

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, December 11, 2024** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecitey or searching for our YouTube handle **@tooelecitey**. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitey.gov any time after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing and Decision** on a Conditional Use Permit request by Wasatch Seasons Properties, LLC, to authorize the use of "Accessory Drive Through Facility" for property located at the SE corner of 600 North Main Street on .53 acres in the GC General Commercial zone.
4. **Public Hearing and Decision** on a Conditional Use Permit request by L & S Ventures to authorize the use of "Auto Impound Yard" to be conducted on approximately 1.65 acres of property located at 480 South Alexander Drive in the Industrial Zoning District.
5. **Public Hearing and Recommendation** on a Zoning Map Amendment request by Bach Homes, LLC, to amend the conditions of the PUD (Planned Unit Development) overlay regarding building setbacks and lot sizes for approximately 9.06 acres located at approximately 650 North 700 West in the R-17 PUD Zoning District.
6. **Decision** on a Preliminary Subdivision Plan request by David Lewis IV, representing D.R. Horton for Western Acres Phase 2C to create 44 town house style residential lots on approximately 5.8 acres located at approximately 1700 North 300 East in the MR-16 PUD Multi-Family Residential zoning district.
7. **Decision** on a Preliminary Subdivision Plan request by Travis Sutherland to subdivide approximately 17 acres of property into 36 single-family residential lots located at approximately 600 South Oakridge Drive in the R1-12 Residential zoning district.
8. **City Council Reports**

9. **Review and Decision** – Minutes of the Planning Commission meeting held November 13, 2024
10. **Review and Approval** – Planning Commission meeting schedule for 2025.
11. **Decision** – Election of Planning Commission Chair and Vice Chair for 2025.
12. **Planning Commission Training** – Planning Commission Bylaws.
13. **Adjourn**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Andrew Aagard, Tooele City Planner prior to the meeting at (435) 843-2132.

STAFF REPORT

December 6, 2024

To: Tooele City Planning Commission
Business Date: December 11, 2024

From: Planning Division
Community Development Department

Prepared By: Kent Page, City Planner / Zoning Administrator

Re: JIB Tooele – CUP Request

Application No.: 2024062
Applicant: Jasmin Santos representing Wasatch Seasons Properties, LLC
Project Location: Southeast corner of 600 North and Main Street
Zoning: GC, General Commercial Zone
Acreage: 0.564 Acres (24,563 ft²) (acreage will be 0.695 acres after lot line adjustment)
Request: Request for approval of a CUP in the GC zone regarding an accessory drive through facility.

BACKGROUND

This application found in Exhibit A is a request for approval of a CUP for approximately 0.695 acres located on the southeast corner of 600 North and Main Street. The property is currently zoned GC, General Commercial. (see Exhibit B) The applicant is requesting that a CUP be approved to allow for the development of an accessory drive through facility for a fast-food restaurant.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Community Commercial land use designation for the subject property. The property has been assigned the GC, General Commercial zoning classification. The purpose of the General Commercial (GC) zone is:

. . .intended and provided 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.

Properties assigned the GC General Commercial zoning classification surround the subject property. Mapping pertinent to the subject request can be found in Exhibit C to this report.

Site Plan Layout. The applicant has submitted a site plan showing the layout and dimensions of the drive through and fast-food restaurant, and its relationship to adjacent properties. Development plans for the proposed

request can be found in Exhibit D to this report. The overall size of the current lot is 0.564 acres. The applicant will be submitting a lot line adjustment to increase the acreage to 0.695 (30,296 square feet) in area, please see Exhibit E. The drive through length to the pick-up window is approximately 150 feet – enough length to accommodate seven vehicles.

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff identified detrimental effects of this application, should it be approved, which may be imposed upon adjacent and nearby persons and property:

1. The space needed before ordering food maybe problematic at times. Staff has observed other fast-food drive throughs with long wait times that snake through parking lots and even sometimes impede pedestrian and vehicular traffic flow on site, on adjacent sites, and on public streets.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the CUP submission and has issued a recommendation for approval for the request with the following proposed condition to mitigate the anticipated detrimental effects identified in the findings of fact:

1. Applicant will present satisfactory evidence to the Planning Commission that the length of the drive through and the length and configuration of the site is reasonably sufficient to not impede pedestrian

and vehicular traffic flow on the site, on adjacent sites, and on public streets. The applicant may submit how restaurant staff will administer a stacking plan.

2. Applicant will demonstrate that headlights from vehicles in the drive through will not be an irritate to north bound vehicles on SR 36 or that headlights from vehicles in the drive through will be effectively screened to not cause an irritation to north bound vehicles on SR 36.
3. A Lot Line Adjustment between parcel 02-047-0-0016 and parcel 02-047-0-0014 be approved.

STAFF RECOMMENDATION

Staff recommends approval of the request for a CUP to Jasmin Santos representing the Wasatch Seasons Properties, LLC, application number 2024062, subject to the following conditions:

1. Applicant provides satisfactory evidence to the Planning Commission that the length of the drive through and the length and configuration of the site is reasonably sufficient to not impede pedestrian and vehicular traffic flow on the site, on adjacent sites, and on public streets. The applicant may submit how restaurant staff will administer a stacking plan.
2. Applicant demonstrates that headlights from vehicles in the drive through will not be an irritate to north bound vehicles on SR 36 or that headlights from vehicles in the drive through will be effectively screened to not cause an irritation to north bound vehicles on SR 36.
3. A Lot Line Adjustment between parcel 02-047-0-0016 and parcel 02-047-0-0014 be approved.

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.
7. The findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the CUP Request by Jasmin Santos, representing Wasatch Seasons Properties, LLC for an accessory drive through facility, application number 2024062, based on the findings and subject to the following conditions:

1. Applicant provides satisfactory evidence to the Planning Commission that the length of the drive through and the length and configuration of the site is reasonably sufficient to not impede pedestrian and vehicular traffic flow on the site, on adjacent sites, and on public streets. The applicant may submit how restaurant staff will administer a stacking plan.
2. Applicant demonstrates that headlights from vehicles in the drive through will not be an irritate to north bound vehicles on SR 36 or that headlights from vehicles in the drive through will be effectively screened to not cause an irritation to north bound vehicles on SR 36.
3. A Lot Line Adjustment between parcel 02-047-0-0016 and parcel 02-047-0-0014 be approved.
4. List any additional findings of fact and conditions...

Sample Motion for Denial – “I move we deny the CUP Request by Jasmin Santos, representing Wasatch

Seasons Properties, LLC for an accessory drive through facility, application number 2024062, based on the following findings:”

1. The length of the drive through and the length and configuration of the site can reasonably impede pedestrian and vehicular traffic flow on the site, and/or adjacent site, and/or public streets.
2. Headlights from drive through vehicles irritating north bound vehicles cannot be mitigated.
3. List any additional findings of fact ...

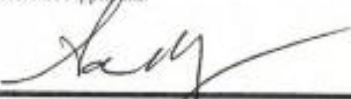
EXHIBIT A

Conditional Use Permit Application

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



Notice: The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission: 05-10-24		Current Zoning: GC		Parcel #s): 02-047-0-0016 and a portion of 02-047-0-0014	
Project Name: JIB Tooele				Acres: <small>(usually 0.10 but will be larger after lot line adjustment)</small>	
Project Address: Southeast corner of 600 North and Main Street in Tooele, Utah				Units: 1	
Project Description: Fast Food Restaurant					
Current Use of Property: Vacant Lot					
Property Owner(s): Wasatch Seasons Properties, LLC			Applicant(s): Wasatch Seasons Properties, LLC		
Address: 5271 California Ave Suite 280			Address: 5271 California Ave Suite 280		
City: Irvine	State: Ca	Zip: 92617	City: Irvine	State: Ca	Zip: 92617
Phone: 480-276-1078			Phone: 480-276-1078		
Contact Person: Jasmin Santos			Address: 5271 California Ave Suite 280		
Phone:			City: Irvine	State: Ca	Zip: 92617
Cellular: 657-648-5642	Fax:		Email: jasmint@ec33group.com		
Signature of Applicant: 					
Date: 5/11/24					

*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (63G-9-201).

ZONING

General Commercial

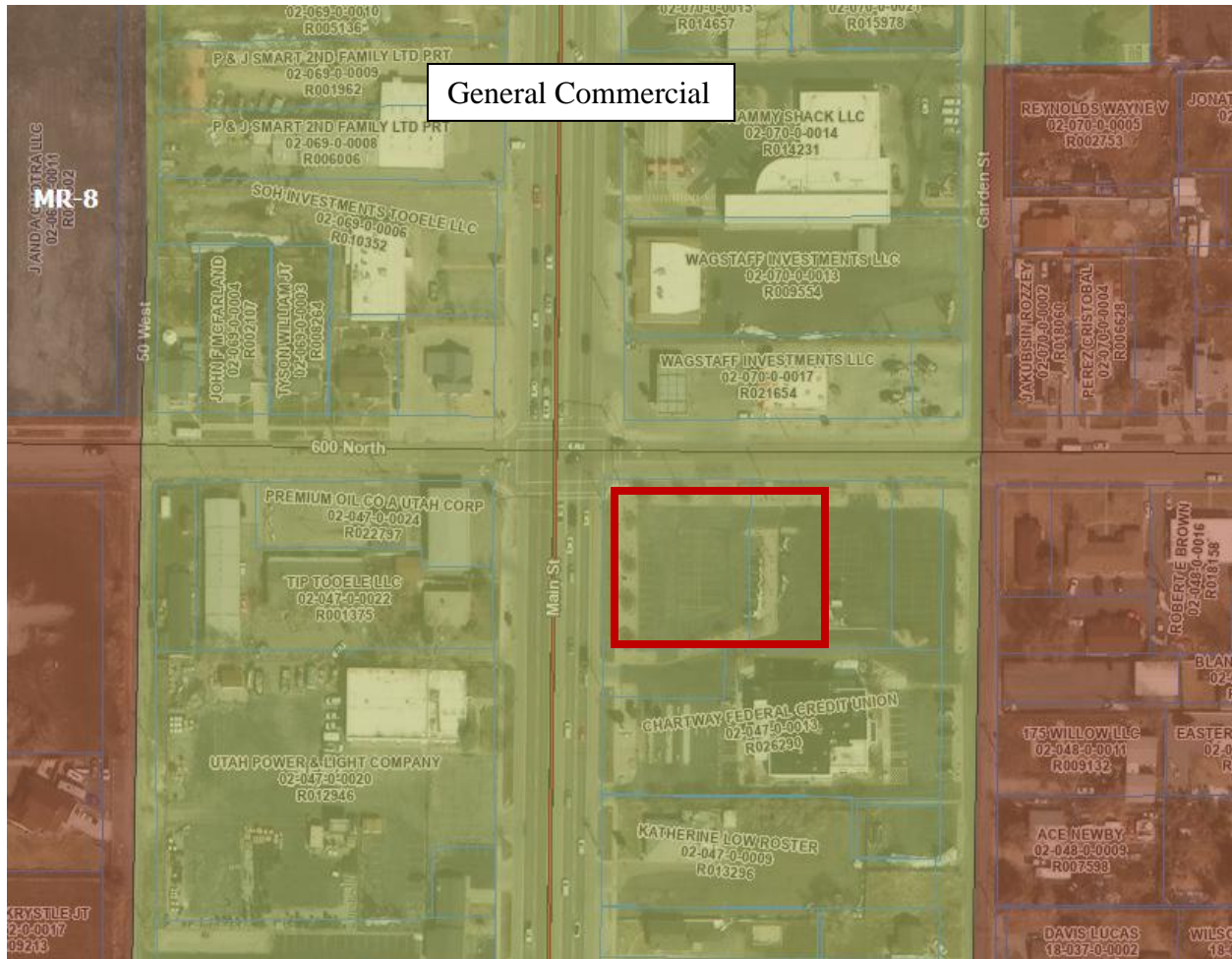


EXHIBIT C

MAPPING PERTINENT TO THE JIB TOOEELE, CUP FOR DRIVE THROUGH



EXHIBIT D

PROPOSED DEVELOPMENT PLANS APPLICANT SUBMITTED INFORMATION

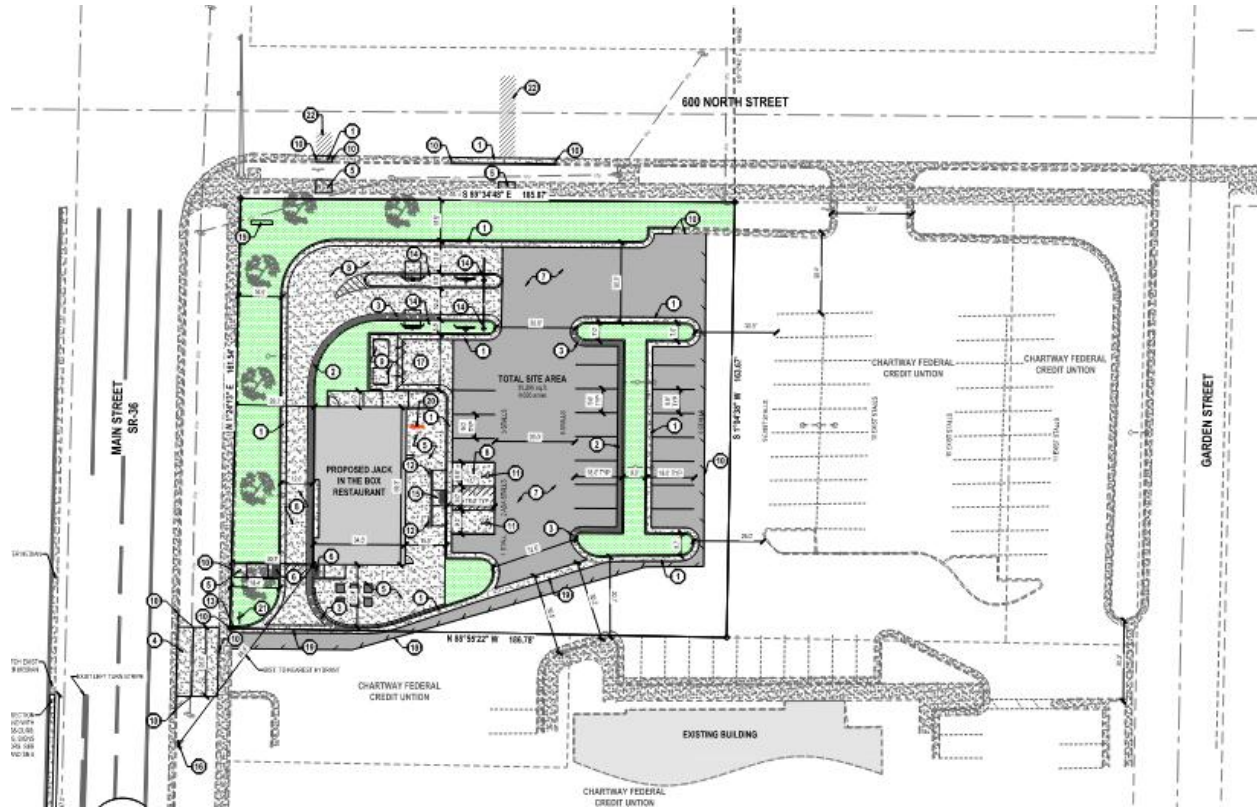


EXHIBIT E

ADDITIONAL 0.131 ACRES NEEDED THROUGH LOT LINE ADJUSTMENT



STAFF REPORT

December 6, 2024

To: Tooele City Planning Commission
Business Date: December 11, 2024

From: Planning Division
Community Development Department

Prepared By: Kent Page, City Planner / Zoning Administrator

Re: Jake's Towing and Recovery State Impound Yard – CUP Request

Application No.: 2024068
Applicant: Jake Stewart, representing Jake's Towing and Recovery, LLC
Project Location: southeast corner of Industrial Loop Road and Lodestone Way
Zoning: "I", Industrial Zone
Acreage: Approximately 1.65 Acres (Approximately 71,874 sq. ft.)
Request: Request for approval of a CUP in the "I", Industrial zone for Auto Impound Yard to temporary store vehicles that have been impounded by law enforcement.

