

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council and the Tooele City Redevelopment Agency will meet in a Work Meeting, on Wednesday, August 18, 2021, at 5:30 p.m. The Meeting will be Held in the Tooele City Hall Council Chambers, Located at 90 North Main Street, Tooele, Utah.

We encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>.

- 1. Open City Council Meeting**
- 2. Roll Call**
- 3. Mayor's Report**
- 4. Council Member's Report**
- 5. Zoning Map Amendment Request** by Shawn Holste for the Crestview Development to Reassign Approximately 23.6 Acres from the RR-5 Rural Residential Zoning District to the MR-16 Multi-Family Residential Zoning District and Approximately 16.4 Acres from the RR-5 Rural Residential Zoning District to the R1-10 Residential Zoning District Generally Located at 2400 North 200 West
Presented by Jim Bolser, Community Development Director
- 6. Resolution 2021-18** A Resolution of the Tooele City Council Accepting for Further Consideration the Annexation Petition of Howard Schmidt
Presented by Jim Bolser, Community Development Director
- 7. Resolution 2021-84** A Resolution of the Tooele City Approving an Agreement with Pine Tree Construction for Pavilions at England Acres Park and Wigwam Park
Presented by Darwin Cook, Parks and Recreation Director
- 8. Ordinance 2021-29** An Ordinance of Tooele City Amending Tooele City Code Section 4-8-2 Regarding Arc Radii for Intersecting Right-of-Way Boundaries
Presented by Paul Hansen, City Engineer
- 9. Pretreatment Water Position**
Presented by Jamie Grandpre, Public Works Director
- 10. Closed Meeting**
 - Litigation, Property Acquisition, and/or Personnel
- 11. Adjourn**

Michelle Y. Pitt, Tooele City Recorder

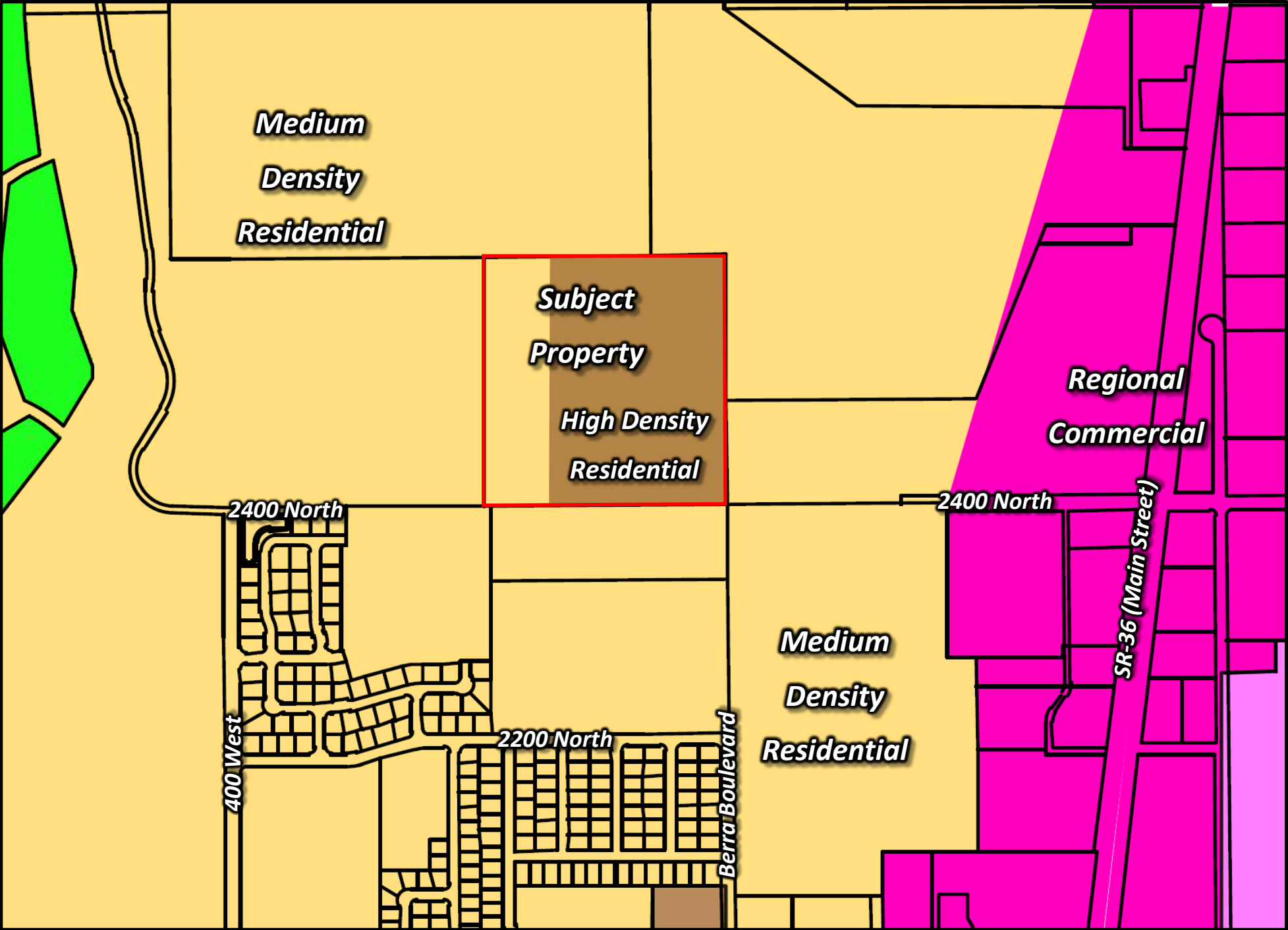
Pursuant to The Americans With Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, At 435-843-2113 Or Michellep@Tooelecity.Org, Prior To The Meeting.

