

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council and the Redevelopment Agency (RDA) of Tooele City will meet in a Work Meeting, on Wednesday, April 2, 2025, at 5:30 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website www.utah.gov, the Tooele City Website www.tooelecitey.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or michellep@tooelecitey.gov.

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecitey> or by going to YouTube.com and searching "Tooele City Channel".

AGENDA

1. Open City Council Meeting

2. Roll Call

3. Mayor's Report

4. Council Members' Report

5. Discussion Items

a. Discussion on Desert Rose Business Lofts Water Usage Proposal

Presented by Amy Johnson, Y Street Capital

b. Discussion on Compass Point RSD

Presented by Andrew Aagard, Community Development Director

c. Discussion on a Zoning Map Amendment Request by DR Horton to Amend the Conditions of the PUD (Planned Unit Development) Zoning Overlay for Western Acres PUD for 86 Acres (Affecting 4.5 Acres) Located at Approximately 2000 North Copper Canyon Drive in the MR-16 PUD Zoning District

Presented by Andrew Aagard, Community Development Director

d. Discussion on Updated Water and Sewer Fees Effective May 1, 2025

Presented by Jamie Grandpre, Public Works Director

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

7. Adjourn

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or Michellep@Tooelecitey.gov, prior to the meeting.

The City of Tooele faces the challenge of balancing sustainable growth and economic development with the realities of water scarcity. We at Y-Street Capital believe mixed-use developments with work-live spaces present a compelling solution to these conflicting priorities. This approach offers a way to maximize land use efficiency while minimizing water consumption. By integrating residential, commercial, and office spaces into a single development, work-live buildings create a more sustainable urban environment, reducing infrastructure strain and fostering economic resilience.

Water Use Benefits of Mixed-Use, Work-Live Developments

1. Efficient Water Use Through Shared Infrastructure

- Traditional zoning separates residential and commercial areas, requiring extensive water infrastructure for distribution, wastewater management, and landscaping.
- Mixed-use buildings consolidate these functions, reducing the total amount of infrastructure needed.
- A single mixed-use development can utilize:
 - Shared plumbing systems that optimize water usage.
 - Greywater recycling systems to repurpose water efficiently.
 - Rainwater capture to supplement water needs.
- These developments reduce the need for large lawns and water-intensive landscaping.
- Incorporating xeriscaping (drought-resistant landscaping) and advanced water reuse systems makes water conservation more effective than in sprawling suburban areas.

2. Reduction in Water Demand from Transportation

- Urban sprawl requires significant water usage for transportation infrastructure.
- Water consumption for road maintenance, vehicle washing, and dust control increases as cities expand outward.
- Work-live spaces promote walking, biking, and public transit, significantly reducing the reliance on car travel.
- Lower car dependency decreases:
 - Water use for road upkeep and cleaning.
 - Emissions and air pollution associated with long commutes.
 - The need for additional infrastructure that strains municipal water supplies.

3. Increased Housing Density Without Increased Water Stress

- High-density housing is essential for cities with limited water resources to support population growth sustainably.
- Mixed-use developments allow for greater population density while minimizing per capita water consumption.

- Compared to single-family homes, townhomes:
 - Use shared plumbing and water-efficient appliances.
 - Require smaller individual landscaping areas, reducing irrigation needs.
 - Are easier to implement water conservation technologies in.
- Concentrating residents and businesses in a smaller footprint helps avoid excessive strain on municipal water systems.

4. Economic Growth Without Additional Water Burden

- Economic growth often depends on commercial expansion, which typically requires substantial water investments.
- Work-live developments support:
 - Entrepreneurship and small business growth within residential areas.
 - Co-working spaces, home offices, and mixed-use commercial spaces that require significantly less water than standalone office buildings or retail centers.
- Unlike large-scale office parks or industrial zones, these developments:
 - Generate economic activity without increasing water-intensive infrastructure demands.
 - Allow cities to grow their economies without exceeding water supply limits.
 - Provide more sustainable, long-term growth solutions.

5. Enhanced Disaster Resilience and Sustainability

- Water scarcity and drought conditions require cities to plan for water conservation and resilience.
- Mixed-use, work-live developments:
 - Incorporate smart water management technologies to monitor and reduce waste.
 - Utilize rainwater harvesting to supplement municipal water supplies.
 - Implement greywater recycling systems that repurpose water for landscaping or non-potable uses.
- Unlike single-purpose districts that struggle with water shortages, mixed-use communities offer adaptability and resource efficiency during droughts.
- These developments reduce overall water waste, ensuring the city remains functional and livable even in times of water restrictions.

ECONOMIC BENEFITS

1. Stimulating Local Business Growth & Entrepreneurship

Mixed-use communities increase foot traffic by ensuring a built-in customer base that lives, works, and shops in the same area. This helps:

- Support small businesses—Local shops, restaurants, and service providers benefit from steady patronage, reducing dependence on commuters.
- Encourage entrepreneurship—Flexible work-live spaces allow for home-based businesses, start-ups, and remote workers to thrive.
- Strengthen local supply chains—More businesses catering to residents create a self-sustaining economic ecosystem, where money stays within the community rather than being spent in outlying areas.

2. Increasing Property Values and Tax Revenues

Cities benefit from mixed-use developments because they generate higher property values and increased tax revenue compared to traditional single-use zoning.

- Higher property values—Mixed-use areas tend to appreciate faster due to high demand for walkable, amenity-rich communities.
- Increased sales tax revenue—With commercial spaces embedded within residential areas, retail and service businesses thrive, boosting local tax contributions.
- More efficient use of infrastructure—A single development that houses both residents and businesses requires fewer municipal resources than a spread-out suburban model, reducing infrastructure maintenance costs.

3. Reducing Economic Leakage & Strengthening Local Economies

When residents have to leave their neighborhood for work, shopping, or entertainment, the local economy loses potential revenue—a phenomenon known as economic leakage.

Mixed-use communities keep dollars circulating locally by providing:

- Retail and dining options within walking distance, ensuring money is spent within the community.
- Office and co-working spaces that attract professionals, keeping income-generating activity in the area.
- A dynamic mix of residential, commercial, and entertainment spaces, reducing the need for residents to travel elsewhere for goods and services.

4. Attracting & Retaining Businesses and Talent

Companies are increasingly prioritizing locations that offer a high quality of life for employees, making mixed-use areas a prime destination for businesses looking to attract talent.

- Appealing to professionals—Work-live environments provide the flexibility modern workers seek, particularly for remote workers, freelancers, and small business owners.
- Reducing employee commuting costs—By allowing people to live and work in the same area, businesses benefit from a workforce that is more engaged, productive, and less prone to turnover.
- Encouraging business clustering—Mixed-use communities naturally create business hubs, where similar industries or complementary businesses thrive together.

5. Supporting Economic Resilience & Adaptability

Unlike single-use developments that rely heavily on one sector (such as a business district that empties after 5 PM), mixed-use developments create economic diversity, which helps cities weather economic downturns.