CONDITIONAL USE PERMIT

The criteria for review and potential approval of a Conditional Use Permit request are found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other people either in support of or in opposition to the application. The Planning Commission may take the application under advisement but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

PUBLIC NOTICING

The Public Hearing has followed all public hearing requirements. Property owners within a 200-foot radius have been notified.

BACKGROUND

This application is a request for approval of a CUP for approximately 1.65 acres located on a portion of parcel 17-066-0-3402 located southeast of the intersection of the Industrial Loop Road and Lodestone Way. The property is currently zoned "I", Industrial. The applicant is requesting that a CUP be approved

to allow for the development of an Auto Impound Yard to temporarily store vehicles that have been impounded by law enforcement. Surrounding property owners within a 200-foot radius have been notified of this item's public hearing. This site has historically had a CUP for an Auto Impound Yard, but the owner let the CUP lapse by not using the lot as an Auto Impound Yard for more than a year.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Industrial land use designation for the subject property. The property has been assigned the "I", Industrial zoning classification. The purpose of the I, Industrial zone is "formulated to recognize existing industrial sites and uses within the city and to allow for the establishment of additional industrial uses which add to employment opportunities and economic diversity within the city."

Site Plan Layout. The applicant has submitted a site plan in exhibit B. The size of the proposed impound yard is approximately 1.65 acres of the 8.96-acre parcel. The proposed impound yard is surrounded by industrial land uses and zones for considerable distance.

A State Impound Yard to temporarily store vehicles most likely will have a low risk of contaminating soil. Tooele City Code requires that liquid or solid wastes to produce no discharge at any point into public sewer, private sewage system, or stream, or into the ground shall be permitted, except in accordance with the standards equivalent to those approved by such Department. No materials or wastes shall be deposited on any property in such form or manner that they may be transferred off the property by natural causes or forces, and any wastes which might be attractive to rodents or insects shall be stored outdoors only in closed containers. (Ord. 91-26, 12-12-91; Ord. 83-05, 04-20-83)

Landscaping. No landscaping is required for auto impound yards or vehicle storage yards in the Industrial zone; however, the developer may pay to Tooele City a mitigation sum equal to the requirement. In this case, a nominal fee of \$3.30.

Parking. Vehicle impound yards do not have a set parking requirement; the Code allows the Director to determine the parking needed. Staff's opinion is that no parking is needed.

Signage. The CUP application does not specify signage. If a permit for a sign is needed an application will need to be made.

Auto Impound Yard. 7-1-5 defines: "Auto Impound Yard, Military Surplus Yard, and Vehicle Storage Yard – Auto Impound Yard – Public or private storage yard for the temporary storage of automobiles under impound as a part of a law enforcement towing and impound rotation program and in compliance with all applicable Utah State laws and regulations."

Temporary. 7-1-5 defines: "Not to exceed a period of 12 months, unless otherwise specified in this Title."

Fencing. 7-16-4. Table 2, Notes G.1.& 2.: "Auto impound yards, military surplus yards, and vehicle storage yards shall be fenced with a view-obscuring fence, hedge, or landscaped berm at a height at least equal to the height of the materials stored within but not higher than eight feet. Fencing for auto impound yards shall comply with all requirements of the Utah State Code for such uses." **(Staff is not finding any State requirements for fencing for auto impound yards.)** "Location. Auto impound yards, military surplus yards, and vehicle storage yards may not be located closer than 300 feet to a State highway, 500 feet to a zoning district boundary, or 1000 feet to a school." **(The distance between the proposed yard**

and the edge of the zoning district boundary (military property) is less than 500 feet.

REVIEWS

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

1. The applicant should define how long “temporary” is for vehicles being impounded at this site.
2. It may be good to consult with the Tooele County Environmental Health to assess the risk of harm to the environment this use may pose.

STAFF RECOMMENDATION

Staff recommends approval of the request for a CUP by Jake Stewart, representing Jake’s Towing and Recovery, LLC, application number 2024068, subject to the following conditions:

1. 7-16-4. Table 2, Note G.1. states: “Fencing. Auto impound yards, military surplus yards, and vehicle storage yards shall be fenced with a view-obscuring fence, hedge, or landscaped berm at a height at least equal to the height of the materials stored within but not higher than eight feet. Fencing for Auto impound yards shall comply with all requirements of the Utah State Code for such uses.”
2. That the <condition>.
3. That the <condition>.

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.
7. The <finding>.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for Jake’s Towing and Recovery State Impound Yard CUP requested by Jake Stewart, representing Jake’s Towing and Recovery, LLC for an Auto Impound Yard to temporary store vehicles that have been impounded by law enforcement - application number 2024068, based on the findings and subject to the conditions listed in the Staff Report dated December 6, 2024.”

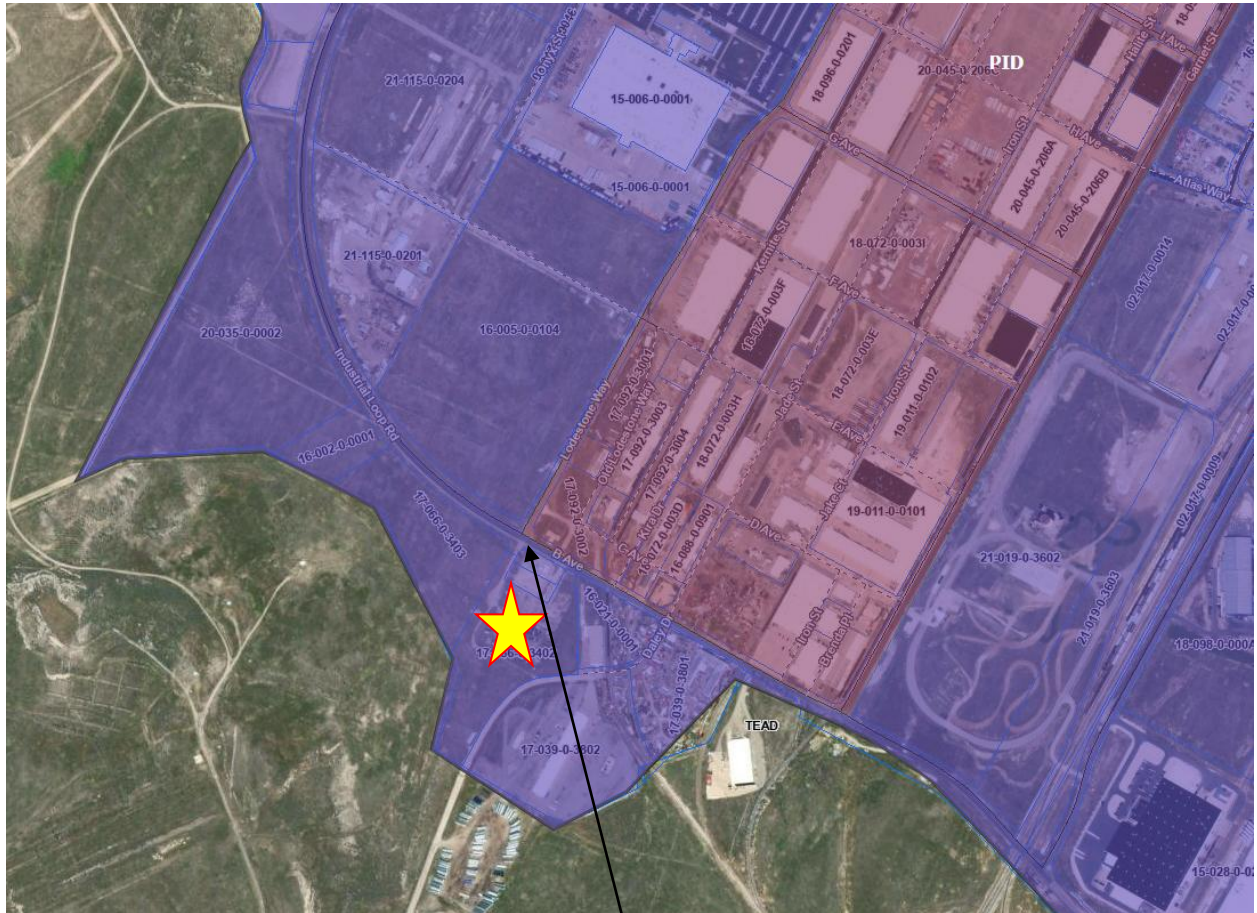
1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for Jake’s Towing and Recovery CUP requested by Jake Stewart, representing Jake’s Towing and Recovery, LLC for an Auto Impound Yard to temporary store vehicles that have been impounded by law enforcement - application number 2024068, based on the following findings:”

1. List any additional findings...

EXHIBIT A

ZONING



Intersection of
Industrial Loop Road/B Avenue
and
Lodestone Way

JAKE'S TOWING & RECOVERY STATE IMPOUND YARD CUP



STAFF REPORT

December 3, 2024

To: Tooele City Planning Commission
Business Date: December 11, 2024

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Tooele City Community Development Director

Re: **Copper Canyon PUD – Zoning Map Amendment Request**

Application No.: 2024066
Applicant: Derek Rindlisbacher, representing Bach Homes, LLC
Project Location: Approximately 650 North 700 West
Zoning: R1-7 PUD Residential Zone
Acreage: 9.06 Acres (Approximately 394,653 ft²)
Request: Request for approval of a Zoning Map Amendment in the R1-7 PUD Residential zone to amend the conditions of the PUD (Planned Unit Development) overlay for the remaining development phases in the Copper Canyon PUD Subdivision.

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 9.06 acres located at approximately 650 North 700 West. The property is currently zoned R1-7 PUD Residential. The applicant is requesting that a Zoning Map Amendment be approved to amend the conditions of the existing Copper Canyon PUD overlay.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density 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 R1-7 PUD Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. To the north of the subject property land is currently zoned MR-16 Multi-Family Residential. To the east property is zoned R1-7 Residential. To the south property is zoned MR-8 Multi-Family Residential and to the west property is zoned LI Light Industrial. The Union Pacific rail corridor runs southwest to northeast along the eastern edge of the development. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

PUD Analysis. The Copper Canyon Subdivision was approved with a Planned Unit Development (PUD) overlay on June 2, 1999. That original PUD provided a reduction in basic land use and development standards in exchange for additional public open space trails, corridors and parks. Those original PUD standards included a reduction in rear yard setback to 15 feet, a reduction in minimum lot size to 6000 square feet, limited the maximum lot count for the development to 494 lots and limited the use to single-family detached only.

The applicant is proposing to amend the conditions of the PUD to accommodate a sewer easement that will extend through the rear yard of some of the homes in the remaining phases of the subdivision.

Currently there is a 12 foot sewer easement that is incorporated into the lot size and owned by the lot owner. This easement is necessary for City maintenance vehicles to have access to the sewer line when there is a need for repair or maintenance. The way the easement is currently situated the 12 feet is incorporated and calculated as part of the lot, owned by the lot owner and landscaped and maintained by the lot owner. However, the easement must be preserved and prohibits the construction of any structures therein and may even be subject to some restrictions on tree plantings due to potential tree root damage to the sewer line. This situation is problematic for both the lot owners and the City. Problematic for the lot owners because they own the land and believe they should have a right to use the land but are limited in what they can do within the confines of the easement. Problematic for the City because the City has the right to the easement and to access the easement for sewer line utility and maintenance. The arrangement is problematic at best for both.

The developer would like to eliminate the problematic situation by amending the standards of the PUD to facilitate the dedication of the 12 foot sewer easement to the City rather than continuing to incorporate the easement into the size of the lot and maintain private ownership. The PUD is proposed to be amended in basically one way. Reducing the lot sizes to 5000 square feet from 6,000 square feet. The rear yard setback will remain 15 feet from the south property line of the 12 foot easement. There is no change proposed for the use as it will remain detached single-family only. The unit count is not expected to change and will remain at 494 total units.

New PUD Standards:

1. Rear setback is 15 feet minimum from the south property line of the south property line of the 12 foot sewer easement directly south of the lots 7018 – 7032, 12014 – 12024 and 13001.
2. Minimum Residential Lot size is **5,000** square feet.
3. Use is single-family detached only.
4. Maximum residential lot count is 494.

Subdivision Layout. The proposed amendment does not change or alter the subdivision layout as approved in the Copper Canyon Phases 8-14 Preliminary Subdivision plan. It only alters the lot sizes of the lots adjacent to the 12 foot sewer easement. Lot configuration and locations should not be altered from previous approvals.

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 proposed deeding of the 12' sewer easement will benefit the City in that the City will have unobstructed access to the sewer line.
2. The proposed deeding of the 12' sewer easement will benefit the lot owners in that they will no longer be required to own and maintain property from which they cannot gain any benefit.
3. The proposed PUD amendment will not affect lot count, lot location or lot configuration in the remaining phases of the Copper Canyon subdivision.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Zoning Map Amendment submission and have not issued any formal comments regarding this proposal, but:

1. In discussing the proposal with Jamie Grandpre, Public Works Director, and Paul Hansen, Tooele City Engineer, during the Monday morning development review meeting both Jamie and Paul were very supportive of taking the easement out of private ownership and deeding it to the City.

Tooele City Fire Department Review. The Tooele City Fire Department did not issue any comments regarding the proposed changes to the PUD conditions.

Noticing. The applicant has expressed their desire to rezone the subject property and change the conditions of the PUD overlay 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

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.