Crestview Development Zoning Map Amendment



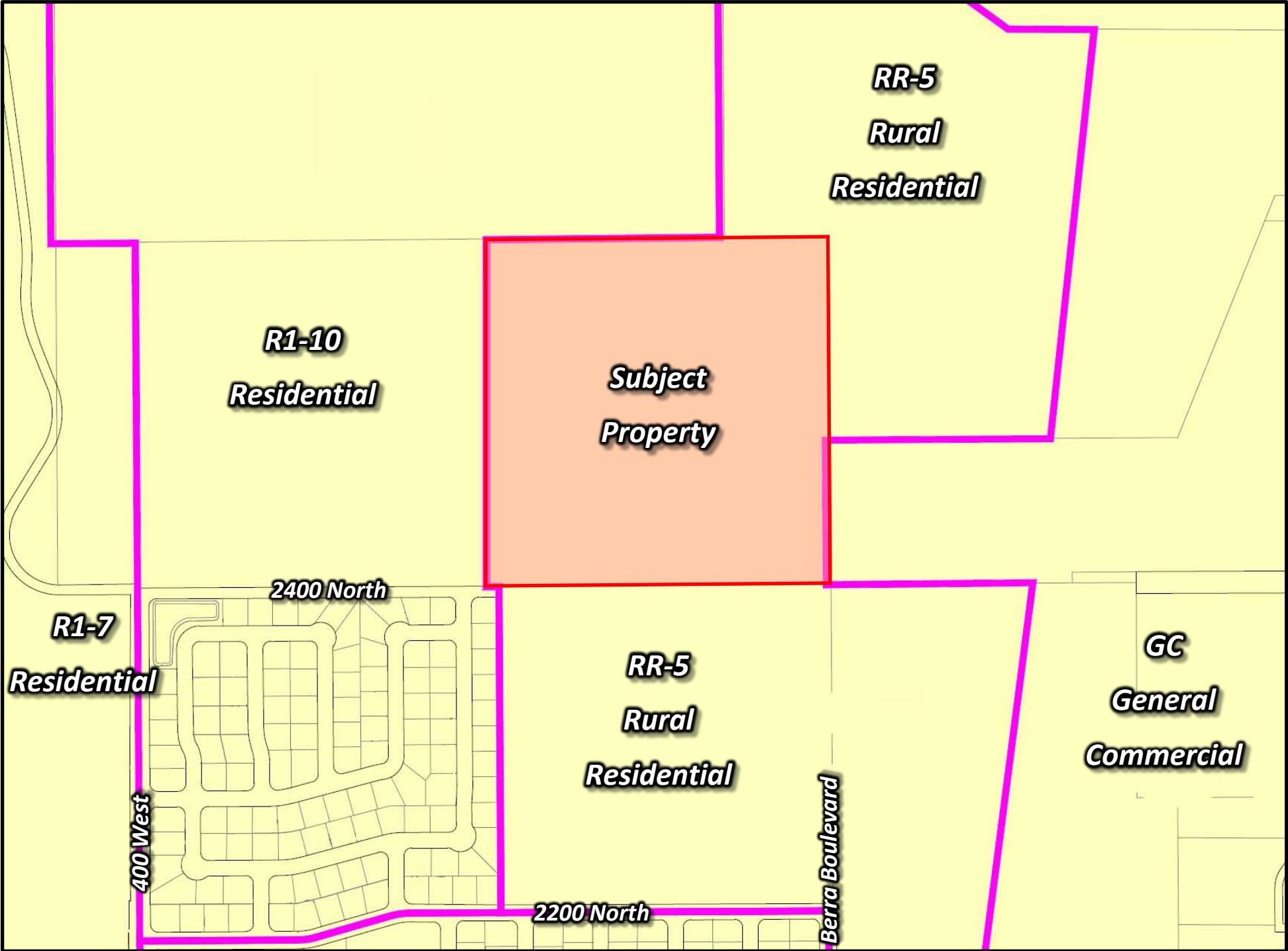
Aerial Map

Crestview Development Zoning Map Amendment



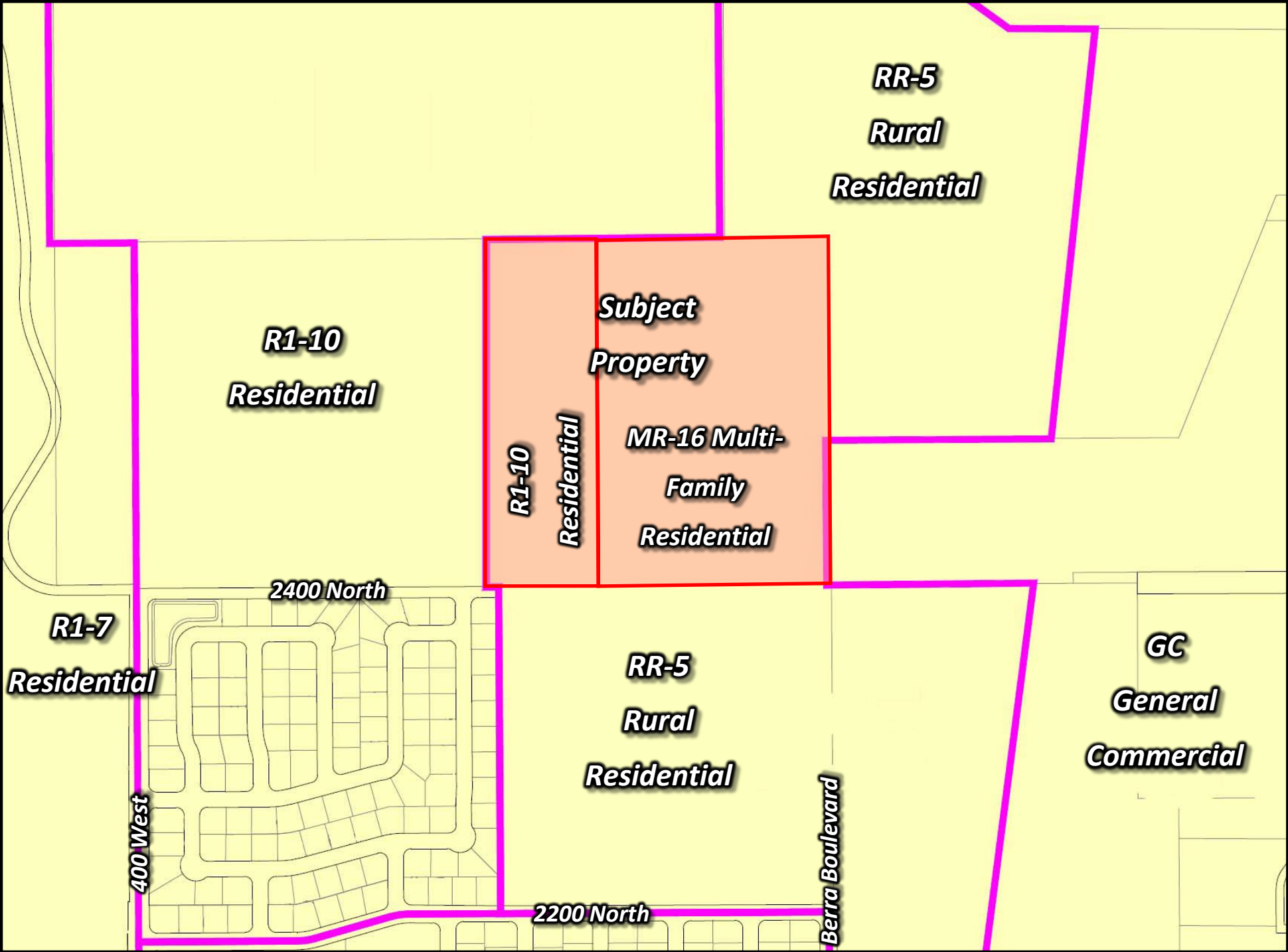
Land Use Map

Crestview Development Zoning Map Amendment



Current Zoning Map

Crestview Development Zoning Map Amendment



Proposed Zoning Map

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.tooelecitecity.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.

Project Information			
Date of Submission: 8/5/2021	Current Map Designation: RR-5	Proposed Map Designation: MR-16	Parcel #(s): 02-143-0-0043