- Adaptive reuse potential—Spaces in mixed-use buildings can be repurposed based on demand, reducing vacancy rates and keeping commercial spaces viable.
- Sustained economic activity throughout the day—Unlike traditional office districts that are busy only during business hours, mixed-use developments ensure a steady stream of activity morning, noon, and night, maximizing revenue opportunities for businesses.
- Flexibility in commercial spaces—Businesses can thrive in smaller, more affordable spaces, allowing for a greater variety of shops, restaurants, and services to emerge.

6. Reducing Public Costs & Enhancing Infrastructure Efficiency

Mixed-use communities offer significant cost savings for cities by reducing infrastructure needs and improving the efficiency of public services.

- Lower infrastructure costs—With fewer roads, sewers, and utility lines needed to support a dense, mixed-use area, cities save on maintenance and new construction.
- Efficient public transportation—Walkability and proximity to businesses reduce reliance on cars, making public transit investments more cost-effective.
- Decreased traffic congestion—When residents can live, work, and shop in the same area, commute times drop, leading to less wear and tear on roads and lower emissions.

Conclusion: A Path to Sustainable Economic Growth

By embracing mixed-use, work-live developments, cities can strengthen their local economies, enhance business opportunities, and reduce financial strain on infrastructure—all while promoting efficient land and water use. These communities increase property values, attract and retain talent, and foster vibrant, self-sustaining economies that can adapt to the changing needs of residents and businesses alike.

For a city like Tooele, facing water scarcity, mixed-use developments provide the best return on investment—delivering economic prosperity while conserving essential resources. The future of urban growth must be smart, sustainable, and designed to support thriving communities.

Exhibit A

Proposal to model Desert Rose Business Lofts after The Marketplace in Bluffdale, UT

Our water usage proposal for the Desert Rose Business Lofts in Tooele, Utah is modeled after The Marketplace in Bluffdale, Utah, which provides an excellent reference point for our development. While our project will feature 43 units compared to The Marketplace's 9 units, we can apply similar water efficiency principles.

The Marketplace in Bluffdale demonstrates effective water management with individually metered units, ensuring accountability and conservation. With separate commercial and residential addresses, their development requires just 1.3-acre feet in total for regular usage across all 9 units. Additionally, their landscaping utilizes 4.5 acre-feet of water.

Using The Marketplace as our benchmark, we can develop appropriate water usage projections for our larger 43-unit Desert Rose Business Lofts development while maintaining similar efficiency standards per unit. This comparative approach will help us establish realistic water requirements while demonstrating our commitment to responsible resource management in Tooele's climate conditions.

EXAMPLE 1 - CALCULATION BY CITYWIDE AVERAGE METHOD FOR BRIGHAM CITY

Gross parcel area to be developed = 10 acres

Irrigated area estimated via city-wide average (58.7% x 10 acres) = 5.87 acres
feet per year

Required water right/ share volume is 3-acre feet X 5.87 gives the necessary amount of water needed.

If we use this example for our 5 acres, this would equate to **8.8 acre** feet total.

EXAMPLE 2 – CALCULATION BY BLUFFDALE THE MARKETPLACE DATA

- All 9 units (commercial and residential) Regular usage - 1.3-acre-feet total
- Per unit 0.16 acre feet
- Landscape – 4.5-acre feet (23 acres of the entire development including open space, park, townhouses, driveways, trees, shrubs, etc.)

If we use this example, our 5 acres with 43 units would equate to $0.16 \times 43 = 6.88$ acre feet. Then, the landscape would be 4.5 divided by $23 = .195$ per acre $\times 5 = .978$ acre feet needed.

Total needed: $6.88 + 0.978 = 7.86$ acre feet needed.

According to our research, our proposal to the city for this development, Desert Rode Business Lofts, needs 8.8 acre-feet.

Creating Spaces



The residential townhomes have experienced regular turnover, in stark contrast to the business loft townhomes, which have remained fully occupied and have thrived. Looking at the data, the commercial businesses have stayed for over 5 years. The development is primarily oriented toward commercial real estate, with the commercial component serving as the primary focus rather than the housing sector.

Becoming an Innovative City



8813 S Redwood Rd

West Jordan, UT 84088

As business models evolve,
new commercial spaces
must be designed to support
innovation.

Innovation drives effective
problem-solving.

How do we account for water usage?

Model #1 Calculation by Citywide Average Method by Brigham City



- Gross parcel area to be developed = 10 acres
- Irrigated area estimated via city-wide average (58.7% x 10 acres) = 5.87 acres
- feet per year
- The required water right/share volume is 3-acre feet X 5.87 gives the necessary amount of water needed.

If we use this example for our 5 acres, this would equate to **8.8** acre feet total.

Model #2 Calculation by Bluffdale

“The Marketplace” Data



- All 9 units (commercial and residential) Regular usage - 1.3-acre-feet total
- Per unit 0.16 acre feet
- Landscape – 4.5-acre feet (23 acres of the entire development including open space, park, townhouses, driveways, trees, shrubs, etc.)

If we use this example, our 5 acres with 43 units would equate to $0.16 \times 43 = 6.88$ acre feet. Then, the landscape would be 4.5 divided by $23 = .195$ per acre $\times 5 = .978$ acre feet needed.

Total needed: $6.88 + 0.978 = 7.86$ acre feet needed.

Business Examples



- **Start-up and Tech Companies**
 - **Software Developers**
 - **3-D Printing**
- **Creative Agencies**
 - **Design**
 - **Artists**
 - **Media Firm**
 - **Marketing agencies**
- **Health and Wellness Services**
 - **Yoga**
 - **Personal Trainers**
 - **Wellness Consultant**
 - **Nutritionist**
 - **Counseling Service**
- **Online Retail Store**
 - **Boutique E-Commerce Business**
- **Beauty Businesses**
 - **Nail Salon**
 - **Hair Salon**
- **Professional Services**
 - **Lawyers**
 - **Tax Specialists**
 - **Real Estate Agent**
 - **Property Management**
 - **Individual Professional Office Space**

Water Use Benefits of Mixed Use



- **Efficient water use through shared infrastructure**
- **Reduction in water demand from transportation**
- **Increase housing density without increasing water stress**
- **Economic growth without additional water burden**
- **Enhanced disaster resilience and sustainability**

Economic Benefits of Mixed Use



- **Stimulating local business growth and entrepreneurship**
- **Increase property value and tax revenues**
- **Reducing economic leakage and strengthening local economies**
- **Attracting and retaining business and talent**
- **Supporting economic resilience and adaptability**
- **Reducing public costs and enhancing infrastructure efficiency**

Vision

- **Designing a space to foster small business development**
- **Reduce commute**
- **Community engagement**
- **Economic growth**
- **Increase accessibility**
- **Enhance the quality of life**
- **Support for local businesses**



MEMORANDUM

To: Tooele City Council
Cc: Mayor Debbie Winn
From: Andrew Aagard, AICP, Director
Date: March 27, 2025
Re: The Compass Point RSD

Subject:

Tooele City Code 7-14b; RSD Residential Special Districts authorizes a developer to essentially write their own zoning code for a specific development. This is a tool that Tooele City has held in its tool box for a number of years but has never had any developer utilize this tool. Until now. Perry Homes has submitted an application for the Compass Point development that consists of 1,227 acres and will involve the development of 3,600 units, the number of units permitted to Perry Homes but the Overlake lawsuit settlement agreement.