MODEL MOTIONS

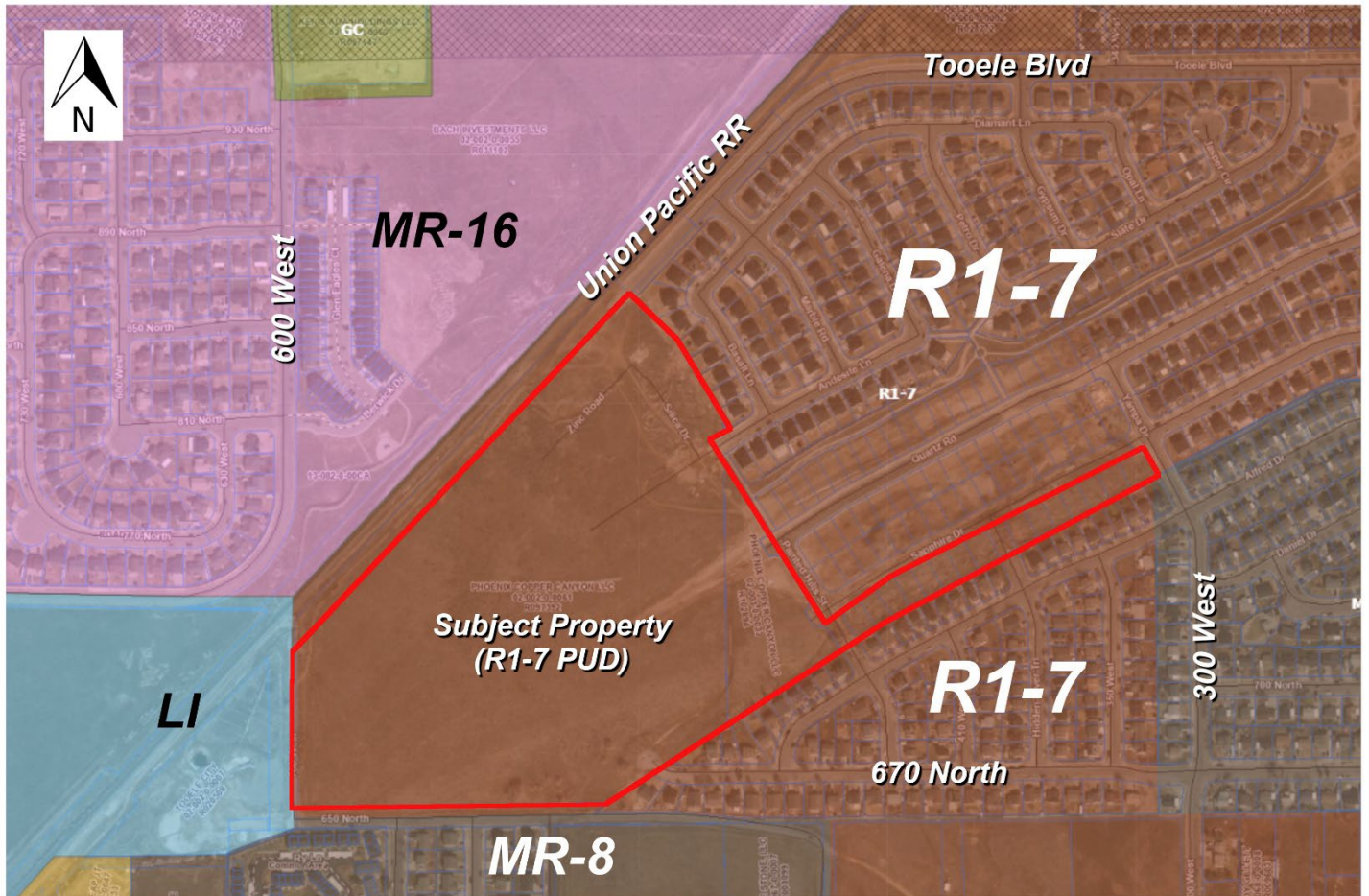
Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Copper Canyon PUD Zoning Map Amendment request by Derek Rindlisbacher, representing Bach Homes, LLC for the purpose of amending the conditions of the PUD overlay as described in this Staff Report, application number 2024066, based on the findings listed in the Staff Report dated December 3, 2024:”

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 PUD Zoning Map Amendment request by Derek Rindlisbacher, representing Bach Homes, LLC for the purpose of amending the conditions of the PUD overlay as described in this Staff Report, application number 2024066, based on the following findings:”

1. List findings...

Copper Canyon PUD Zoning Map Amendment



Current Zoning

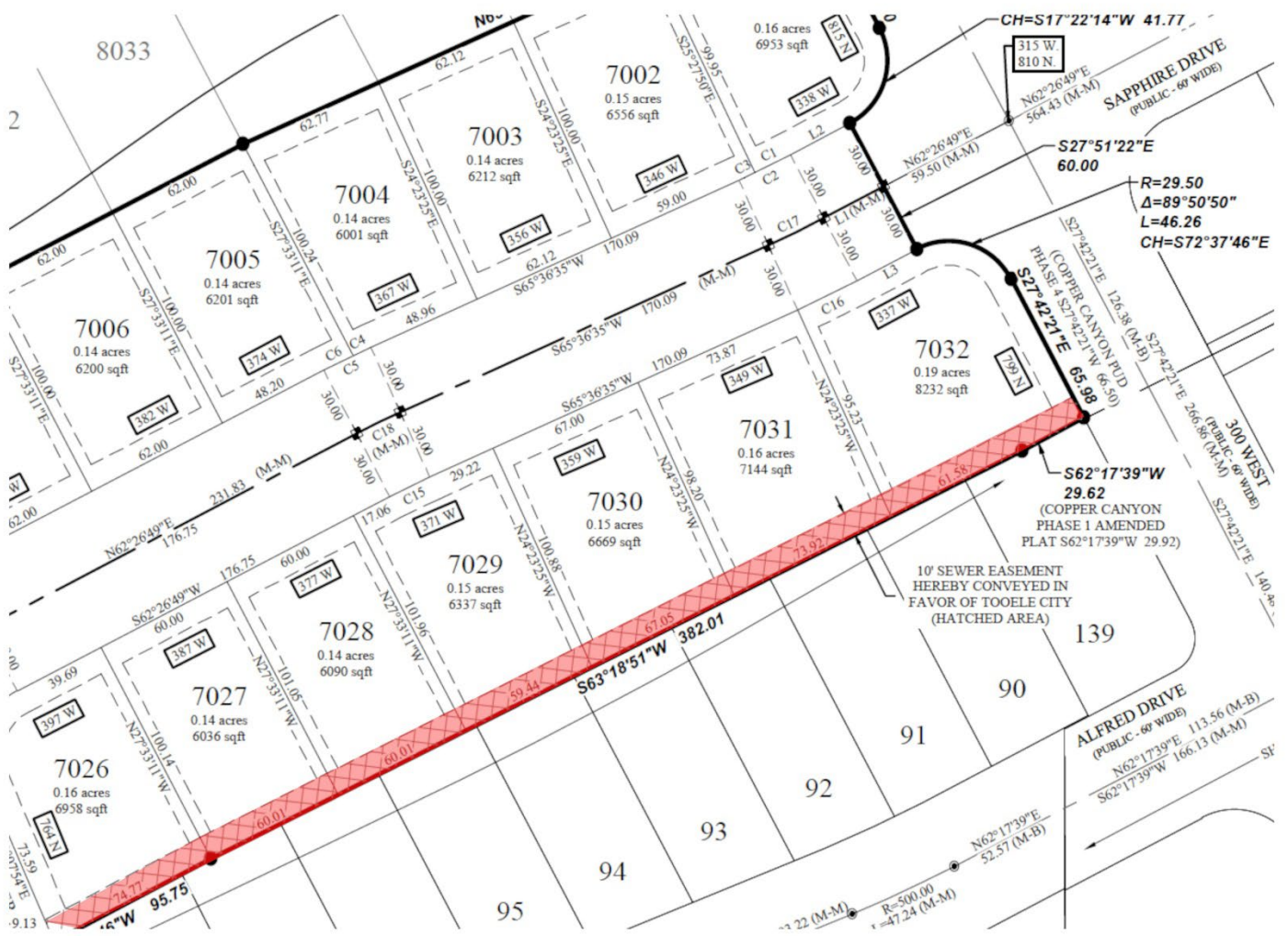


EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Zoning Map Amendment Application

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



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				2024066	
Date of Submission: 11-20-2024	Current Zoning: R1-7 CCPUD	Proposed Zoning: No change/Amendment	Parcel #(s): 02-002-0-0061 02-003-0-0033		
Project Name: Copper Canyon PUD			Acres: 37.01		
Project Address: West of Basalt, Tooele, Utah 84074			Affecting 9.06 acres		
Does the proposed Zoning Comply with the General Plan: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
Brief Project Summary: we would like to change the zoning regulations for the following lots 7018-7032, 12014-12024, and 13001. - Rear setback is 15 feet minimum from the south property line of the 12 foot sewer easement directly south of the lots listed above. - Minimum residential lot size is 5,000 sqft - Use is single family detached only.					
Property Owner(s): Phoenix at Copper Canyon, LLC			Intent is to deed the sewer easement to Tooele city.		
Applicant(s): Bach Homes, LLC					
Address: 11650 South State Street			Address: 11650 South State Street		
City: Draper	State: UT	Zip: 84020	City: Draper	State: UT	Zip: 84020
Phone: 801.884.9447			Phone: 801.884.9447		
Contact Person: Derek Rindlsbacher			Address: 11650 South State Street		
Phone: 801.884.9447			City: Draper	State: UT	Zip: 84020
Cellular: 801.884.9447	Fax:	Email: Derek.Rindlsbacher@bachhomes.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 Map designations are made by ordinance. Any change of zoning 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				2241207	
Received By: Jade	Date Received: 11/20/2024	Fees: \$1,453.00	App. #: 703916		



Proposed Ordinance Language – 7-6B-1 PUD Copper Canyon

Zoning Regulations of the PUD:

- Rear setback is 15 feet minimum.
- Minimum residential lot size is 6,000 square feet.
- Use is single-family detached only.

Zoning Regulations For Lots 7018-7032, 12014-12024, and 13001:

- Rear setback is 15 feet minimum from the south property line of the 12 foot sewer easement directly south of the lots listed above.
- Minimum residential lot size is 5,000 SQFT.
- Use is single family detached only.



Justification for the Ordinance Amendment

1. Why is the ordinance amendment necessary?

- a. This amendment is essential to ensure that future residents of Copper Canyon lots 7018-7032, 12014, 12014-12024, and 13001 can fully enjoy their properties while reducing the risk of encroachment on approximately 24,000 square feet of sewer easement located on the southern side of these lots, as illustrated in Exhibit A. This amendment would give Tooele City the ability to receive ownership of the 12' sewer easement through a plat amendment for Copper Canyon Phase 7 and through future plat recordation's for Copper Canyon Phase 12 and 13.

2. How does this proposed ordinance amendment benefit Tooele City as a whole?

- a. Approving this ordinance amendment will benefit Tooele City by allowing them to gain and maintain control over the sewer easement, enhancing overall oversight, management, and ownership of the easement.

3. How does the ordinance as it is currently written not accomplish what you are desiring to accomplish?

- a. The existing ordinance mandates a minimum lot size of 6,000 square feet. However, the lots adjacent to the sewer easement typically range from 5,000 to 6,000 square feet after excluding the easement. To facilitate the transfer of the sewer easement to Tooele City, it is necessary to modify the minimum lot size requirement for the affected properties. This adjustment will enable the proper conveyance of the easement while allowing for the effective use of the remaining lot area.

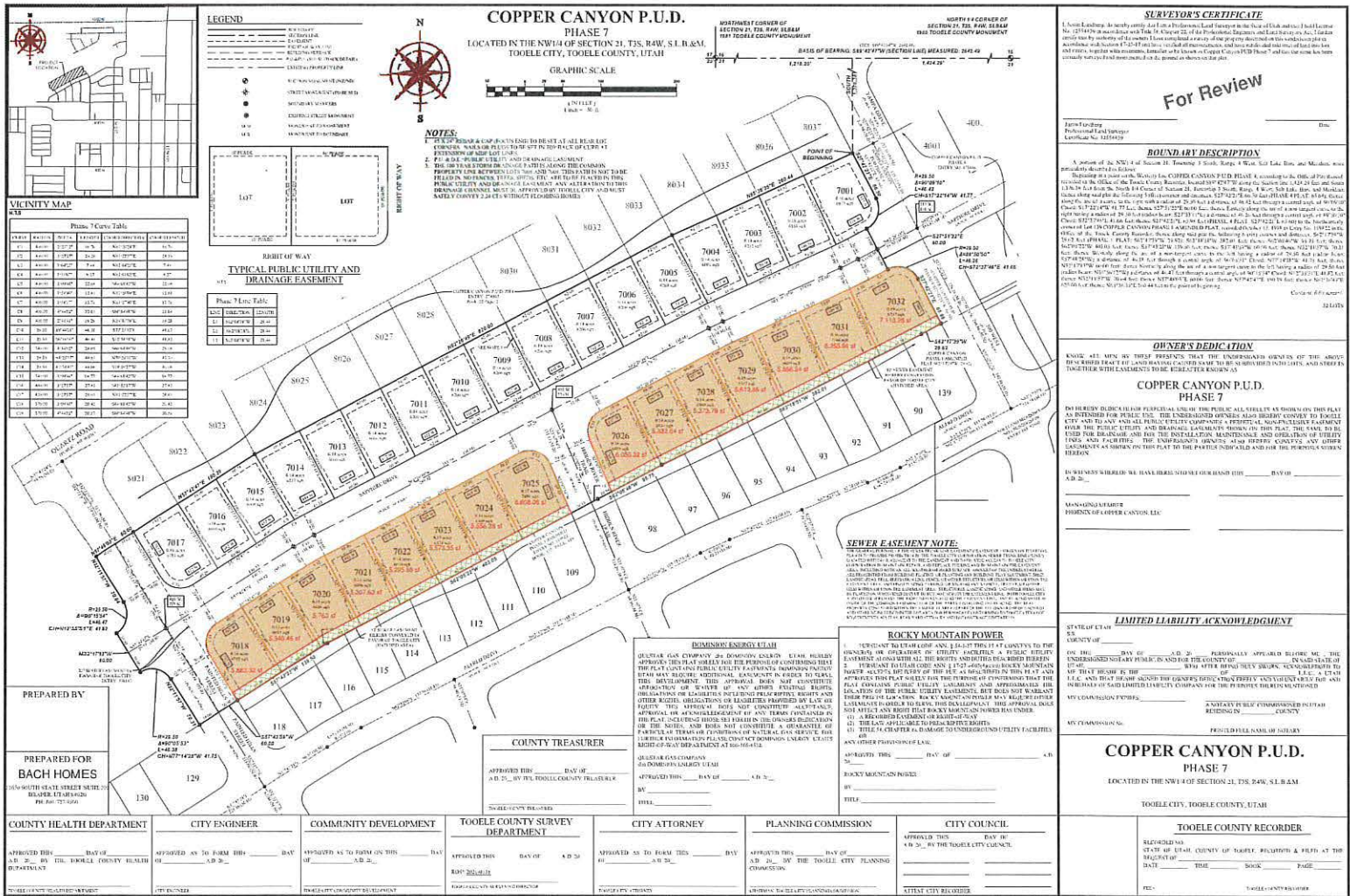
4. Does this ordinance improve or otherwise impact the health, safety, and welfare of Tooele City and its residents?