Project Name: CRESTVIEW			Acre(s): 23.6
Project Address: 2400 N 400W TOOELE			
Proposed for Amendment: <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> General Plan <input type="checkbox"/> Master Plan			
Brief Project Summary: THE PROPOSED CRESTVIEW DEVELOPMENT IS PLANNED TO BE BUILT ON 80 ACRES OF UNDEVELOPED LAND MADE UP OF 2 EXISTING 40 ACRE PARCELS IN THE NORTH AREA OF TOOELE. THROUGH THIS DEVELOPMENT, WE HOPE TO PROVIDE A VARIETY OF LOW, MED, & HIGH-DENSITY SINGLE-FAMILY LOTS, WITH R1-1H LOTS (63), R1-10 LOTS (43) & MR-16 TOWNHOME UNITS (202). THE DEVELOPMENT IS ALSO PLANNED TO INCLUDE A 3.8 ACRE CHURCH SITE & A 2.11-ACRE OPEN SPACE/DRAINAGE BASIN.			
Property Owner(s): DON PARKER		Applicant(s): SHAWN HOLSTE	
Address: 2885 S. MAIN ST		Address: 1676 PROGRESS WAY	
City: SLC	State: UT	City: TOOELE	State: UT
Phone: (801) 352-0075		Phone: (801) 301-8591	
Contact Person: BETH VANCE		Address: 16949 S. HIGHTECH DR. SUITE 290	
Phone: (801) 352-0075		City: MIDVALE	State: UT
Cellular:	Fax:	Zip: 84047	
Email: SVANCE@FOCUSUTAH.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.