The purpose of a RSD is provide a developer with the ability to have flexibility in designing their development in a manner that the standard zoning code cannot do. In an RSD the developer can write a new code that sets new standards for anything that is desired above and beyond that of the standard zoning code. An RSD can set new standards for land uses, mixing specific land uses, unit types, architectural standards, building setbacks, lot sizes, open space, landscaping requirements, roads and so forth. The RSD is intended to allow developers to flex their creative muscles and design a project that will be favorable to new residents and encourage existing residents to stay in the area.

To qualify for an RSD a developer must first meet minimum size criteria. The minimum size of an RSD shall be 20 acres and the applicant easily surpasses that requirement. Staff have been working closely with Perry Homes to put together an RSD that provides the developer with the flexibility and creativity they need to build a development that satisfies current housing trends and needs but also maintains Tooele City's interests in roads for necessary emergency vehicle access, snow plows, automobile parking and so forth.

The RSD itself cannot supercede state law, fire codes, building codes, etc and staff have gone to great lengths to ensure that the proposed RSD does not violate those laws and essential codes.


The Compass Point RSD document itself provides all the details of the project area and is a fairly easy read. Staff will forebear a long write up regarding this document as the document itself is sufficient.

Residential Special District Application

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



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

Project Information			
Date of Submission:		Applicant Name: Perry Homes - Lynsi Neve	
Address: 17 E. Winchester St. Suite 200, SLC, UT. 84107			
Phone: 801-264-8800	Alternate Phone: 385-223-0309	Email: lneve@perryhomesutah.com	
Project Site Address: 3090 North State Road 36, Tooele, UT			
Brief Summary of Proposal: Compass Point is a 1,227 acre residential development that is currently zoned R1-7. The project is allowed 3,600 units of which an approximate 281 lots have already been developed and another 312 units are planned for an apartment project. Leaving approximately 3,007 units for the Compass Point Residential Special District. We are requesting a re-zone to a Residential Special District zone in order to provide a master planned community with a variety of housing sizes and types that can be developed by integrating different housing products, a trails, open space and amenities plan for the community, and architectural design guidelines for the community. The development will create a community where residents can move-in and move-up, allowing residential housing for all stages of life and the ability to remain in the same community as residents create their home in the Compass Point and Tooele community.			
Applicant Signature: 			

*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:

Residential Special Districts are approved by ordinance. Any change to an approved Residential Special District requires an amendment by ordinance for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending Residential Special District may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the desired amendments and the timing.

For Office Use Only			
Received By:	Date Received:	Fees:	App. #:

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF Salt Lake }

I/we, Perry Homes, Inc. and Perry Development, LLC, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my/our knowledge. I/we also acknowledge that I/we have received written instructions regarding the application for which I/we am/are applying and the Tooele City Community Development Department staff have indicated they are available to assist me in making this application.

Perry Homes, Inc.
[Signature]

(Property Owner)
Perry Development LLC
[Signature]

(Property Owner)

Subscribed and sworn to me this 1 day of Nov., 2024



[Signature]

(Notary)
Residing in Salt Lake County, Utah
My commission expires: 12/29/24

AGENT AUTHORIZATION

I/we, _____, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), _____, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ___ day of _____, 20___, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in _____ County, Utah
My commission expires: _____

Residential Special District Application Checklist

Incomplete applications will not be accepted or held.

All required items shall be submitted.

Submission Requirements

- _____ Application Fee
- _____ Completed Application Form
- _____ Completed & Notarized Affidavit Form

If the applicant is owner of all property under the proposal for the Residential Special District, only the top half of the Affidavit Form is required to be completed. If the applicant is not the owner of the property under the proposal for the Residential Special District, the bottom half of the Affidavit Form is required to be completed. If there are multiple owners of property under the proposal for the Residential Special District, a completed Affidavit Form is required to be completed accordingly for each property owner.

- _____ Completed Residential Special District Declarations Form
- _____ On a separate sheet of paper, respond to the following:

Residential Special Districts.

1. What is the current land use assignment for the property?
2. What is the current zoning district assigned to the property?
3. Explain how the proposed Residential Special District is consistent with the current land use designation.
4. Explain how the proposed Residential Special District is compatible to the current zoning district assignments in the surrounding area.
5. Explain how the proposed Residential Special District is suitable for integrating with the existing uses in the surrounding area.
6. Explain how the proposed Residential Special District is essential for providing a development and atmosphere that is cohesive and not otherwise possible under standard Tooele City zoning.
7. Explain how the proposed in the surrounding area promotes the goals and objectives of Tooele City.

Residential Special District (RSD) Standards Declaration

PROJECT INFORMATION			
Project Name	Compass Point		
General Site Address	3090 North State Road 36, Tooele, UT		
Current Zoning Assignment(s)	R1-7	Proposed RSD Name	Compass Point
Acreage		Number of Lots/Units	
Total	1,227 Acres	Current Zoning	3,007
Developable	1,224 Acres	Proposed	3,007
Undevelopable	3 Acres	Maximum Overall Project Density	
Proposed Open Space	50 Acres	Current Zoning	2.5 units/acre
Proposed Preservation	3 Acres	Proposed	2.5 units/acre
Geographic Boundaries: SR-36 to the east, 1200 West to the West, 1000 North/Hwy 12 to the South SR-36 to the east, 1200 West to the West, 1000 North/Hwy 12 to the South, a future county arterial road to the North and the existing Overlake Golf Course throughout the project.			
Proposed Permitted Uses*		Proposed Conditional Uses*	
See the table starting on pg. 11 in the Residential Special District development plan.		See the table starting on pg. 11 in the Residential Special District development plan.	
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

* As Listed & Identified in the Tooele City Code or Provided with Definitions

PROPOSED DEVELOPMENT STANDARDS*						
Product Type or Area See the Residential Special District development plan for information.						
		Current	Proposed		Current	Proposed
Area Density			Front Setback			
Maximum			Minimum			
Lot Size			Side Setback, Interior			
Minimum			Minimum			
Maximum			Side Setback, Corner Lot Street Side			
Dwelling Unit Size			Minimum			
Minimum			Rear Setback			
Maximum			Minimum			
Lot Frontage			Building Height			
Minimum			Minimum			
Lot Width, Interior Lots			Maximum			
Minimum			Lot Coverage			
Lot Width, Corner Lots			Minimum			
Minimum			Minimum Parking Per Unit			
Description of Landscaping Provided & Required Per Unit _____						

