
PRELIMINARY PLAT
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____ A.D. 20____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____
 ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY
 MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OVERLAKE 2A
PRELIMINARY PLAT
NOT TO BE RECORDED
LOCATED IN THE SE CORNER OF SECTION 8, T3S, R4W,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

PLANNING COMMISSION
 APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE CITY PLANNING COMMISSION

 ATTEST:

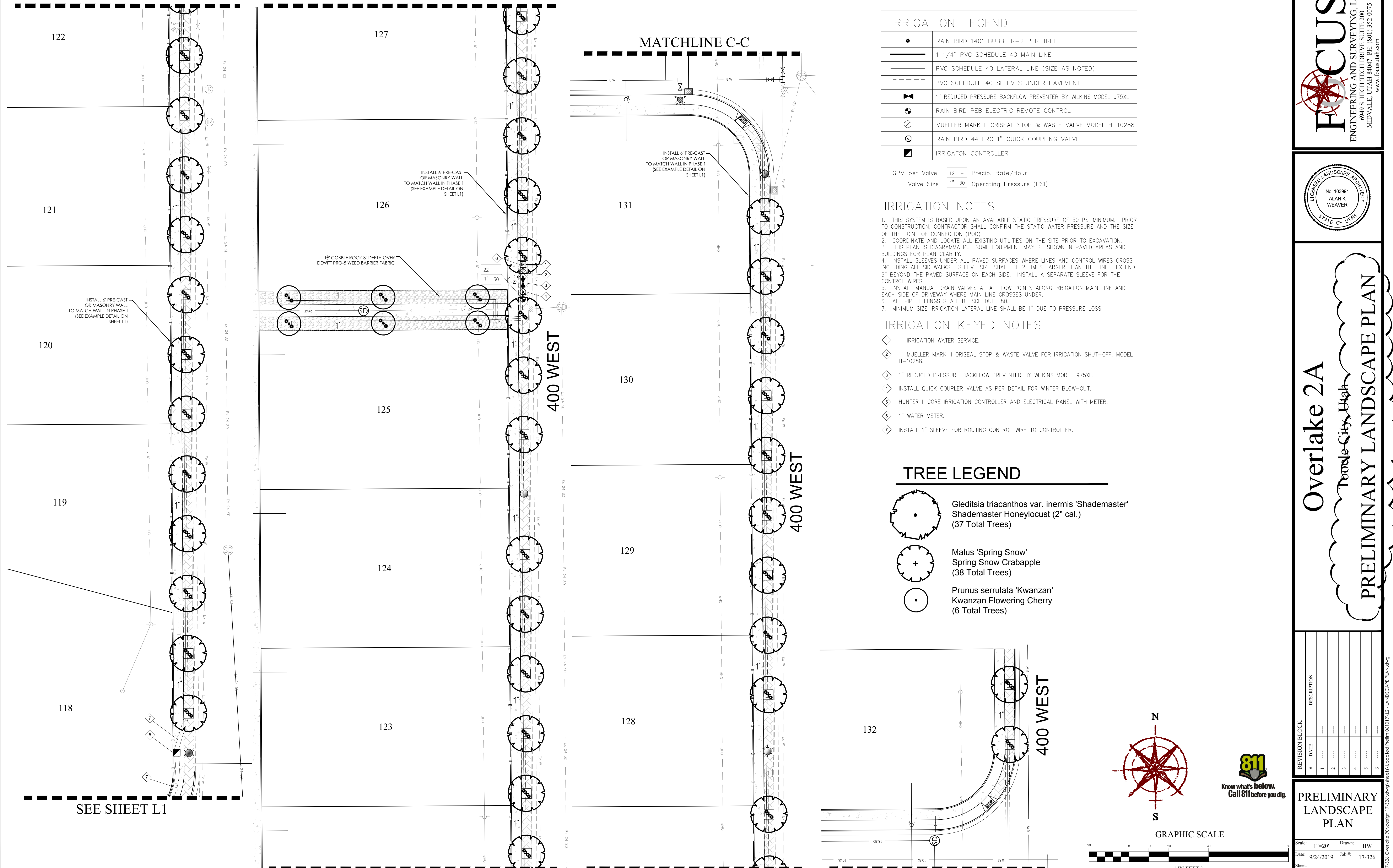
SOUTH 1/4 CORNER OF SECTION 8, T3S, R4W, SLB&M TOOELE COUNTY MONUMENT

POINT OF BEGINNING
SOUTHEAST CORNER OF SECTION 8, T3S, R4W, SLB&M TOOELE COUNTY MONUMENT

MATCHLINE A-A

MATCHLINE B-B

MATCHLINE C-C



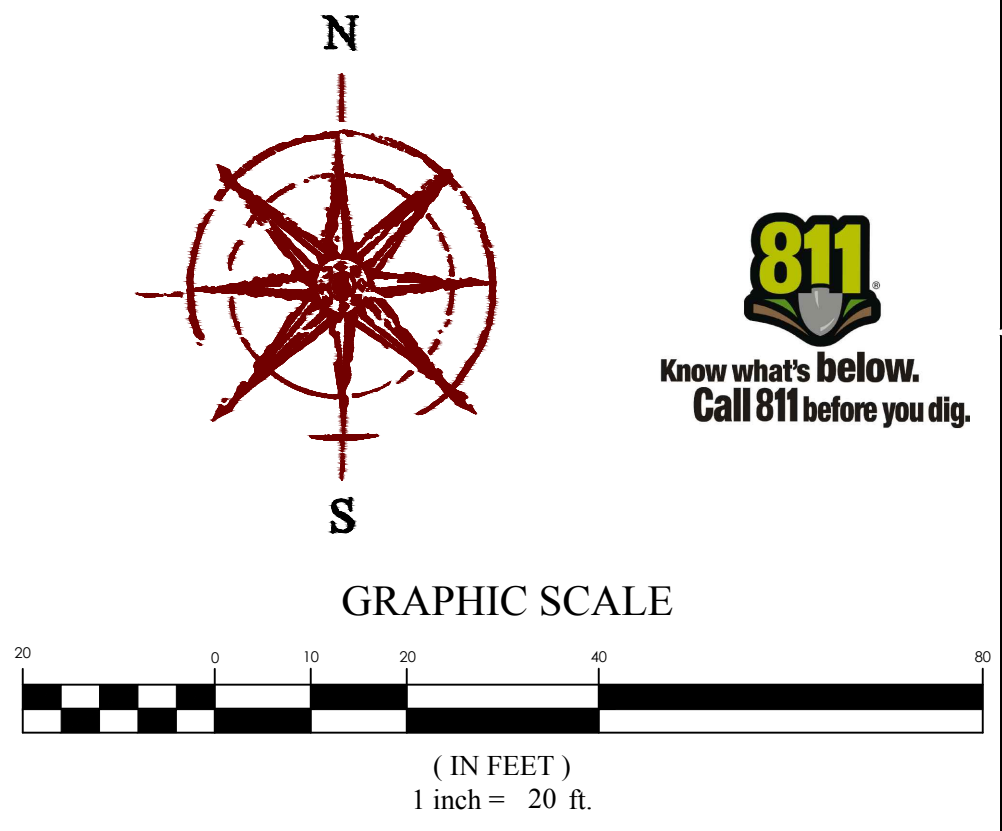
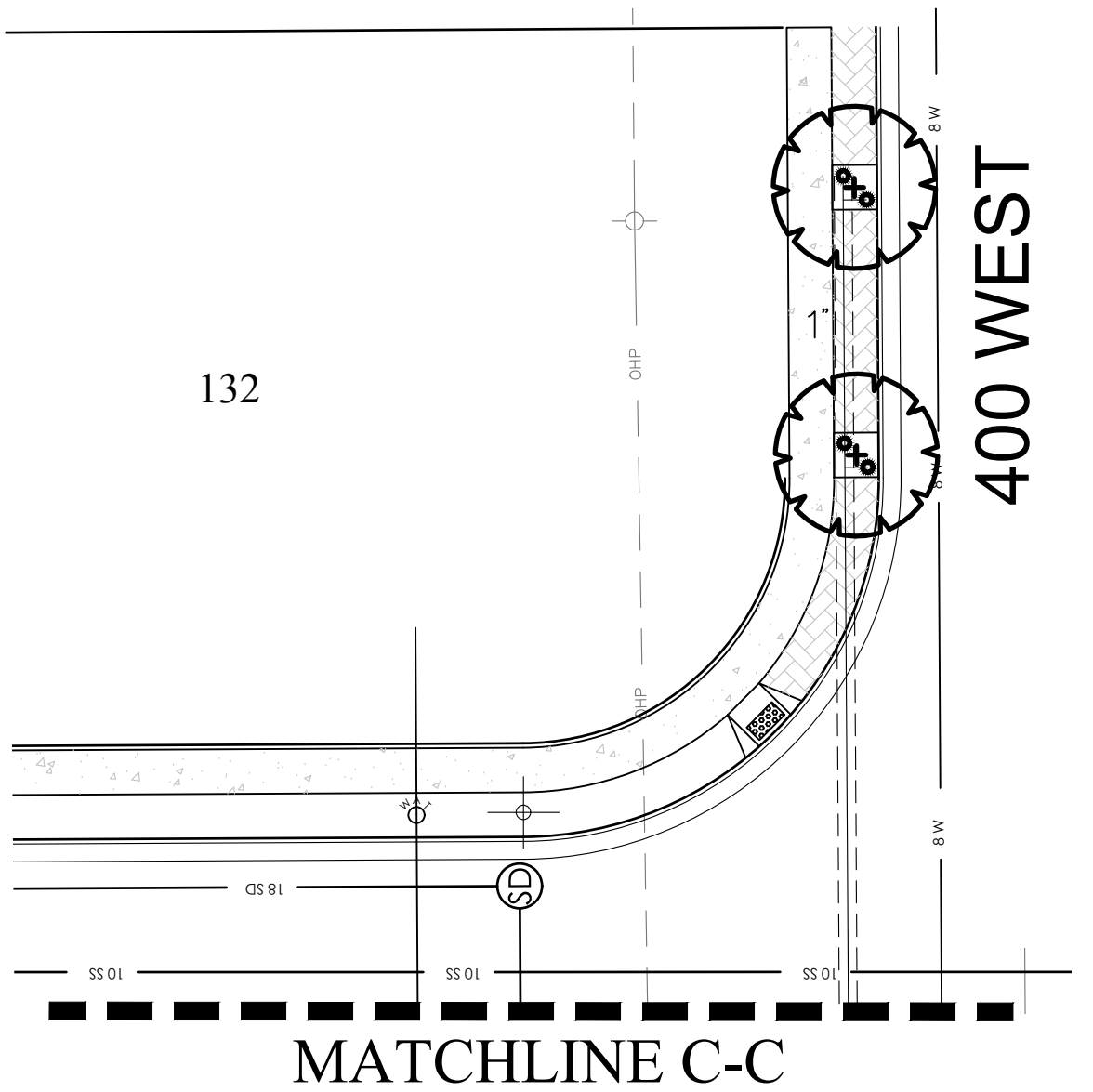
IRRIGATION LEGEND	
•	RAIN BIRD 1401 BUBBLER-2 PER TREE
—	1 1/4" PVC SCHEDULE 40 MAIN LINE
---	PVC SCHEDULE 40 LATERAL LINE (SIZE AS NOTED)
---	PVC SCHEDULE 40 SLEEVES UNDER PAVEMENT
▶	1" REDUCED PRESSURE BACKFLOW PREVENTER BY WILKINS MODEL 975XL
⊖	RAIN BIRD PEB ELECTRIC REMOTE CONTROL
⊗	MUELLER MARK II ORISEAL STOP & WASTE VALVE MODEL H-10288
⊕	RAIN BIRD 44 LRC 1" QUICK COUPLING VALVE
■	IRRIGATION CONTROLLER
GPM per Valve 12 - Precip. Rate/Hour	
Valve Size 1" 30 Operating Pressure (PSI)	

- IRRIGATION NOTES**
- THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
 - COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
 - THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
 - INSTALL SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
 - INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
 - ALL PIPE FITTINGS SHALL BE SCHEDULE 80.
 - MINIMUM SIZE IRRIGATION LATERAL LINE SHALL BE 1" DUE TO PRESSURE LOSS.

- IRRIGATION KEYED NOTES**
- ① 1" IRRIGATION WATER SERVICE.
 - ② 1" MUELLER MARK II ORISEAL STOP & WASTE VALVE FOR IRRIGATION SHUT-OFF, MODEL H-10288.
 - ③ 1" REDUCED PRESSURE BACKFLOW PREVENTER BY WILKINS MODEL 975XL.
 - ④ INSTALL QUICK COUPLER VALVE AS PER DETAIL FOR WINTER BLOW-OUT.
 - ⑤ HUNTER I-CORE IRRIGATION CONTROLLER AND ELECTRICAL PANEL WITH METER.
 - ⑥ 1" WATER METER.
 - ⑦ INSTALL 1" SLEEVE FOR ROUTING CONTROL WIRE TO CONTROLLER.

TREE LEGEND

- Gleditsia triacanthos var. inermis 'Shademaster' Shademaster Honeylocust (2" cal.) (37 Total Trees)
- Malus 'Spring Snow' Spring Snow Crabapple (38 Total Trees)
- Prunus serrulata 'Kwanzan' Kwanzan Flowering Cherry (6 Total Trees)



FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE, SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusintl.com

LICENSED LANDSCAPE ARCHITECT
 No. 103994
 ALAN K. WEAVER
 STATE OF UTAH

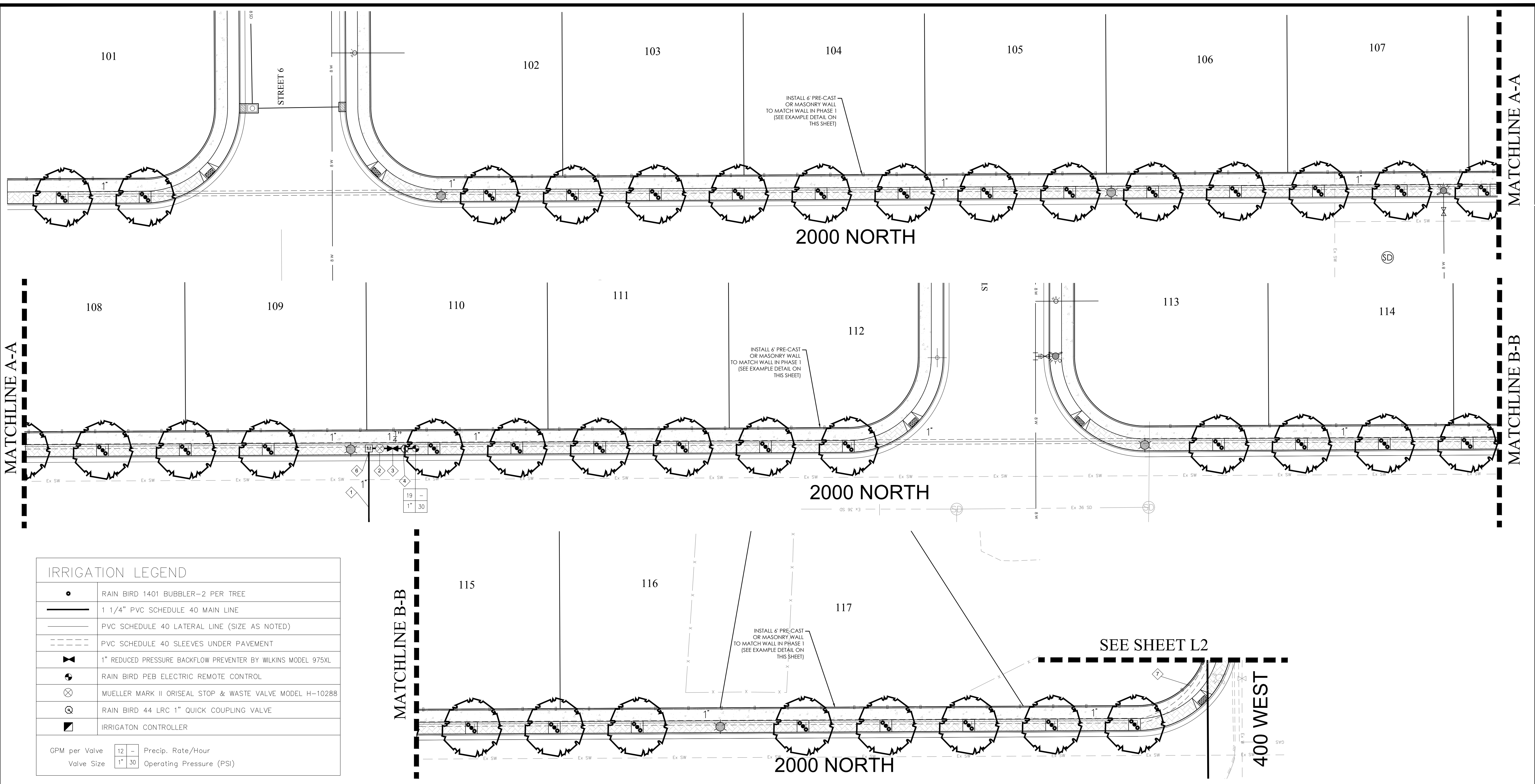
Overlake 2A
 Tooele City, Utah
PRELIMINARY LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

PRELIMINARY LANDSCAPE PLAN

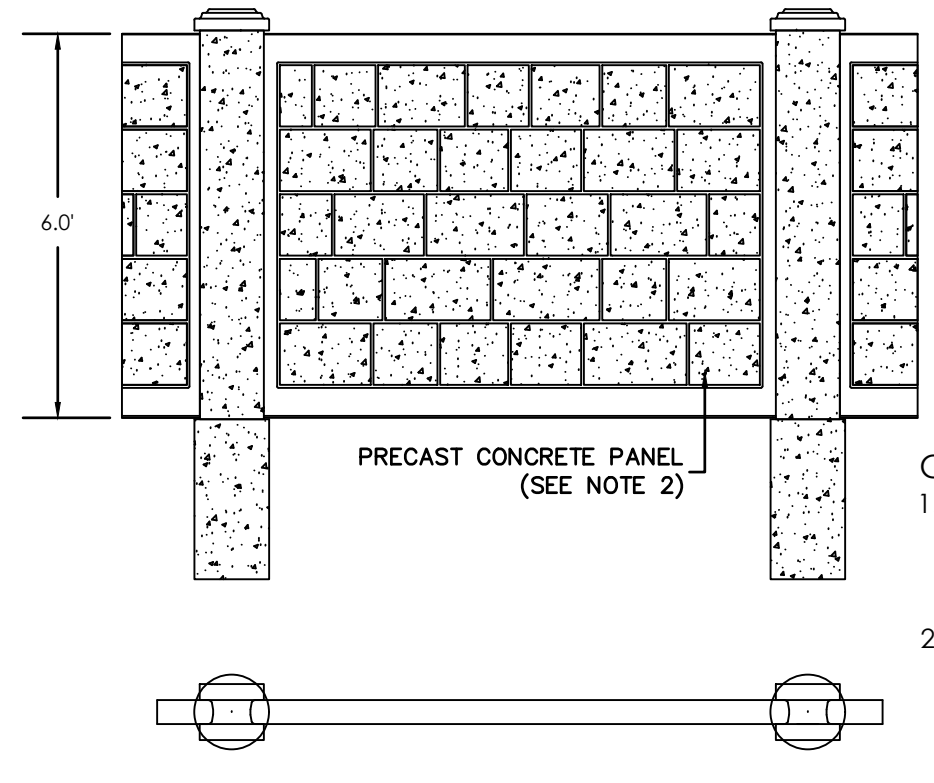
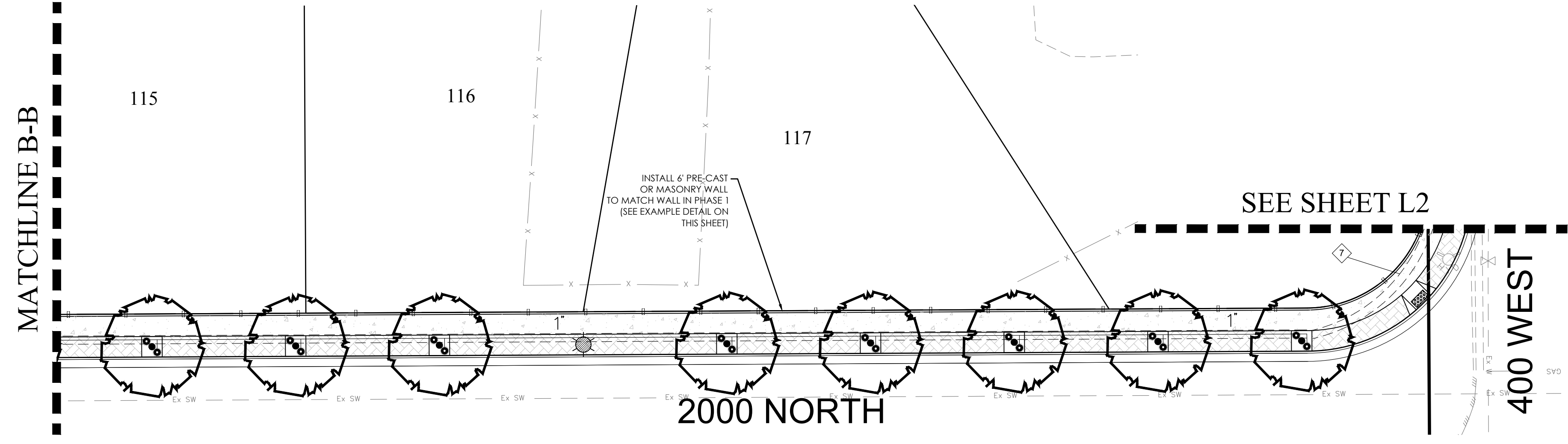
Scale: 1"=20' Drawn: BW
 Date: 9/24/2019 Job #: 17-326
 Sheet: **L2**