For Office Use Only			
Received By: [Signature]	Date Received: 8-5-21	Fees: 5,000.00	App. #: 00418309
		1600.00	00418484

RR5 to MR-16

Zoning Map

1. The present zoning of the property is RR-5.
6. The proposed zoning, MR-16, is consistent with the current land use designation because it is adjacent to a General Commercial zone and as such should provide a transition area to allow for seamless integration of residential land uses near commercial establishments. It would also remain as a residential designation, with no change in its overall purpose.
2. The proposed zoning is similar to RR-5 in that they are both residential zones.
3. The property is currently undeveloped with no existing use, but is suitable for its designated residential use as determined by the zoning map. It is consistent with and would be compatible with surrounding residential and commercial uses. A higher density residential area next to the GC zone would increase compatibility levels and provide a buffer/transition area that is more aligned with the goals of the General Plan than the current zoning is.
4. The proposed zoning, MR-16, promotes the goals and objectives of Tooele City by **(1)** encouraging transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available (Tooele City General Plan, General Land Use Goals and Objectives, Goal #6), **(2)** providing a variety of housing types and innovative development patterns and building methods that will result in greater housing affordability (Goal #1), **(3)** providing a wide range of housing opportunities while protecting property values and promoting quality development (Goal #1), and **(4)** allowing for a diversity of residential uses and supporting services that provide for the needs of the community (Goal #4).

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.

Project Information					
Date of Submission: 8/4/2021		Current Map Designation: RP5		Proposed Map Designation: R1-10	
Project Name: CRESTVIEW				Parcel #(s): 02-143-D-0043	
Project Address: 2400 N 4000 W TOOELE, UT				Acres: 4.0 23.6	
Proposed for Amendment: <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> General Plan <input type="checkbox"/> Master Plan: _____					
Brief Project Summary: THE PROPOSED CRESTVIEW DEVELOPMENT IS PLANNED TO BE BUILT ON 80 ACRES OF UNDEVELOPED LAND IN THE NORTH AREA OF TOOELE. THESE 80 ACRES ARE TO BE MADE UP OF TWO EXISTING 40 ACRE PARCELS. WE HOPE TO PROVIDE A VARIETY OF LOW, MED., & HIGH-DENSITY SINGLE FAMILY LOTS. WITH R1-14 LOTS (63), R1-10 LOTS (43), AND MR-16 TOWNHOME UNITS (202). DEVELOPMENT WILL ALSO INCLUDE 3.3 ACRE CHURCH SITE AND 2.11 ACRE OPEN SPACE/DRAINAGE BASIN.					
Property Owner(s): DON PARKER			Applicant(s): SHAWN HOLSTE		
Address: 2885 S. MAIN STREET			Address: 16716 PROGRESS WAY		
City: SALT LAKE CITY	State: UT	Zip:	City: TOOELE	State: UT	Zip: 84074
Phone:			Phone: (801) 301-8591		
Contact Person: SETH VANCE, FOCUS ENGINEERING & SURVEYING			Address: 6049 S. HIGH TECH DR. SUITE 200		
Phone: (801) 352-0075			City: MIDVALE		
Cellular:			State: UT		
Fax:			Zip: 84047		
			Email: SVANCE@FOCUSUTAH.COM		

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Note to Applicant:

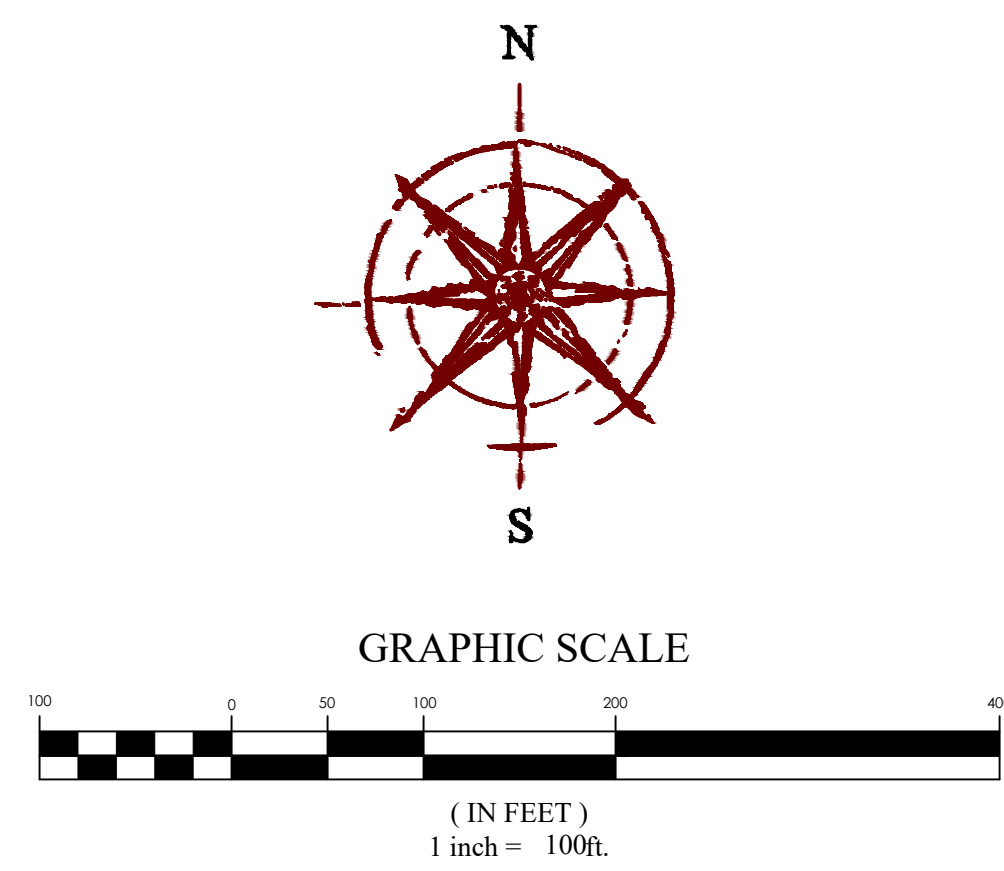
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For Office Use Only			
Received By:	Date Received:	Fees: 3,400 ⁰⁰	App. #:

RR5 to R1-10

Zoning Map



1. The present zoning of the property is RR5.
2. The proposed zoning, R1-10, is consistent with the current land use designation because it would remain as a single-family residential designation, with no change in its overall purpose.
3. The proposed zoning is similar to RR5 in that they are both lower-density single-family residential zones.
4. The property is currently undeveloped with no existing use, but is suitable for its designated single-family residential use as determined by the zoning map. It is consistent with and would be compatible with surrounding uses, which are also residential.
5. The proposed zoning, R1-10, promotes the goals and objectives of Tooele City by **(1)** encouraging transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available (Tooele City General Plan, General Land Use Goals and Objectives, Goal #6), **(2)** providing a variety of housing types and innovative development patterns and building methods that will result in greater housing affordability (Goal #1), **(3)** providing a wide range of housing opportunities while protecting property values and promoting quality development (Goal #1), and **(4)** allowing for a diversity of residential uses and supporting services that provide for the needs of the community (Goal #4).



CONCEPT TABULATIONS

TOTAL ACREAGE	±80.12 ACRES
SINGLE FAMILY LOTS	117
TOWNHOME UNITS	202
TOTAL UNITS	319
TOTAL DENSITY	3.98 UNITS/ACRE
OPEN SPACE & BASIN	2.11 ACRES

CUL-DE-SAC RADIUS:	59'
ROW WIDTH:	60'
PRIVATE ROAD WIDTH:	26'