* Complete This Entire Section for Each Product Type or Area of Difference

** Complete This Entire Section for Each Architectural Standard or Layout Design Standard Proposed for Difference

<p>Description of Fencing Provided & Required Per Unit <u>6' Masonry walls along arterial and collector roads. 6' privacy fencing around the side yard and rear yard of residential lots. Residential fencing may be vinyl, wood or composite. 3' tall fencing allowed along open spaces and in front yards.</u></p>
<p>Description of Lighting Provided & Required Per Unit <u>Street lighting along arterial and residential roads per development plan street light specs. Street lights shall be spaced at a maximum of 300' apart. There shall be a street light at every intersection and within each cul-de-sac bulb.</u></p>
<p>Description of Parks, Recreational Features & Open Spaces Provided <u>The project will include a minimum of 50 acres of total open space. A minimum of 47 acres for city parks will be dedicated to the city and at least 3 acres will be preserved natural open space. A trails system and other private open space and amenities will be designed with the development.</u></p>
<p>Description of Unit Architectural Design Standards Required <u>Architectural design guidelines as shown in the development plan on pages 26-28.</u></p> <p>_____</p> <p>_____</p>
<p>Description of Private Amenities Provided <u>Private amenities such as club houses, pools, playgrounds, courts, ect. will be shown with each preliminary or final subdivision design. The existing private golf course, which is not part of this project, will remain in place.</u></p> <p>_____</p> <p>_____</p>
<p>Description of Public Amenities Provided <u>An trail system is planned for the community as shown in the development plan. A minimum of 47 acres of land will be dedicated to Tooele City for a regional and neighborhood parks.</u></p> <p>_____</p> <p>_____</p>
<p>Relationship & Connectivity Between Existing & Proposed Amenities <u>The proposed trail system will circumvent the existing golf course and trails will be added to provide access to this new trail system from the proposed neighborhoods in the development and from surrounding major roadway corridors. The regional park will provide a park for the proposed community and existing neighboring developments in Tooele.</u></p>
<p>Description of Environmentally Sensitive & Preservation Areas <u>There is an existing irrigation channel that will be preserved as an open channel through the north eastern portion of the project.</u></p> <p>_____</p> <p>_____</p>
<p>Description of Allowed Signage <u>Proposed large community monuments will be allowed at the major entrances from SR-36, Hwy 12, 1200 West and the future arterial road along the north boundary of the project. Smaller monument signs at entries of each village will be allowed. A maximum of 4 per village.</u></p>

PROPOSED DEVELOPMENT STANDARDS					
Product Type or Area		See the Residential Special District development plan for information.			
		Current	Proposed		
		Current	Proposed	Current	Proposed
Lot Size				Front Setback	
Minimum				Minimum	
Maximum				Side Setback, Interior	
Dwelling Unit Size				Minimum	
Minimum				Side Setback, Corner Lot Street Side	
Maximum				Minimum	
Lot Frontage				Rear Setback	
Minimum				Minimum	
Lot Width, Interior Lots				Building Height	
Minimum				Minimum	
Lot Width, Corner Lots				Maximum	
Minimum				Lot Coverage	
				Minimum	

Product Type or Area					
		Current	Proposed		
		Current	Proposed	Current	Proposed
Lot Size				Front Setback	
Minimum				Minimum	
Maximum				Side Setback, Interior	
Dwelling Unit Size				Minimum	
Minimum				Side Setback, Corner Lot Street Side	
Maximum				Minimum	
Lot Frontage				Rear Setback	
Minimum				Minimum	
Lot Width, Interior Lots				Building Height	
Minimum				Minimum	
Lot Width, Corner Lots				Maximum	
Minimum				Lot Coverage	
				Minimum	

Product Type or Area					
		Current	Proposed		
		Current	Proposed	Current	Proposed
Lot Size				Front Setback	
Minimum				Minimum	
Maximum				Side Setback, Interior	
Dwelling Unit Size				Minimum	
Minimum				Side Setback, Corner Lot Street Side	
Maximum				Minimum	
Lot Frontage				Rear Setback	
Minimum				Minimum	
Lot Width, Interior Lots				Building Height	
Minimum				Minimum	
Lot Width, Corner Lots				Maximum	
Minimum				Lot Coverage	
				Minimum	

PROPOSED DESIGN STANDARDS

Description of Provisions Regarding Landscaping for the Overall Project

See the landscape guidelines on pages 29-31 in the development plan.

Description of Provisions Regarding Allowed or Required Landscaping for Individual Lots Within the Project

See the landscape guidelines on pages 29-31 in the development plan.

Description of Provisions Regarding Fencing for the Overall Project

6' Masonry walls along arterial and collector roads. Where a townhome or home fronts a arterial or collector road no fencing is required.

See the fencing plan and guidelines on page 32 in the development plan.

Description of Provisions Regarding Allowed or Required Fencing for Individual Lots Within the Project

6' privacy fencing around the side yard and rear yard of residential lots. 3' tall fencing allowed along open spaces and in front yards. Residential fencing may be vinyl, wood or composite. Fencing may be installed by the developer or homeowner. Homes that back onto open space such as the golf course are allowed no fencing or non-privacy fencing if they choose.

See the fencing plan and guidelines on page 32 in the development plan.

Description of Provisions Regarding Parks, Recreational Features & Open Spaces for the Overall Project

See the trails, parks and open space plan and guidelines on page 34 in the development plan.

Description of Provisions Regarding Lighting for the Overall Project

Street lighting along arterial and residential roads per development plan street light specs. Street lights shall be spaced at a maximum of 300' apart. There shall be a street light at every intersection and within each cul-de-sac bulb.

See the lighting plan and guidelines on page 28 in the development plan.

Description of Provisions Regarding Allowed or Required Lighting for Individual Lots Within the Project

Exterior lighting shall be architecturally integrated decorative lighting. Yard areas may be lit only with "directional" lighting and no direct light beam may impact any other property except for security lights intended to be activated only at limited times as necessary for immediate security.

See the lighting plan and guidelines on page 28 in the development plan.

Description of Provisions Regarding Allowed and Required Parking for Individual Lots Within the Project

See the parking guidelines on page 27 in the development plan.

PROPOSED ARCHITECTURAL UNIT DESIGN STANDARDS

Description of Required Architectural Standards or Elements for Individual Lots or Units Within the Project

See the architectural guidelines on pages 26-28 in the development plan.

PROPOSED PRIVATE AMENITIES & FEATURES

Description of Private Amenities to be Provided Within the Project

Private amenities such as club houses, pools, playgrounds, courts, etc. will be shown with each preliminary or final subdivision design. The existing private golf course will remain in place.

Description of Public Amenities to be Provided Within the Project

An trail system is planned for the community as shown on page 34 in the development plan.
A minimum of 47 acres of land will be dedicated to Tooele City for a regional and neighborhood park.