- a. Yes, this ordinance helps improve the health, safety, and welfare of Tooele City and its residents. It ensures better management of the sewer easement, which is important for sanitation. By reducing the risk of encroachment and encouraging responsible development, the ordinance amendment makes the community safer and more sustainable.

5. Any other pertinent information that will support the ordinance amendment request?

- a. An overall site plan illustrating the affected lots has been attached to this application to illustrate the affected areas.





OVERALL PRELIMINARY SITE PLAN

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	07/15/2021	MM	MM

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

OVERALL PRELIMINARY SITE PLAN



FOCUS
ENGINEERING AND SURVEYING, LLC
MICHAEL R. SMITH, P.E.
10000 W. 2000 N., SUITE 100
TOOELE, UT 84074
(801) 233-1234

LEGEND

1" = 100'	1" = 200'	1" = 400'	1" = 800'	1" = 1600'
1" = 100'	1" = 200'	1" = 400'	1" = 800'	1" = 1600'

GRAPHIC SCALE

0 100 200 300 400 500 600 700 800 900 1000

0 100 200 300 400 500 600 700 800 900 1000

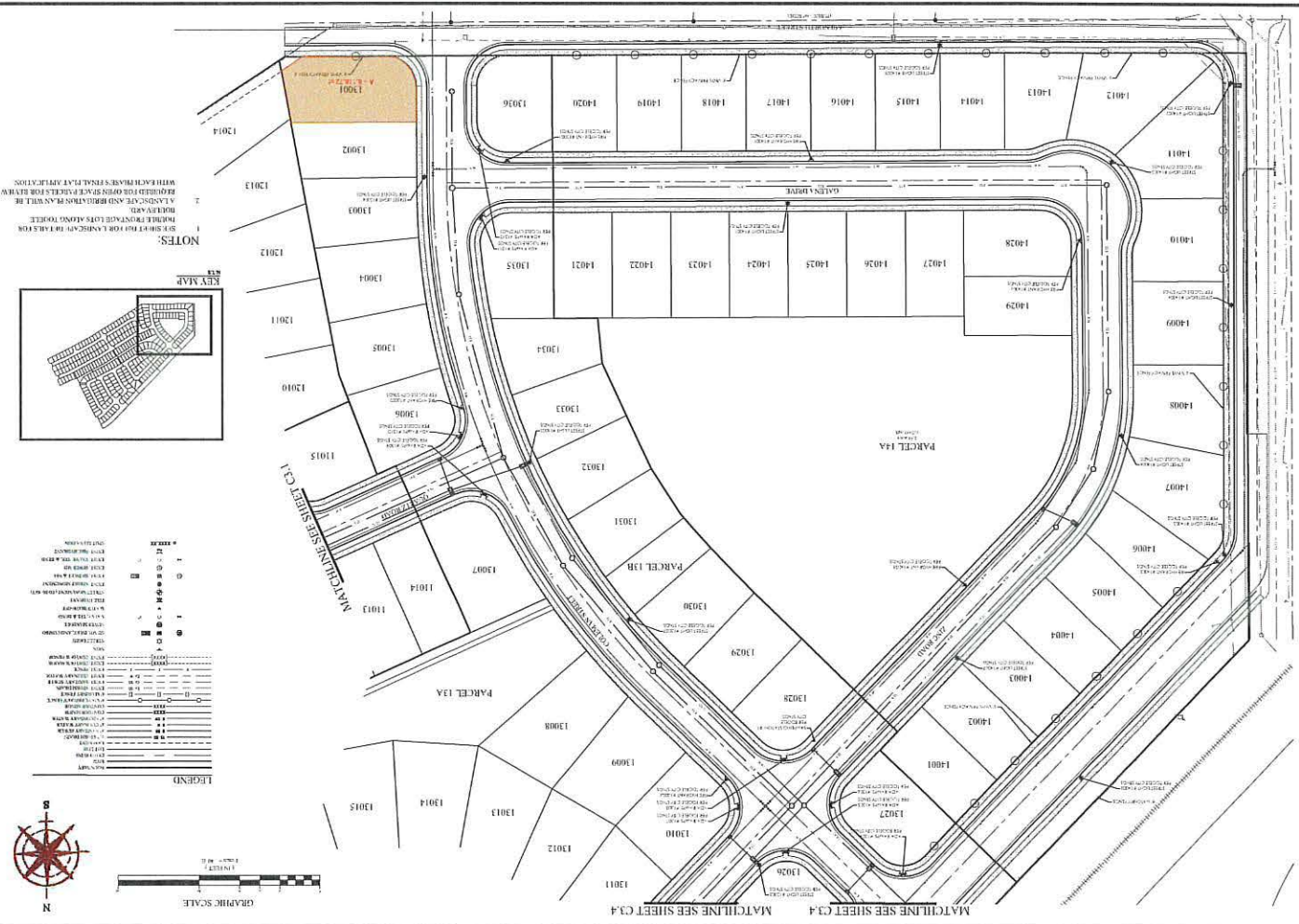


EXHIBIT C
CURRENT AND PROPOSED PUD LANGUAGE

CURRENT PUD REQUIREMENTS

CHAPTER 7-6b. PUD: COPPER CANYON

Enacted by Ordinance 1997-25 (June 18, 1997)
Amended by Ordinance 1999-15 (June 2, 1999)
Development Agreement Approved by Resolution
2012-09 (March 7, 2012)

Location: property located south of 1000 North Street
(SR-112) and west of 250 West Street.

Underlying zoning districts: HDR*, R1-7, OS, CG**
(*In 2024 the HDR zoning district has been reenacted
as the MR-16 zoning district.)
(**In 2024 the CG zoning district has been reenacted
as the GC General Commercial zoning district.)

ZONING REGULATIONS OF THE PUD:

- Rear setback is 15 feet minimum.
- Minimum residential lot size is 6,000 square feet.
- Maximum residential lot count is 494.
- Use is single-family detached only.

(See 2012 Copper Canyon development agreement
and amendments.)

(Ord. 2024-06, 03-20-2024)

STAFF REPORT

December 4, 2024

To: Tooele City Planning Commission
Business Date: December 11, 2024

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Western Acres Phase 2C – Preliminary Subdivision Plan Request

Application No.: 2024053
Applicant: David Lewis IV, representing D.R. Horton
Project Location: Approximately 1700 North 300 East
Zoning: MR-16 PUD Multi-Family Residential Zone
Acreage: 5.8 Acres (Approximately 252,648 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the MR-16 PUD Multi-Family Residential zone regarding the creation of 44 new townhome lots in the Western Acres development.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 5.8 acres located at approximately 1700 North 300 East. The property is currently zoned MR-16 PUD Multi-Family Residential. The applicant is requesting that a Preliminary Subdivision Plan be approved to allow for the next phase of this large development to be constructed. Phase 2C will consist of 44 new townhouse lots, road extensions, open space and additional amenities.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the MR-16 PUD Multi-Family Residential zoning classification, supporting approximately sixteen dwelling units per acre. The MR-16 PUD Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. Properties to the west of Phase 2C are zoned GC General Commercial but are utilized as a legally non-conforming mobile home park. Properties to the north and to the south are zoned MR-16 PUD and are part of the Western Acres development. Properties to the east are also zoned MR-16 PUD and MR-16. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Western Acres PUD. The Western Acres PUD was approved early in 2021 and consists of 86.7 acres and will ultimately include 714 townhomes and 97 single-family homes. The PUD was approved permitting variations from the standard MR-16 zoning ordinance requirements for building setbacks, architectural standards and landscaping criteria. Although zoned MR-16 which permits up to 16 units per acre the actual build out density for Western Acres will be around 9.2 units per acre.

Western Acres has been under continuous construction since approval of the original PUD. Phases 1, 2A and 2B were approved under previous preliminary subdivision plans and are nearing completion. DR Horton, the builder of Western Acres is now ready to continue moving the development to the south and

construct 44 new townhomes as well as the roads that will service the new homes.

Subdivision Layout. Phase 2C is a wedged shaped parcel and will extend south from Phase 2B along the western property line adjacent to the existing mobile home park. The phase will include the construction of three types of town house units including front entry townhomes, rear entry townhomes and garage-less townhomes. The MR-16 zoning code does not require a minimum lot size and the ordinance has been interpreted that the lack of lot size restriction was done to facilitate the construction and private ownership of individual town house style lots that consist only of the unit foot print.

The plat creates essentially three types of lots or parcels that are under unique ownership and use circumstances. Each town house parcel is proposed to be privately owned and is no more than the foot print of the unit itself. The driveways and some patio space adjacent to the town homes are considered limited common area, meaning they are owned and maintained by the development HOA but they are limited as to who can use those areas. And then there is the common area consisting of landscaping and development amenities. This common area is available to be used by all residents of the development and in some cases even the public at large and include drainage areas, open space, recreation areas and roads.

Phase 2C will also include the construction and continuation of new roads extending from Phases 2A and 2B and extending south. Blue Iris and Patchwork Avenues will be standard interior subdivision streets and will be privately owned and maintained by the Western Acres development. Copper Canyon Drive will be an 84 foot wide right-of-way and will be dedicated to Tooele City as a publicly owned and maintained road. The location of Copper Canyon Drive is consistent with the Tooele City Master Transportation Plan.

The Middle Canyon drainage runs north to south along the west side of Phase 2C, immediately adjacent to Overpass Point mobile home park. DR Horton has improved this drainage to accommodate the new development, installed a trail and vehicle maintenance path and other improvements to ensure proper flood control through this area. The improvements to the Middle Canyon drainage are a great benefit to the City and the public and a great amenity to those in the development but also the City as this trail ultimately will connect to the England Acres trail and then to Smelter Road and, hopefully, eventually to Middle Canyon.

It should also be noted that the preliminary subdivision plan follows closely and adheres to the original PUD design for the Western Acres Development as approved by the City Council. The PUD overlay does provide exceptions and changes to unit size, setbacks and architecture but has no impact upon the lots, lot sizes, etc.

Site Plan. This is not a site plan application and as such elements such as landscaping, building architecture, parking and amenities are not subject to review at this time. Such elements will be reviewed later after the developer has submitted a site plan application.

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 Subdivision Plan submission and has issued a recommendation for approval for the request with the following proposed comments:

1. The MR-16 PUD zoning district does not restrict lot sizes. This has been interpreted in such a manner so as to permit the creation and private ownership of lots consisting only of the foot print of the town house unit. Therefore, all lots proposed within the subdivision do meet any and all lot size requirements of the MR-16 zoning district.
2. All proposed lots meet the development criteria of the Western Acres PUD overlay.
3. The proposed layout of Phase 2C complies with the general layout of the original Western Acres PUD.

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

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Preliminary Subdivision Plan submission and has issued a recommendation for approval for the request.

Noticing. Preliminary Subdivision plans such as this are not required by State and City Law to have a public hearing. As such noticing is not required for this application.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Subdivision Plan by David Lewis IV, representing D.R. Horton, application number 2024053, 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 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. The lots and roads within the proposed Phase 2C subdivision comply with the basic layout and intent of the original Western Acres PUD proposal as approved by the Tooele City Council in 2021.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Preliminary Subdivision Plan Request by David Lewis IV, representing D.R. Horton for Western Acres Phase 2C, application number 2024053, based on the findings and subject to the conditions listed in the Staff Report dated December 4, 2024:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Preliminary Subdivision Plan Request by David Lewis IV, representing D.R. Horton for Western Acres Phase 2C, application number 2024053, based on the following findings:”

1. List findings...

EXHIBIT A

MAPPING PERTINENT TO THE WESTERN ACRES PHASE 2C PRELIMINARY SUBDIVISION PLAN

Western Acres Phase 2C Preliminary Subdivision Plan



Aerial View

Western Acres Phase 2C Preliminary Subdivision Plan



Current Zoning

Western Acres PUD

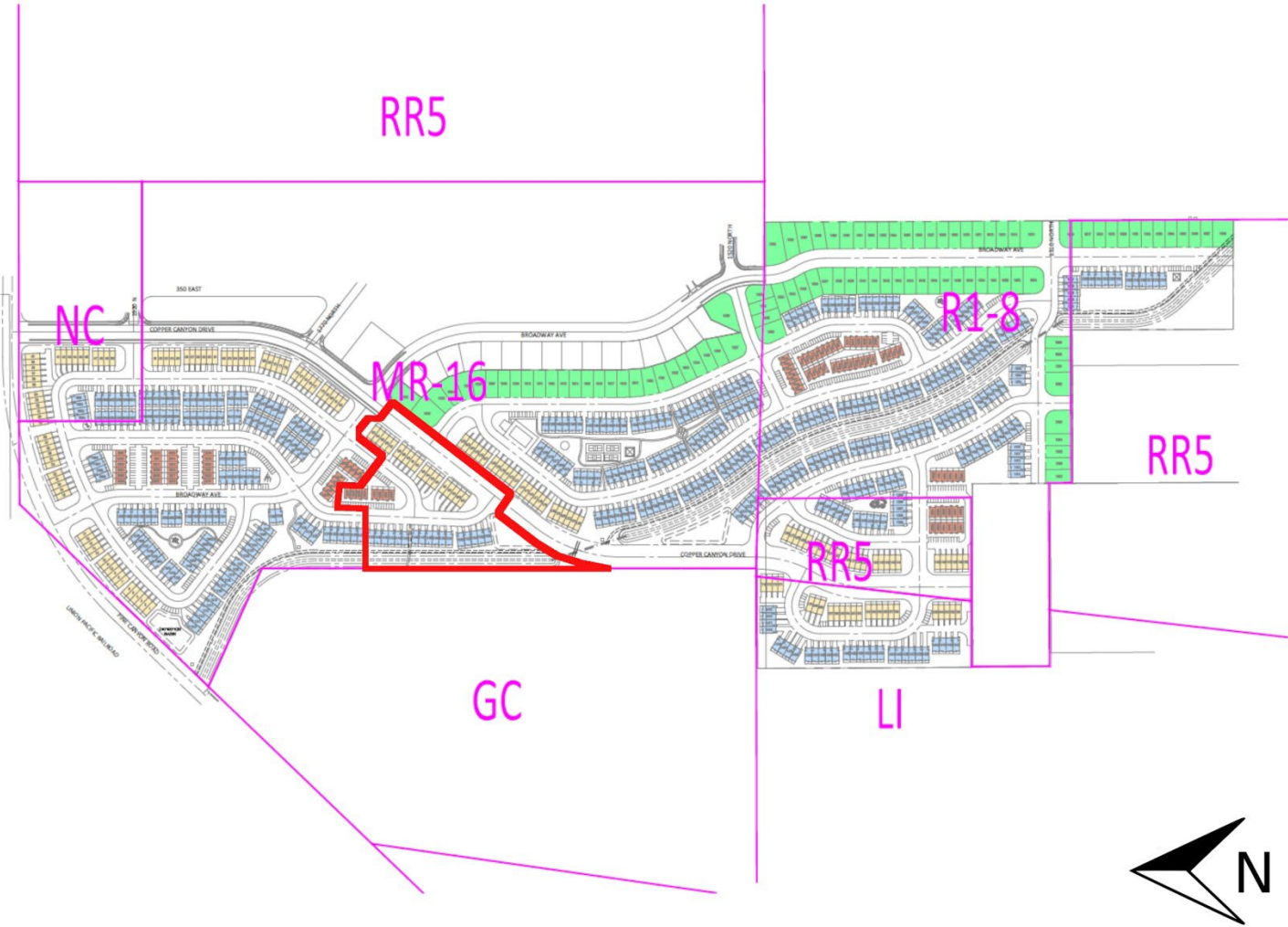


EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Subdivision - Preliminary Plan Application