Z:_2017\17-326 Overlake 90\design\17-326\Overlake\Sheets\Updated Prelim\0610\PAL2 - LANDSCAPE PLAN.dwg



IRRIGATION LEGEND	
	RAIN BIRD 1401 BUBBLER—2 PER TREE
	1 1/4" PVC SCHEDULE 40 MAIN LINE
	PVC SCHEDULE 40 LATERAL LINE (SIZE AS NOTED)
	PVC SCHEDULE 40 SLEEVES UNDER PAVEMENT
	1" REDUCED PRESSURE BACKFLOW PREVENTER BY WILKINS MODEL 975XL
	RAIN BIRD PEB ELECTRIC REMOTE CONTROL
	MUELLER MARK II ORISEAL STOP & WASTE VALVE MODEL H-10288
	RAIN BIRD 44 LRC 1" QUICK COUPLING VALVE
	IRRIGATION CONTROLLER
GPM per Valve	12 - Precip. Rate/Hour
Valve Size	1" 30 Operating Pressure (PSI)

- IRRIGATION NOTES**
- THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
 - COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
 - THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
 - INSTALL SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
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- IRRIGATION KEYED NOTES**
- 1" IRRIGATION WATER SERVICE.
 - 1" MUELLER MARK II ORISEAL STOP & WASTE VALVE FOR IRRIGATION SHUT-OFF. MODEL H-10288.
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 - 1" WATER METER.
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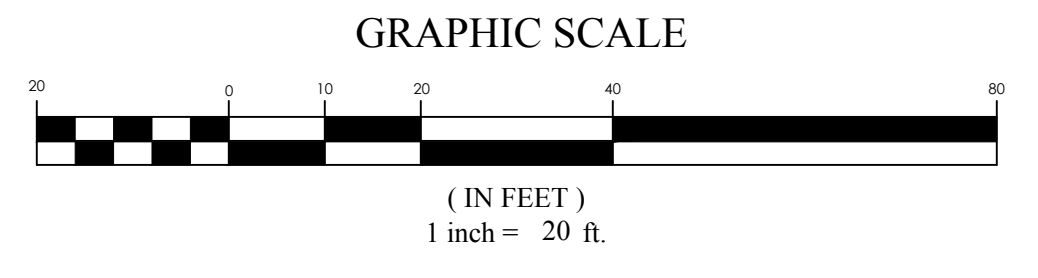


EXAMPLE DETAIL FOR PRE-CAST OR MASONRY WALL

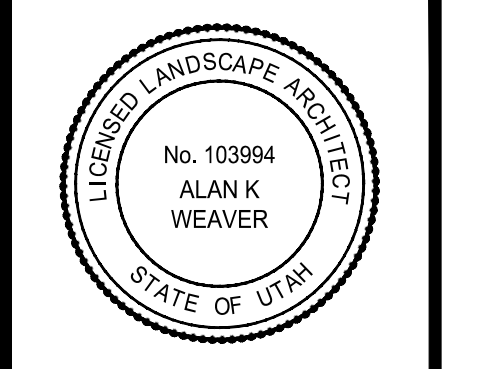
- CONSTRUCTION NOTES**
- CONTRACTOR SHALL PROVIDE MASONRY OR PRE-CAST WALL SUBMITTAL AND CUT SHEET TO ENGINEER FOR APPROVAL PRIOR TO ORDERING MASONRY OR PRE-CAST WALL MATERIALS.
 - WALL PANEL PATTERN SHALL MATCH THE PATTERN AND COLOR THAT WAS APPROVED AND INSTALLED WITH PHASE 1 OF OVERLAKE 1L.

THIS DETAIL IS FOR INFORMATIONAL AND REFERENCE PURPOSES ONLY. NOT TO BE USED IN CONSTRUCTION DRAWING PLANS.

TREE LEGEND	
	Gleditsia triacanthos var. inermis 'Shademaster' Shademaster Honeylocust (2" cal.) (37 Total Trees)
	Malus 'Spring Snow' Spring Snow Crabapple (38 Total Trees)
	Prunus serrulata 'Kwanzan' Kwanzan Flowering Cherry (6 Total Trees)



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Overlake 2A
Provo City, Utah
PRELIMINARY LANDSCAPE PLAN

REVISION BLOCK	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

PRELIMINARY LANDSCAPE PLAN

Scale: 1"=20' Drawn: BW
Date: 9/24/2019 Job #: 17-326
Sheet: **L1**

Z:_2017\17-326 Overlake 90\design 17-326 Overlake\Sheets\Updated Prelim 061019\17-326 LANDSCAPE PLAN.dwg

STAFF REPORT

December 3, 2019

To: Tooele City Planning Commission
Business Date: December 11, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Desert Cove – Minor Subdivision Request

Application No.: P19-639
Applicant: Kevin Boyle, representing The Great Stock Company of Vast International Import
Project Location: 242 East 400 North
Zoning: R1-7 Residential Zone
Acreage: 1.13 Acres (Approximately 49,222 ft²)
Request: Request for approval of a Minor Subdivision in the R1-7 Residential zone regarding the creation of five single-family residential lots including one flag lot.

BACKGROUND

This application is a request for approval of a Minor Subdivision for approximately 1.13 acres located at approximately 242 East 400 North. The property is currently zoned R1-7 Residential. The applicant is requesting that a Minor Subdivision be approved to reconfigure and divide two existing lots into 5 single-family residential lots including a flag lot.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting approximately one dwelling unit units per acre. The purpose of the R1-7 zone is to “provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings and multi-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.” The R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. All properties surrounding the subject property are zoned R1-7 Residential and are predominantly single-family residential uses. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. Currently there are two parcels, one with an existing home located thereon and the other vacant, the vacant piece being a backward “L” surrounding the smaller parcel with the home. The applicant wishes to reconfigure the two lots and split the property into 5 single-family residential lots. The lots range in size from 7001 square feet up to 12,856 square feet. Each lot within the subdivision

complies with the minimum standards for lot development in the R1-7 zone and meets or exceeds requirements for minimum lot size, lot width and lot frontages.

Lot 1 will retain the existing house that will be preserved and remain part of the subdivision. The house has two detached structures to the south. The new lot lines meet minimum setback requirements from property lines to the house and from property lines to the detached accessory structures. The subdivision does not create any new non-conformities.

Lot 3 is the largest lot at 12,856 square feet, however, this lot is a flag lot so a great deal of the lot area is included in the staff portion of the flag. The staff portion of the lot will be 183 feet long and 30 feet wide and exceeds the minimum requirements for flag lots as required by the City's Subdivision ordinance. The staff portion of lot 3 includes an ingress/egress and sewer easement thus guaranteeing access and utility installation for lot 4. Tooele City ordinance requires the staff portion of the flag lot be paved in either bituminous asphalt or concrete.

There is no right-of-way dedication associated with this subdivision.

Fencing. There are no ordinance requirements for fencing associated with this subdivision as all properties in the area are similarly zoned.

Criteria For Approval. The procedure for approval or denial of a Minor Subdivision follows the same procedure of Subdivision Final Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-10, 7-19-11 and 7-19-35 of the Tooele City Code.

REVIEWS

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

1. The staff portion of the flag lot shall be paved in either asphalt or concrete prior to occupancy of any of the homes on lots that access or utilize the staff portion for access.

Noticing. Subdivision applications do not require public hearings and therefore are not required to be publicly noticed.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Minor Subdivision by Kevin Boyle, representing the The Great Stock Company of Vast International Import, application number P19-639, subject to the following conditions:

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

4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. The staff portion of the flag lot shall be paved in either asphalt or concrete prior to occupancy of any of the homes on lots that access or utilize the staff portion for access.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. All lots within the proposed subdivision meet or exceed minimum lot standards regarding lot size, lot width and lot frontages and conforms to all other applicable codes and development standards as required by Tooele City ordinances.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Desert Cove Minor Subdivision Request by Kevin Boyle, representing the The Great Stock Company of Vast International Import for the purpose of creating 5 single-family residential lots, application number P19-639, based on the findings and subject to the conditions listed in the Staff Report dated December 3, 2019:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Desert Cove Minor Subdivision Request by Kevin Boyle, representing the The Great Stock Company of Vast International Import for the purpose of creating 5 single-family residential lots, application number P19-639, based on the following findings:”

1. List findings...

EXHIBIT A

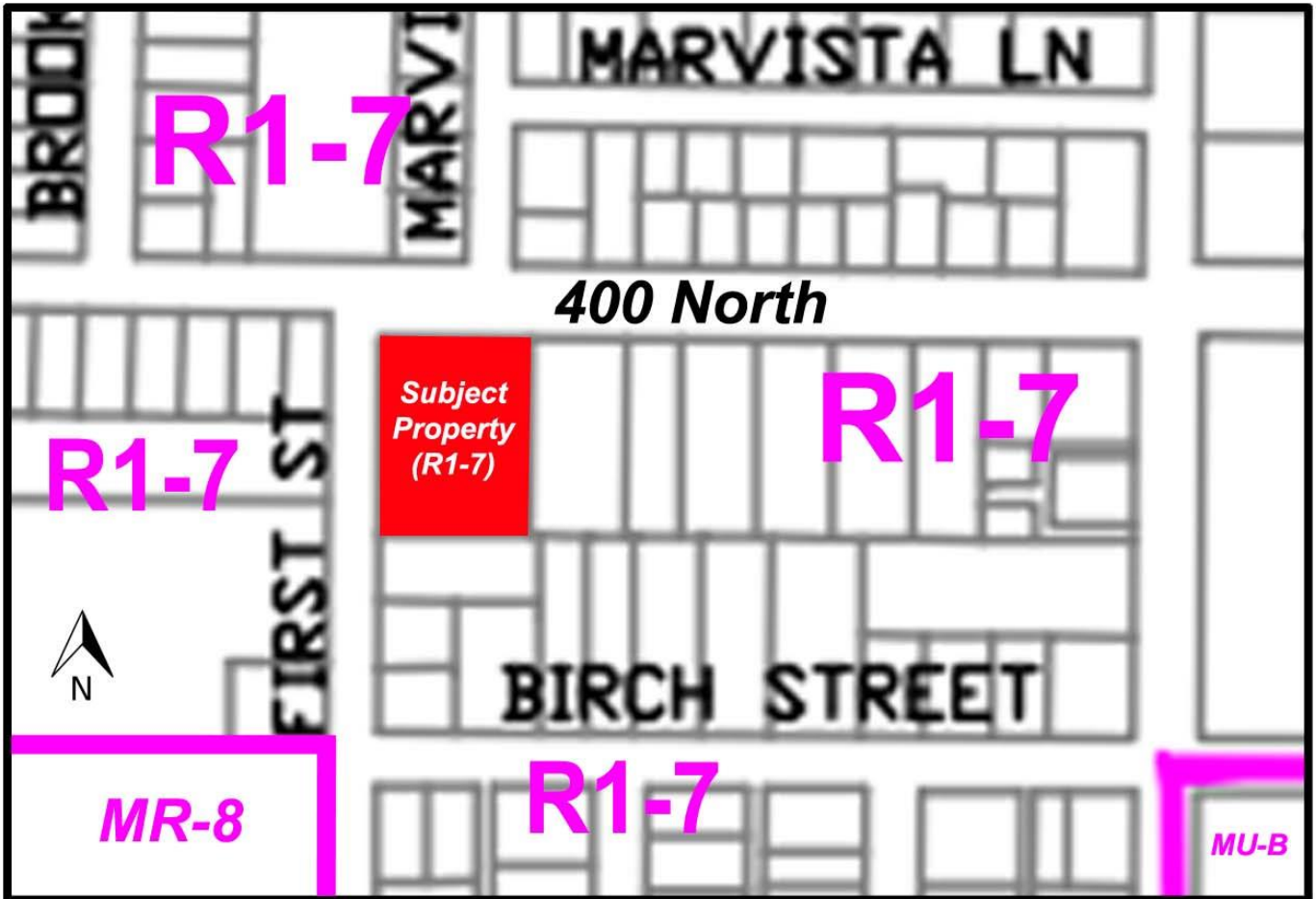
MAPPING PERTINENT TO THE DESERT COVE MINOR SUBDIVISION

Desert Cove Minor Subdivision



Aerial View

Desert Cove Minor Subdivision



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS



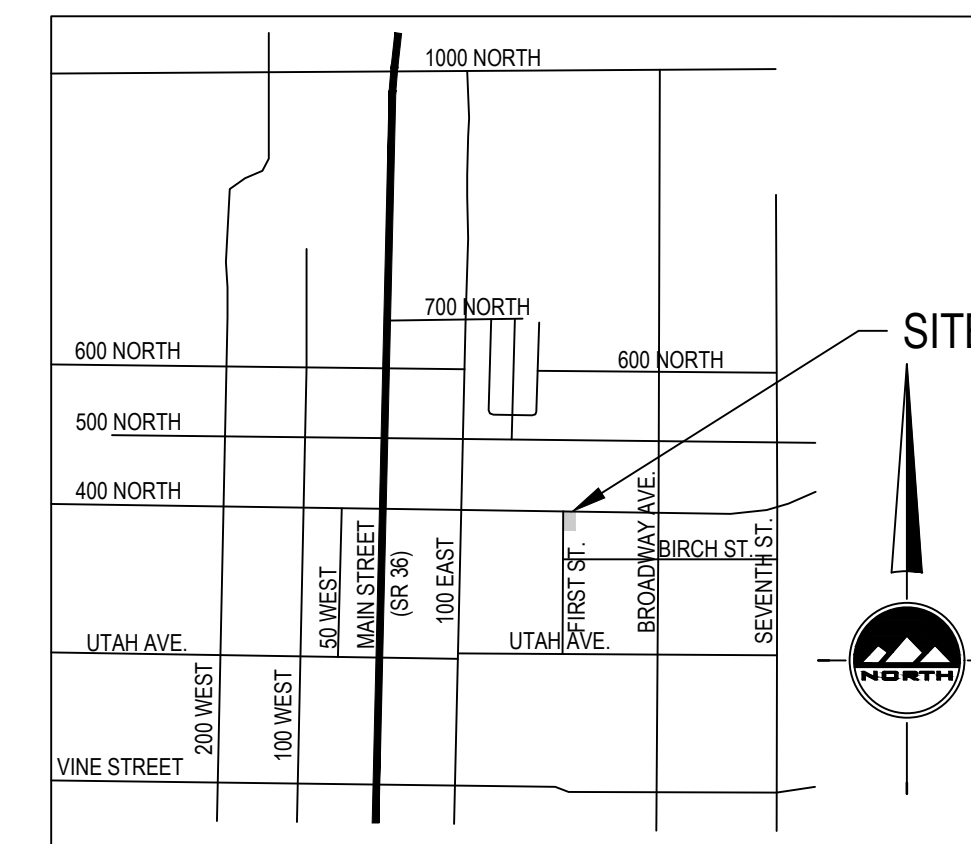
CALL BLUESTAKES
@ 911 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

WITNESS MONUMENT TO THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN.
ELEV = 4937.21'

WITNESS MONUMENT TO THE WEST QUARTER CORNER OF SECTION 22, T3S R4W, TOOELE COUNTY SURVEYORS MONUMENT, WITH RING AND LID (NO DATE).
BENCHMARK ELEV = 4937.21'

FINAL PLAT
DESERT COVE MINOR SUBDIVISION
(VACATING AND AMENDING LOT 1 OF INTERNATIONAL BUILDING ASSOCIATION SUBDIVISION)
LOCATED IN THE SOUTHWEST CORNER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

I, Douglas J Kinsman do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, together with easements, hereafter to be known as **DESERT COVE MINOR SUBDIVISION**, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

The basis of bearing for this survey is the line between the found monuments at the Witness Monument to the West Quarter Corner and the Southwest Corner of Section 22, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 0°16'14" West 2670.52 feet.

BOUNDARY DESCRIPTION

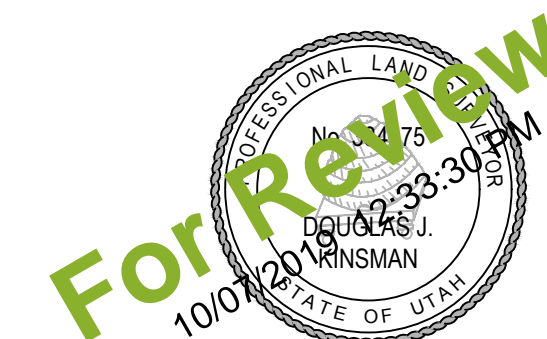
All of Lot 1, Block 7 of International Building Association Subdivision, according to the official Plat thereof as Recorded in the office of the Tooele County Recorder, Entry # 210966, abate in the Southwest Quarter of Section 22, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Tooele County, Utah, more particularly described as follows:

Beginning at a point, which is North 0°16'14" West 633.44 feet along the Quarter Section Line and East 402.85 feet from the Southwest Corner of Section 22, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 89°37'02" East 195.05 feet;
thence South 0°28'22" West 252.64 feet;
thence North 89°37'02" West 195.07 feet;
thence North 0°28'42" East 252.64 feet, to the Point of Beginning.

Contains 49,281 square feet or 1.13 acres, 5 lots.

Date
Douglas J. Kinsman
License no. 334575



OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to be divided into lots together with easements as set forth hereafter to be known as:

DESERT COVE MINOR SUBDIVISION
(VACATING AND AMENDING LOT 1 OF INTERNATIONAL BUILDING ASSOCIATION SUBDIVISION)

The undersigned owner(s) hereby convey to any and all public utility companies providing services to the hereon described tract a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner also hereby convey to any other easements as shown or noted on this plat to the parties indicated and for the purpose shown hereon.

In witness whereof I have hereunto set my / our hand this _____ day of _____ A.D. 20____.

By: The Great Stock Company of Vast International Import Inc.
Grow Wyatt

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of TOOELE
On the _____ day of _____ A.D. 20____.

I, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

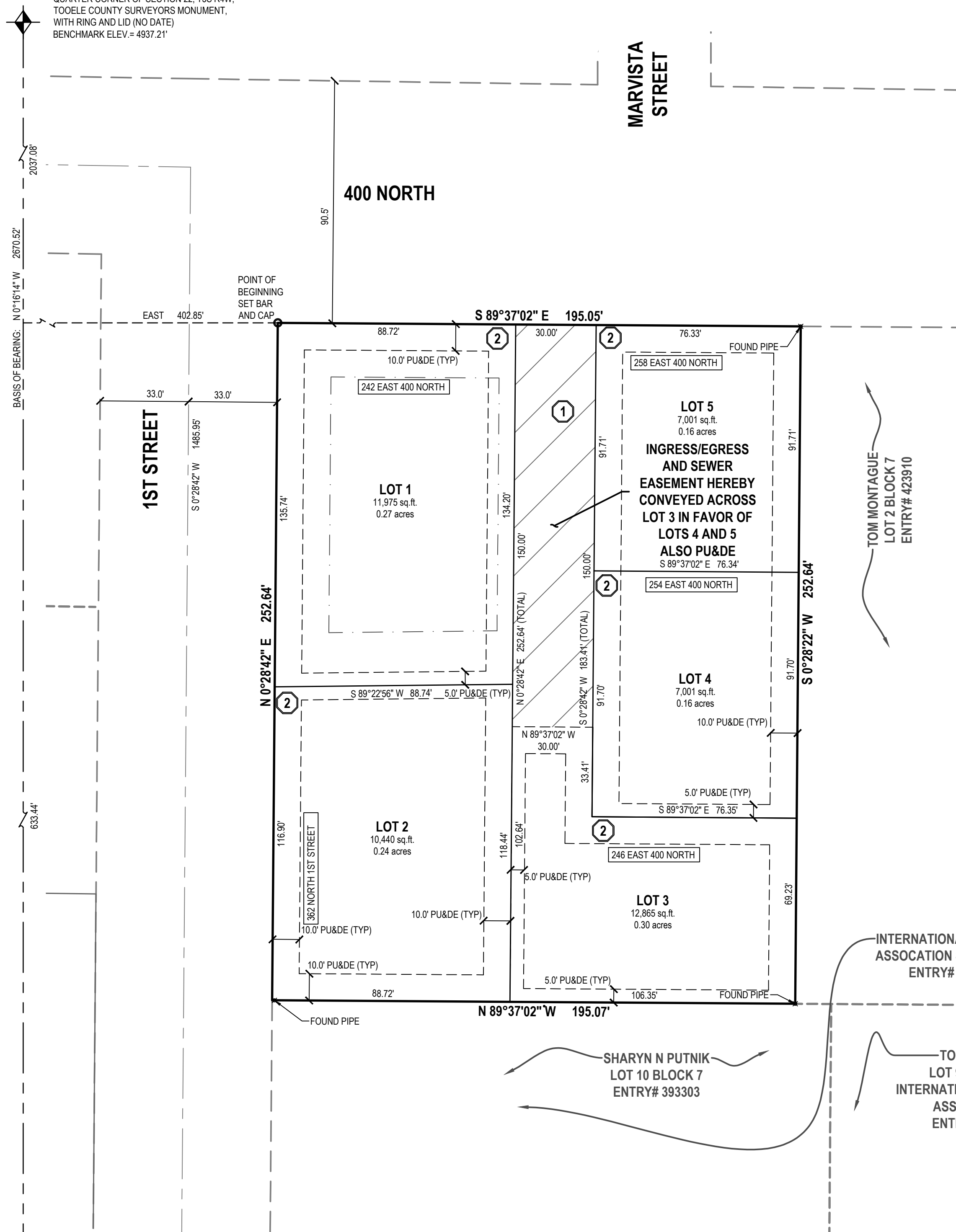
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

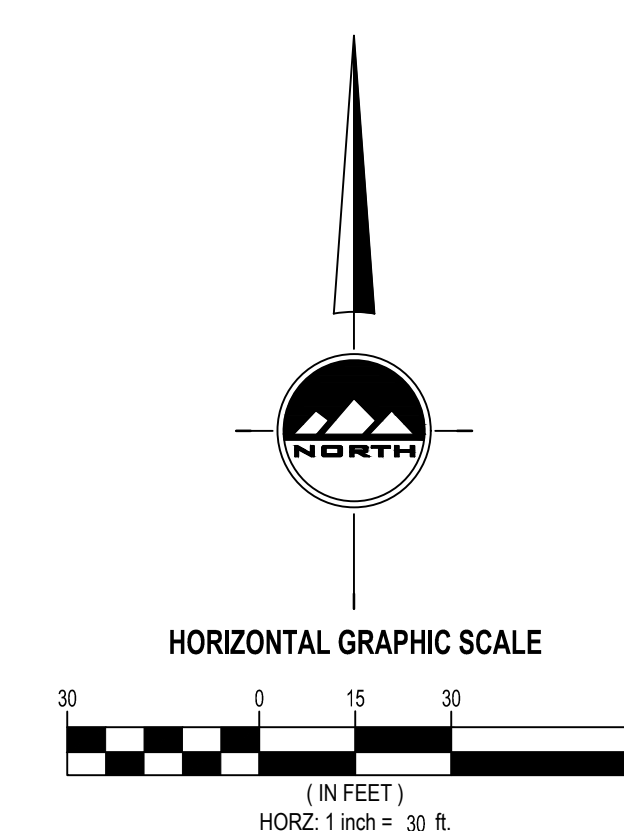
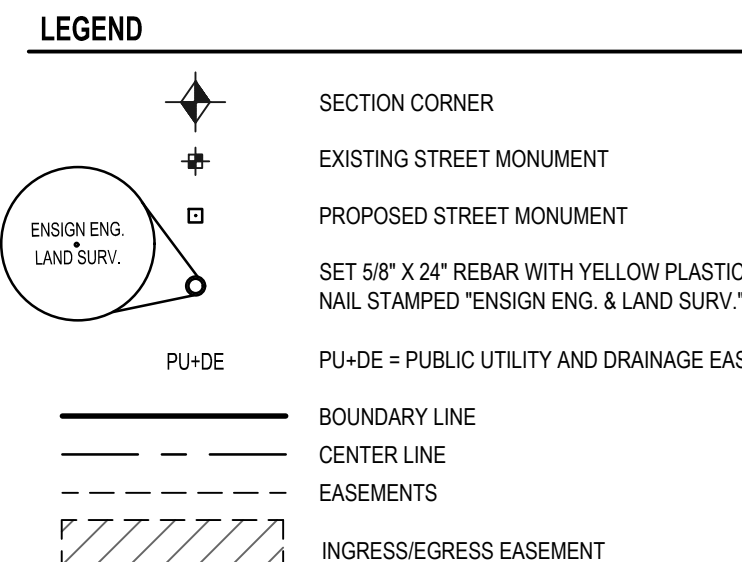
STATE OF UTAH J.S.S.
County of TOOELE
On the _____ day of _____ A.D. 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She/It is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

FINAL PLAT DESERT COVE MINOR SUBDIVISION



- NOTE:**
- ① MAINTENANCE OF INGRESS/EGRESS AND UTILITY EASEMENT TO BE SHARED EQUALLY WITH LOTS 3, 4, AND 5
 - ② RETENTION BASINS FOR EACH LOT MUST BE PRESERVED



<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 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 _____, 20____, BY THE TOOELE COUNTY HEALTH DEPARTMENT.</p> <p>TOOELE COUNTY HEALTH DEPARTMENT</p>		<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.</p> <p>TOOELE CITY ATTORNEY</p>	
<p>COUNTY TREASURER APPROVAL</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY TREASURER.</p> <p>TOOELE COUNTY TREASURER</p>		<p>COUNTY SURVEY DEPARTMENT APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY SURVEY DEPARTMENT. RECORD OF SURVEY FILE # XXXX-XXXX-XX</p> <p>TOOELE COUNTY SURVEY DIRECTOR</p>		<p>DOMINION ENERGY</p> <p>DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 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 DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-8532.</p> <p>APPROVED THIS _____ DAY OF _____, 20____, BY _____</p> <p>DOMINION ENERGY TITLE - _____</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>CITY ENGINEER</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.</p> <p>TOOELE CITY ENGINEER</p>		
<p>ROCKY MOUNTAIN POWER COMPANY</p> <p>1. PURSUANT TO UTAH CODE ANN. § 5-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.</p> <p>2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(U) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:</p> <p>(1) A RECORDED EASEMENT OR RIGHT-OF-WAY (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR (4) ANY OTHER PROVISION OF LAW.</p> <p>APPROVED THIS _____ DAY OF _____, 20____.</p> <p>ROCKY MOUNTAIN POWER</p> <p>BY - _____</p> <p>TITLE - _____</p>			<p>CITY COUNCIL</p> <p>APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE CITY COUNCIL.</p> <p>ATTEST: CITY RECORDER</p>		
<p>TOOELE COUNTY RECORDER</p> <p>RECORDED # _____</p> <p>STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____</p> <p>DATE: _____ TIME: _____</p> <p>FEE\$ _____</p> <p>TOOELE COUNTY RECORDER</p>			<p>TOOELE COUNTY RECORDER</p> <p>RECORDED # _____</p> <p>STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____</p> <p>DATE: _____ TIME: _____</p> <p>FEE\$ _____</p> <p>TOOELE COUNTY RECORDER</p>		

DEVELOPER
KEVIN BOYLE
560 SOUTH STATE STREET, SUITE B100
OREM, UT 84058
801-898-2513

(VACATING AND AMENDING LOT 1 OF INTERNATIONAL BUILDING ASSOCIATION SUBDIVISION) LOCATED IN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

ENSGN SALT LAKE CITY
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
WWW.ENSGNENG.COM

TOOELE 169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.860.9433
Fax: 435.866.2983

CEDAR CITY 169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.860.9433
Fax: 435.866.2983

RICHFIELD 169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.860.9433
Fax: 435.866.2983

SHEET 1 OF 1
PROJECT NUMBER: 9109
MANAGER: D. KINSMAN
DRAWN BY: C. CARPENTER
CHECKED BY: D. BISHOP
DATE: 2019-10-07

STAFF REPORT

December 3, 2019

To: Tooele City Planning Commission
Business Date: December 11, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Copper Canyon Phase 9 – Final Plat Subdivision Request

Application No.: P19-507
Applicant: Brian Carlisle, representing Bach Homes
Project Location: Approximately 600 West Tooele Boulevard
Zoning: R1-7 PUD Residential Zone
Acreage: 8.6 Acres (Approximately 374,616 ft²)
Request: Request for approval of a Final Plat Subdivision in the R1-7 PUD Residential zone regarding the creation of 36 single-family residential lots.

BACKGROUND

This application is a request for approval of a Final Plat Subdivision for approximately 8.6 acres located at approximately 600 West Tooele Boulevard. The property is currently zoned R1-7 PUD Residential. The applicant is requesting that a Final Plat Subdivision be approved to allow for the development of the currently vacant site into 36 single-family residential lots and some open space trails.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the R1-7 PUD Residential zoning classification, supporting approximately five dwelling units per acre. The purpose of the R1-7 PUD zone is to “provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings and multi-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.” The R1-7 PUD Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. Most of the properties surrounding Phase 9 are located within the Copper Canyon PUD and bear the same zoning classification. Some land to the north west on the adjacent side of the railroad tracks is zoned MR-16 Multi-Family Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. Copper Canyon PUD is a large Planned Unit Development consisting of multiple phases, open space trails and parks. Phase 9 is a continuation of that PUD in its process to complete development. Phase 9 will connect to existing stubs in Phase 6 of the development which has recently been constructed.

The proposed phase will include an extension of Tooele Boulevard by 288 feet and also the construction of a trail system. Each lot within the proposed phase meets or exceeds minimum lot size requirements for lot width, lot size and lot frontage as required by the R1-7 zone as well as the PUD overlay.

Landscaping. Parcel 9A of the subdivision will be part of a development open space trail network that will eventually connect an existing park near 1000 North to a proposed park that will be constructed with future phases. The parcel will include a concrete foot path, sod on one side with bark and cobble mulches on the other to conserve water. Trees will be scattered throughout the parcel. The Tooele City Parks and Recreation Director has approved the landscaping and irrigation plans and Tooele City will be responsible to maintain this landscaping.

Double fronting lots require landscaping on the rear portion of the lot. The developer will be installing landscaping as has been installed previously in other phases. Landscaping will consist of turf sod trees along with the necessary irrigation system.

Fencing. Required fencing pertains to the double fronting lots. The developer will be installing six foot solid vinyl fencing along the residential lots with rear frontage onto Tooele Boulevard. Six foot solid pre-cast concrete fencing will be installed along Tooele Boulevard adjacent to the Union Pacific Rail Road.

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

REVIEWS

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

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

Noticing. Subdivisions do not require public hearings, therefore, public noticing is not required.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Final Plat Subdivision by Brian Carlisle, representing Bach Homes, application number P19-507, subject to the following conditions:

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

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Master Plan.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
3. The proposed development plans meet the requirements and provisions of the Tooele City Code.
4. 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.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. 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 Copper Canyon Phase 9 Final Plat Subdivision Request by Brian Carlisle, representing Bach Homes for the purpose of creating 36 single-family residential lots, application number P19-507, based on the findings and subject to the conditions listed in the Staff Report dated December 3, 2019:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Copper Canyon Phase 9 Final Plat Subdivision Request by Brian Carlisle, representing Bach Homes for the purpose of creating 36 single-family residential lots, application number P19-507, based on the following findings:”

1. List findings...

EXHIBIT A

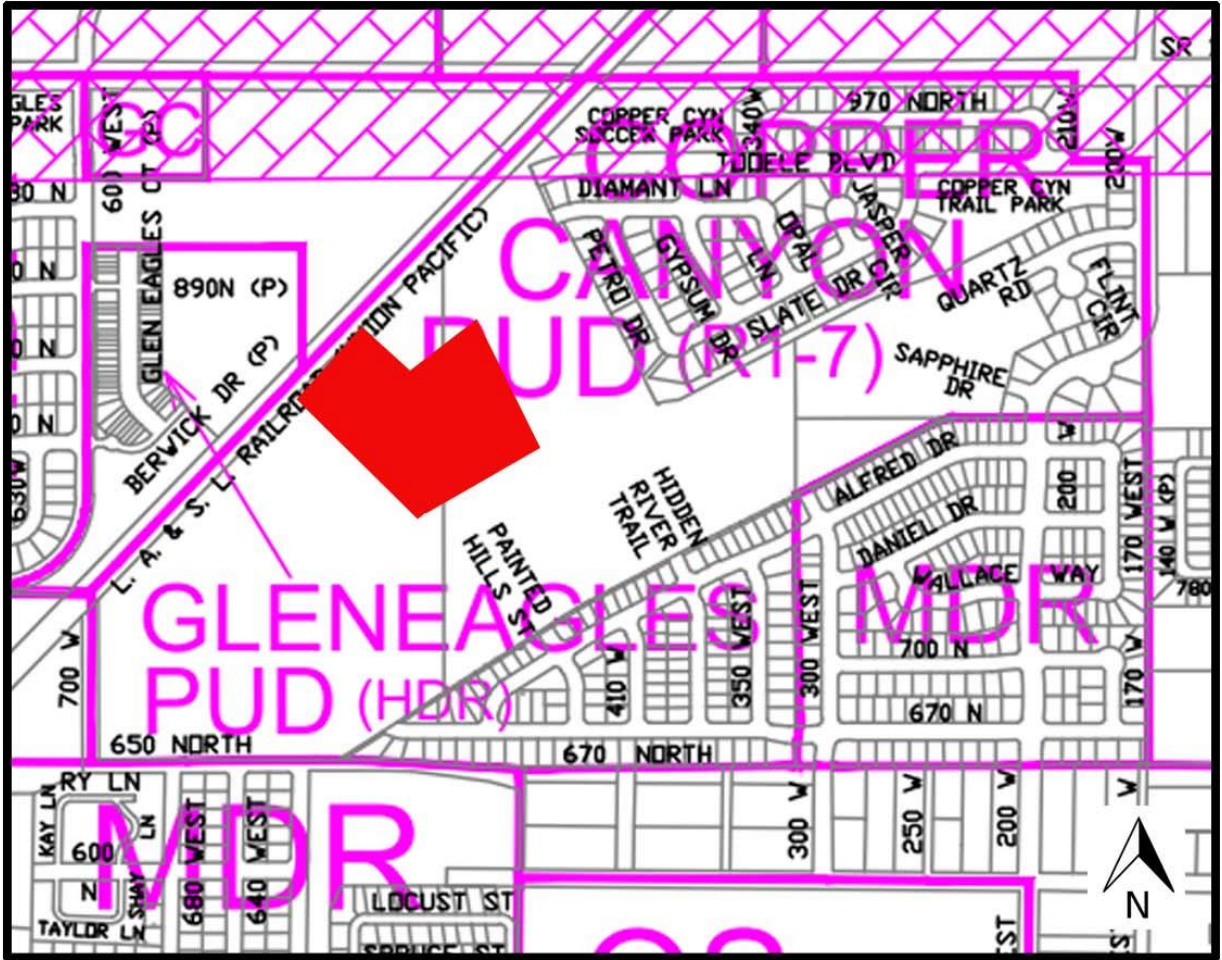
MAPPING PERTINENT TO THE COPPER CANYON PHASE 9 FINAL PLAT
SUBDIVISION

Copper Canyon Phase 9 Final Plat



Aerial View

Copper Canyon Phase 9 Final Plat



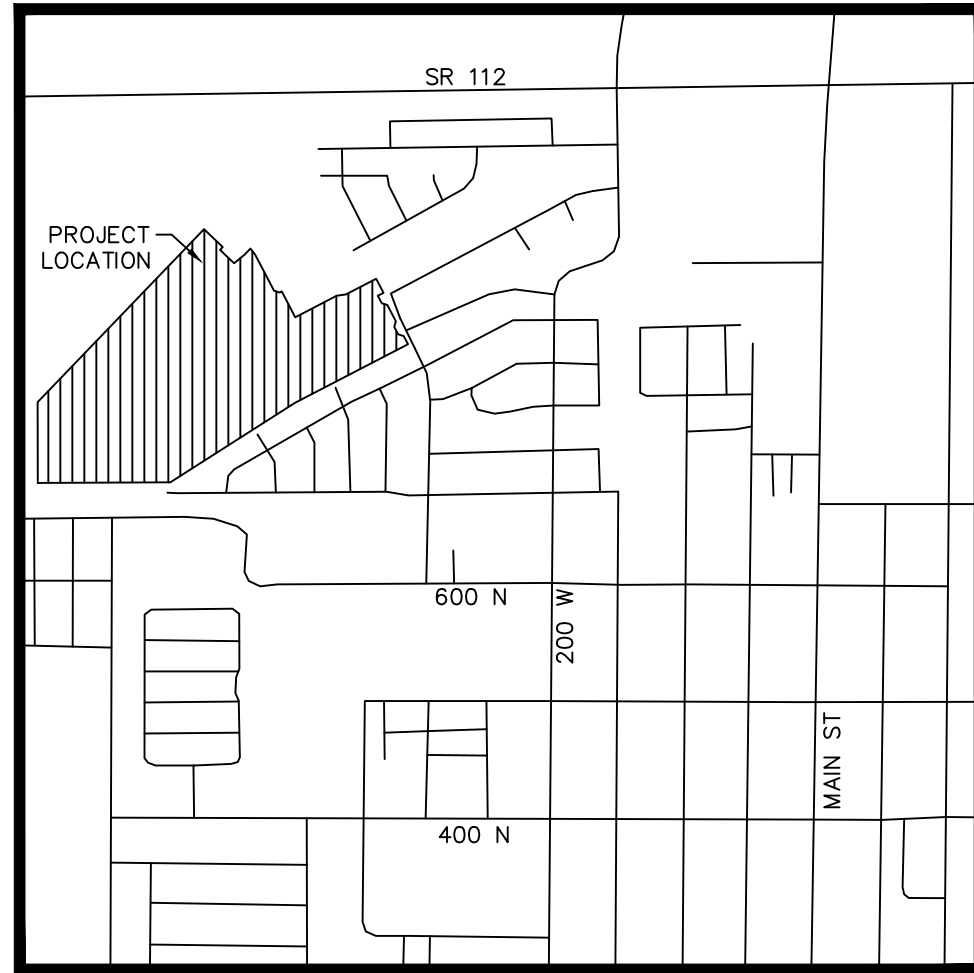
Current Zoning

EXHIBIT B

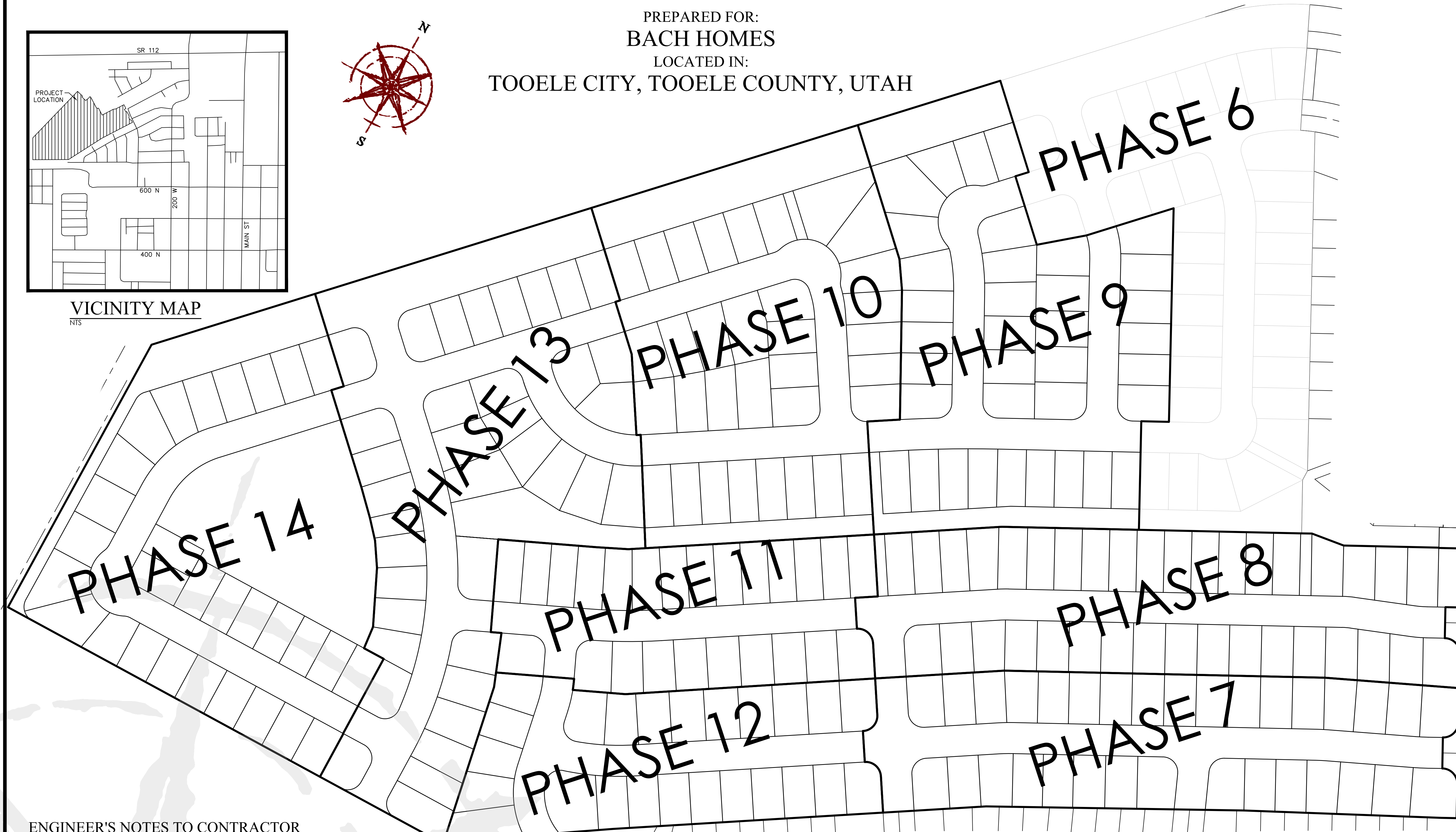
PROPOSED DEVELOPMENT PLANS

COPPER CANYON PHASES 7-14 PRELIMINARY

PREPARED FOR:
BACH HOMES
 LOCATED IN:
TOOELE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
 NTS



SITE MAP

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.