Description of Relationship & Connections to Existing & Proposed Public Amenities Outside of the Project

The proposed trail system will circumvent the existing golf course and trails will be added to provide access to this new trail system from the proposed neighborhoods in the development and from surrounding major roadway corridors. The regional park will provide a park for the proposed community and existing neighboring developments in Tooele.

Description of Environmentally Sensitive Features & Preservation Areas Within the Project

There is an existing irrigation channel that will be preserved as an open channel through the north eastern portion of the project.

Description of Methods by Which the RSD Integrates With and/or Separates from Neighboring Uses & Developments

The majority of Compass Point is surrounded by medium density residential and a planned community to the east with some Regional Commercial. Our planned community integrates with surrounding developments by using a variety of product types that allow us to buffer existing housing types with similar products as we feather to lower or higher density residential in our development. We also are using master planned collector roads in some areas to help buffer between different housing types. The overall density of the project would also be considered low density

PROPOSED TRANSPORTATION FEATURES

Identification & Description of Public Roadways Within the Project*

See pages 35-39 of the development plan for the overall roadway map and proposed roadway cross-sections.

* Location, Layout & Classification of Each Roadway

Identification & Description of Private Roadways Within the Project*

See page 36 of the development plan for the proposed private roadway cross-sections. All private roadways will be owned and maintained by an HOA.

* Location, Layout & Classification of Each Roadway

Identification & Description of Pedestrian Pathways & Facilities Within the Project*

Detailed pathways and facilities will be designed with preliminary or final subdivisions.

* Location, Layout & Cross Section, Purpose, Etc. of Each Pedestrian Facility

PROPOSED AESTHETICS & DESIGN STANDARDS

Identification & Description of Allowed Signage* Within the Project

Proposed large community monuments will be allowed at the major entrances from SR-36, Hwy 12, 1200 West and the future arterial road along the north boundary of the project. Smaller monument signs at entries of each village will be allowed. A maximum of 4 per village.

* Signage Declaration to Include Development Signage & Signage Allowed for Individual or Groups of Uses. Regulatory Signage, i.e. Traffic Control & Street Signage, Need Not Be Declared Unless an Alteration to Standards is Proposed.

Description of Vertical Design Standards for Uses & Structures Within the Project*

Please see Bulk & Intensity table on page 10 and architectural design standards on page 26 of development plan.

* Codes, Covenants & Restrictions (CC&Rs) Need to be Provided and Attached

Identification & Description of Storm Drain Facilities Within the Project*

Please see page 42 of development plan.

* Storm Drain Facilities to be Described Should Address Retention/Detention Basins, Drainage Channels & Other Similar Facilities & Features Including Locations, Layout, Conceptual Designs, Features, Etc.

ADDITIONAL INFORMATION & SUBMITTALS

Other Information & Drawings to be Submitted with Project Application:

- Graphic Illustrations
- Conceptual Layout Mapping & Information, Including But Not Limited to:
 - Total Project Acreage
 - Description of Project Boundaries
 - Existing Natural & Developed Features
 - Conceptual Development Plans
 - Data Tables With Pertinent Information
- Declaration of the Manner in Which All Other Development Aspects with the RSD Not Otherwise Addressed in These Declarations are to be Addressed.
- Any Other Information Pertinent to Understanding the Project's Goals & Intentions

STAFF REPORT

March 26, 2025

To: Tooele City Planning Commission
Business Date: March 26, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Western Acres PUD – Zoning Map Amendment Request

Application No.: 2025028
Applicant: David Lewis IV, representing DR Horton
Project Location: Approximately 2000 N Copper Canyon Drive
Zoning: MR-16 PUD Multi-Family Residential Zone
Acreage: 86 Acres (affecting only 4.5 Acres) (Approximately 196,020 ft²)
Request: Request for approval of a Zoning Map Amendment in the MR-16 PUD Multi-Family Residential zone to amend the conditions of the original PUD standards regarding rear yard and side yard setback of town homes adjacent to property lines.

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 86 acres located at approximately 2000 N Copper Canyon Drive. The property is currently zoned MR-16 PUD Multi-Family Residential. The applicant is requesting that a Zoning Map Amendment be approved to amend the conditions of the original PUD standards regarding rear yard and side yard setback of town homes when adjacent to property lines.

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 purpose of the MR-16 PUD. 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 east of the subject property are zoned MR-16 (north) and R1-8 (south) and are general developed as single-family residential with some multi-family residential. Properties to the west are zoned GC (north) and LI (south). Properties to the south are zoned R1-8 and RR5 and properties to the north are zoned LI or are located within unincorporated Tooele County. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Process. This proposed PUD amendment is processed as a Zoning Map amendment because the PUD is an overlay to the MR-16 zoning district. When an overlay is attached to the underlying zone the zoning then becomes MR-16 PUD zone and the standards of the PUD then become part of the zoning. Therefore a change to the PUD standards is an amendment to the zoning of the Western Acres development.

It should be noted that the Zoning Map amendment application will be applicable to the entire 86 acre development, however, only about 4.5 acres of the development will be affected by the proposed changes

to the PUD standards. The attached maps help illustrate the parts of the development that would be impacted by this proposed change.

Western Acres PUD Brief History. In December of 2020 the Tooele City Council adopted the Western Acres PUD which provided variations to the design standards as contained in the MR-16 zoning district as well as the Multi-Family Residential Design Guidelines as found in Tooele City Code 7-11a. The PUD was also amended in January of 2023 to provide some flexibility in regards to exterior architectural standards and covered parking.

At the time the PUD was originally approved documents demonstrating the proposed overall layout were provided to demonstrate to the City Council how the PUD was going to be designed and how it would fit into the property, where various housing types would be located and how roads would connect. DR Horton has been diligent in following this original plan as it was presented in the beginning. It was emphasized at the time that the proposed PUD layout had not been officially reviewed by staff and it was anticipated that during the official reviews of the subdivision plats and site plans that the design may need to be slightly altered. This is one of those times.

Current PUD Standards. The following are the current PUD Standards:

Land with the R1-7 underlying zoning district:

- Lot size is 3,500 square-foot minimum.
- Dwelling size is 800 square-foot minimum.
- Lot width is 42 feet minimum.
- Front setback is 20 feet minimum.
- Side setback is 5 feet minimum.

Land with the MR-16 underlying zoning district:

- Dwelling size is 800 square feet, 2-story, with double garage.
- Setback between buildings is 12 feet minimum.
- Exterior materials: eliminate the 50% brick or stone requirement in favor of stucco, fiber cement siding, wood, masonry block, and stone.
- Clubhouse: substitute 1,000 square-foot interior social area requirement with additional site amenities.