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



Project Information						2024053				
Date of Submission:	10/1/24	Submittal #:	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone:	MR-16	Acres:	5.817	Parcel #(s):	02-123-0-0045	
Project Name:										
Western Acres Ph 2C										
Project Address:										
2000 N Copper Canyon Dr										
Project Description:						Phases:	2C	Lots:	44	
PUD TH's										
Property Owner(s):					Applicant(s):					
Wahl LLC					D.R. Horton					
Address:					Address:					
5255 W 11000 N Ste 125					12351 Gateway Park Pl Bldg					
City:	Highland	State:	UT	Zip:	84003	City:	Draper	State:	UT	
Phone:	801-310-7734	Email:	bart@R2ventures.com			Phone:	385-515-1317	Email:	DLewis2@drhorton.com	
Contact Person:					Address:					
David Lewis IV					1785 E. 1450 S Ste 115					
Phone:	385-515-1317				City:	Clearfield	State:	UT	Zip:	84015
Cellular:					Fax:					
					Email:					
					DLewis2@drhorton.com					
Engineer & Company:					Surveyor & Company:					
Wilding Engineering					Same as Engineer					
Address:					Address:					
14721 S. Heritage Crest Way										
City:	Bluffdale	State:	UT	Zip:	840	City:		State:		
Phone:	801-553-8112	Email:	mcarlton@wildingengineering.com			Phone:		Email:		

*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.

For Office Use Only			
Land Use Review:	Date:	Water Superintendent Review:	Date:
City Engineer Review:	Date:	Planning Review:	Date:
Reclamation Superintendent Review:	Date:	Director Review:	Date:
Fire Flow Test			
Location:	Residual Pressure:	Flow (gpm):	Min. Required Flow (gpm):
Performed By:	Date Performed:	Corrections Needed:	Comments Returned: Date:
		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP
3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

SHEET 2 OF 2



EAST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND 1982 TOOELE COUNTY BRASS
CAP MONUMENT)
N: 7373131.41
E: 1425238.70

BASIS OF BEARINGS
N89°53'05"E 5293.60'
(MEASURED MON TO MON)

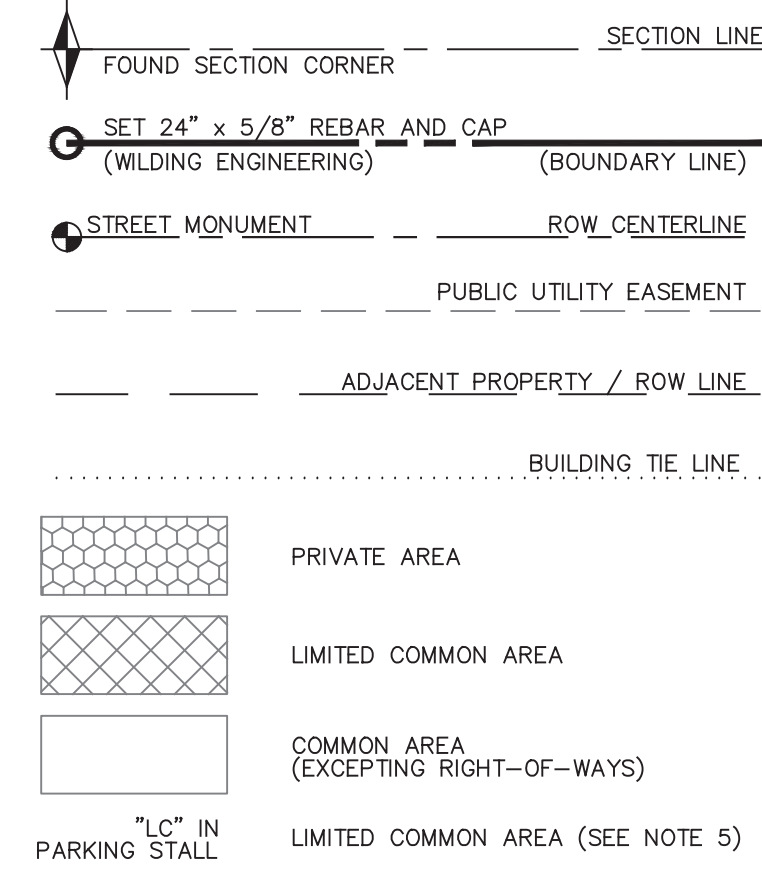
WALH LLC
APN: 02-123-0-0044

MONUMENT
N= 7374078.44
E= 1420554.64

WEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND 1982 TOOELE COUNTY BRASS
CAP MONUMENT)
BENCHMARK: 4820.53
N: 7373120.76
E: 1419945.12

R= 542.00'
L= 359.39'
 $\Delta = 037^{\circ}59'29''$
= S18°59'50"W
CD= 352.84'

LEGEND



PLAT NOTES

1. GUEST PARKING REQUIREMENT CALCULATED AS 44 UNITS/4= 11 PARKING SPACES REQUIRED.
2. PARKING SPACES IN PHASE 2C= 19.
3. ALL BEARINGS OUTSIDE OF THE PLATTED BUILDING ARE TO BE VERIFIED BY REFERENCE TO THE VARIOUS DOCUMENTS WHICH ESTABLISHED THESE BEARINGS. THEY ARE PROVIDED ON THIS PLAT FOR CONVENIENCE ONLY.
4. ALL PRIVATE RIGHT OF WAYS, COMMON AREAS, AND LIMITED COMMON AREAS ARE ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
5. THE TEMPORARY TURN-AROUND EASEMENT ON FILE WITH THE TOOLEE COUNTY RECORDER AS ENTRY 599280, RECORDED 02/21/2024 IS VACATED WITH THE RECDORDATION OF THIS PLAT.
6. THE WATERLINE EASEMENT ON FILE WITH THE TOOLEE COUNTY RECORDER AS ENTRY 590277, RECORDED 02/21/2024 IS VACATED WITH THE RECDORDATION OF THIS PLAT.
7. SOME PARKING STALLS HAVE BEEN DESIGNATED AS LIMITED COMMON AND ARE ASSOCIATED WITH SPECIFIC UNIT NUMBERS. TO BE RESERVED FOR THEIR RESPECTIVE UNIT'S USE. THESE STALLS WILL BE COVERED AND WERE NOT INCLUDED IN THE PARKING CALCULATION IN NOTE 1.
8. A GEOTECHNICAL REPORT HAS BEEN PERFORMED ON THE SITE BY OTHERS, DATED NOVEMBER 1, 2019.
9. THE LIMITED COMMON AREA IN FRONT OF UNITS 1280-1281 AND 1282-1283 IS FOR THE BENEFITED USE OF SAID UNITS FOR DRIVEWAY ACCESS TO THE DRIVEWAY AT ANYTIME WITHIN THIS SHARED DRIVEWAY ACCESS AREA.
10. SEE SHEET 1 FOR TYPICAL UNIT AND BUILDING DIMENSIONS FOR PRIVATE AREA OWNERSHIP

ADDRESS TABLE

UNIT #	ADDRESS
1252	1782 N PATCHWORK AVE
1253	1778 N PATCHWORK AVE
1254	1774 N PATCHWORK AVE
1255	1770 N PATCHWORK AVE
1256	1764 N PATCHWORK AVE
1257	1760 N PATCHWORK AVE
1258	1756 N PATCHWORK AVE
1259	1752 N PATCHWORK AVE
1260	1748 N PATCHWORK AVE
1261	1744 N PATCHWORK AVE
1262	1740 N PATCHWORK AVE
1263	1736 N PATCHWORK AVE
1264	1732 N PATCHWORK AVE
1265	1728 N PATCHWORK AVE
1266	1724 N PATCHWORK AVE
1267	1720 N PATCHWORK AVE
1268	1716 N PATCHWORK AVE
1269	1712 N PATCHWORK AVE
1270	1708 N PATCHWORK AVE
1271	1704 N PATCHWORK AVE
1272	1700 N PATCHWORK AVE
1273	1696 N PATCHWORK AVE
1274	1692 N PATCHWORK AVE
1275	1688 N PATCHWORK AVE
1276	1684 N PATCHWORK AVE
1277	1703 N COPPER CANYON DR
1278	1707 N COPPER CANYON DR
1279	1711 N COPPER CANYON DR
1280	1715 N COPPER CANYON DR
1281	1717 N COPPER CANYON DR
1282	1721 N COPPER CANYON DR
1283	1725 N COPPER CANYON DR
1284	1729 N COPPER CANYON DR
1285	1731 N COPPER CANYON DR
1286	1735 N COPPER CANYON DR
1287	1739 N COPPER CANYON DR
1288	1741 N COPPER CANYON DR
1289	1745 N COPPER CANYON DR
1290	1749 N COPPER CANYON DR
1291	1751 N COPPER CANYON DR
1292	1755 N COPPER CANYON DR
1293	1759 N COPPER CANYON DR
1294	1765 N COPPER CANYON DR
1295	1767 N COPPER CANYON DR



14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

Line Table		
Line #	Length	Direction
L1	0.95	N08°49'50"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	94.55'	100.00'	54°10'20"	N65°04'44"E	91.07'
C2	94.59'	100.00'	54°11'40"	S24°55'56"E	91.10'
C3	56.14'	29.50'	109°01'48"	S87°29'33"E	48.04'
C4	45.70'	74.50'	35°08'34"	S15°24'23"E	44.98'
C5	49.73'	34.00'	83°47'47"	S44°03'48"W	45.41'
C6	105.07'	125.50'	47°58'08"	N61°58'38"E	102.03'
C7	37.69'	74.50'	28°59'08"	N52°29'08"E	37.29'
C8	68.35'	34.00'	115°11'12"	S55°25'42"E	57.41'
C9	103.54'	125.50'	47°16'06"	S21°28'09"E	100.62'
C10	49.31'	34.00'	83°05'46"	N03°33'19"W	45.10'
C11	101.22'	125.50'	46°12'37"	S20°56'24"E	98.50'
C12	2.32'	125.50'	1°03'30"	S44°34'27"E	2.32'
C13	10.07'	125.50'	4°35'52"	N40°17'30"E	10.07'
C14	12.10'	125.50'	5°13'34"	N45°21'13"E	12.10'
C15	74.40'	125.50'	33°57'57"	N65°05'59"E	73.31'
C16	8.50'	146.77'	31°9'01"	N84°07'46"E	8.50'
C17	56.08'	100.00'	32°07'50"	S16°03'50"E	55.35'
C18	45.05'	542.00'	4°45'44"	S35°36'42"W	45.04'
C19	314.34'	542.00'	33°13'45"	S16°36'58"W	309.95'
C20	32.52'	52.00'	35°49'40"	S69°55'16"E	31.99'
C21	39.19'	52.00'	40°31'36"	S30°25'08"E	38.27'
C22	22.57'	106.54'	12°08'13"	S76°03'08"W	22.53'

STAFF REPORT

December 4, 2024

To: Tooele City Planning Commission
Business Date: December 11, 2024

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Tooele City Community Development Director

Re: Hidden Hollow – Preliminary Plan Subdivision Request

Application No.: 2024039
Applicant: Travis Sutherland
Project Location: Approximately 600 South Oakridge Drive
Zoning: R1-12 Single-Family Residential Zone
Acreage: 16.9 Acres (Approximately 736,164 ft²)
Request: Request for approval of a Preliminary Plan Subdivision in the R1-12 Residential zone regarding the creation of 36 single-family residential lots.

BACKGROUND

This application is a request for approval of a Preliminary Plan Subdivision for approximately 16.9 acres located at approximately 600 South Oakridge. The property is currently zoned R1-12 Single-Family Residential, is located within the Sensitive Area Overlay and bears a PUD designation. The applicant is requesting that a Preliminary Plan Subdivision be approved to allow the property to be developed as 36 single-family residential lots and accommodating public rights-of-way.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Low Density Residential land use designation for the subject property. The property has been assigned the R1-12 Single-Family Residential zoning classification, supporting approximately three dwelling units per acre. The subject property is surrounded by R1-7 zoning to the north, R1-14 zoning to the east, and OS Open Space zoning to the south. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The property also bears a Sensitive Area Overlay. The purpose and intent of the Sensitive Area Overlay is to provide regulatory standards, guidelines, and criteria having the effect of minimizing flooding, erosion, destruction of natural plant and wildlife habitat, alteration of natural drainages, and other environmental hazards, and protecting the natural scenic character of the hillside and mountain areas. In support of this purpose and intent, this Chapter recognizes the importance of the unique hillside and mountain areas of Tooele City to the scenic character, heritage, history, and identity of Tooele City and of adjoining areas of unincorporated Tooele County. In support of this purpose and intent, Tooele City finds that it is in the public interest to regulate the development of sensitive areas in a manner so as to minimize the adverse impacts of development on scenic open spaces and on sensitive or vulnerable organic and inorganic systems.

The property also bears a PUD designation under the Bison Ridge PUD, approved in 2008 by the Tooele City Council. The PUD designation establishes conditions regarding slope regulation and mapping, site grading for each lot, minimum 5,000 square foot development pad for each lot containing a slope less

than 20%, establishing 30 foot setbacks for front and rear of the buildings and requiring lots to be 12,000 square feet or larger.

Subdivision Layout. The subdivision proposes to divide 16.98 acres of foot hill property into 36 individual lots ranging in size from 12,076 square feet up to 32,652 square feet. The subdivision will gain access to Skyline Drive from existing stub streets at Mountaineer Drive, Oakridge Drive and will connect with Deer Hollow Subdivision to the east. All streets in the subdivision will be constructed to Tooele City Public Street standards and will eventually be owned and maintained by Tooele City as public streets.

Each lot has been reviewed against the qualifications of the R1-12 zoning ordinance, the Sensitive Area Overlay and the Bison Ridge PUD. Each lot meets or exceeds the minimum requirements for lot width, lot size, and building pad size and slope minimums as required by each ordinance.

There will be two storm water detention basins, Parcel A and Parcel B that will be dedicated to Tooele City. The basins will be landscaped with turf and an in-ground irrigation system provided.