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 TOOELE CITY STANDARD PLANS AND SPECIFICATIONS. (SEE TOOELE CITY WEB PAGE)
- 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.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

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.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047
 (801) 352-0075
 PROJECT MANAGER: MATHEW WANGSGAARD, EIT
 SURVEY MANAGER: SPENCER LLEWELYN, PLS

OWNER/DEVELOPER
 BACH HOMES
 11650 SOUTH STATE STREET, SUITE 300
 DRAPER, UTAH 84020
 (801) 540-4808
 CONTACT: BRIAN CARLISLE

CITY ENGINEER
 TOOELE CITY OFFICES
 90 NORTH MAIN STREET
 TOOELE, UTAH 84074
 (435) 843-2132
 CONTACT: PAUL HANSEN

PLANNING DIVISION
 TOOELE CITY OFFICES
 90 NORTH MAIN STREET
 TOOELE, UTAH 84074
 (435) 843-2132
 CONTACT: JIM BOLSER

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2.0	OVERALL PRELIMINARY PLAT
C2.01	OVERALL PRELIMINARY PLAT
C2.1	OVERALL PRELIMINARY PLAT
C2.2	OVERALL PRELIMINARY PLAT
C2.3	OVERALL PRELIMINARY PLAT
C2.4	OVERALL PRELIMINARY PLAT
C3.0	OVERALL PRELIMINARY SITE PLAN
C3.1	OVERALL PRELIMINARY SITE PLAN
C3.2	OVERALL PRELIMINARY SITE PLAN
C3.3	OVERALL PRELIMINARY SITE PLAN
C3.4	OVERALL PRELIMINARY SITE PLAN
C3.5	OVERALL PRELIMINARY SITE PLAN
C4.0	OVERALL PRELIMINARY GRADING PLAN
C4.1	OVERALL PRELIMINARY GRADING PLAN
C4.2	OVERALL PRELIMINARY GRADING PLAN
C4.3	OVERALL PRELIMINARY GRADING PLAN
C4.4	OVERALL PRELIMINARY GRADING PLAN
C4.5	OVERALL PRELIMINARY GRADING PLAN
C5.0	OVERALL PRELIMINARY DRAINAGE PLAN
C5.1	OVERALL PRELIMINARY DRAINAGE PLAN
C5.2	OVERALL PRELIMINARY DRAINAGE PLAN
C5.3	OVERALL PRELIMINARY DRAINAGE PLAN
C5.4	OVERALL PRELIMINARY DRAINAGE PLAN
C5.5	OVERALL PRELIMINARY DRAINAGE PLAN
C5.6	OVERALL PRELIMINARY DRAINAGE PLAN
C5.7	OVERALL PRELIMINARY DRAINAGE PLAN
C5.8	OVERALL PRELIMINARY DRAINAGE CALCULATIONS
C6.0	OVERALL PRELIMINARY SEWER AND WATER PLAN
C6.1	OVERALL PRELIMINARY SEWER AND WATER PLAN
C6.2	OVERALL PRELIMINARY SEWER AND WATER PLAN
C6.3	OVERALL PRELIMINARY SEWER AND WATER PLAN
C6.4	OVERALL PRELIMINARY SEWER AND WATER PLAN
C6.5	OVERALL PRELIMINARY SEWER AND WATER PLAN
PP01	PLAN AND PROFILE KEY MAP
PP02	TOOELE BOULEVARD
PP03	TOOELE BOULEVARD
PP04	TOOELE BOULEVARD
PP05	TOOELE BOULEVARD
PP06	COLEMAN STREET
PP07	COLEMAN STREET
PP08	COLEMAN STREET
PP09	ZINC ROAD
PP10	ZINC ROAD
PP11	ZINC ROAD
PP12	ZINC ROAD
PP13	DOLOMITE ROAD
PP14	DOLOMITE ROAD
PP15	DOLOMITE ROAD
PP16	700 WEST
PP17	SILICA DRIVE
PP18	LIMESTONE LANE
PP19	DIAMANT LANE
PP20	MARBLE ROAD
PP21	GALENA DRIVE
PP22	GALENA DRIVE
PP23	QUARTZ ROAD
PP24	QUARTZ ROAD
PP25	QUARTZ ROAD
PP26	QUARTZ ROAD
PP27	FELDSPAR DRIVE
PP28	PAINTED HILLS STREET
PP29	SAPPHIRE ROAD
PP30	SAPPHIRE ROAD
PP31	SAPPHIRE ROAD
PP32	SAPPHIRE ROAD
PP33	HIDDEN RIVER TRAIL
PP34	650 NORTH
PP35	650 NORTH
D01	DETAILS



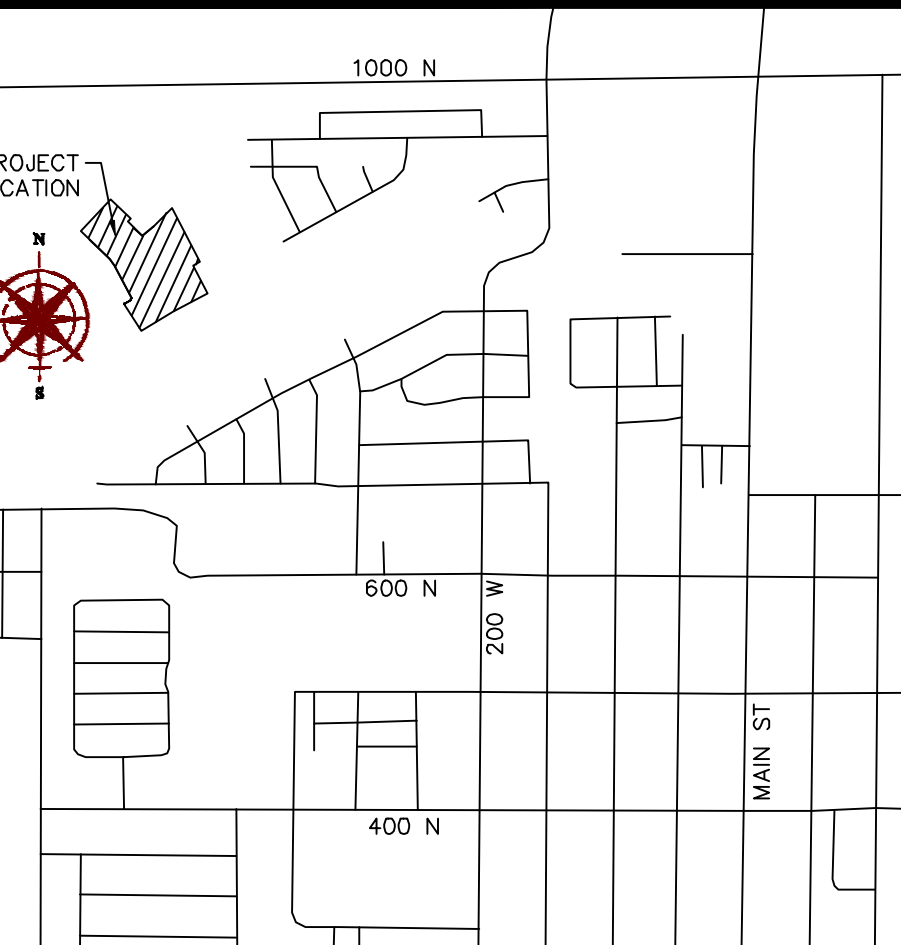
COPPER CANYON PHASES 7-14 PRELIMINARY
TOOELE CITY, TOOELE COUNTY, UTAH
COVER SHEET

REVISION BLOCK	
#	DATE

COVER SHEET

Scale: 1"=100' Drawn: MHW
 Date: 05/06/19 Job #: 18-083
 Sheet: C1

BENCHMARK
 BENCHMARK TC-30 AS PUBLISHED BY THE TOOELE COUNTY SURVEYOR
 FOOT EQUIVALENT ELEV: 4830.00
 DATUM: NAVD88
 LOCATED ON A BRASS DISK IN A PVC SLEEVE AT THE INTERSECTION OF 700 WEST AND ROGERS STREET



VICINITY MAP
N.T.S.

Phase 9 Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2500.00	4°39'16"	203.09	S60°07'43"W	203.04
C2	2500.00	1°57'39"	85.55	S58°46'55"W	85.55
C3	2500.00	1°18'32"	57.11	S60°25'00"W	57.11
C4	2500.00	1°23'06"	60.43	S61°45'49"W	60.43
C5	170.00	18°32'14"	55.00	N36°49'18"W	54.76 (M-M)
C6	400.00	22°46'21"	158.98	N39°17'49"W	157.94
C7	2530.00	1°57'39"	86.58	S58°46'55"W	86.58
C8	370.00	11°56'13"	77.09	N33°52'45"W	76.95
C9	29.50	29°21'16"	15.11	N54°31'29"W	14.95
C10	70.00	139°01'10"	169.84	S00°18'28"W	131.14
C11	430.00	14°45'08"	110.72	N35°17'12"W	110.41
C12	200.00	18°32'14"	64.71	N36°49'18"W	64.43
C13	2530.00	1°37'34"	71.81	S58°56'57"W	71.81
C14	29.50	87°40'22"	45.14	N15°55'33"E	40.86
C15	370.00	0°09'18"	1.00	S27°59'17"E	1.00
C16	370.00	11°46'55"	76.08	S33°57'24"E	75.95
C17	29.50	13°16'13"	6.83	S46°28'57"E	6.82
C18	29.50	16°05'03"	8.28	S61°09'35"E	8.25
C19	70.00	47°01'10"	57.44	S45°41'32"E	55.85
C20	70.00	34°17'37"	41.90	S05°02'08"E	41.28
C21	70.00	37°04'24"	45.29	S30°38'52"W	44.51
C22	70.00	20°37'59"	25.21	S59°30'04"W	25.07
C23	29.50	25°54'28"	13.34	S56°51'49"W	13.23
C24	29.50	86°34'21"	44.57	S00°37'24"W	40.45
C25	430.00	4°43'02"	35.65	N40°17'15"W	35.64
C26	430.00	7°40'56"	57.65	N34°04'16"W	57.61
C27	430.00	2°19'10"	17.41	S29°04'13"E	17.41
C28	29.50	89°39'47"	46.16	S72°44'31"E	41.60
C29	2530.00	0°01'45"	1.29	N62°26'29"E	1.29
C30	29.50	90°00'00"	46.34	N17°26'49"E	41.72
C31	140.00	18°32'14"	45.29	N36°49'18"W	45.10
C32	200.00	15°31'33"	54.20	N38°19'39"W	54.03
C33	200.00	3°00'41"	10.51	N29°03'32"W	10.51
C34	29.50	90°00'00"	46.34	S72°33'11"E	41.72
C35	2470.00	1°20'08"	57.58	N61°47'18"E	57.58
C36	2470.00	1°20'10"	57.60	N60°27'09"E	57.59
C37	2470.00	4°39'02"	200.49	S60°07'51"W	200.43
C38	2470.00	1°20'10"	57.60	N59°06'59"E	57.59
C39	2470.00	0°38'34"	27.71	N58°07'37"E	27.71
C40	2500.00	3°16'11"	142.66	S59°26'10"W	142.64

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(g) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____ A.D. 20__

ROCKY MOUNTAIN POWER
BY - _____
TITLE - _____

PREPARED FOR
BACH HOMES
11650 SOUTH STATE STREET SUITE 300
DRAPER, UTAH 84020
PH: 801-727-9500

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84017 PH: (801) 352-8075
www.focusllc.com

Scale: 1"=60'
Date: 01/14/2019
Drawn: MW/DC
Job #: 19-0001

FINAL PLAT

COPPER CANYON P.U.D. - PHASE 9

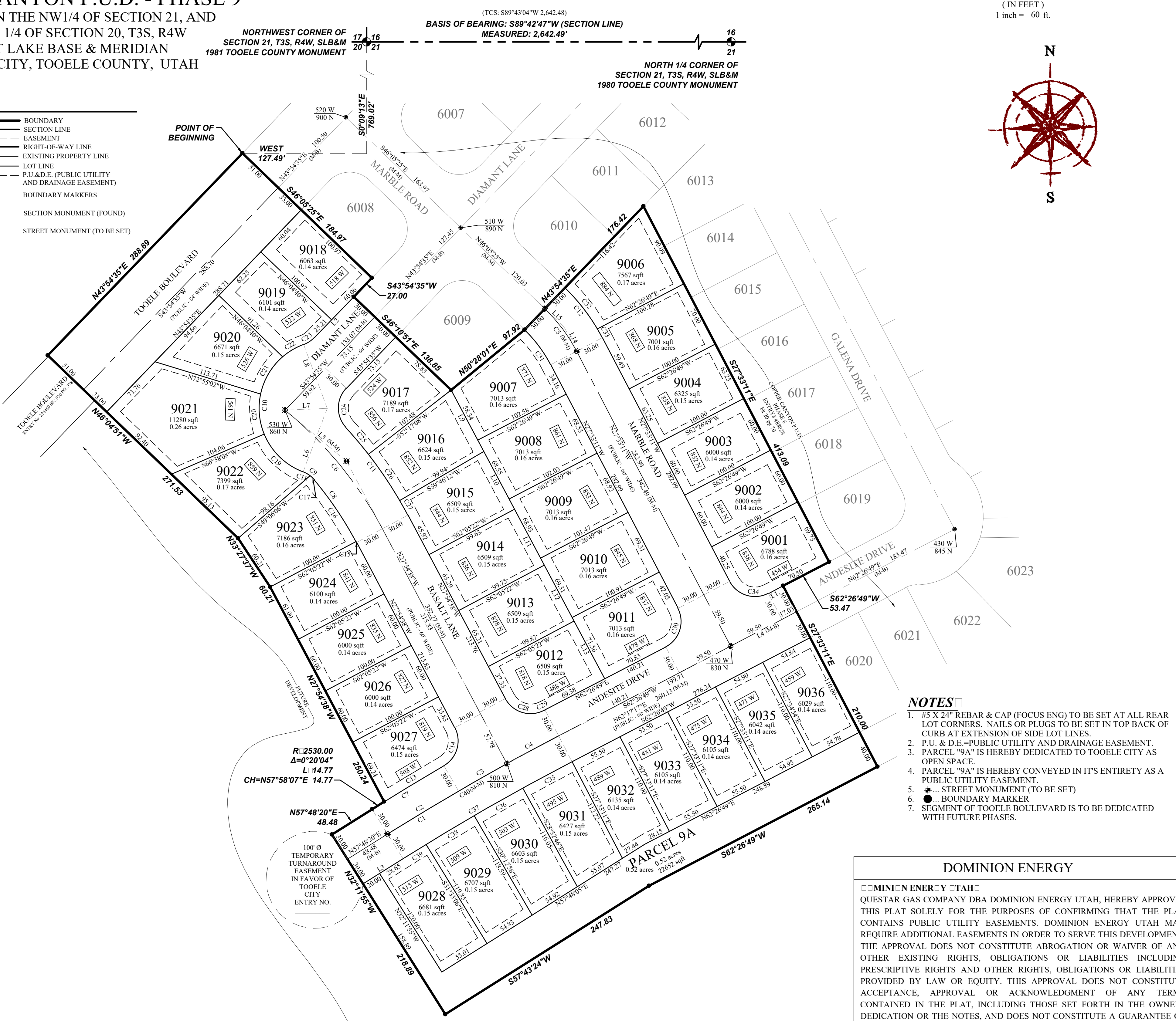
LOCATED IN THE NW1/4 OF SECTION 21, AND
THE NE 1/4 OF SECTION 20, T3S, R4W
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- LOT LINE
- P.U.D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT)
- BOUNDARY MARKERS
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

Phase 9 Line Table

LINE	DIRECTION	LENGTH
L1	N62°26'49"E	17.03
L2	S43°54'35"W	58.27
L3	N57°48'20"E	48.65
L4	S62°26'49"W	76.53
L5	N50°10'20"W	82.31
L6	S20°47'53"W	70.00
L7	N87°42'48"E	43.34
L8	S20°10'57"E	70.00
L9	N28°00'59"W	71.53
L10	N28°00'59"W	67.36
L11	N28°00'59"W	65.29
L12	N28°00'59"W	65.21
L13	N28°00'59"W	67.29
L14	S27°33'11"E	27.74
L15	S46°05'25"E	27.74



TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

ROS MAP # 2016-0045

TOOELE COUNTY SURVEY DEPARTMENT

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY ATTORNEY

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY ENGINEER

COMMUNITY DEVELOPMENT

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY TREASURER

REVIEWED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY COMMISSION.

CHAIRMAN TOOELE CITY PLANNING COMMISSION

DOMINION ENERGY

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

Approved this _____ DAY OF _____ A.D. 20__

By: _____

Title: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID MUNICIPAL CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY COUNCIL.

ATTEST:

TOOELE COUNTY RECORDER

RECORDED NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ TOOELE COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(S) that I have completed a Survey of the property described in this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

SPENCER W. LLEWELLYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE _____

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 21 and the NE1/4 of Section 20, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at the Northwest corner of COPPER CANYON P.U.D. - PHASE 6, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, said point is also on the Southerly Right-of-Way of the Los Angeles and Salt Lake Railroad, located 500°09'13"E along the Section line 769.02 feet and West 127.49 feet from the Northwest Corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian (Basis of Bearing: S89°42'47"W along the Section line between the North 1/4 Corner and Northwest Corner of said Section 21); thence along said plat the following 8 (eight) courses: 1) S46°05'25"E 184.97 feet; 2) S43°54'35"W 27.00 feet; 3) S46°10'51"E 138.85 feet; 4) N50°28'01"E 97.92 feet; 5) N43°54'35"E 176.42 feet; 6) S27°33'11"E 413.09 feet; 7) S62°26'49"W 53.47 feet; 8) S27°33'11"E 210.00 feet; thence S62°26'49"W 265.14 feet; thence S57°43'24"W 247.83 feet; thence N32°11'55"W 218.89 feet; thence N57°48'20"E 48.48 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 2,530.00 feet (radius bears: S32°11'55"E) a distance of 14.77 feet through a central angle of 00°20'04" Chord: N57°58'07"E 14.77 feet; thence N27°54'38"W 250.24 feet; thence N33°27'37"W 60.21 feet; thence N46°04'51"W 271.53 feet to the Southeasterly Right-of-Way of the Los Angeles and Salt Lake Railroad; thence N43°54'35"E along said Right-of-Way 288.69 feet to the point of beginning.

Contains: 8.61 acres +/-
36 Lots
Parcel 9A

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE _____ UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, A PARCEL AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

COPPER CANYON P.U.D. PHASE 9

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____ A.D. 20__

MANAGING MEMBER
PHOENIX OF COPPER CANYON, LLC

TOOELE CITY

MUNICIPAL CORPORATION ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO, BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ CITY CORPORATION, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID MUNICIPAL CORPORATION FOR THE PURPOSES THEREIN MENTIONED, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

TOOELE CITY CORPORATION

ORDINANCE 2019-35

AN ORDINANCE OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY ZONING MAP FOR PROPERTY AT APPROXIMATELY 2100 NORTH MAIN STREET.