Notice that there is no language regarding the rear yard setback of buildings adjacent to a property line for land within the MR-16 PUD zoning district. Only separation between buildings is mentioned. When the PUD is silent regarding a design standard the default standard is then what is required by the underlying zoning district, which, in this case, are the setback standards as contained in TCC 7-11a; Multi-Family Residential Design Guidelines. MR-16 zoning district. The rear yard setback for a town house adjacent to a property line is 20 feet and the side yard is 6 feet. When adjacent to a public or private road TCC 7-11a permits a setback range of 10-20 feet to encourage architectural variation along any given road frontage.

Proposed Change to PUD Standards. On the overall PUD there is a large drainage corridor that extends from the south east corner of the development to the north west corner of the development. This is the Middle Canyon Drainage. DR Horton, at great cost, has improved this drainage to include a trail that extends the entire length of the drainage as it extends through the development. Many of the proposed townhomes back onto this drainage.

Currently the drainage is defined by an easement line and the proposed townhomes are separated from that easement line by approximately 8 to 10 feet. As this is not a property line but is instead an easement line, this setback is not a problem. Setbacks are only measured from property lines to building foundations, not from easement lines. Herein lies the problem. DR Horton is intent upon doing one of

two things with this Middle Canyon drainage area. 1, turn this drainage area into its own parcel, or 2, dedicate this drainage to Tooele City for perpetual ownership and maintenance. Either way, the easement lines delineating the drainage area will eventually become property lines. Once these easement lines become property lines all of the town homes with less than a 20 foot rear yard setback will become legally non-conforming uses. The proposed change of rear yard and side yard setbacks are anticipation of this and are attempting to correct and eliminate future conflicts with building setbacks.

The applicant is therefore proposing to add the following to the Western Acre PUD standards:

Land with the MR-16 underlying zoning district:

- Dwelling size is 800 square feet, 2-story, with double garage.
- Setback between buildings is 12 feet minimum.
- **Rear-yard setback: for townhouses, 8 feet from property line, but 10 to 20 feet from property lines adjoining public or private rights of way.**
- **Side-yard setback: for townhouses, 1 foot from property line, but 10 to 20 feet from property lines adjoining public or private rights of way.**
- Exterior materials: eliminate the 50% brick or stone requirement in favor of stucco, fiber cement siding, wood, masonry block, and stone.
- Clubhouse: substitute 1,000 square-foot interior social area requirement with additional site amenities.

Subdivision Layout. The proposed PUD amendment does not alter or change the original design layout of the Western Acres PUD. The proposed amendments do not increase or reduce the number of units from the original PUD proposal. The proposed PUD amendment does not alter or change the types of units as demonstrated by the original PUD proposal. Nothing within the proposed development changes other than codifying the rear yard and side yard setbacks when a town house unit is adjacent to property line.

Landscaping. Landscaping will not be changed by the proposed PUD amendment.

Parking. Parking location and requirements will not be changed by the proposed PUD amendment.

Architecture. Building architectural standards will not be changed or altered by the PUD amendment.

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 PUD Amendment is necessary to avoid conflicts with property lines as conditions of ownership within the PUD change, especially concerning that of the Middle Canyon Drainage.
2. The proposed PUD Amendment does not alter the layout, design, configuration, unit count, unit location, unit type, road connections, landscaping, parking requirements or anything else related to the design of the Western Acres Development.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions have not issued any comments regarding the proposed PUD amendment.

Tooele City Fire Department Review. The Tooele City Fire Department has not issued any comments regarding the proposed PUD amendment.

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

STAFF RECOMMENDATION

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

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

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

10. Whether or not public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Western Acres PUD Zoning Map Amendment Request by David Lewis IV, representing DR Horton to amend the standards of the Western Acres PUD regarding town home setbacks, application number 2025028, based on the findings listed in the Staff Report dated March 20, 2025:”

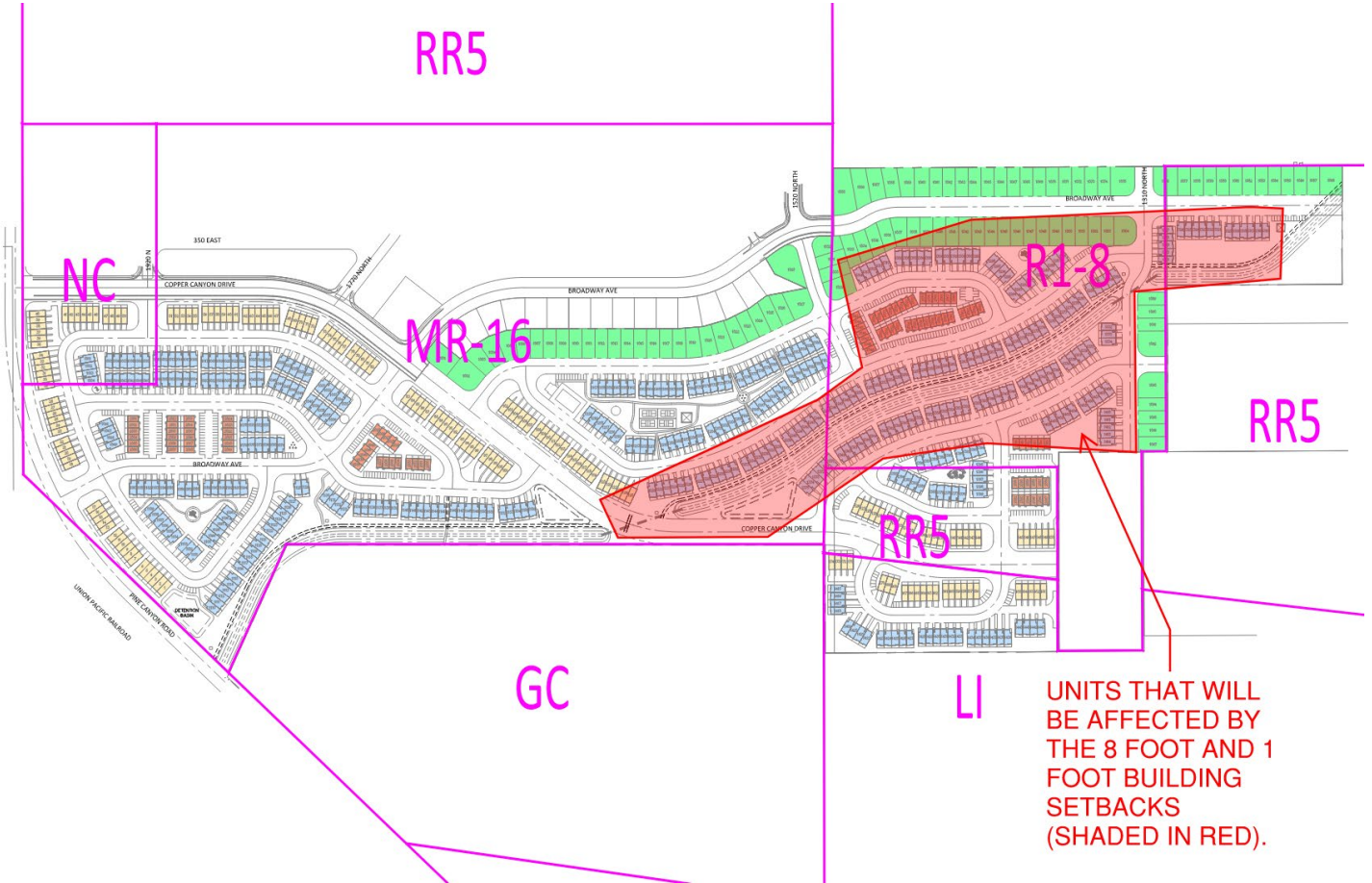
1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Western Acres PUD Zoning Map Amendment Request by David Lewis IV, representing DR Horton to amend the standards of the Western Acres PUD regarding town home setbacks, application number 2025028, based on the following findings:”