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 comments:

1. The proposed lots meet or exceed the requirements of the R1-12 zoning district for lot size, lot width and lot frontages.
2. The proposed subdivision meets the minimum requirements of the Bison Ridge PUD regarding slop analysis, regulation, building pad size and minimum buildable slope.
3. The proposed subdivision meets the minimum requirements for residential development as set forth by the Tooele City Sensitive Area Overlay as defined in Tooele City Code 7-12.

Engineering Review. The Tooele City Engineering Division have completed their review of the Preliminary Plan Subdivision submission and have issued a recommendation for approval for the request.

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

1. There are two buildable lots according to planning rules that will have a water line running on the sides of the house within 10'. This is not good standard practice. When the water line breaks, the City will incur a very costly repair in a side yard with equipment. These are usually homes that will be inundated with water when the line breaks and clean up costs and repairs are substantial. I would recommend that we as a City look at purchasing lots that would take us out of liability, or, change current zoning ordinances to protect the best interest of the City, and the individuals that live in the homes on both these lots in this development.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Plan Subdivision by Travis Sutherland, application number 2024039, 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 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. The proposed lots meet or exceed the requirements of the R1-12 zoning district for lot size, lot width and lot frontages.
7. The proposed subdivision meets the minimum requirements of the Bison Ridge PUD regarding slop analysis, regulation, building pad size and minimum buildable slope.
8. The proposed subdivision meets the minimum requirements for residential development as set forth by the Tooele City Sensitive Area Overlay as defined in Tooele City Code 7-12.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Hidden Hollow Preliminary Plan Subdivision Request by Travis Sutherland, for the purpose of creating 36 single-family residential lots, application number 2024039, based on the findings and subject to the conditions listed in the Staff Report dated December 4, 2024:”

1. List any additional findings and conditions...

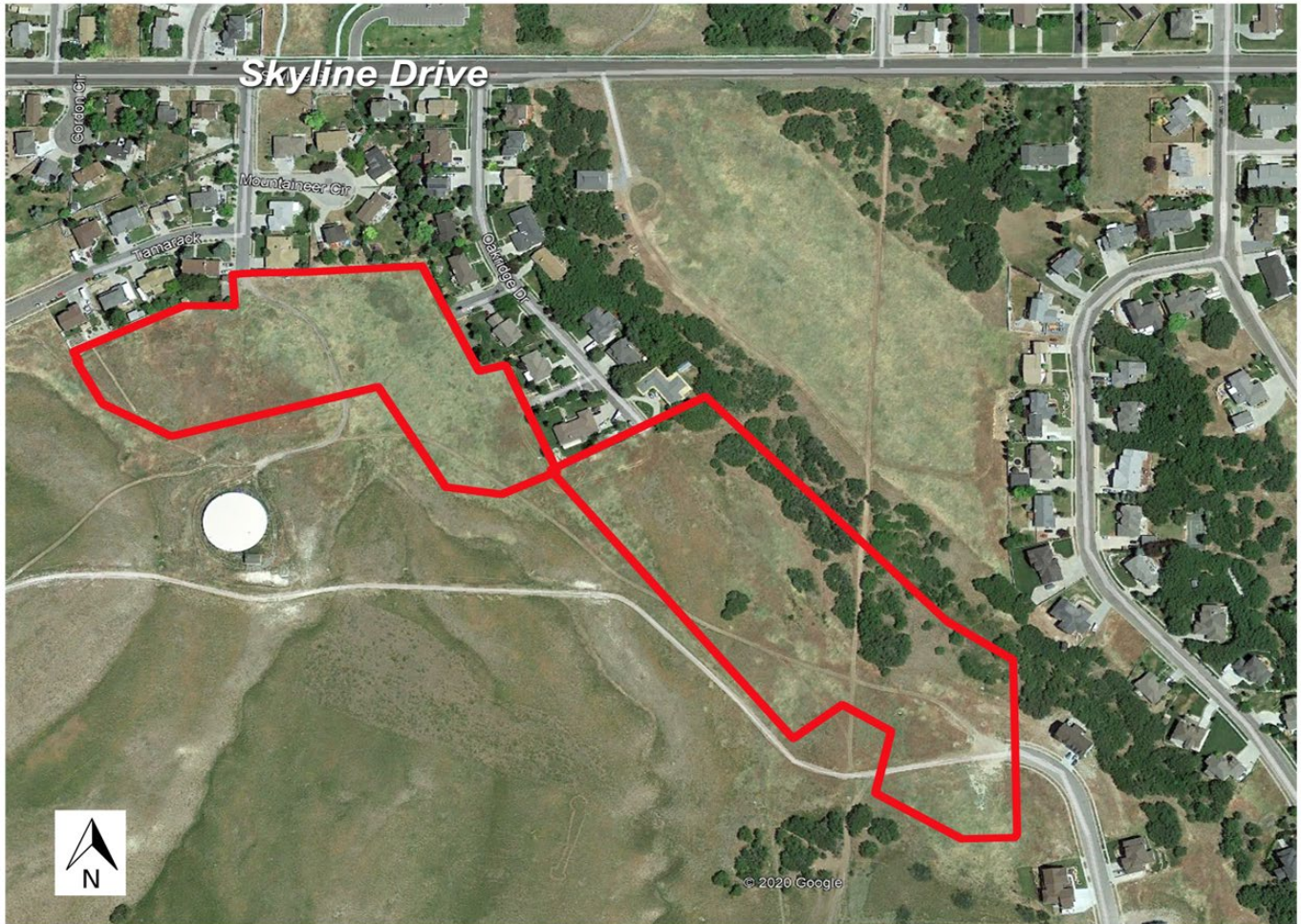
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Hidden Hollow Preliminary Plan Subdivision Request by Travis Sutherland, for the purpose of creating 36 single-family residential lots, application number 2024039, based on the following findings:”

1. List findings...

EXHIBIT A

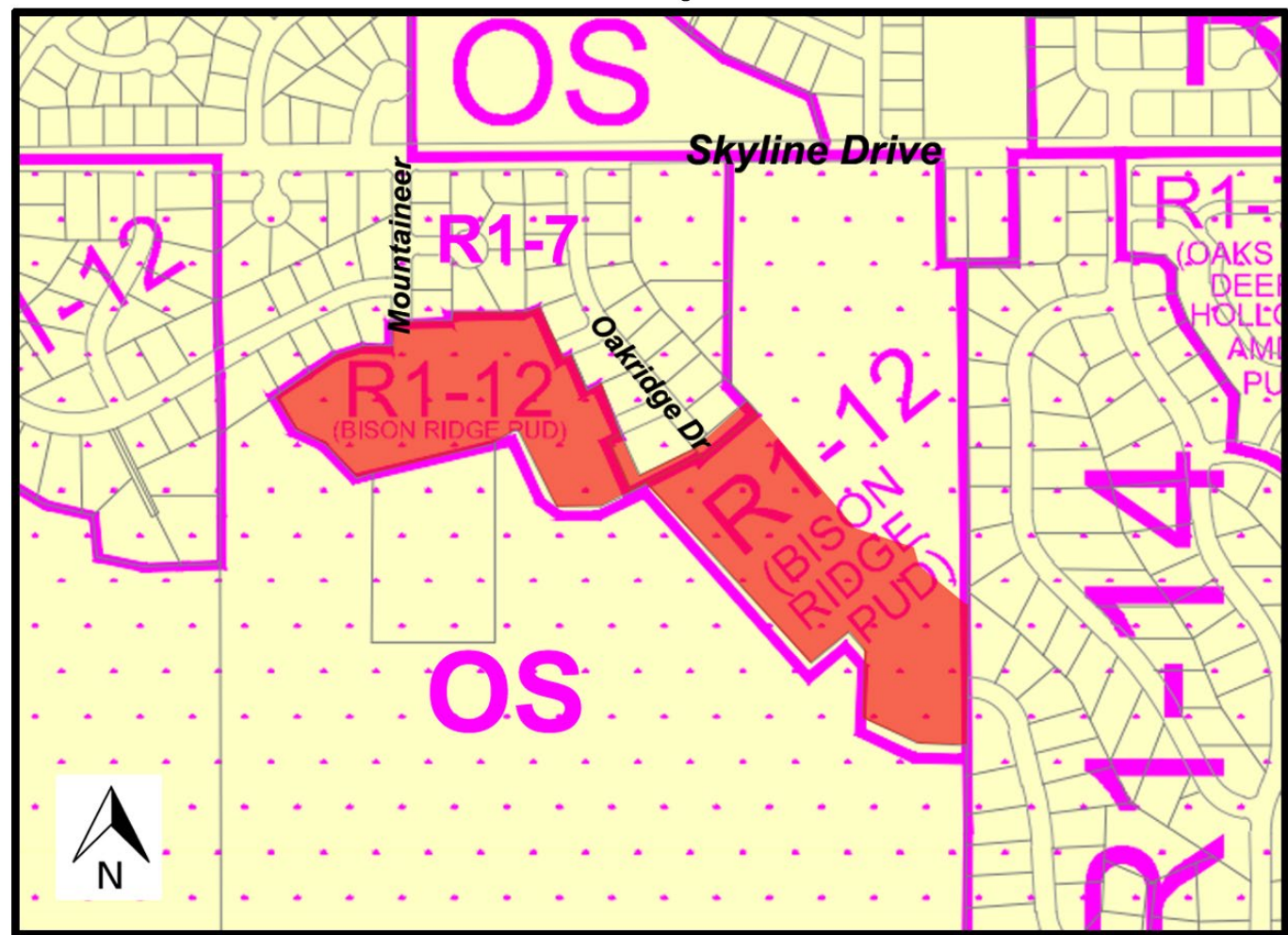
**MAPPING PERTINENT TO THE HIDDEN HOLLOW PRELIMINARY PLAN
SUBDIVISION**

Hidden Hollow Subdivision Preliminary Plan



Aerial View

Hidden Hollow Subdivision Preliminary Plan



Current Zoning

Subdivision - Preliminary Plan Application

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



Project Information						2024039	
Date of Submission: 8-1-24	Submittal #: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4		Zone:	Acres:	Parcel #(s): 62-016-00037		
Project Name: Hidden Hollow							
Project Address: SKYLINE DRIVE TOOELE							
Project Description: land				Phases: 1	Lots: 34		
Property Owner(s): Travis Sutherland +				Applicant(s): Jack Walters			
Address: PO BOX 323				Address: Same			
City: Tooele	State: UT	Zip: 84074	City:	State:	Zip:		
Phone: 435-830-2317	Email: Travis.sutherland@msn.com		Phone:	Email:			
Contact Person: Travis Sutherland				Address: PO BOX 323			
Phone: 435-830-2317	City: Tooele		State: UT	Zip: 84074			
Cellular:	Fax:	Email: Travis.sutherland@msn.com					
Engineer & Company: CIVIL PROJEX				Surveyor & Company:			
Address: 96 Quirk ST				Address: Same			
City: Grantsville	State: UT	Zip: 84029	City:	State:	Zip:		
Phone: 801-618-5740	Email: CIVIL PROJEX.COM		Phone:	Email:			

*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.

For Office Use Only						2240786	
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:		
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:		
Fire Flow Test							
Location:	Residual Pressure:		Flow (gpm):		Min. Required Flow (gpm):		
Performed By:	Date Performed:		Corrections Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No		Comments Returned: Date: <input type="checkbox"/> Yes <input type="checkbox"/> No		

EXHIBIT B

PROPOSED DEVELOPMENT PLANS

PRELIMINARY PLAT-NOT TO BE RECORDED - HIDDEN HOLLOW SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE MERIDIAN

TOOELE COUNTY, TOOELE CITY, UTAH

NOTE:

ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO ALL DEVELOPMENT REQUIREMENTS AND STANDARDS AS FOUND IN TITLE 7, CHAPTER 12, SENSITIVE OVERLAY ZONING REGULATIONS OF THE TOOELE CITY DEVELOPMENT CODE

SURVEYOR'S CERTIFICATE

I, _____, Professional Land Surveyor No. 4265 (152050), State of Utah, _____, certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **HIDDEN HOLLOW SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A part of the North Half of Section 34, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Beginning at a point located S 89°39'39" W 2652.88 ft. along the Section Line of Section 34 Township 3 South, Range 4 West and S 0°52'46" W 473.52 ft. from the Tooele County Dependent Re-Survey Monument representing the Northeast Corner of said Section 34. (Basis of Bearings for this description is from the North ¼ Corner of said Section 34, N 89°39'39" E 2652.88 ft. to the Northeast Corner of said Section 34) and running thence along well established fence lines at the southerly boundary of Gordon Hollows No. 1 Subdivision (recorded at Entry No. 325677 in the Tooele County Recorder's Office) the following (9) courses: (1) S 89°43'13" E 125.75 ft.; (2) N 0°33'58" E 24.52 ft.; (3) S 89°50'31" E 144.51 ft.; (4) N 88°17'39" E 65.93 ft.; (5) N 70°10'18" E 41.43 ft.; (6) S 23°34'45" E 160.43 ft.; (7) N 66°39'07" E 29.70 ft.; (8) S 23°28'41" E 110.17 ft.; (9) N 66°25'31" E 41.94 ft.; thence continuing along said southerly boundary of Gordon Hollows No. 1 and the prolongation thereof and also along the boundary of Karlene S. and Michael G. Wells property recorded as Entry No. 127806, S 23°28'26" E 290.38 ft.; thence continuing along the boundary of said Wells property the following (2) courses: (1) N 63°23'07" E; (2) N 40°23'48" W to the southerly boundary of said Gordon Hollows No. 1; thence along said southerly N 63°41'36" E 51.56 ft.; thence S 40°20'54" E 44.98 ft.; thence N 49°39'32" E 142.20 ft.; thence S 40°21'11" E 314.97 ft.; thence S 64°26'02" E 109.53 ft.; thence S 79°49'13" E 105.85 ft.; thence S 24°36'36" E 66.17 ft.; thence S 50°50'21" E 225.49 ft. to the westerly boundary of Deer Hollow Phase 7 recorded as Entry No. 276460 in the Tooele County Recorder's Office; thence along said westerly boundary of Deer Hollow Phase 7 S 0°06'39" E 449.25 ft.; thence N 87°30'20" W 140.27 ft.; thence N 64°47'43" W 173.04 ft.; thence N 2°21'41" E 188.12 ft.; thence N 40°21'11" W 75.22 ft.; thence S 49°38'49" W 138.71 ft.; thence N 40°21'11" W 596.22 ft.; thence N 57°12'05" W 111.98 ft.; thence S 63°41'36" W 150.00 ft.; thence S 89°59'41" W 123.89 ft.; thence N45°43'27" W 61.59 ft.; thence N 24°47'43" W 189.07 ft.; thence S 78°04'29" W 288.53 ft.; thence S 73°41'15" W 195.63 ft.; thence N 43°19'30" W 132.91 ft.; thence N 65°11'23" W 69.83 ft.; thence N 30°38'35" W 120.25 ft. to the southerly boundary of Canyon Cove Estates Subdivision Phase 1 recorded as Entry No. 299055 in the Tooele County Recorder's Office; thence along said southerly boundary of Canyon Cove Estates Subdivision Phase 1 and the prolongation thereof to a well established fence line at the southerly boundary of previously said Gordon Hollows No. 1 N 55°34'46" E 125.81 ft.; thence following well established fence lines at the southerly boundary of previously said Gordon Hollows No. 1 the following (3) courses: (1) N 63°52'57" E 89.51 ft.; (2) N 73°27'48" E 86.38 ft.; (3) N 89°21'59" E 80.49 ft.; thence N 0°20'21" W 75.34 ft.; thence S 89°43'13" E 43.81 ft. returning to the point of beginning. The above described parcel contains 16.94 acres mvl.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the above described tracts of land, having caused same to be subdivided into lots and street, together with easements, hereafter known as the

HIDDEN HOLLOW SUBDIVISION

do hereby dedicate to Tooele City all those tracts of land designated on this plat as streets, the same to be used as public thoroughfares forever. The undersigned Owner(s) also hereby convey(s) 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 public utility service lines and facilities.