	14,000 SQFT LOTS
	10,000 SQFT LOTS

MULTI-FAMILY TABULATIONS

TOWNHOME UNITS	202
PRIVATE PARKING	808 (4 STALLS PER UNIT)
GUEST PARKING	97
TOTAL PARKING	905
PARKING RATIO	4.48

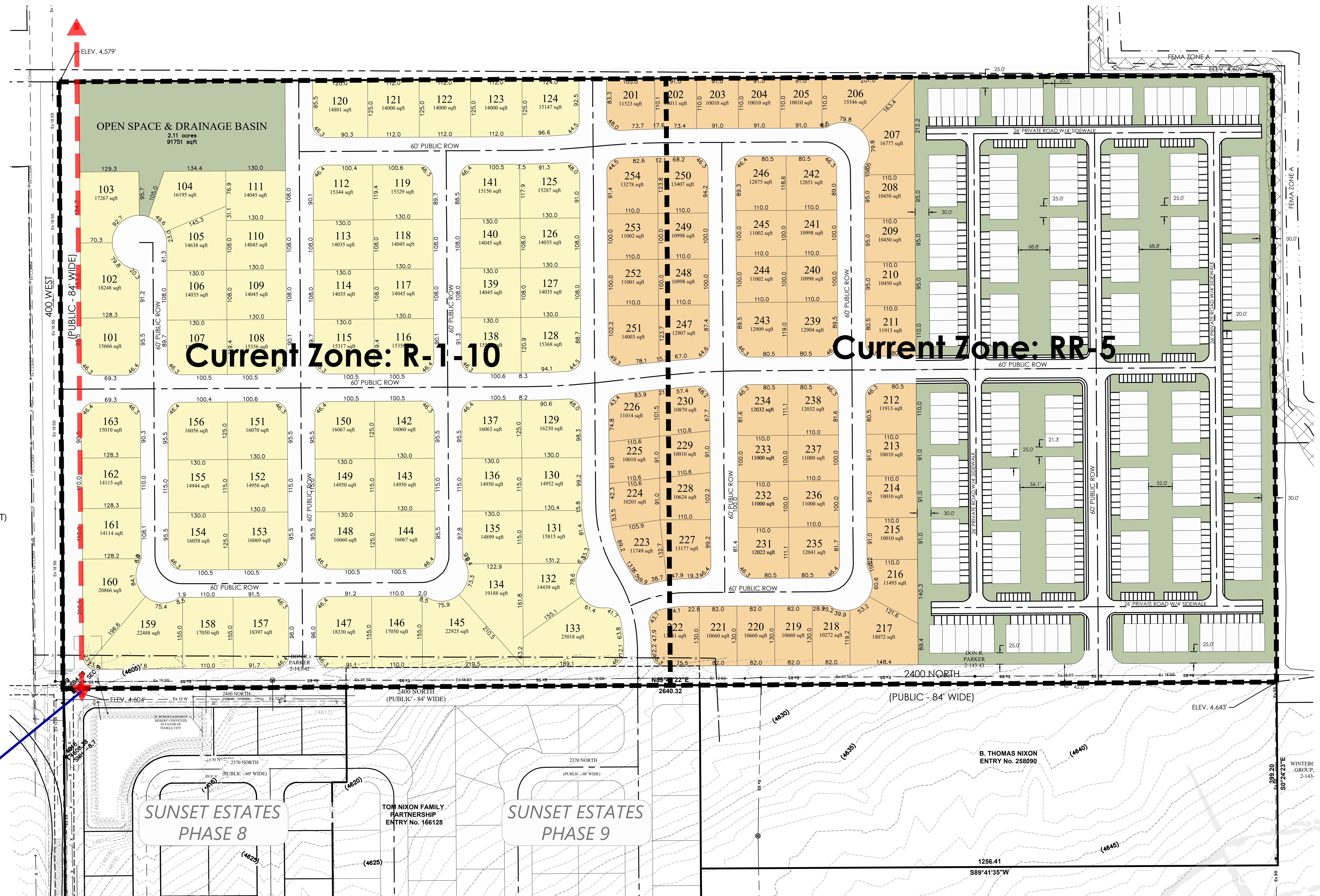
CURRENT ZONING

WESTERN 40 ACRES	R1-10
EASTERN 40 ACRES	RR-5

PROPOSED ZONING

ZONE:	R1-10
ZONE:	MR-16
MAX DENSITY	16 UNITS/ACRE

ASPHALT TRAIL WITHIN
400 WEST RIGHT OF
WAY PER TOOELE CITY
MASTER TRAIL PLAN



CRESTVIEW concept plan D

TOOELE CITY, TOOELE COUNTY
7/8/2021
20-0492