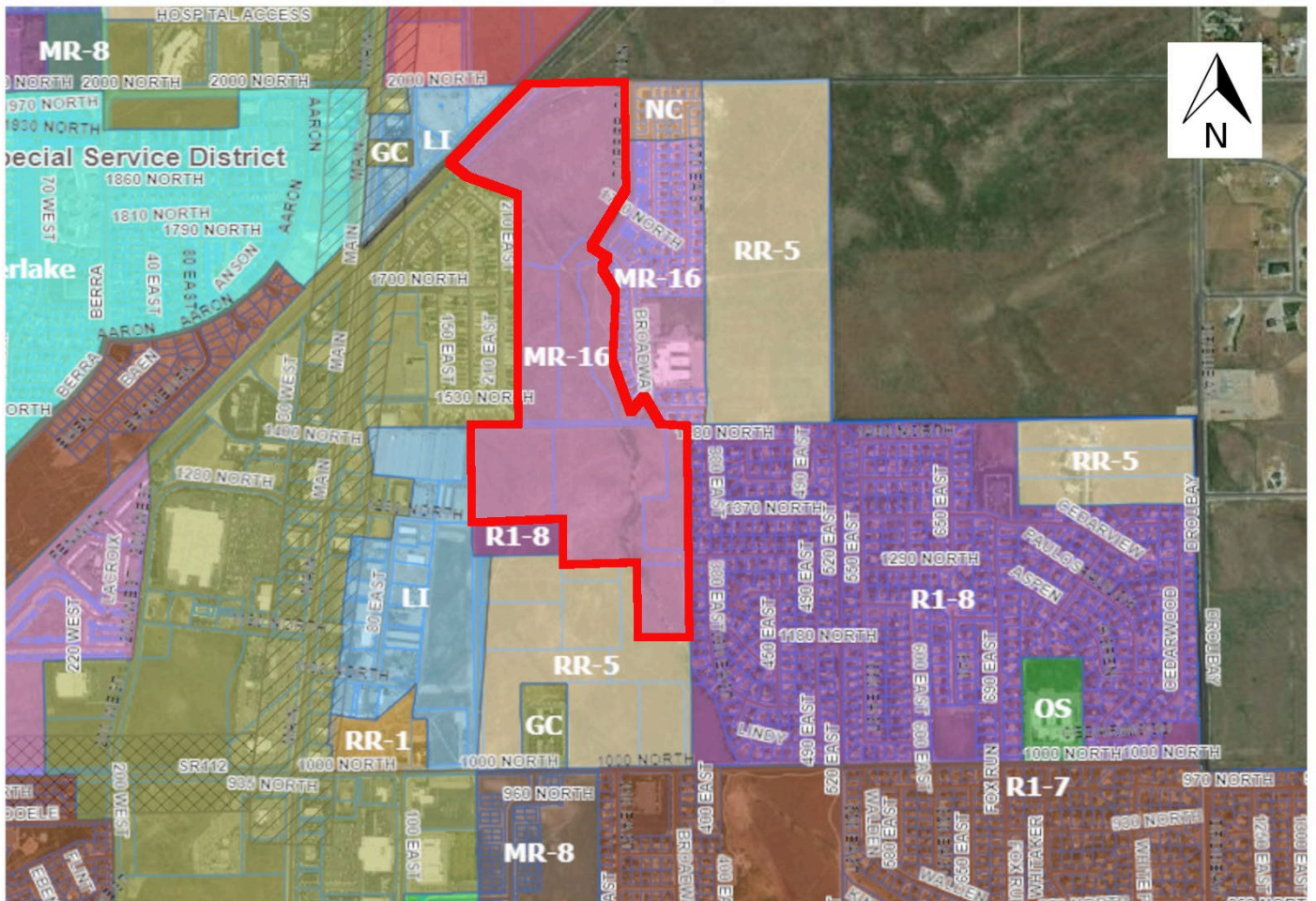
1. List findings...