WHEREAS, Utah Code §10-9a-401, *et seq.*, requires and provides for the adoption of a “comprehensive, long-range plan” (hereinafter the “General Plan”) by each Utah city and town, which General Plan contemplates and provides direction for (a) “present and future needs of the community” and (b) “growth and development of all or any part of the land within the municipality”; and,

WHEREAS, the Tooele City General Plan includes various elements, including water, sewer, transportation, and land use. The Tooele City Council adopted the Land Use Element of the Tooele City General Plan, after duly-noticed public hearings, by Ordinance 1998-39, on December 16, 1998, by a vote of 5-0; and,

WHEREAS, the Land Use Element (hereinafter the “Land Use Plan”) of the General Plan establishes Tooele City’s general land use policies, which have been adopted by Ordinance 1998-39 as a Tooele City ordinance, and which set forth appropriate Use Designations for land in Tooele City (e.g., residential, commercial, industrial, open space); and,

WHEREAS, the Land Use Plan reflects the findings of Tooele City’s elected officials regarding the appropriate range, placement, and configuration of land uses within the City, which findings are based in part upon the recommendations of land use and planning professionals, Planning Commission recommendations, public comment, and other relevant considerations; and,

WHEREAS, Utah Code §10-9a-501, *et seq.*, provides for the enactment of “land use [i.e., zoning] ordinances and a zoning map” that constitute a portion of the City’s regulations (hereinafter “Zoning”) for land use and development, establishing order and standards under which land may be developed in Tooele City; and,

WHEREAS, a fundamental purpose of the Land Use Plan is to guide and inform the recommendations of the Planning Commission and the decisions of the City Council about the Zoning designations assigned to land within the City (e.g., R1-10 residential, neighborhood commercial (NC), light industrial (LI)); and,

WHEREAS, the City has received an application for Zoning amendments for properties located near 2100 North Main Street, as shown in the attached **Exhibit A**; and,

WHEREAS, the GC General Commercial zoning district is currently assigned to approximately 5.5 acres of land located at 2100 North Main Street (see map attached at **Exhibit A**); and,

WHEREAS, by Rezone Petition received on November 4, 2019, KMD LLC has requested the subject property be reassigned to the LI Light Industrial zoning district (see Rezone Petition attached as **Exhibit A**); and,

WHEREAS, on December 11, 2019, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted to forward its recommendation to the City Council (see Planning Commission minutes attached as **Exhibit B**); and,

WHEREAS, on _____, the City Council convened a duly-advertised public hearing:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOEELE CITY COUNCIL that:

1. this Ordinance and the zoning amendments proposed therein are in the best interest of the City in that they will further economic development and are consistent with the desires of the affected property owners and are consistent with the General Plan and Land Use Plan; and,
2. the Zoning Map is hereby amended for the property located near 2100 North main Street as illustrated in **Exhibit A**, attached.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective immediately 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 _____, 20__.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Pitt, City Recorder

S E A L

Approved as to Form: _____
Roger Baker, Tooele City Attorney

Exhibit A

Application for Zoning Amendment

Zoning, General Plan, & Master Plan Map Amendment Application

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



Notice: The applicant must submit copies of the map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

P19-821

Project Information					
Date of Submission: 11/4/19		Current Map Designation: Split zone, LI/GC		Proposed Map Designation: Light Industrial	
Project Name: Fortress Self-Storage Development - SR36				Parcel #(s): 02-143-0.-0096	
Project Address: 2100 North & SR36				Acres: 5+ 5.53	
Proposed for Amendment: <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> General Plan <input type="checkbox"/> Master Plan: _____					
Brief Project Summary: The present zoning of the property is split. The west side of the property is General Commercial (GC) and the East side is Light Industrial (LI). The split is approximately 50/50 in proportion between GC and LI. We are seeking to remove the split zoning designation and have the proposed 5+ acre parcel entirely zoned as Light Industrial.					
Property Owner(s): WINTERGREEN GROUP LC BRYTEN "BRYTEN" JOHNSON, MEMBER			Applicant(s): KMD LLC		
Address: 5939 FM 52			Address: 121 W Misty Brook Ln		
City: PERLIN	State: TX.	Zip: 76486	City: Stansbury Park	State: UT	Zip: 84074
Phone: 801-558-8888			Phone: 435-224-4420		
Contact Person: Arno Kruisman			Address: 121 W Misty Brook Ln		
Phone:			City: Stansbury Park	State: UT	Zip: 84074
Cellular: 435-224-4420	Fax:		Email: arno@blacksaltint.com		

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

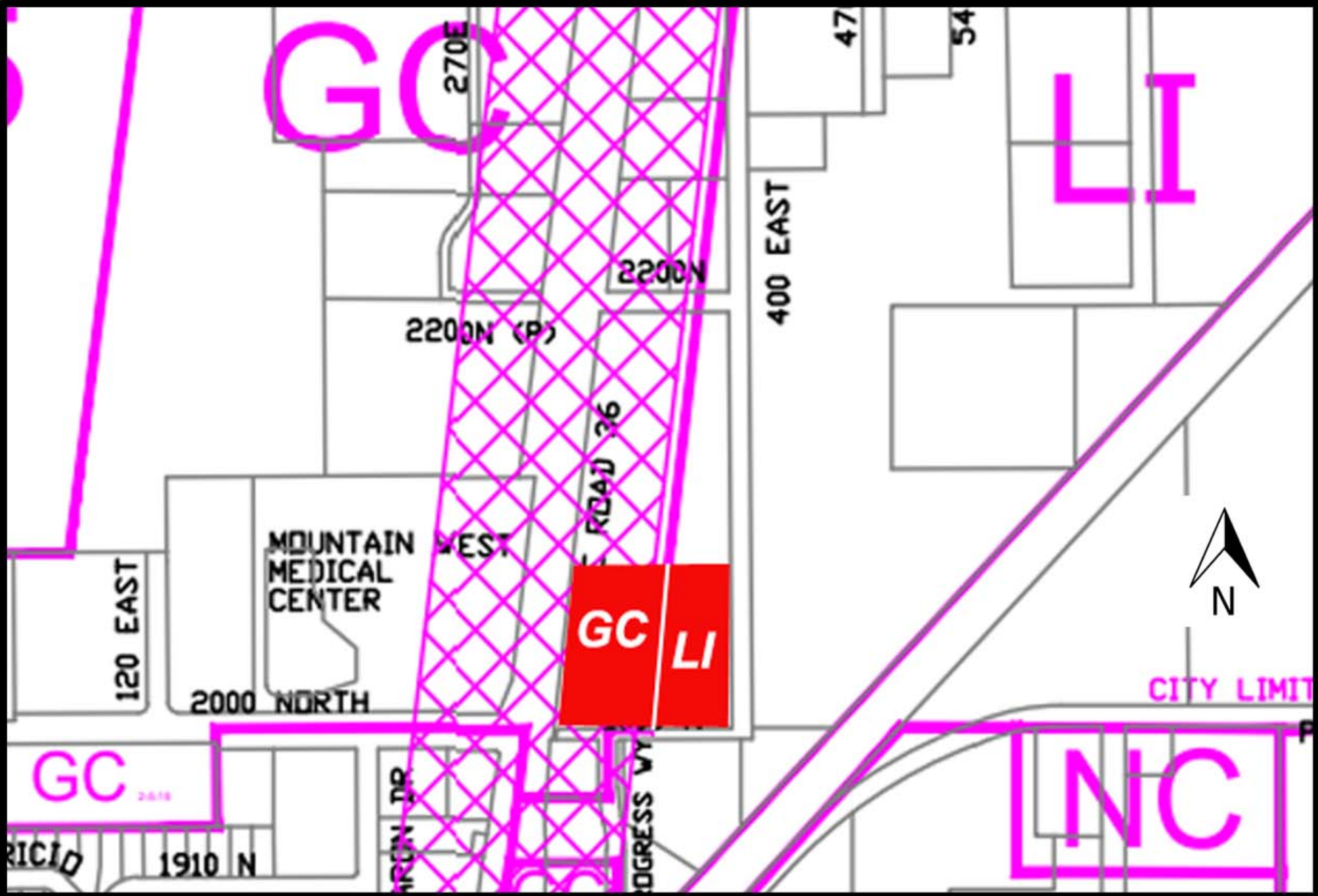
Note to Applicant:

Zoning and map designations are made by ordinance. Any change of zoning or map designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

2190809

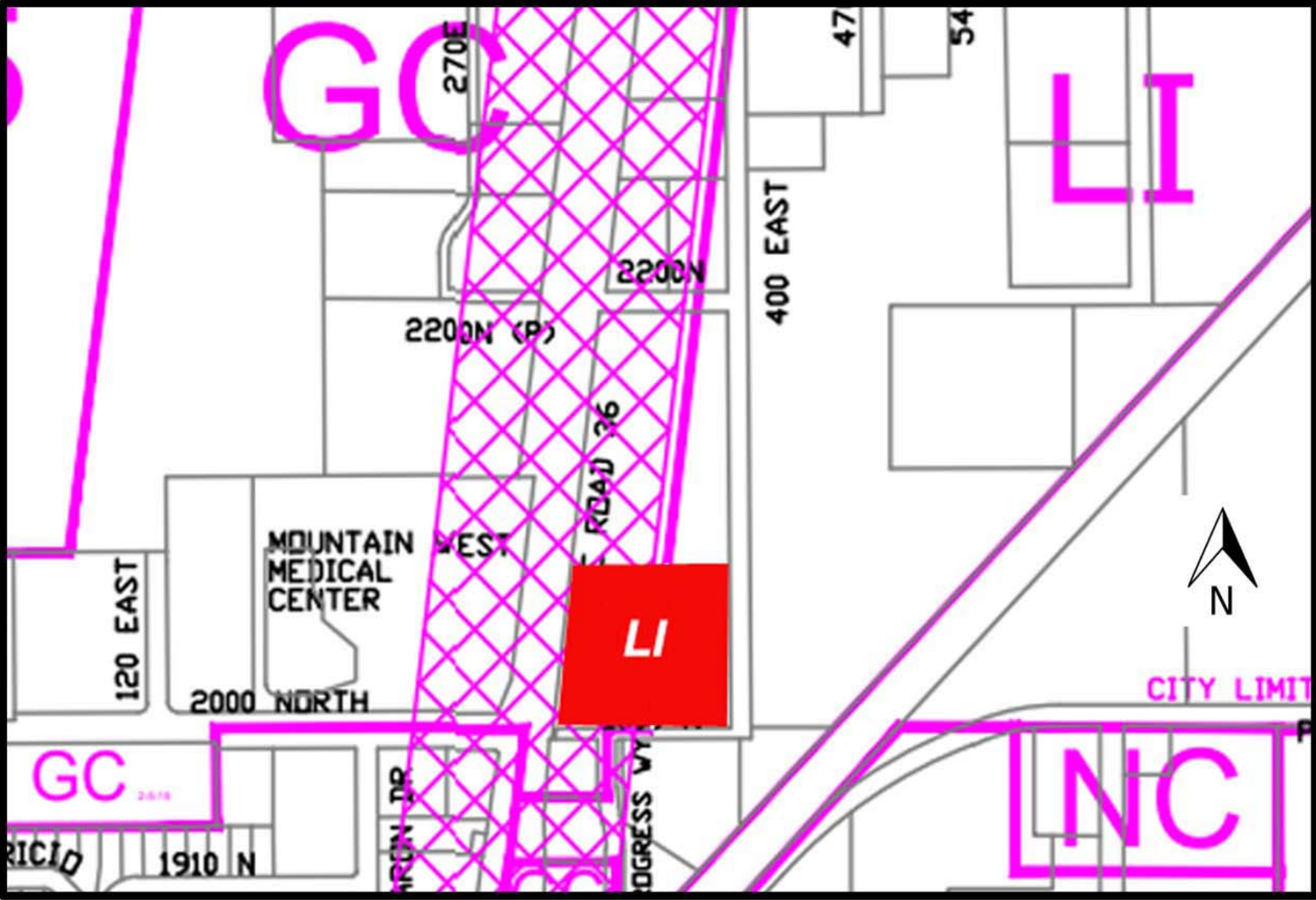
For Office Use Only			
Received By: <i>NO</i>	Date Received: 11/4/19	Fees: 1553 ⁰⁰	App. #: 003640841

Fortress Self Storage Zoning Map Amendment



Current Zoning

Fortress Self Storage Zoning Map Amendment



Proposed Zoning

Exhibit B

Planning Commission Minutes

STAFF REPORT

December 2, 2019

To: Tooele City Planning Commission
Business Date: December 11, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Fortress Self Storage – Zoning Map Amendment Request

Application No.: P19-821
Applicant: Arno Kruisman, representing KMD LLC
Project Location: Approximately 2100 North Main Street
Zoning: GC General Commercial Zone
Acreage: 5.53 Acres (Approximately 240,886 ft²)
Request: Request for approval of a Zoning Map Amendment in the GC General Commercial zone regarding reassignment of a portion of the subject property to the LI Light Industrial zoning district.

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 5.53 acres located at approximately 2100 North Main Street. The western half and majority of the property is currently zoned GC General Commercial while a smaller portion on the eastern side of the property is currently zoned LI Light Industrial. The applicant is requesting that a Zoning Map Amendment be approved to allow for the development of the currently vacant site as self storage unit buildings.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Commercial land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. The purpose of the GC zone is to encourage the establishment of a wide variety of retail commercial uses, service commercial activities, entertainment and other services and activities meeting the needs of the residents of the City. The General Commercial District (GC) allows and encourages that retail and service businesses and related uses be grouped together into commercial centers. The uses and activities allowed in this District should enhance employment opportunities, provide for commercial activities and services required by residents of the city and surrounding areas, encourage the efficient use of land, enhance property values and add to the overall strength of the city's tax base. The GC General Commercial zoning designation is identified by the General Plan as a preferred zoning classification for the Commercial land use designation.

The property is essentially divided between two zones. The western half is zoned GC General Commercial where the eastern half is zoned LI Light Industrial. Properties to the south are zoned GC General Commercial and LI Light Industrial. Properties to the west are located in the P Overlake zoning district. To the north properties are again zoned GC General Commercial and Light Industrial and properties to the east are all zoned Light Industrial. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

The purpose of the Light Industrial (LI) District is to provide locations for light industrial assembly and manufacturing uses that produce no appreciable negative impact to adjacent properties. This District encourages clean, light industrial and manufacturing uses which provide employment opportunities for city residents, strengthen the city's tax base and diversify the local economy.

Both the GC and LI zoning districts are fairly intensive commercial zones with the Light Industrial zoning district permitting the wider range of commercial uses and activities. The Light Industrial zone permits more unsightly and possibly more intrusive commercial activities that the General Commercial zone would not permit, such as a contractor staging yard, food and beverage processing, heavy equipment sales and rental, a kennel and storage units. Much of the property in this area is already zoned LI Light Industrial and is developing as such. The medical office buildings to the north are zoned LI Light Industrial.

Much of the property is located in the North Gateway Overlay District. This overlay district will remain unchanged with this zoning map amendment application. This overlay district pertains primarily to aesthetics as viewed from the main highway and requires some additional requirements for landscaping, building appearance, parking locations and so forth. This overlay district does not impact the underlying zoning or uses that can occur in the zoning district.

Criteria For Approval. The criteria for review and potential approval of a Zoning Map Amendment request is found in Section 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
 - (a) The effect of the proposed amendment on the character of the surrounding area.
 - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
 - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
 - (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
 - (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
 - (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Zoning Map Amendment submission and has issued the following comments:

1. The Planning Commission should consider the potential of having industrial uses adjacent to a major transportation corridor. Although Fortress Storage submitted this application and intends to construct storage units on the property, all uses, permitted and conditional in the LI zone should be considered for this property.

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

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a Zoning Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.
6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Fortress Self Storage Zoning Map Amendment Request by Arno Kruisman, representing KMD LLC to reassign the subject property to the LI Light Industrial zoning district, application number P19-821, based on the findings listed in the Staff Report dated December 2, 2019:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Fortress Self Storage Zoning Map Amendment Request by Arno Kruisman, representing KMD LLC to reassign the subject property to the LI Light Industrial zoning district, application number P19-821, based on the following findings:”

1. List findings...

EXHIBIT A

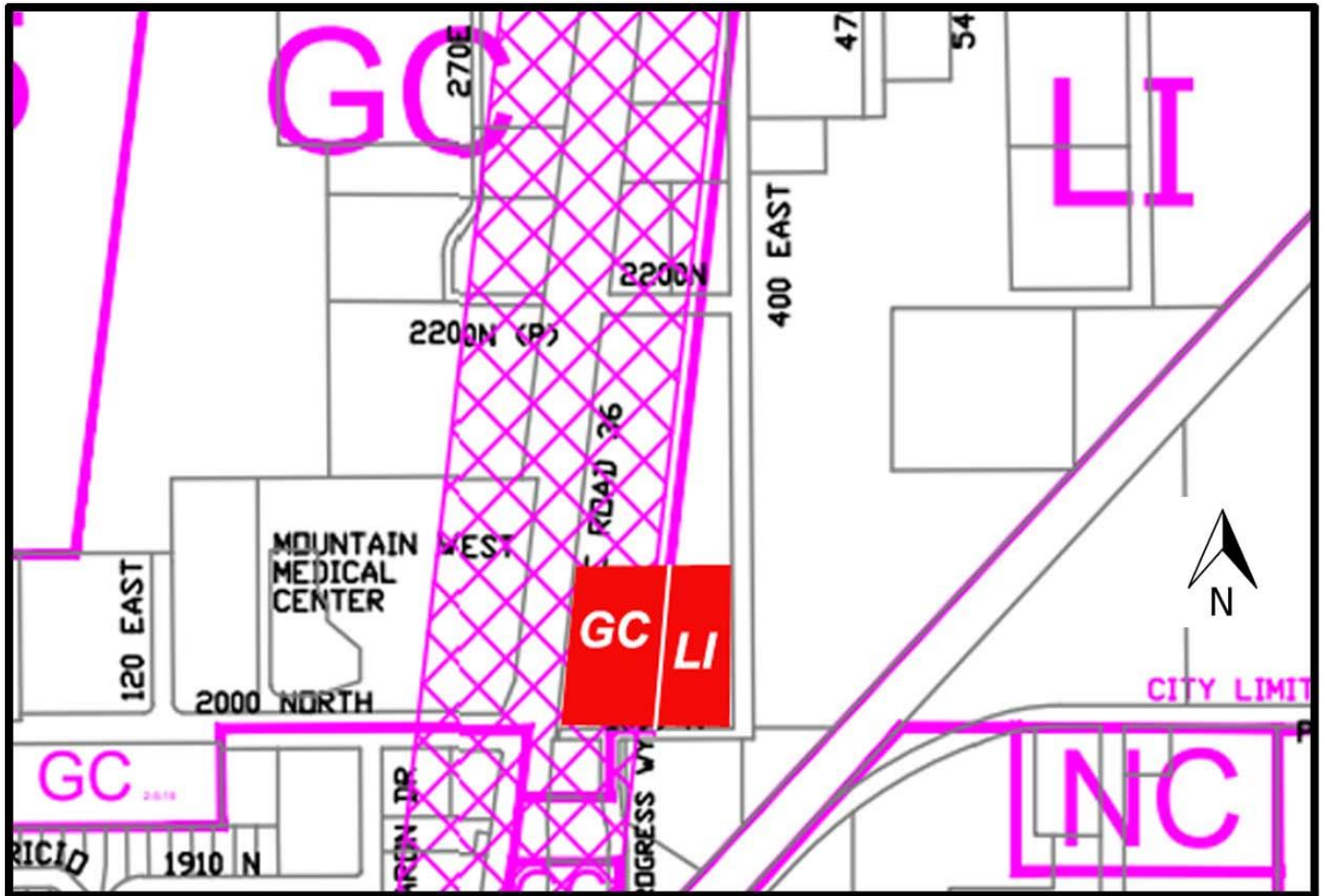
MAPPING PERTINENT TO THE FORTRESS SELF STORAGE ZONING MAP AMENDMENT

Fortress Self Storage Zoning Map Amendment



Aerial View

Fortress Self Storage Zoning Map Amendment



Current Zoning

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Zoning, General Plan, & Master Plan Map Amendment Application

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



Notice: The applicant must submit copies of the map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

P19-821

Project Information					
Date of Submission: 11/4/19		Current Map Designation: Split zone, LI/GC		Proposed Map Designation: Light Industrial	
Project Name: Fortress Self-Storage Development - SR36				Parcel #(s): 02-143-0.-0096	
Project Address: 2100 North & SR36				Acres: 5+ 5.53	
Proposed for Amendment: <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> General Plan <input type="checkbox"/> Master Plan: _____					
Brief Project Summary: The present zoning of the property is split. The west side of the property is General Commercial (GC) and the East side is Light Industrial (LI). The split is approximately 50/50 in proportion between GC and LI. We are seeking to remove the split zoning designation and have the proposed 5+ acre parcel entirely zoned as Light Industrial.					
Property Owner(s): WINTERGREEN GROUP LC BRYTEN "BRYTEN" JOHNSON, MEMBER			Applicant(s): KMD LLC		
Address: 5939 FM 52			Address: 121 W Misty Brook Ln		
City: PERLIN	State: TX.	Zip: 76486	City: Stansbury Park	State: UT	Zip: 84074
Phone: 801-558-8888			Phone: 435-224-4420		
Contact Person: Arno Kruisman			Address: 121 W Misty Brook Ln		
Phone:			City: Stansbury Park	State: UT	Zip: 84074
Cellular: 435-224-4420	Fax:		Email: arno@blacksaltint.com		

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

Note to Applicant:

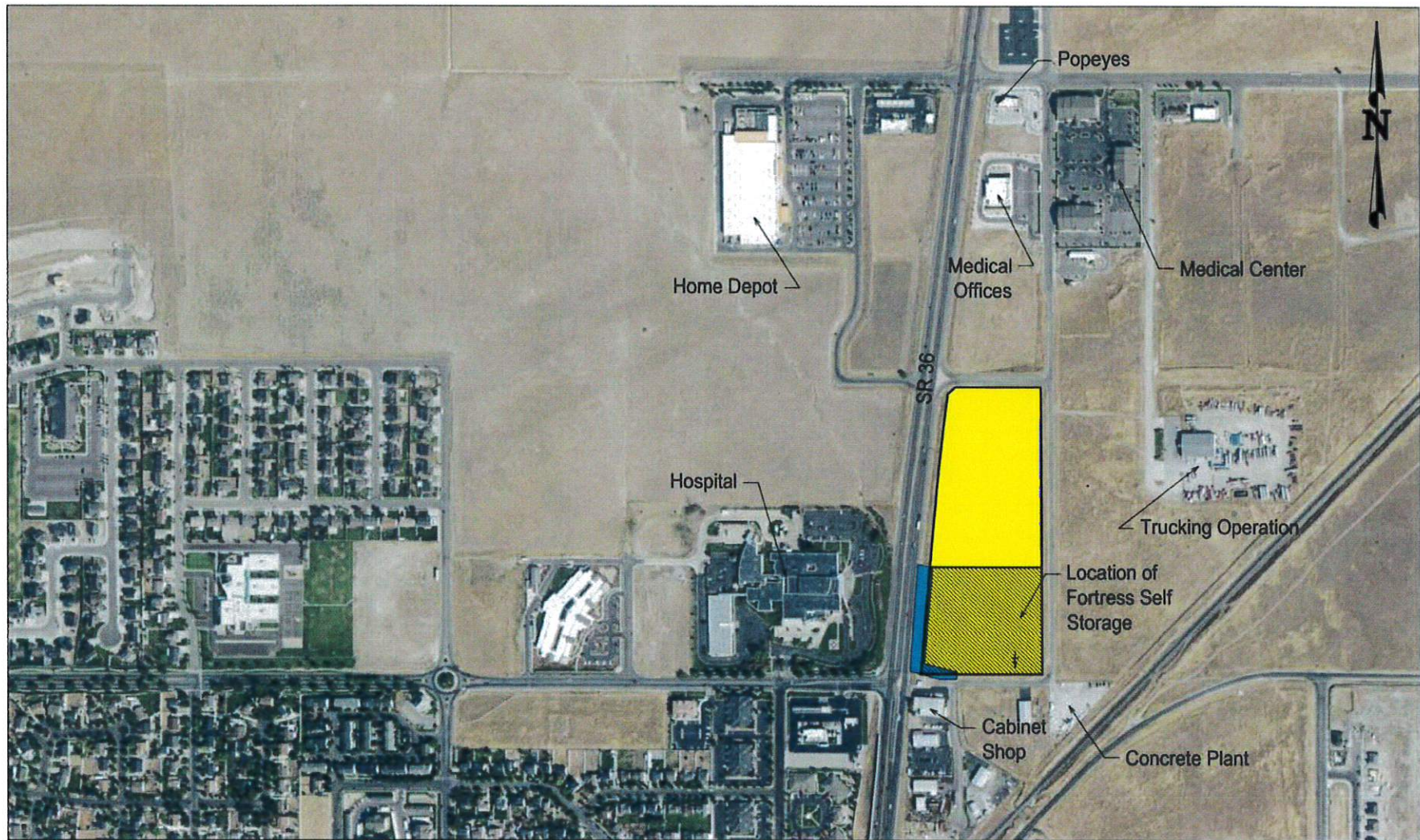
Zoning and map designations are made by ordinance. Any change of zoning or map designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

2190809

For Office Use Only			
Received By: <i>NO</i>	Date Received: 11/4/19	Fees: 1553 ⁰⁰	App. #: 003640841

Location Overview

SR 36, Corner of 2000 North and 400 East, Tooele, UT



Zoning Map Questions

1. What is the present zoning of the property?

The present zoning of the property is split. The West side of the property is General Commercial (GC) and the East side is Light Industrial (LI). The split is approximately 50/50 in proportion between GC and LI.

2. Explain how the proposed zoning is consistent with the current land use designation.

We are seeking to remove the split zoning designation and have the proposed 5+ acre parcel entirely zoned as Light Industrial. The adjacent properties on the South and East are also Light Industrial (LI). The property to the North is also split between GC and LI and the adjacent land on the East is State Route 36.

Zoning Map Questions

3. Explain how the proposed zoning is similar or compatible to the current zoning in the surrounding area.

The proposed property is surrounded to the South by Light Industrial, East by Light Industrial and half of the property already has the zoning designation of Light Industrial.

4. Explain how the proposed zoning is suitable for the existing uses of the subject property(s).

We propose to construct a fortress style self-storage facility, which is an allowable usage within the Light Industrial zoning, but not under General Commercial. The facility will be surrounded by an aesthetically pleasing wall, comprised of stone/brick columns of varying widths every 50 feet. Also including will be trees and drought tolerant landscaping.

Security for the site will not involve fencing. The walls/sides of the facility will function as a security barrier in lieu of a fence. The back of each unit in all perimeter buildings will act as the security wall.

Zoning Map Questions

5. Explain how the proposed zoning promotes the goals and objectives of Tooele City.

The adjacent business on the South and south-east corner have a clear industrial appearance, including a small concrete plant and a cabinet manufacturer. The businesses further north are general commercial, including medical buildings and a fast food restaurant.

We propose to construct a fortress style self-storage facility on the property. Traffic from SR 36 will not see exposed rollup doors and not be able to tell that the property is a self-storage facility, other than through signage.

The facility is able to serve as a great transition between the Light Industrial on the South end and the General Commercial on the North, all the while giving a great aesthetic appearance from SR 36.

TOOELE CITY PLANNING COMMISSION MINUTES

Date: Wednesday, December 11, 2019

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

Commission Members Present:

Shauna Bevan
Melanie Hammer
Tyson Hamilton
Tony Graf
Bucky Whitehouse
Ray Smart
Matt Robinson

Commission Members Excused:

Phil Montano
Chris Sloan

City Employees Present:

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

City Employees Excused:

Roger Baker, City Attorney

Council Members Present:

Council Member Gochis
Council Member McCall

Minutes prepared by Kelly Odermott

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

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Hamilton.

2. **Roll Call**

Matt Robinson, Present
Melanie Hammer, Present
Shauna Bevan, Present
Tyson Hamilton, Present
Tony Graf, Present

Bucky Whitehouse, Present
Ray Smart, Present

3. Public Hearing and Decision on a Conditional Use Permit to allow the uses of “Automobile Sales and rental” and “Automobile Service and Repair” for Trucks, Cars, and Credit at 57 South 100 West in the GC General Commercial zoning district on approximately 1.86 acres.

Presented by Andrew Aagard

Mr. Aagard stated that the Conditional Use Permit is east of 100 West and south of the Kirk Hotel building. There is an existing retail building that has seen various commercial uses over the years and an existing accessory out building closer to 100 West. The applicant wishes to use the large accessory building to repair and service automobiles, prior to selling them at other commercial locations in the city. The property is currently zoned GC General Commercial as are all of the surrounding properties. Properties to the west on the adjacent side of 100 West are zoned R1-7 Residential. The property surrounding the subject property bare a GC General Commercial zoning; there are many nonconforming residential uses. Most if not all of the properties fronting on 100 West are used as nonconforming residential. The applicant has indicated on the application that the property will be used as vehicle service and repair as well as vehicle service and rental. Both uses are permitted in the zone with a Conditional Use Permit. All vehicle repair shops require some storage of vehicles that are waiting service or awaiting transport. Vehicle storage is inevitable with a vehicle repair service. The site has plenty of area and space for vehicle parking. Staff’s main concern is a proper screen around the vehicles away from the residences in the area. Staff recommends the Conditional Use Permit be approved with an additional condition that all vehicle storage areas be screened with a solid fence. Mr. Aagard stated that the applicant is aware of this. This item is a public hearing and residences in the area received notification of the hearing, no comments or concerns were registered with staff.

Chairman Graf asked if there were any comments or questions from the Commission. There were none.

Chairman Graf opened the public hearing.

Mr. Tim Booth stated that he lives at 50 South 100 West. He has a view of the property. Mr. Booth gave a brief history of the accessory building. His concerns are the use of the building due to its prior uses and building modifications. He stated that the roadway out to 100 West should be a public roadway because it has been used that way for years. He stated that he is concerned about the man living in the camper outside the building, who has been seen relieving himself outside the building. He doesn’t believe there is a bathroom inside the building. Another issue pointed out by Mr. Booth is the agreement with UTA for the parking in the parking lot. Mr. Booth stated that there is a lot of vehicle traffic and criminal activity in the lot.

Ms. Michelle Polland stated that she grew up in the area of the building and watched the building change ownership. She stated that the only uses of the building have been a furniture store and a grocery store. She stated that there needs to be a mitigation of property. She

stated that putting this business will have a determinantal impact on the historical neighborhood. The home that is adjacent to the parking has a garage that has access to the lot and there needs to be easements for the usage of the garage. She stated that her husband is an auto mechanic and buys cars at auction, repairs them, and sells them. This business will bring in 40 and 50 cars at a time. These cars have leaking oils. All of the fluid for the leaking will be going in the ground. Will the applicant put in a system to mitigate the fuel? The water is not retained on the property or runs out in the drainage. She asked the Planning Commission to not approve the Conditional Use Permit.

Mr. Fiore Belmonte stated that he apologized for his security guard using the lot as a bathroom. There is no intention of the neighbor's garage being blocked, the fences will go up to the garage. The parking for UTA is not on his property usage. Mr. Belmonte stated that he will be stopping the traffic that goes through there. The fence will have a barrier to stop people from looking through the fence.

Commissioner Bevan asked about the concerns that were made about the leaking fluids from the cars, how will that be mitigated. Mr. Belmonte stated that anything that is mechanical can break. Any car can leak. The goal is to get cars fixed as quickly as they can. Nothing that doesn't happen on every street in every city. The business will get cars in and out very quickly. It won't be any different than any other repair shop.

Commissioner Smart asked if the cars will be brought in to be parted out? The applicant stated that is not the intent and a car that is there, will be behind the fence.

Commissioner Hammer asked the applicant to state where fencing is currently and what the plan is for the fencing. The applicant stated that there is no existing fencing. The fencing at the Kirk Hotel is not being utilized by the business. The applicant pointed out the east end and west end of the building on the map and the fencing will go directly north from the end of the building.

Chairman Graf closed the public hearing.

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

Commissioner Bevan asked Mr. Aagard if there is bathroom facilities in the building. Mr. Aagard stated that he was not aware of one, but building code would require there to be one as part of the conditions of the Conditional Use Permit. Mr. Aagard stated that auto wrecking as asked by Commissioner Smart is not allowed in the zone and would be a violation. Mr. Bolser stated that a Conditional Use Permit is the regulation of the use of the property, any occupation of the site has to comply with all applicable codes including building, fire, and EPA codes. Most of the concerns that were brought up are supplemental to the use of the property.

Commissioner Hamilton motioned to approve the Conditional Use Permit Request by Fiore Belmonte, representing Trucks, Cars, and Credit to authorize "Automobile Sales and Rental" and Automobile Service and Repair" on the property located at 57 South 100 West, application number P19-841, based on the findings and subject to the conditions listed in the

Staff Report dated December 2, 2019, emphasis added for the fencing on the property.

Commissioner Whitehouse seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner, Smart, "Aye," Commissioner Whitehouse, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Graf, "Aye." The motion passes.

4. Public Hearing and Decision on a Conditional Use permit to allow the use of "Recycling Processing Center" for Green Box Recycling located at 150 South Feldspar Road in the I Industrial zoning district on 1.95 acres.

Presented by Andrew Aagard

Mr. Aagard stated that this is an application for a Conditional Use Permit on a property located in the industrial depot. The property is located just west of Feldspar Road and north of Atlas Road. The property has already been utilized as a vehicle impound yard, equipment storage and other industrial activities. The property is zone I Industrial as are all the surrounding properties. All properties in the area are vacant or utilized as industrial properties. The applicant wishes to use the property as a recycling processing center, which requires some outside storage in addition to the recycling activity. Staff does not anticipate any detrimental effect to the area due to the industrial activities already occurring in the area. Staff is confident that the use is appropriate for the area. This item is a public hearing and staff sent out notices to property owners within 200 feet of the property. No comments or concerns have been registered with the City. Staff is recommending approval with the basic housekeeping conditions.

Chairman Graf asked if there were any further comments or questions, there were none.

Chairman Graf opened the public hearing, there were no comments. Chairman Graf closed the public hearing.

Commissioner Robinson motioned to approve the Conditional Use Permit Request by Dane Applegate, to permit the use of "Recycling Processing Center" at 150 Feldspar Street, application number P19-878, based on the findings and subject to the conditions listed in the Staff Report dated December 2, 2019. Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner, "Hamilton," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Smart, "Aye," Commissioner Whitehouse, "Aye," Chairman Graf, "Aye." The motion passes.

5. Public Hearing and Decision on a Conditional Use Permit to allow the use of "Private Club/Bar" for The Venus Club located at 105 North Broadway in the MU—8 Mixed Use Broadway zoning district.

Presented by Andrew Aagard

Mr. Aagard stated that the application for a Conditional Use Permit is located in the New Town area on the corner of Broadway and Elm Street. It was proposed for an existing building. The property is zoned MU-8 Mixed Use Broadway as are the properties to the north, east, and south. Properties to the west are zoned R1-7 Residential. The property has previously had a private

club and bar operating under a previous Conditional Use Permit but that permit has expired after no use longer than a year. The applicant wishes to reestablish the same business and needs a new Conditional Use Permit to do so. There is an existing parking area with access to Elm Street. The area has room for eight or nine vehicles. The parking ordinance requires one parking stall for every three seats or one parking stall for every 100 square feet, excluding kitchen, office, and storage. Staff has reached out for the square footage of the interior or number of seats, but there was no response. With nine parking spots there could be potential 27 seats. Mr. Aagard stated that a building of this size, there would probably not be space for that many seats, therefore staff does not anticipate an issue with parking. There are other similar establishments in close proximity to the building and the use is not out of character for the area. The agenda item is a public hearing and notices were sent to property owners within 200 feet, no concerns or comments have been registered with the City.

Chairman Graf asked if there were any questions or comments from the Commission, there were not comments.

Chairman Graf opened the public hearing, there were no comments. Chairman Graf closed the public hearing.

Commissioner Hammer motioned to approve the Conditional Use Permit Request by Terry Crossley, to permit the use of Private Club/Bar” at 105 North Broadway, application number P19-882, based on the findings and subject to the conditions listed in the Staff Report dated December 2, 2019. Commissioner Hamilton seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner, “Hamilton,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Commissioner Smart, “Aye,” Commissioner Whitehouse, “Aye,” Chairman Graf, “Aye.” The motion passes.

6. Public Hearing and recommendation on a Zoning Map Amendment request from the GC General Commercial Zoning District to the LI Light Industrial Zoning District by KMD LLC, for approximately 5.53 acres located at approximately 2100 North and SR36.

Presented by Andrew Aagard

Mr. Aagard stated that the application is a 5-acre parcel that is located east of SR-36 or Main Street and north of 2000 North. The property currently bares two zoning designations. The eastern half of the property is LI Light Industrial and western half is GC General Commercial. The applicant wishes to amend the Zoning Map so that all the property is assigned to LI Light Industrial zoning district. The property is located within the North Gateway Overlay. This overlay places greater requirements regarding landscaping building architecture, parking location, and so forth. Those will be reviewed during the site plan review. Rezoning the property to LI Light Industrial district will not have any impact on the overlay and all uses in the overlay must meet the requirements of the overlay. The main difference between the two zones is the intensity of the commercial uses. The GC General Commercial zone has a wide range of commercial uses and limits manufacturing and heavier commercial uses. The LI Light Industrial is more intense and allows many of the same uses but allows research, manufacturing and storage units. Storage units are not allowed in the General Commercial zone, but are allowed in the LI Light Industrial. Storage units are the intent of the property. Access to the

property is limited from 2200 North and a viaduct located at 2000 North. Access to 2000 North is not likely. All the surrounding uses are commercial or light industrial. The applicant is requesting the zoning for the construction of the storage units, the Planning Commission should consider that if the LI Light industrial is approved all uses for LI Light industrial can occur on the property. This item is a public hearing and notices were mailed to all property owners within 200 feet of the subject property. No comments or concerns have been registered.

Chairman Graf asked the Commission if there were any comments or questions.

Commissioner Robinson asked Mr. Aagard for clarification that if the property is rezoned, the applicant can change their mind and do something other than a storage unit. Mr. Aagard confirmed that could happen.

Chairman Graf opened the public hearing.

Mr. Randy Hunt stated that directly east of the property is 50 acres that is already zoned light industrial and he doesn't believe it is in the best interest of the City to rezone it to LI Light Industrial when there is land available in the area.

Mr. Steve Griffith, stated that he is a real estate broker and has a vested interest in industrial and commercial in the City. He stated that not too long ago there was a study of storage units in the County and there were 2000 acres of land that would accommodate this type of facility. He stated that General Commercial is hard to find. He stated that he would hate to see General Commercial changed to Light Industrial.

Mr. Arno Kruisman, the applicant stated that he and his business partner have done over 110 self-storage units. They are serious self-storage investors. He stated that he lives locally as well. They have investigated the location. The location used to be LI Light Industrial. The location of the site although General Commercial, there is no access to it. He stated they think this is a great location for their product. The self-storage will have a fortress style and will have landscaping. They look nice and is a great concern. The partners have worked well with the City staff and have tried to implement as many of the recommendations. During the research of the facility, the partners found that Tooele is 95% self-storage full. They believe this will be a great fit and location. He stated that they want visibility from the road and the growth in Tooele will help make this a successful.

Chairman Graf closed the public hearing.

Chairman Graf asked the Commission if they had any additional comments or questions, there were none.

Commissioner Hamilton motioned to forward a positive recommendation to the City Council for the Fortress Self Storage Zoning Map Amendment Request by Arno Kruisman, representing KMD LLC to reassign the subject property to the LI Light Industrial zoning district application Number P19-821, based on the findings listed in the Staff Report dated December 2, 2019. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, "Nay,"

Commissioner Hamilton, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Nay,” Commissioner Smart, “Aye,” Commissioner Whitehouse, “Aye,” Chairman Graf, “Aye.” The motion passes.

Chairman Graf voted aye and stated that the map is split in half between the zones and because it would be appropriate based on the report.

Mr. Bolser stated that this item will still need to be reviewed by the City Council. There will be a public hearing before the City Council but it will not be advertised in the same matter as this one. There will not be property owner notifications mailed to neighboring property owners as they were for this hearing. Anyone interested will need to keep a close eye on City Council agendas that are posted to the website or sign up to receive automatic emails of any agendas that come out.

Chairman Graf seconded Mr. Bolser’s comments and echoed that anyone concerned with the property should attend the City Council meeting to voice comments

7. Recommendation on a Preliminary Plan Subdivision request by Perry Development, LLC for Overlake 2A consisting of 90 lots located at approximately 2000 North 400 West in the R1-7 Residential zoning district.

Presented by Andrew Aagard

Mr. Aagard stated that the original submittal of the preliminary plan was for 90 lots. Since the submittal, the lot count has decreased to 80 lots. The preliminary plan proposes to subdivide 30 acres of land north of 2000 North and 400 West. It is immediately west of the Clark Johnson Junior High. The property is currently zoned R1-7 Residential as are properties to the north and south. Properties to the east are R1-8 Residential. Other than the school, all properties in the area are utilized as residential. The subdivision proposes single family lots ranging in size from 8,000 square feet to 14,000 square feet. The proposed lots in the preliminary plan exceed lot size, lot width, and lot frontages of the R1-7 Residential zone. There are some double fronting lots along 400 West. Park strip and land will be landscaped and maintained by the property HOA. A six-foot solid masonry fence wall is required on the rear frontages. All streets in the development will be public roads and dedicated to Tooele City for maintenance. Stub streets will be put in place for the property to the west for future development. All storm water basins are managed offsite on private land owned by the developer. The preliminary plan will be phased into 3 phases consisting of 20 to 30 lots. Each phase will require final plat submittal and a final plat Planning Commission and City Council approvals. The preliminary plan proposed meets or exceeds the requirements are proposed by City codes. Staff recommends approval with the conditions listed in the Staff Report.

Chairman Graf asked if the Commission had any questions or comments.

Commissioner Hammer stated that property that is adjacent to or near the North Tooele City Service District was to be offered or invited to join the service district. There is a space on the plat for the service district to sign off on, but has the service district had the opportunity to invite Perry homes to the service district. Mr. Aagard stated that contacting the service district

is left up to the applicant. If the applicant doesn't wish to be annexed into the service district, that is not required up front. Commissioner Hammer asked if the service district knows that they could contact the developer. Mr. Aagard stated that curtesy notices are sent to utility providers and the service district would be one of those providers.

Chairman Graf asked if there are any lights along 400 West. Mr. Aagard stated he would need to look at the plans. Mr. Hansen stated that there will be lights on the Perry side. Chairman Graf asked if there is any mechanism to deal with the continuity of the street lights. Mr. Bolser stated that with the settlement agreement from the Overlake litigation, the district's boundaries were limited at that time for what was platted at that time. South of 2000 North included the entire right of way of 400 West was included in the plats that had been recorded. Mr. Bolser stated that he was not sure if it included the entire right of way of 400 West in the area north of 2000 North. If it did than the improvements would have to comply with the North Tooele City Special Service District standards. If there is right of way outside of the service district than it would become a negotiating point between the City and the applicant.