In witness whereof I/we have hereunto set my/our hand(s) this ____ day of ____ A.D., 20____.

By: Travis Sutherland

By: Jack Walters

ACKNOWLEDGMENT

STATE OF UTAH
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 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 _____ Notary Public

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 SOUTH QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL LAND SURVEYOR
BARRY V. BUNDERSON
NO. 7224167
STATE OF UTAH

OWNER: BIG DREAMS

435-840-3010

1094 NORTH MAIN, TOOELE, UT 84074

DRN: BVB DATE: 2024.10.09	SCALE: AS SHOWN	V-100
DES: BVB DATE: 2024.10.09	JOB # 18-45014	NO. 1 OF 3
CKD: BVB DATE: 2024.10.09		

HIDDEN HOLLOW SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE MERIDIAN,
CITY OF TOOELE, TOOELE COUNTY, UTAH

CITY PLANNING COMMISSION

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

PLANNING COMMISSION CHAIR

CITY PLANNING AND ZONING

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

CITY PLANNER

CITY ENGINEER

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

CITY ENGINEER

CITY PUBLIC WORKS

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

CITY PUBLIC WORKS DIRECTOR

CITY ATTORNEY

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

TOOELE CITY ATTORNEY

COUNTY TREASURER

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

TOOELE COUNTY TREASURER

SCHOOL DISTRICT

APPROVED THIS ____ DAY OF ____ A.D. 20____ BY THE TOOELE COUNTY SCHOOL DISTRICT.

TOOELE COUNTY SCHOOL DISTRICT

ROCKY MOUNTAIN POWER

- 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.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. 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
(4) AN OTHER PROVISION OF LAW

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

ROCKY MOUNTAIN POWER

BY - _____

TITLE - _____

DOMINION ENERGY

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL 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 OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

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

DOMINION ENERGY COMPANY

BY - _____

TITLE - _____

POST MASTER

APPROVED THIS ____ DAY OF ____ A.D. 20____ BY THE POST MASTER.

POST MASTER

COUNTY HEALTH DEPT.

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

TOOELE COUNTY HEALTH DEPARTMENT

COUNTY SURVEY DEPT.

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

TOOELE COUNTY SURVEY DEPARTMENT

COUNTY RECORDER

REVIEWED THIS ____ DAY OF ____ A.D. 20____ BY THE TOOELE COUNTY RECORDER AS TO DESCRIPTION OF RECORD.

TOOELE COUNTY RECORDER

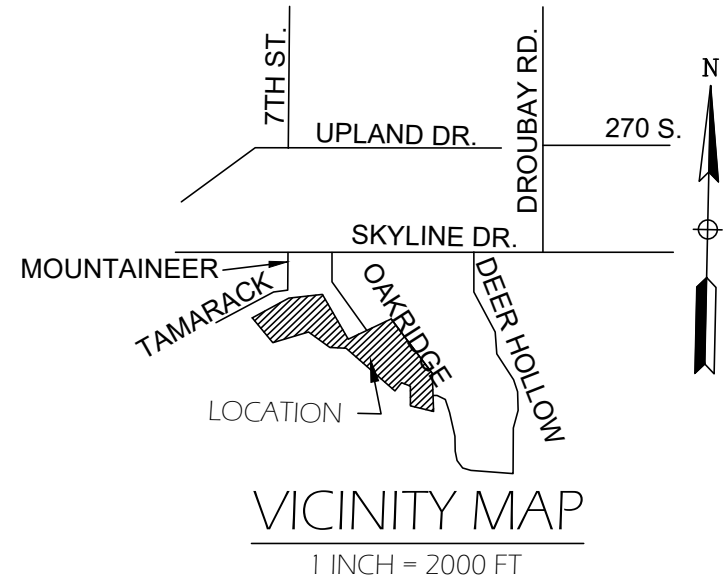
PRELIMINARY PLAT-NOT TO BE RECORDED - HIDDEN HOLLOW SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE MERIDIAN

TOOELE COUNTY, TOOELE CITY, UTAH

NOTES:

- ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO ALL DEVELOPMENT REQUIREMENTS AND STANDARDS AS FOUND IN TITLE 7, CHAPTER 12, SENSITIVE OVERLAY ZONING REGULATIONS OF THE TOOELE CITY DEVELOPMENT CODE
- EACH LOT REQUIRES A DETAILED FINAL GRADING PLAN PER CITY ENGINEER REQUIREMENT.
- LOT 21: CONCERNING ACCESS EASEMENT; ANY STRUCTURE, TREES, OR ABOVE GROUND CONFLICTS ARE PROHIBITED. ACCESS BY CITY PERSONNEL AT ALL TIMES OF DAY AND NIGHT ARE TO BE ALLOWED.
- THE UTILITY AND DRAINAGE EASEMENT (U&DE) OVER LOT 28 ALSO INCLUDES A NO DIG / FILL AND NO DEEP ROOT VEGETATION RESTRICTION



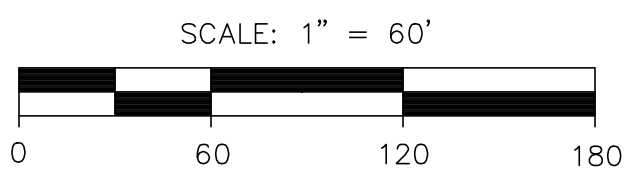
NOTES:

- PROPERTY CORNERS AT THE FRONT OF LOTS WILL BE REFERENCED BY OFFSET RIVETS PLACED IN THE CURB.

LEGEND

- 5/8 REBAR, 24 INCH LONG WITH PLASTIC CAP MARKED "RICHARDSON SURVEYING, INC PLS 152050", TO BE SET
- EASEMENT
- SECTION LINE
- PROPERTY LINE
- CENTERLINE
- FEMA ZONE A BOUNDARY FROM GRAPHIC POSITION OF MAP PANEL 49045C1645C
- FOUND NAIL OR RIVET IN CURB
- FOUND SCHUCHERT PROPERTY MARKER (REBAR W/ ALUMINUM CAP) PER SURVEY No. 1998-0045-01
- U&DE UTILITY AND DRAINAGE EASEMENT

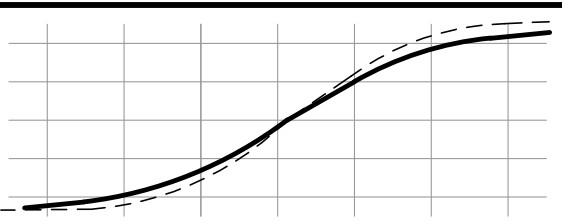
NORTH



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	56.125'	29.50	109° 00' 25"	N57° 13' 30"E	48.035'
C2	73.524'	60.00	70° 12' 37"	S76° 37' 24"W	69.009'
C3	60.377'	60.00	57° 39' 22"	S12° 41' 24"W	57.862'
C4	59.017'	60.00	56° 21' 26"	S44° 19' 00"E	56.667'
C5	93.844'	60.00	89° 36' 53"	N62° 41' 51"E	84.567'
C6	30.987'	29.50	60° 11' 05"	S47° 58' 57"W	29.582'
C7	52.304'	29.50	101° 35' 10"	S51° 07' 56"E	45.717'
C8	33.892'	170.00	11° 25' 22"	N72° 21' 48"E	33.836'
C9	39.873'	200.00	11° 25' 22"	N72° 21' 48"E	39.807'
C10	45.854'	230.00	11° 25' 22"	N72° 21' 48"E	45.778'
C11	19.496'	60.00	18° 37' 04"	S60° 28' 19"W	19.411'
C12	59.083'	60.00	56° 25' 14"	S22° 57' 10"W	56.725'
C13	58.218'	60.00	55° 35' 37"	S33° 03' 15"E	55.961'
C14	64.253'	60.00	61° 21' 26"	N88° 28' 13"E	61.227'
C15	67.709'	60.00	64° 39' 27"	N25° 27' 47"E	64.173'
C16	37.852'	29.50	73° 31' 04"	S29° 53' 35"W	35.308'
C25	90.566'	90.00	57° 39' 22"	S12° 41' 24"W	86.793'
C26	87.554'	90.00	55° 44' 19"	S44° 00' 26"E	84.142'
C27	88.625'	90.00	56° 25' 14"	S22° 57' 10"W	85.088'
C28	87.326'	90.00	55° 35' 37"	S33° 03' 15"E	83.941'
C29	96.380'	90.00	61° 21' 26"	N88° 28' 13"E	91.840'
C33	286.763'	60.00	273° 50' 18"	S25° 11' 27"E	81.964'
C34	268.760'	60.00	256° 38' 48"	S58° 32' 33"E	94.143'

HIDDEN HOLLOW SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 34
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE MERIDIAN,
CITY OF TOOELE, TOOELE COUNTY, UTAH



CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 SOUTH QUIRK STREET
GRANTSVILLE, UTAH 84029

OWNER: BIG DREAMS
435-840-3010
1094 NORTH MAIN, TOOELE, UT 84074

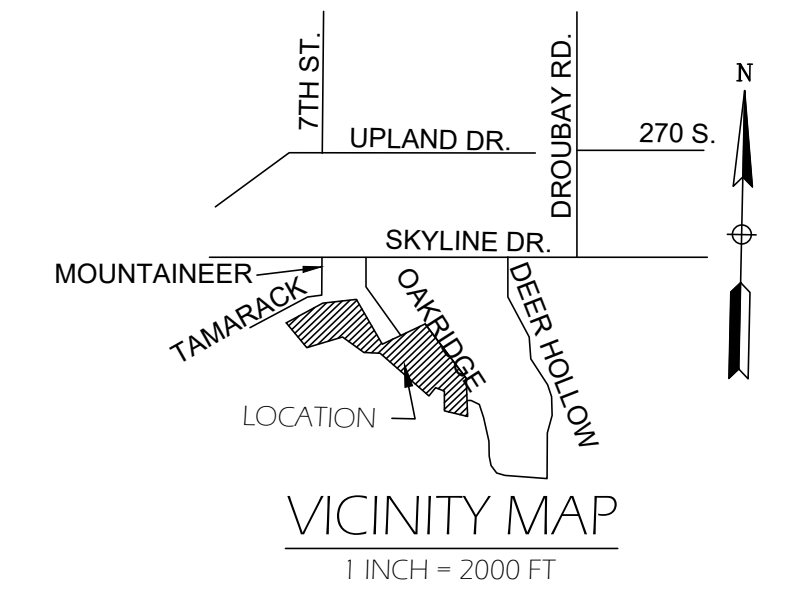
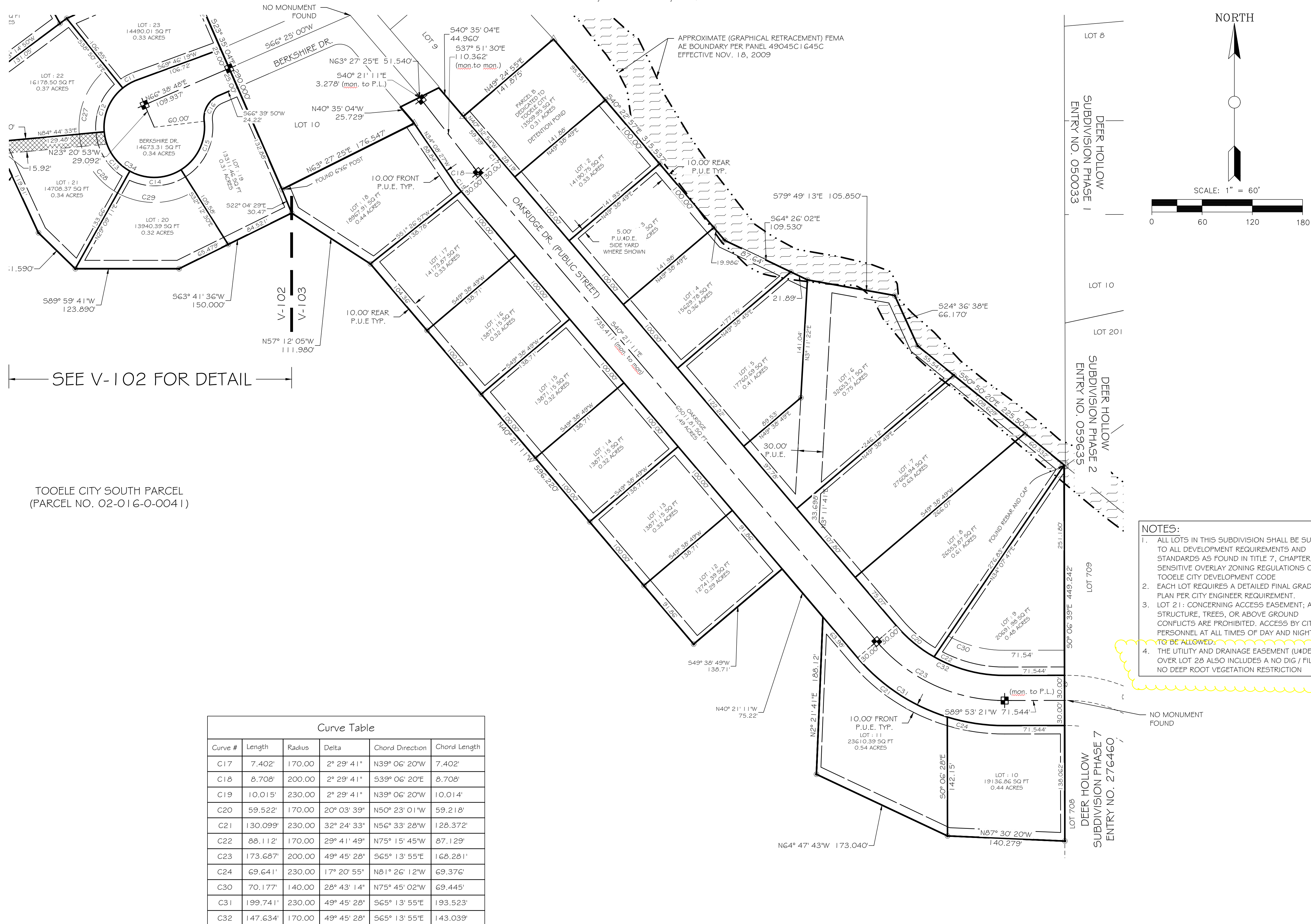
DRN: BVB DATE: 2024.10.09 SCALE: AS SHOWN SHEET NO. 2 OF 3
DES: BVB DATE: 2024.10.09
CKD: BVB DATE: 2024.10.09 JOB # 18-45014

RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES: _____
TOOELE COUNTY RECORDER

PRELIMINARY PLAT-NOT TO BE RECORDED - HIDDEN HOLLOW SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE MERIDIAN










TOOELE COUNTY, TOOELE CITY, UTAH



NOTES:

1. PROPERTY CORNERS AT THE FRONT OF LOTS WILL BE REFERENCED BY OFFSET RIVETS PLACED IN THE CURB.

LEGEND

- | | |
|---|--|
|  | REBAR, 24 INCH LONG WITH PLASTIC CAP MARKED "RICHARDSON SURVEYING, INC PLS I 52050", TO BE SET |
|  | EASEMENT |
|  | SECTION LINE |
|  | PROPERTY LINE |
|  | CENTERLINE |
|  | FEMA ZONE A BOUNDARY FROM GRAPHIC POSITION OF MAP PANEL 49045C I 645C |
|  | FOUND NAIL OR RIVET IN CURB |
|  | FOUND SCHUCHERT PROPERTY MARKER (REBAR W/ ALUMINUM CAP) PER SURVEY No. I 998-0045-01 |
|  | UTILITY AND DRAINAGE EASEMENT |

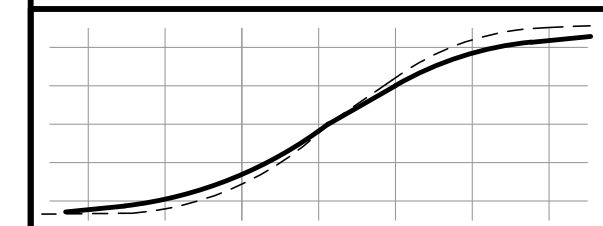
NOTES:

1. ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO ALL DEVELOPMENT REQUIREMENTS AND STANDARDS AS FOUND IN TITLE 7, CHAPTER 12, SENSITIVE OVERLAY ZONING REGULATIONS OF THE TOOLEE CITY DEVELOPMENT CODE
2. EACH LOT REQUIRES A DETAILED FINAL GRADING PLAN PER CITY ENGINEER REQUIREMENT.
3. LOT 21: CONCERNING ACCESS EASEMENT; ANY STRUCTURE, TREES, OR ABOVE GROUND CONFLICTS ARE PROHIBITED. ACCESS BY CITY PERSONNEL AT ALL TIMES OF DAY AND NIGHT ARE TO BE ALLOWED.
4. THE UTILITY AND DRAINAGE EASEMENT (U&D) OVER LOT 28 ALSO INCLUDES A NO DIG / FILL AND NO DEEP ROOT VEGETATION RESTRICTION

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	7.402'	170.00	2° 29' 41"	N39° 06' 20"W	7.402'
C18	8.708'	200.00	2° 29' 41"	S39° 06' 20"E	8.708'
C19	10.014'	230.00	2° 29' 41"	N39° 06' 20"W	10.014'
C20	59.522'	170.00	20° 03' 39"	N50° 23' 01"W	59.218'
C21	130.099'	230.00	32° 24' 33"	N56° 33' 28"W	120.372'
C22	88.112'	170.00	29° 41' 49"	N75° 15' 45"W	87.129'
C23	173.687'	200.00	49° 45' 28"	S65° 13' 55"E	168.281'
C24	69.641'	230.00	17° 20' 55"	N61° 26' 12"W	69.376'
C30	70.177'	140.00	28° 43' 14"	N75° 45' 02"W	69.445'
C31	199.774'	230.00	49° 45' 28"	S65° 13' 55"E	193.523'
C32	147.634'	170.00	49° 45' 28"	S65° 13' 55"E	143.039'

HIDDEN HOLLOW SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 34
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE MERIDIAN,
CITY OF TOOELE, TOOELE COUNTY, UTAH



CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 SOUTH QUIRK STREET
GRANTSVILLE, UTAH 84029

**OWNER: BIG DREAMS
435-840-3010
1094 NORTH MAIN, TOOELE, UT 84074**

DRN: BVB DATE: 2024.10.09

DES: BVB DATE: 2024.10.09

CKD: BVB DATE: 2024.10.09

SCALE: AS SHOWN

SCALE: AS SHOWN

JOB # 18-45014

4-103

SHEET NO. 3 OF 3

RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF : _____ 10/6/2024 12:55:32 PM
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES: _____
TOOELE COUNTY RECORDER

Tooele City Planning Commission
Business Meeting Minutes

Date: Wednesday, November 13, 2024

Time: 7:00 pm

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

Commission Members Present:

Tyson Hamilton
Weston Jensen
Kelley Anderson
Matt Robinson
Melanie Hammer
Jon Proctor

City Council Members Present:

Ed Hansen

City Employees Present:

Andrew Aagard, Community Development Director
Michelle Pitt, City Recorder
Shilo Baker, Mayor's Assistant
Chris Neilson, I.T. Director
Zach, I.T. Intern

Minutes prepared by Michelle Pitt

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hamilton.

2. Roll Call

Tyson Hamilton, Present
Weston Jensen, Present
Kelley Anderson, Present
Matt Robinson, Present
Jon Proctor, Present
Melanie Hammer, Present
Alison Dunn, Excused
Chris Sloan, Excused

3. Public Hearing and Recommendation on a Land Use Map Amendment Request by Wagstaff Investments to Change the Land Use Designation for Approximately 2.1 Acres Located at the NE Corner of Franks Drive and 1000 North from Regional Commercial to Community Commercial

Mr. Aagard presented that this land use amendment is on the northeast corner of 600 W and 1000 North. The zoning was recently changed to Regional Commercial. The applicant wishes to amend the zoning designation to Community Commercial. The reason behind the request is the applicant has encountered some difficulty because Regional Commercial zone requires a 30-foot landscape buffer, instead of a 15-foot. The Regional Commercial zone is oriented to large scale commercial uses. This request is for a two acre parcel for a gas station. Mr. Aagard explained that the land use map needs to be amended before the zoning can be amended.

The public hearing was opened. No one came forward from the public, so the public hearing was closed.

The applicant, Brent Neel, thanked Mr. Aagard for his help with this project. He remarked that the setback requirements were tricky for them.

Commissioner Robinson motioned to forward a positive recommendation to the City Council for the Land Use Map Amendment request by Wagstaff Investments to change the land use designation for approximately 2.1 acres located at the NE corner of Franks Drive and 1000 North from Regional Commercial to Community Commercial based on the findings and subject to the conditions stated in the Staff Report dated November 3, 2024.

Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Proctor, "Aye," Chairman Hamilton, "Aye," Commissioner Hammer, "Aye," Commissioner Robinson, "Aye," Commissioner Jensen, "Aye," and Commissioner Anderson, "Aye." The motion passed.

4. Public Hearing and Recommendation on a Zoning Map Amendment Request by Wagstaff Investments to Re-assign the Zoning for Approximately 2.1 Acres Located at the NE Corner of Franks Drive and 1000 North from RC Regional Commercial to GC General Commercial

Mr. Aagard presented that the use of this property is the same as the previous matter, recently zoned as Regional Commercial. This item is dealing with the scale of the commercial activity. The applicant is asking for a rezone to General Commercial.

The public hearing was opened. No one came forward from the public, so the public hearing was closed.

Commissioner Jensen motioned to approve the zoning map amendment request by Wagstaff Investments to re-assign the zoning for approximately 2.1 acres located at the NE corner of Franks Drive and 1000 North from RC Regional Commercial to GC General Commercial. Commissioner Hammer seconded the motion. The vote was as follows:

Commissioner Proctor, “Aye, Chairman Hamilton, “Aye,” Commissioner Hammer, “Aye,” Commissioner Jensen, “Aye,” Commissioner Robinson, “Aye,” and Commissioner Anderson, “Aye.” The motion passed.

5. Public Hearing and Recommendation on a Zoning Map Amendment Request by Amy Johnson to Re-assign the Zoning for Approximately 4.9 Acres Located at Approximately 105 East 1000 North from RR-1 Residential to MU-G Mixed Use General

Mr. Aagard explained that this property recently went through a land use amendment. It is located north of 1000 North and east of SR36. There are a few homes there and the new fire station is located near. The current zoning is RR-1 and the applicants are asking for mixed use general. The mixed use general zone is the city’s most liberal zoning. It allows just about everything, with a wide range of residential and/or commercial, with up to 16 units per acre. It permits mixed uses within a building, such as a commercial use on the ground floor with residential uses on the upper floor. The applicant is proposing a development that would involve the construction of townhomes with a business on the ground floor and residential on the upper floor. It doesn’t require the owner to live in the upper floor.

Mr. Aagard further explained that by rezoning to the mixed use general, anything could go on this property. The owner could sell the property and then the City could be looking at other alternatives.

Commissioner Hammer asked if there were other zoning alternatives. Mr. Aagard provided some alternatives such as looking at amending the mixed use zone and add criteria for this zone, do an overlay for this zone, do a development agreement for this development, or the Planning commission could table or continue this item with a specific goal or date.

Commissioner Anderson said that he attended the last City Council meeting and that they expressed concern about access points. He wondered when the City should start requiring a backdoor exit to a development. He added that the City Council also expressed concerned about the mixed use general zoning. He wondered how to get this approved for the applicant as quickly as possible. Mr. Aagard that it would take some time to make changes and that it’s not a quick process. He suggested that the Planning Commission make recommendations with conditions and then move it on to the City Council.

Commissioner Jensen asked the Council Members that were present what their issues were when they discussed it. Council Member Hansen answered that a lot of the Council didn’t like the mixed use general. They discussed whether to change the zone and make it specific to this area, or to come up with some other agreement.

Council Member Manzione added that the Council Members were in favor of the development but concerned with the traffic. Also, the mixed use general leaves it wide open and the Council didn't want to do that. The Council discussed whether staff could come up with a better type of zone that better fit their needs. Council Member Manzione added that the Council felt it was a good spot for what they are planning to build.

Commissioner Jensen asked if an overlay would require a development agreement. Mr. Aagard said that it wouldn't. Commissioner Hammer asked who would write a development agreement. Mr. Aagard said that a development agreement is an agreement between the developer and the City. The developer would create the agreement and city attorney would review it. It would spell out specific criteria for the development. The disadvantage is that the City has had problems with development agreements in the past which cost the City a lot of money. Commissioner Hammer asked which would be faster, a development agreement or an overlay. Mr. Aagard answered that either one would take some time.

Commissioner Anderson asked who would write the overlay. Mr. Aagard said that the applicant would write the conditions they would like to see in the overlay. This matter would then come back to the Planning Commission and then to the Council to see if they agree. Mr. Aagard added that the overlay was a legislative matter. The Planning Commission and City Council would have control over it even if another developer came along with a different project.

The public hearing was opened. No one came forward from the public, so the public hearing was closed.

The applicant, Steve Garrett on behalf of Desert Rose, said that when they looked at the property, this development was the most viable thing to put there. He said that they wouldn't put anything else there than what was proposed. He would prefer to have a development agreement rather than its own zoning. The development agreement could define limits and that the scope couldn't change. Commissioner Anderson asked the applicant if he was okay if the development agreement took some time. Mr. Garrett said that he understood that it would take time.

Commissioner Jensen said he didn't like 16 units per acre on this property. Commissioner Robinson said it was a great concept, but felt it was necessary to protect the City. He added that if the applicant was amenable to a development agreement, the Planning Commission should investigate it further. He suggested that this item be tabled until a development agreement was worked out and then brought back to the Planning Commission. Mr. Aagard said that the applicant has done this type of development with development agreements with other communities.

Commissioner Anderson motioned to forward a positive recommendation to City Council to approve the zoning map amendment request by Amy Johnson to re-assign the zoning for approximately 4.9 acres located at approximately 105 East 1000 North from RR-1

Residential to MU-G Mixed Use General, with the condition that there is an overlay done for the property. Motion died.

Commissioner Robinson motioned to table this item until a development agreement is in the works with City Staff. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Proctor, “Aye,” Chairman Hamilton, “Aye,” Commissioner Hammer, “Aye,” Commissioner Robinson, “Aye,” Commissioner Jensen, “Nay,” and Commissioner Anderson, “Nay.” The motion passed.

6. City Council Reports

Council Member Manzione reported that the City Council discussed the Desert Rose development at their last meeting. The City Council appreciates the Planning Commission’s discussion and input. A new annexation petition for Mountainview was discussed in the work meeting for 40 acres off Smelter Road. The Council updated some old ordinances and paid for a playground at Settler’s Park and installation of generators for wells.

7. Review and Decision – Minutes of the Planning Commission Meeting Held October 23, 2024

There were no changes to the minutes.

Commissioner Proctor motioned to approve the October 23, 2024 minutes. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Proctor, “Aye,” Chairman Hamilton, “Aye,” Commissioner Hammer, “Aye,” Commissioner Robinson, “Aye,” Commissioner Jensen, “Aye,” and Commissioner Anderson, “Aye.” The motion passed.

8. Adjourn

Commissioner Hammer adjourned the meeting at 7:36 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 December, 2024

Tyson Hamilton, Tooele City Planning Commission Chair

MEMORANDUM

To: Tooele City Planning Commission
From: Andrew Aagard, AICP, Director
Date: December 11, 2024
Re: Planning Commission Meeting Times and Dates for Calendar Year 2025

Subject:

Pursuant to Utah State Law, Tooele City Code and Charter, and the adopted bylaws of the Tooele City Planning Commission, the Commission is required to establish a calendar of meetings for each calendar year. The Planning Commission Bylaws identifies the second and fourth Wednesdays of each month as the days the Planning Commission should hold their regular meetings, although special meetings may be called as set forth therein. Following this format, the following list of dates is being proposed for adoption by the Commission to establish their meetings for calendar year 2025, with meetings being held at 7:00 p.m. in the Tooele City Council Chambers of City Hall:

January 8th and 22th
February 12th and 26th
March 12th and 26th
April 9th and 23rd
May 14th and 28th
June 11th and 25th
July 9th and 23rd
August 13th and 27th
September 10th and 24th
October 15th and 29th
November 12th
December 10th

As has been standard practice for a number of years, the Planning Commission has not held the second regular meeting for the months of November and December as those two meetings come in close proximity to the holidays observed in those months. That practice is reflected in the above list of dates.

As always, should you have any questions or concerns please feel free to contact me at any time.