EXHIBIT A

MAPPING PERTINENT TO THE WESTERN ACRES PUD ZONING MAP AMENDMENT

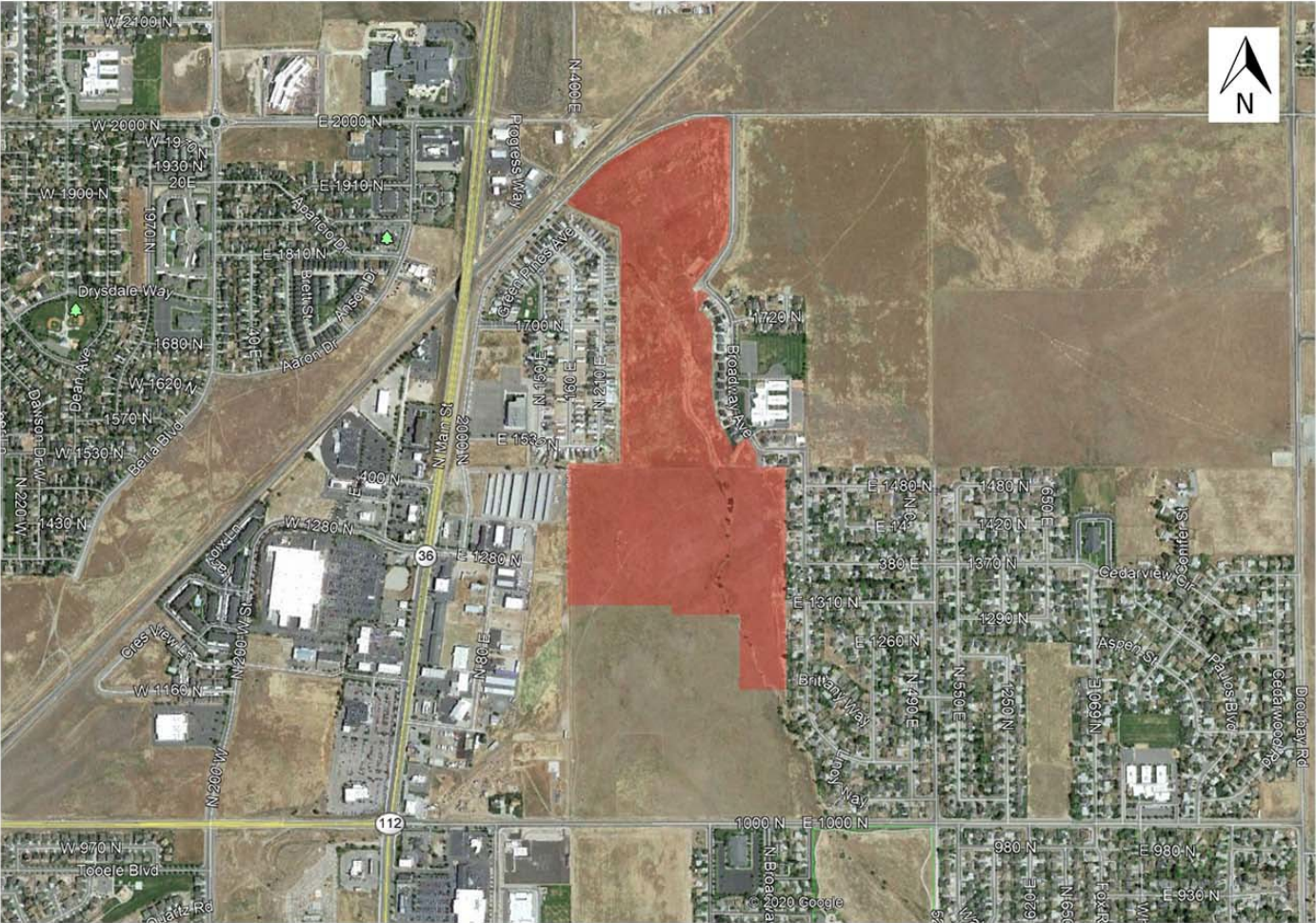


Western Acres Plan Unit Development

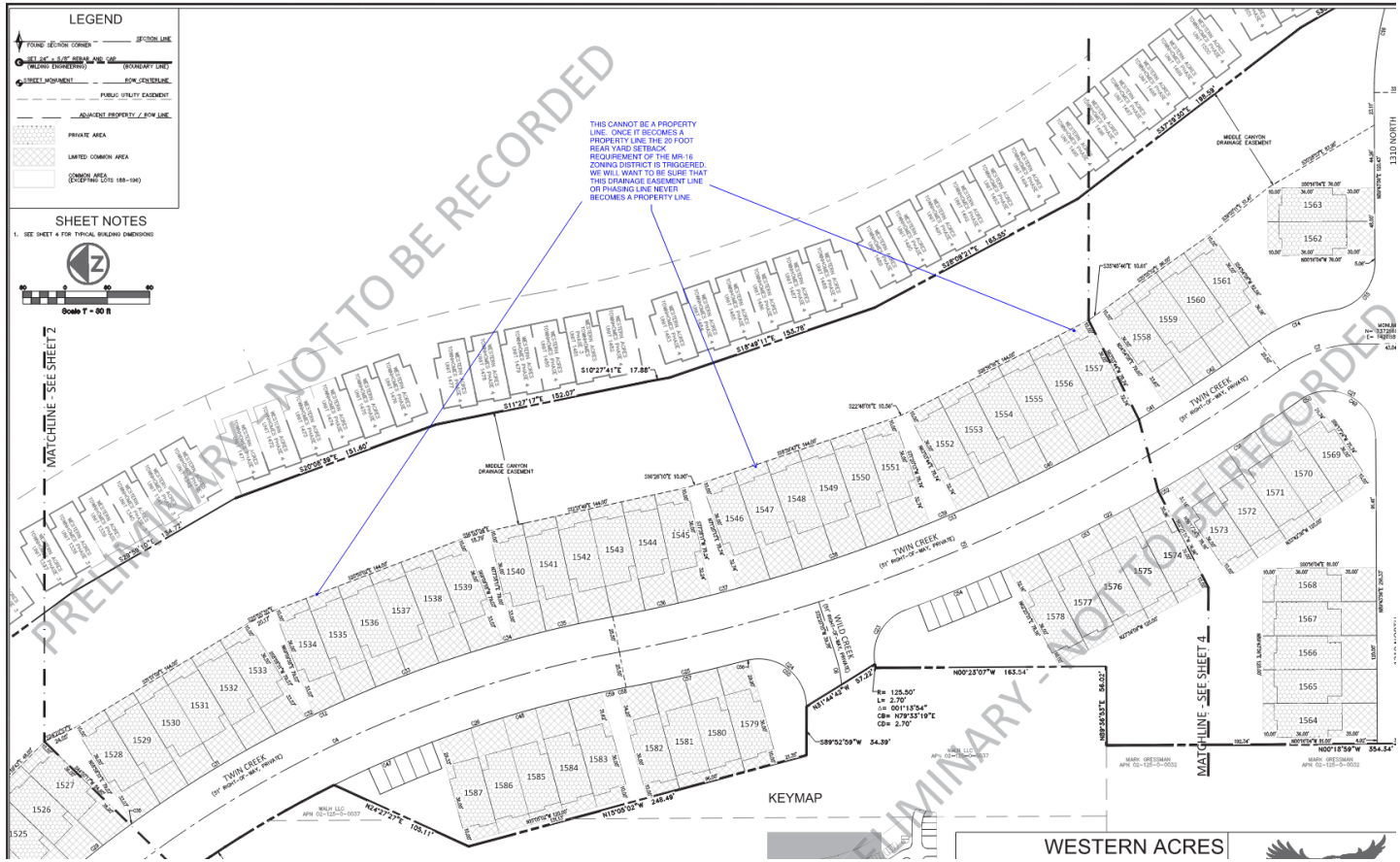


Current Zoning

Western Acres Planned Unit Development



Aerial View



LEGEND

- FENCE (E-NEE CORNER) — SPURDINE LINE
- SET OF 4' 6" SIDE WALK AND GAP (BEHIND ENGINEERING) — BOUNDARY LINE
- STREET ALIGNMENT — E-NEE SIDEWALK
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY / ROW LINE
- Private Area
- Limited Common Area
- Common Area (EXCEPT LOTS 188-190)

SHEET NOTES

1. SEE SHEET 4 FOR TYPICAL BUILDING DIMENSIONS



Scale 1" = 80 ft

MATCHLINE - SEE SHEET 2

THIS CANNOT BE A PROPERTY LINE. ONCE IT BECOMES A PROPERTY LINE THE 20 FOOT REAR YARD SETBACK REQUIREMENT OF THE MR 16 ZONING DISTRICT IS TRIGGERED. WE WILL WANT TO BE SURE THAT THIS DRAINAGE EASEMENT LINE OR PHASING LINE NEVER BECOMES A PROPERTY LINE.

KEYMAP

WESTERN ACRES

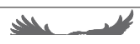


EXHIBIT B

APPLICANT SUBMITTED INFORMATION