Commissioner Hammer asked for clarification on the double frontage homes on 400 West. Those homes would join an existing HOA or are they creating an HOA. The other homes along 400 West to the south are part of the service district, but do not pay fees. Mr. Bolser stated that home directly south of this plat on the west side of the 400 West are not part of the district. The right-of-way is part of the district. There is a Homeowners Association in that neighborhood set up by the developer which is separate from the North Tooele City Special Service District. The HOA set up will come with final plat. Mr. Bolser stated that his understanding is that Perry homes will be extending the existing HOA to incorporate this development but they would have the option to set up another HOA for this development. Mr. Bolser stated that if the right-of-way was part of the original agreement than it will be part of the service district, if it was not part of the original agreement, it will not be part of the district or subject to those standards.

Commissioner Robinson asked if that was done in final plat approval. Mr. Bolser responded yes and stated that it should be pretty seamless since this developer has done one before in the vicinity and is looking to just extend the HOA to this development.

Commissioner Hammer stated that she lives in Overlake Estate 2a and she was curious how this name will be recorded. Mr. Bolser stated that he did not believe there was a prior phase 2A but regardless, plat names cannot be duplicated. That will be reviewed by the County during plat review. The county will review the names and surveying. A change in that regard will not affect any approvals.

Commissioner Robinson moved to forward a positive recommendation to the City Council for the Overlake Estates 2A Preliminary Plan Subdivision Request by Dan Reeves, representing Perry Development, LLC, application number P19-98, based on the findings and subject to the conditions listed in the Staff Report dated December 4, 2019. Commissioner Hammer seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner, Smart, "Aye," Commissioner Whitehouse, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Graf, "Aye." The motion passes.

8. Recommendation on a Minor Subdivision request by Kevin Boyle for Desert Cove Subdivision consisting of 5 lots located at 242 East 400 North in the R1-7 Residential zoning District.

Presented by Andrew Aagard

Mr. Aagard stated this minor subdivision is south of 400 North and east of First Street. There is an existing home on the property that will remain. The property is currently zoned R1-7 Residential as are all of the surrounding properties. The dominant land use in the area is single family residences. The applicant proposes to subdivide the property into five single family lots ranging in size from 7,000 up to 12,800 square feet. The largest lot being a flag lot. All lots within the subdivision meet or exceed standards for lot development as required by zoning district and subdivision ordinance. Staff has ensured that the subdivision does not create any nonconformities with the existing home which will remain. All setbacks from the home and accessory structures to the new property lines due comply with ordinance requirements. Lots three and four will utilize the 30 foot wide staff portion of the flag lot for access and utility connection. An easement is included on the plat guaranteeing access to lot four and utility access to lot four and five. Staff portion of the flag lot is required to be improved with either concrete or asphalt. Staff is recommending approval with the basic housekeeping items.

Chairman Graf asked the Commission if there were any questions or comments, there were none.

Commissioner Bevan motioned to forward a positive recommendation to the City Council for the Desert Cove Minor Subdivision request by Kevin Boyle, representing the The Great Stock Company of Vast International Import for the purpose of creating 5 single-family residential lots, application number P19-639, based on the findings and subject to the conditions listed in the Staff report dated December 3, 2019. Commissioner Whitehouse seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner, Smart, "Aye," Commissioner Whitehouse, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Chairman Graf, "Aye." The motion passes.

9. Recommendation on a Final Plat Subdivision request by Bach Homes for Copper Canyon Phase 9 consisting of 36 lot located at approximately 600 West Tooele Boulevard in the R1-7 PUD Residential zoning district.

Presented by Andrew Aagard

Mr. Aagard stated the property is zoned R1-7 PUD as are all of the surrounding properties. There are some properties zoned MR-16 Multi-Family Residential on the adjacent side of the railroad tracks. The final plat application proposes the creation of 36 single-family residential lots ranging in size of 6,000 square feet to 11,200 square feet. Each lot in the proposed subdivision meets or exceeds minimum lot size and width requirements required by the PUD requirements of the subdivision and the R1-7 Residential zone. Parcel 9a of the plat will be landscaped as part of the overall PUD open space plan, connecting an existing park to the west side of Copper Canyon. Parcel 9 landscaping will be maintained by Tooele City. The landscaping plans were reviewed by Tooele City Parks and Recreation Department. There will also be some improvements to Tooele Boulevard with double fronting lots that will receive the same

landscaping. There will be a six-foot solid masonry fence between Tooele Boulevard and the railroad. Staff is recommending approval with the conditions listed in the Staff Report.

Chairman Graf asked the Commission if there were any questions or comments, there were none.

Commissioner Robinson motioned to forward a positive recommendation to the City Council for the Copper Canyon Phase 9 Final Plat Subdivision Request by Brain Carlisle, representing Bach Homes for the purpose of creating 36 single-family residential lots, application number P19-507, based on the findings and subject to the conditions listed in the Staff Report dated December 3, 2019. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Hamilton, “Aye,” Commissioner, Smart, “Aye,” Commissioner Whitehouse, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Chairman Graf, “Aye.” The motion passes.

10. Recommendation on a Minor Subdivision request by Zenith Tooele LLC for Lexington Greens consisting of 5 lots located at approximately 400 West 1200 North in the MR-16 Multi-Family Residential zoning district.

Presented by Andrew Aagard

Mr. Aagard stated the property was recently rezoned to MR-16 Multi-Family Residential. It encompasses Franks Drive. The subdivision is for the purpose of establishing property lines. The proposed lots range in size from 5.2 acres to 7.5 acres. There is no development proposed in conjunction of this subdivision. The developer of each parcel will be required to dedicate roadways, water rights, and so forth. Also, undergo any site application approvals. The development will not occur on the parcels until these items have been completed. Staff has added nine conditions to the Staff Report. Conditions one through four are the basic housekeeping conditions required by every approval. Conditions five through nine ensure that the subdivision is for property delineation and ownership only and requires each parcel to undergo all necessary approval applications, make all dedications necessary for development, and install all necessary infrastructure and so forth when each parcel develops. Staff is recommending approval on the minor subdivision plat with the nine conditions.

Chairman Graf asked the Commission if there were any questions or comments, there were none.

Commissioner Hammer motioned to forward a positive recommendation to the City Council for the Lexington Greens Minor Subdivision Request by Zenith Tooele LLC for the purpose of creating 5 lots, application number P19-868, based on the findings and subject to the conditions listed in the Staff Report dated December 6, 2019. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, “Aye,” Commissioner Hamilton, “Aye,” Commissioner, Smart, “Aye,” Commissioner Whitehouse, “Aye,” Commissioner Bevan, “Aye,” Commissioner Robinson, “Aye,” Chairman Graf, “Aye.” The motion passes.

11. Setting Dates, Time and Place for regular Plannig Commisison meetigs for the 2020 Calendar year.

Presented by Jim Bolser

Mr. Bolser stated that tonight's meeting is the conclusion of the schedule for 2019. Mr. Bolser thanked Council Member McCall's service to the community and nation. There is a yearly obligation to set dates and times for yearly meetings. A memo of dates was provided to the Commissioners with a schedule that follows the Planning Commission bylaws with the meetings on the second and fourth Wednesday of each month at the hour of 7:00pm in the Council Chambers at City Hall. The proposed schedule follows the pattern, but there needs to be an adjustment to the month of November. The first regular date would be Veterans Day, which City Hall is not opened for the observed holiday. The second regular date would be the day before Thanksgiving, which is the day before a recognized holiday. The bylaws and City Charter there must be a scheduled meeting once a month. Mr. Bolser stated that one of the key dates for the revision of the General Plan is during November. Mr. Bolser asked the Commission when they would like to meet with the recommendation of Thursday November 12.

Chairman Graf asked if the motion needs to be done with a formal vote? Mr. Bolser stated traditionally yes. The Commission concurred that the meeting should be on Thursday November 12.

Commissioner Hamilton motioned to accept the schedule as written with the exception of adding the Planning Commission meeting date of November 12, 2020. Commissioner Bevan seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner Smart, "Aye," Commissioner Whitehouse, "Aye," Commissioner Bevan, "Aye," Commissioner Robison, "Aye," Chairman Graf, "Aye." The motion passes.

Mr. Bolser gave the Commission some numbers on the number of residential units approved, zoning requests approved, Conditional Use Permits, text amendments and mapping amendments.

12. Nomination and election of Planning Commission Chair and Vice-Chair for the 2020 Calendar year.

Mr. Bolser stated the options for the Commission Chair are open for all Commission members, even those not present, excluding Chairman Graf whom is moving to City Council and Commissioner Whitehouse whom is an alternate. The Commission has the option to do voting by paper ballot or open vote. Mr. Bolser entertained nominations for Chairman. Commissioner Whitehouse asked if previous Chairs could be reelected for Chair. Mr. Bolser stated that the only limitation is that any individual cannot serve more than two consecutive years, but once a year has been taken away from the Chair position that Commission Member is eligible again.

Commissioner Smart nominated Chris Sloan for Chair. Chairman Graf nominated Commissioner Hamilton for Chair. The Commission elected for open voting.

There was one vote for Commissioner Sloan. There were six votes for Commissioner Hamilton.

Mr. Bolser stated there is no limitation on consecutive years as vice chair. Commissioner Hamilton nominated Commissioner Sloan for Vice Chair. There were seven votes for Commissioner Sloan for Vice Chairman.

Chairman Graf thanked the Commission for their work while he was on the Commission and Council Member McCall for his friendliness. He thanked all the Commissioners individually. He thanked staff for their service.

13. Review and Approval of Planning Commission minutes for meeting held November 13, 2019.

Chairman Graf asked the Commission if there were any comments or questions.

Commissioner Hammer moved to approve minutes from the meeting held on November 13, 2019. Commissioner Hamilton seconded the motion. The vote as follows: Commissioner Hammer, "Aye," Commissioner Hamilton, "Aye," Commissioner Bevan, "Aye," Commissioner Robinson, "Aye," Commissioner Smart, "Aye," Commissioner Whitehouse, "Aye," Chairman Graf, "Aye." The motion passes.

14. Adjourn

Commissioner Bevan moved to adjourn. Chairman Graf declared the meeting adjourned at 8:18p.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 15th day of January, 2020

Tyson Hamilton, Chairman, Tooele City Planning Commission

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, December 18, 2019

Time: 7:00 p.m.

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

City Council Members Present:

Brad Pratt
Steve Pruden
Dave McCall
Scott Wardle
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Chief Ron Kirby, Police Department
Matthew Johnson, Assistant City Attorney
Steve Evans, Public Works Director
Darwin Cook, Parks Department Director
Glenn Caldwell, Finance Director
Paul Hansen, City Engineer
Michelle Pitt, City Recorder
Cylee Pressley, Deputy Recorder

City Employees Excused:

Roger Baker, City Attorney

Minutes prepared by Kelly Odermott

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Pratt.

2. Roll Call

Steve Pruden, Present
Brad Pratt, Present
Dave McCall, Present
Scott Wardle, Present

Melodi Gochis, Present

Council Member Wardle invited all Council Members to the front of the podium and the wives of Chairman Pruden, Council Member Pratt, and Council Member McCall. Council Member Wardle stated that this is the last meeting with Chairman Pruden, Council Member Pratt, and Council Member McCall as Council Members. Chairman Pruden has served 16 years, Council Member McCall 12 years, and Council Member Pratt eight years with a combined service of 36 years. Council Member Wardle turned time over to each of the Council Members for brief remarks.

Chairman Pruden stated that it has been his privilege to serve the citizens of Tooele City. He thanked his wife and daughter for their patience and many years of not having him home at night. He thanked his fellow Council Members for their support, encouragement, help and friendship. Chairman Pruden stated that he thinks they have accomplished quite a few things. He thanked the staff and Mayor. He welcomed the Council Members elect. He stated that it is a great privilege and honor to be on the Council. He thanked everyone for their support, love, and trust.

Council Member McCall thanked the staff. He stated that he ran for office, under the idea that he loves Tooele, the community, and the people in it. He has been in Tooele since 1993 and fell in love with it. He stated that one thing that stuck with him the most, is that he didn't sleep for two days when he arrived because it was so quiet in comparison to Norfolk Virginia. Now the City is not as quiet as it was and it is growing. Council Member McCall stated that he is grateful to serve on the Council for the past 12 years and see the things that have been accomplished. To be prepared for the future is something that the Council has been working on and the new Council will be doing the same thing. One of these days, Tooele it will be very busy. Council Member McCall stated that it has been a privilege and he thanked the staff and Mayor. He thanked the Council, his wife and children.

Council Member Pratt thanked his wife. He shared the story of how he became involved with the Council by working with the City four years prior to sitting on the Council. His wife taught him about being involved in the community and to make a difference, to make it better. The example of the being involved encouraged him to run for City Council. Council Member Pratt stated that Council Member Wardle encouraged him to run for City Council. Council Member Pratt told a story about his elementary school teacher questioning him as to why his wife wasn't running for the election. Council Member Pratt stated that by working on the Council, he has had the great opportunity to work with many great people in the community. There are leaders that the well being of the community is very important to them, it is their entire life. Some of the decisions that the Council has made, some the community like and some they don't. Council Member Pratt stated that he knows that the heart is here and the decisions that are made are for the betterment of the community. He served with two Mayors and both have set great examples and have been wonderful to work with. The reason they do the job that they do is for a love for the city and a desire to make it better. The Council that he has served with, are the greatest people he has ever served with. He told the public that he loves the community and loves the citizens. The city is growing and will continue to grow. Council Member Pratt spoke to those

who have been elected and stated that there is not a greater calling that they can have. He reminded them that they represent all citizens in the community, not a few, and not just their neighbors, they represent all of them and to keep their interests in mind. If keeping their interests in mind, the Council will make the right decisions. Council Member Pratt stated that he was grateful for the opportunity and he thanked his wife.

Council Member Wardle turned the time over to the Mayor.

Mayor Winn stated that she is Mayor today because the Council asked her to apply for the City Council when there was a year left on someone's term. She stated she has learned from them and the most important thing she has learned is that they love the people they serve. They do what they do because they love people, they are great leaders, and married to wonderful women who allow them to spend their time for communities and boards they are on. These are very important people that should be recognized by the entire City. She thanked them for their service and stated that appreciated their service.

Council Member Wardle stated that he serves as the Vice-Chair of the Council and knew that this moment would come. He stated that he wished that this night will historical for what will happen here. He stated that the men and families standing behind him show sacrifice. Public servants have to be in a very political process and these men have exemplified what it means to be a leader and a public servant. They act in a manner that is honest, shows integrity, and betters the City. The national discussion talks about legacies and these men have a legacy imprinted on the City. When it comes to arts, recreation, education, safety, employment and the betterment of Tooele. He stated that he is so grateful to have the opportunity to sit beside them and sometimes argue with them to get to the best place possible. They work very hard to protect the citizens of Tooele. On the night of the fire Council Member Wardle stated that they helped to solve problems that they didn't start. There have been lawsuits, bitterness between communities and they have worked to solve those issues and work together for the future. On behalf of the Council staying, the Council Members have been working with the Mayor and staff to get something other than the usual trophy for the departing members.

Council Member Wardle stated that after traveling to Washington DC and standing in the walls of Congress and at the Lincoln Memorial and at the Cemetery; this nation is built up of cities and people who give. The idea came about to call Congressman Stewart. The Congressman's staff helped the City fly one flag for each of the Council Members at over the state capital. Those flags were sent to the City and a police officer facilitated the cases for each flag to serve as a memento that each Council Member served their country. Council Member Wardle stated that tonight the country is terribly divided and if the country could see the unity that takes place in cities, the country would stop some of the things taking place currently. Council Member Wardle thanked them for their service and wished them well for the future.

Each Council Member was presented their flag.

3. Public Comment Period

Chairman Pruden invited comments from the public, there were none.

Chairman Pruden closed the public comment period.

4. Independent Audit Report.

Presented by Glenn Caldwell

Mr. Caldwell stated that WSRP, the CPA firm just concluded the fiscal year 2019 audit. He thanked the team and they were fantastic to work with. He thanked Shannon Wimmer for the work in coordinating the audit. Mr. Caldwell turned the time over to Mr. Randy Jensen for the review of the audit.

Mr. Jensen thanked the Council for their leadership and having honest leaders to set the tone for the City. He read through the financial statements as stated in audit report. The CPA firm has concluded that the City is in good standing financially and doing better than in years past. The auditors gave an unqualified opinion or clean audit report. The only issues found in the audit report are at the very end of the report for three journal entries that had to be made for accounts receivable taxes, retirement accounts and the lawsuit payment of the sod farm. The items are housekeeping items, but material to the accounts and are an audit entry.

Chairman Pruden asked the Council if there were any questions or comments.

Chairman Pruden stated that the fiscal year of the City is July 1 to June 30, which is why the 2019 audit is completed for the year.

5. Resolution 2019-84 A Resolution of the Tooele City Council Reappointing Matt Robinson to the Planning Commission.

Presented by Matt Johnson

Mr. Johnson stated that the Resolution is to reappoint Matt Robinson to the Planning Commission for another four-year term. Three of the seven Planning Commissioners are appointed by the City Council. Mr. Robinson was appointed in 2010 and this would reappoint to start in 2020 and end in 2023.

Chairman Pruden asked the Council if there were questions.

Chairman Pruden thanked Mr. Robinson for his service.

Council Member McCall motioned to approve Resolution 2019-84. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

6. **Resolution 2019-85 A Resolution of the Tooele City Council Acknowledging the Mayor's Reappointments of Melanie Hammer and Ray Smart to the Planning Commission.**

Presented by Mayor Debbie Winn

Mayor Winn stated that these are reappointments to the Planning Commission. Ms. Melanie Hammer, who was originally appointed in January 2010 and she would love to continue serving. The second is Mr. Ray Smart and he served for four years previously, took a year off, and was reappointed January 2019, as an alternate. This reappointment will be a fulltime position and that term will begin in January 2020 for four years.

Chairman Pruden asked if there were any questions or comments from Council, there were none.

Council Member Pratt motioned to approve the Ordinance 2019-85. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

7. **Resolution 2019-90 A Resolution of the Tooele City Council Declaring Surplus Certain I.T. Equipment, and Authorizing its Disposal.**

Presented by Michelle Pitt

Ms. Pitt stated that a list has been provided to the Council of IT equipment that is either outdated, broken and the Council is being asked to declare it surplus so it can be disposed of. The City staff will use as much as they can for City parts, and recycle others. There is a policy in place that requires these steps in order to dispose of the items.

Chairman Pruden thanked the IT staff for using items for parts.

Ms. Pitt reminded the staff that part of the list is from the Library and part from City Hall.

Council Member Gochis motioned to approve Resolution 2019-90. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

8. **Resolution of 2019-88 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Linda Vista Subdivision.**

Presented by Paul Hansen

Mr. Hansen stated that Tooele City Code requires that once a developer completes public improvements, roadway, water, storm drain, sidewalks, street lights, etc.; that staff bring to Council a resolution certifying the improvements have been completed. This is the case tonight

with Linda Vista. It is located at the top of Skyline Drive just to the north about a block from Skyline. These improvements were actually completed earlier in 2019. As a result, the resolution establishes the beginning one year warranty retroactive to March 4, 2019.

Council Member Pratt motioned to approve Resolution 2019-88. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

9. **Resolution 2019-87 A Resolution of the Tooele City Council Approving a Change Order to an Agreement with the Tennis and Track Company to Install Additional Pickleball Courts at Elton Park.**

Presented by Darwin Cook

Mr. Cook stated that there was a previous resolution with Tennis and Track Company to install six pickleball courts at Elton Park over the old tennis courts. This is a change order to have them complete the project and install six more pickleball courts over the other two older courts. The resolution is for the amount of \$127,000. The estimate will be to replace the old courts with the new courts for the exact same amount as they did before, although because it is a different area, there will be a couple of residuals for the price increase.

Chairman Pruden stated that these courts are a great asset. He also stated that he is appreciative of the school district for keeping their tennis courts open for use so the City can have pickleball courts.

Council Member McCall motioned to approve Resolution 2019-87. Council Member Pratt seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Gochis, "Aye," Council Member Chairman Pruden, "Aye." The motion passed.

10. **Resolution 2019-89 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for Pratt Aquatics Center Swim Lesson Fees.**

Presented by Darwin Cook

Mr. Cook stated that the new aquatic director did research in same market area, and found that in most cases the average swim lesson was \$31. The City currently has two fees, a summer fee of \$30 and a winter fee of \$25. The proposal is to have one \$30 resident fee for the entire year and a non-resident fee of \$40 for swim lessons.

Chairman Pruden asked the Council if there were any questions or comments.

Council Member Pratt motioned to approve Resolution 2019-89. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member

McCall, "Aye," Council Member Wardle, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

11. Resolution 2019-91 A Resolution of the Tooele City Council Approving a Contract with Musco Sport Lighting, LLC, for the Installation of Court Lighting at the Pickleball Courts at Elton Park

Presented by Darwin Cook

Mr. Cook stated that this is a PAR tax item. The community loves the courts, but they can only play until it gets the dark. The proposal is for a contract with Musco Lighting for pickleball lighting that will light the full 12 courts. The price is for \$131,565 and will be completed for the parks opening on April 15.

Council Member Gochis motioned to approve Resolution 2019-91. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

Mr. Cook announced the Cody Lopez at the golf course has completed his certification with the PGA to be a Certified PGA Golf Pro.

12. Resolution 2019-92 A Resolution of the Tooele City Council Approving a Contract with Nickerson Company, Inc., for repairs to Well 14.

Presented by Steve Evans

Mr. Evans stated that this is for well 16 and not 14. This last year there were some issues with the well and it required the well to be pulled and video taken to determine the issues. This contract will be to rush and bale the well, as well as sonar jetting to clean up the well. There will be another camera installed to determine if the issue was fixed.

Council Member Wardle motioned to amend Resolution 2019-92 to replace 14 with 16 for repairs for well 16. Council Member Pratt seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

Council Member Wardle motioned to approve Resolution 2019-92 as amended. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, "Aye," Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

13. Minor Subdivision Request by Zenith Tooele LLC for Lexington Greens Consisting of 5 Lots Located at Approximately 400 West 1200 North in the MR-16 Multi-Family Residential Zoning District.

Presented by Jim Bolser

Council Member Wardle motioned to table agenda item 13. Council Member McCall seconded the motion. The vote was as follows: Council Member Pratt, “Aye,” Council Member McCall, “Aye,” Council Member Wardle, “Aye,” Council Member Gochis, “Aye,” Chairman Pruden, “Aye.” The motion passed.

14. Minutes

Chairman Pruden asked if the Council if there were any comments or questions, there were none.

Council Member Gochis motioned to approve minutes from the City Council November 20, 2019. Council Member Pratt seconded the motion. The vote was as follows: Council Member Pratt, “Aye,” Council Member McCall, “Aye,” Council Member Wardle, “Aye,” Council Member Gochis, “Aye,” Chairman Pruden, “Aye.” The motion passed.

15. Approval of Invoices

Presented by Michelle Pitt

An invoice in the amount of \$29,520.38, Ken Garff West Valley Ford, for a 2019 van to be assigned to administration.

Chairman Pruden stated that for 16 years he has tried to get an administration vehicle for staff that routinely uses personal vehicles for City business.

Council Member Wardle motioned to approve invoices. Council Member Pratt seconded the motion. The vote was as follows: Council Member Pratt, “Aye,” Council Member McCall, “Aye,” Council Member Wardle, “Aye,” Council Member Gochis, “Aye,” Chairman Pruden, “Aye.” The motion passed.

Ms. Pitt thanked the Council Members leaving for their support and service over the years.

16. Adjourn

Council Member Pratt moved to adjourn the City Council meeting. Council Member Gochis seconded the motion. The vote was as follows: Council Member Pratt, “Aye,” Council Member McCall, “Aye,” Council Member Wardle, “Aye,” Council Member Gochis, “Aye,” Chairman Pruden, “Aye.” The motion passed.

The meeting adjourned at 7:59 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 8th day of January, 2020

, Tooele City Council Chair

DRAFT

**Tooele City Redevelopment Agency
Business Meeting Minutes**

Date: Wednesday, December 18, 2019
Time: 4:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

RDA Board Members Present:

Brad Pratt, Chairman
Steve Pruden
Dave McCall
Scott Wardle
Melodi Gochis

City Employees Present:

Executive Director Debbie Winn
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Shilo Baker, Assistant to Executive Director
Matt Johnson, Assistant City Attorney
Paul Hansen, City Engineer
Steve Evans, Public Works Director

Minutes prepared by Michelle Pitt

1. Open Meeting

RDA Board Chairman Pratt called the meeting to order at 4:00 p.m.

2. Roll Call

Brad Pratt, Present
Steve Pruden, Present
Dave McCall, Present
Scott Wardle, Present
Melodi Gochis, Present

- 3. RDA Resolution 2019-16** A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving a Development and Participation Agreement with Interline Group, LLC, Tally Three, LLC, MRI Investment, LLC, and 1030 Salt Lake City, LLC, for 33 Acres of Land Located at Main Street and 1000 North Street
Presented by Mayor/RDA Executive Director Debbie Winn

Chairman Pratt stated that he felt privileged to have been able to work with the RDA Board over the past years. He thanked the Board for the work they have done and encouraged the new Board members to continue working hard and moving forward.

Executive Director Winn stated that in July, the Agreement with the Kimballs was reviewed and brought to the RDA Board with a concept plan. At that time some changes were recommended and a Resolution was adopted authorizing the Mayor to sign the agreement after the changes were made. The changes were not brought back. The Mayor indicated that she met with the Kimballs and felt good about the meeting. She said that they agreed to make some changes to the agreement, and did, but they were not the same changes that were discussed. They met again. The Mayor said that everyone now all agreed with the changes, and summarized the 4 changes that were made to the Agreement as:

1. The Kimballs will be allowed to make up to a 25% change in the amount of square footage before it needs to be brought to the Board.
2. The RDA will guarantee payment of \$150,000 per year for 15 years to the Kimballs to reimburse them for the cleanup of the property. This begins after the Kimballs obtain a temporary permit of occupancy.
3. There is a termination of the put option, which means the RDA will not have to buy the property back.
4. A traffic light study has been added. The RDA will pay for half of the study. This has to be done before UDOT will allow a light to be put in.

The Mayor discussed the site plan. The square footage in retail is 106,000 square feet, as shown in the current site plan. If the Kimballs were to take off the 25% allowed in #1 above, it would still be over 79,000 square feet.

Kyle Fielding suggested that the square footage be added to the Agreement, and to make sure what Lots 3, 8 and 9 are (they are currently not designated). The Mayor explained that Lot 8 and 9 are scheduled to be commercial. The corner of 200 West 1000 North was to be a gas station and market, and is still in the works.

The Mayor indicated that this Agreement was before the Board to accept and authorize the Mayor, as the Executive Director, to sign.

Member Wardle commented on how long of a process this has taken and the incredible work that has been done by the Chairman and Executive Director. He expressed appreciation on the meetings and the work that has gone in to this.

Member McCall thanked the Board for the change that was made. He said he felt that not having to buy this property back was a major change.

Chairman Pratt indicated that he appreciated that the Kimballs are still willing to come to Tooele. There have been major changes in the market with online purchasing. The City has allowed this retail development to come to the community in a vital location. It will bring jobs here.

Member Gochis thanked the Mayor, Ms. Baker and the RDA members for their work on this. She indicated that she met with the Mayor and asked about why the RDA is paying for the clean-up costs, and why the RDA isn't incentivizing moving the sewer. She said she appreciated getting her questions answered.

The Mayor indicated that the work is not done. The Kimballs have asked that they meet with them, when they meet with potential retailers.

RDA Board Member Pruden made a motion to approve the Agreement. RDA Board Member McCall seconded the motion. The vote was as follows: RDA Board Member McCall "Aye," RDA Board Member Wardle "Aye," RDA Board Member Pruden "Aye," RDA Board Member Gochis "Aye," and Chairman Pratt "Aye."

4. Minutes

RDA Board Member McCall moved to approve the December 4, 2019 minutes. RDA Board Member Gochis seconded the motion. The vote was as follows: RDA Board Member McCall "Aye," RDA Board Member Wardle "Aye," RDA Board Member Pruden "Aye," RDA Board Member Gochis "Aye," and Chairman Pratt "Aye."

5. Adjourn

RDA Board Member Pruden moved to adjourn the RDA meeting. RDA Board Member McCall seconded the motion. The vote was as follows: RDA Board Member McCall "Aye," RDA Board Member Wardle "Aye," RDA Board Member Pruden "Aye," RDA Board Member Gochis "Aye," and Chairman Pratt "Aye."

The meeting adjourned at 4:28 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 _____ day of _____, 2019

Brad Pratt, Tooele City RDA Chairman

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, December 18, 2019
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Steve Pruden, Chair
Dave McCall
Scott Wardle
Brad Pratt
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Ron Kirby, Police Chief
Matt Johnson, Assistant City Attorney
Kami Perkins, Human Resource Director
Cylee Pressley, Deputy Recorder
Jami Carter, Librarian

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pruden called the meeting to order at 5:00 p.m.

2. Roll Call

Steve Pruden, Present
Dave McCall, Present
Scott Wardle, Present
Brad Pratt, Present
Melodi Gochis, Present

3. Discussion:

- Training
Presented by Dave Church

Mr. Church talked about the different forms of government. He pointed out that Tooele City has a Charter. The Utah Constitution allows communities to have a Charter which is a way of personalizing government to their own unique situation. Tooele City's Charter was first adopted in 1965, and most recently updated in 2006. It is similar to the constitution. It's the base of Tooele City's government and personal to the City. Tooele City is similar to a strong-Mayor form of government, or mayor/council form. Changes to the Charter can only be made by the voters. Tooele City is the only Charter City in the State of Utah.

Mr. Church went on to say that the Council is the legislative body. The Mayor is the administrative body. Voters give the Council a way to vote for them. The legislative powers allow the council to propose and adopt ordinances and resolutions, and budget all funds. They are able to review, examine, and comment on executive decisions. The Council can examine the books and documents of the City except as prohibited by state or federal law.

The Mayor's job is to faithfully carry out the laws, ordinances, and resolutions. If the Council has not spoken on the matter, or if there is no procedure, the Mayor is free as the executive director to make decisions as she feels is best. Sometimes there are gray areas of the duties. Where there are gaps and laps, the Mayor, as chief executive, will direct the staff.

If the council passes a law, the Mayor can veto, but she can be overridden by 4 votes of the Council. Legislative power is the power to make policy. Administrative power is to carry out policy, and appoint those who carry out the policy. The Charter says that the Mayor will appoint, with the advice of the Council. Departments will be established by ordinance of the council, and with the consent of the council, the Mayor will appoint heads of the department. The Mayor can only fire heads of departments with the consent of the Council. The Council does not get to choose who the department head is.

Council, as a legislative body, can have their own staff.

In general, a Council member doesn't have any authority to tell anyone what to do. The body has the power to directly instruct the Mayor and indirectly instruct the department heads.

Mr. Church then talked about the RDA, saying that it is not covered in the Charter. The RDA is a creature of State law. It is more like a business. As such it has its own body of State law that says the RDA is covered by a Board. The Agency Board must be the legislative body. State law now says in the strong-Mayor form of government, that the Mayor will be the executive director of the RDA. There is no reference for the Charter form of government. Mr. Baker has said that the Tooele City will operate similar to the strong-Mayor form, with the Mayor as the director, and the Council as the Board.

- Security Estimates
Presented by Chairman Steve Pruden

Chairman Pruden stated that there have been some security issues at City Hall, the pool and the golf course. There was a break-in at the golf course. The north side of the golf clubhouse is not visible from the street. Cody Lopez, golf professional, has asked for cameras on the clubhouse. There have also been issues of security at the pool, specifically on the west side of the pool. The Parks Department is asking for installment of cameras there. City Hall also has had an issue where a female employee was in the building after hours, and the bathrooms in the basement were locked. The City has expenditures in the 41 monies to meet those security issues.

Chairman Pruden said that the estimate for City hall is \$28,000, the golf course is \$16,000 and the pool is \$19,000, which is about \$50,000 total. The estimates came from Wasatch Electric, the company that is doing the cameras for the police station.

Council Member Wardle asked what the total of the general fund is. He recommended that the Council do a budget amendment so that the amount could be taken out of the general fund rather than the 41 fund. The Council's general opinion was to take it out of the general fund rather than the 41 fund.

There was a discussion on who would be in charge of the cameras and if they're motion sensed, who would get the alert when motion caused the cameras to come on. There was also a discussion about installing keyless entry at City Hall. The Mayor will decide who will monitor the cameras.

- Resolution 2019-91 A Resolution of the Tooele City Council Approving A Contract with Musco Sports Lighting, LLC, for the Installation of Court Lighting at the Pickle Ball Courts at Elton Park
Presented by Darwin Cook

Mr. Cook stated that the Elton Park tennis courts were repaired and updated to pickle ball courts. The Parks Department would now like to light the six pickle ball courts at a cost of \$131,565. The lights should be completed by April 15th.

- Resolution 2019-84 A Resolution of the Tooele City Council Reappointing Matt Robinson to the Planning Commission
Presented by Matt Johnson

Mr. Johnson stated that the City Council appoints three members of the Planning Commission. The Planning Commission desires to reappoint Matt Robinson.

Mr. Bolser added that in last week's Planning Commission meeting the Board voted on Tyson Hamilton as the Chair, with Chris Sloan as Vice-Chair.

- Resolution 2019-85 A Resolution of the Tooele City Council Acknowledging the Mayor's Reappointments of Melanie Hammer and Ray Smart to the Planning Commission
Presented by Mayor Debbie Winn

Mayor Winn stated that Ray Smart has been serving on the Planning Commission as an alternate. She would like to move him to the full-time position vacated by Tony Graf. Mr. Smart will be appointed for four years, which will help stagger the terms of the members. This leaves an opening for one alternate. The Mayor indicated she currently has 18 applications for that position.

- Resolution 2019-88 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Linda Vista Subdivision
Presented by Paul Hansen

Mr. Hansen stated that Tooele City Code requires that completed public improvements be brought to the Council for acceptance. Mr. Hansen proposed that the Council accept the public improvements for the Linda Vista subdivision. He further explained that the work was done in March, and asked that the date be retroactive back to March.

- Resolution 2019-90 A Resolution of the Tooele City Council Declaring Surplus Certain I.T. Equipment, and Authorizing its Disposal
Presented by Michelle Pitt

Ms. Pitt stated that there is surplus IT-related equipment at the library and City Hall. A list has been provided to the Council of the items. She asked that the Council declare the items surplus so that they can be disposed of, according to policy.

- Resolution 2019-92 A Resolution of the Tooele City Council Approving a Contract with Nickerson Company, Inc., for Repairs to Well 14
Presented by Steve Evans

Mr. Evans stated that material started pulling through the well into the filter at the sites. Unfortunately, it needs some work so that we can see where the material is coming in. The estimate for the work is \$61,665.00.

- Minor Subdivision Request by Zenith Tooele LLC for Lexington Greens Consisting of 5 Lots Located at Approximately 400 West 1200 North in the MR-16 Multi-Family Residential Zoning District
Presented by Jim Bolser

Mr. Bolser stated that the Planning Commission heard this subdivision request last week and forwarded a positive recommendation to the Council. This is the second phase of Lexington Greens and the request is to split it in to five parcels for the purposes of ownership, not entitlement of development. If they want to develop these lots, they would have to bring this back to the City. On Monday, staff was notified that the County had found an old plat with a

right-of-way dedicated to the County through the property that had not been found before. Staff has since found out it was not a right-of-way but it was a deeded parcel in 1912. The County was not previously aware of this either. When it was brought to the County Recorder's attention, they found this parcel, shaped like a road, deeded to the County as a fee ownership parcel. It is the County Attorney's position that it was for the purpose of a right-of-way, and it is up to the City Council as to how to deal with it as a City responsibility where the property has now been annexed into the City. Mr. Bolser indicated that this matter is on the business meeting's agenda tonight. Mr. Bolser stated that the applicant is aware of these issues and has been working with the County Recorder's Office. There was a question of whether the Council was interested in moving forward with this with conditions pertinent to this issue, or if they wanted to table it. Mr. Bolser requested that any Council decision include at least a condition that before the plat is signed, it can't be recorded until the property issues are rectified. The applicant is aware of the issues and is working with the County.

The Council was concerned with the way that this right-of-way was given to the County because there is a question of whether it was given to the County specifically as fee ownership, or a right of use.

Mr. Johnson said the Attorney's Office has the same concerns. Right now the County owns a parcel right in the middle of the other parcel. The County is not the applicant and not represented on the application at all. Mr. Johnson felt it would be more prudent to table this matter, or to add a condition to the motion that it not be signed or recorded until it is resolved.

Mr. Bolser said it could vacate the right-of-way if that's in fact what it is, but asked if it was the County's or the City's job to do. He added that when he asked the County Recorder if it was a fee ownership transfer he said it was. Mr. Hansen said that another development is going all the way through this right-of-way already.

The Council will table this matter at their business meeting tonight.

- Ordinance 2019-35 An Ordinance of the Tooele City Council Amending the Tooele City Zoning Map for Property at Approximately 2100 North Main Street Presented by Jim Bolser

Mr. Bolser said that the Planning Commission last week forwarded this amendment with a positive recommendation. He explained that this is located immediately on the east side of SR36, on the west side of 400 East. The property has split zoning of General Commercial and Light Industrial. The applicant would like to make the whole property Light Industrial for the purpose of building a self-storage facility.

Council Member Pratt asked if the General Commercial was touching SR36. Mr. Bolser said that it was. Chairman Pruden said he didn't like it because this area is the gateway to the community. He felt it should be tucked further away for aesthetics value. He added that he would like the gateway to be more inviting. Council Member Wardle said he was in the same position. He would like to make Jeff England's letter a part of the record. Council Member Pratt said that the other side is zoned Light Industrial, and the storage units should be built there.

Council Member Gochis said that she was part of the Planning Commission meeting and heard the negative comments that were made. She also would like to add the England letter as part of the record. She indicated she was leaning towards a negative response, but was on the fence because of the taxing benefits this would bring to the City. Council Member McCall felt that a point was made at Planning Commission that you're not going to get an access to SR36 from this location, except at the light. He asked what type of building will go there without access to SR36. He said that SR36 will have to be widened in to a six-lane highway which will cause land to be taken for that purpose. He felt that storage units would work well there.

This matter will go to the business meeting on January 15th. Mr. Bolser was asked to talk with the applicant to let him know the feeling of the Council.

Staff did not receive the letter from Mr. England. Mr. Bolser asked to have it forwarded to staff.

- Subdivision Preliminary Plan Request by Perry Development, LLC, for Overlake 2A Consisting of 90 Lots Located at Approximately 2000 North 400 West in the R1-7 Residential Zoning District
Presented by Jim Bolser

Mr. Bolser said that this is an L-shaped piece of property across from Clark Johnson Jr. High. This is the next phase by Perry Homes for the Overlake Development. It is outside of the North Tooele City Special Service District. It meets City Codes and will come before the Council in January.

- Minor Subdivision Request by Kevin Boyle for Desert Cove Subdivision Consisting of 5 Lots Located at 242 East 400 North in the R1-7 Residential Zoning District
Presented by Jim Bolser

Mr. Bolser stated that this is located at the southeast corner of 400 North and First Street. There are two existing homes that will remain on the property. The back of the properties will be used as flag lots. No dedication of right-of-way is required. The Planning Commission forwarded this with positive recommendation.

- Subdivision Final Plat Request by Bach Homes for Copper Canyon Phase 9 Consisting of 36 Lots Located at Approximately 600 West Tooele Boulevard in the R1-7 PUD Residential Zoning District
Presented by Jim Bolser

Mr. Bolser said that this subdivision final plat request is the next phase of Copper Canyon. It meets the terms of the development agreement as well as the City Code.

- Multi-Operational Businesses
Presented by Jim Bolser

Mr. Bolser passed out proposed language for a change to Section 7-2 in the City Code. This was discussed in the Council's last work session meeting. Mr. Bolser took the comments from that meeting and made some amendments and clarifications in how this proposed section would be administered. This will be brought back at the work session in the 2nd meeting in January.

- Resolution 2019-86 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for Water and Sewer Modeling Fees Associated with New Developments
Presented by Steve Evans

Mr. Evans stated that the last increase recommended by the third-party engineering firm of Hansen Allen & Luce was in 2018. That firm has proposed an increase in the water modeling fee of about 3%, to be applied mid-year. Mr. Evans gave an example of a development paying fees for a development of 100 lots, at the current fee rate can cost the City approximately \$4500 for water. He asked the Council to reassess the water modeling fees so that the developer pays for it, rather than the City. Mr. Evans added that the City doesn't currently have a wastewater fee. He proposed that a wastewater fee be added.

Chairman Pruden asked about developments that have already paid their fees, and if their fees would be increased. Council Member Gochis felt it was fair to put the cost on the developer, not the City. Chairman Pruden agreed with Council Member Gochis that the citizens shouldn't have to pay for it.

Council Member Wardle asked for some examples, stating that this would more than double the fee. Mr. Bolser said that these fees were established before Mr. Evans's time. The City has data so that we can now adjust them to more applicable rates. Council Member Wardle asked if the fee should be imposed but graduated over two to three years. The City is already paying for it and it's built in to the budget. He indicated he wanted to understand it better. Steve Evans said he asked for a breakdown of the model. After he gets the models back, the City will have the ability to bid this out to compare rates. He said that right now the City is with Hansen Allen & Luce. Mr. Evans went on to say that it is a fee structure, not a straight fee.

It was decided to bring this matter back for more discussion in January.

4. Close Meeting to Discuss Litigation and Property Acquisition

There was not a closed meeting.

5. Adjourn

Council Member Pratt moved to adjourn. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall "Aye," Council Member Wardle "Aye," Council Member Pratt "Aye," Council Member Gochis "Aye," and Chairman Pruden "Aye."

The meeting adjourned at 6:51 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 15th day of January, 2019

Steve Pruden, Tooele City Council Chair

DRAFT