

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, February 12, 2025** 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 Halim Kurti to permit the use of "Dwelling: Multi-Family" to occur on .14 acres located at 389 East Vine Street in the MU-B (Mixed Use Broadway) zoning district.
4. **Public Hearing and Decision** on a Conditional Use Permit request by David and Kelli C Hamilton to permit an "Accessory Structure that exceeds 15 feet in height" located at 777 W. Vine Street in the R1-7 zoning district. (Kent Page)
5. **Public Hearing and Decision** on a Conditional Use Permit request to consider an "Accessory Outdoor Sales and Display incidental to an Allowed Use" in the GC (General Commercial) zoning district request by Guy Pannunzio, located in front of the C-A-L Ranch Stores at 832 N. Main Street. (Kent Page)
6. **Public Hearing and Recommendation** to consider a Zoning Map Amendment request by Brandon and Jenny Nay to re-assign the zoning for approximately 6.4 acres located at 1405 N Conifer Street from RR-5 zoning district (Rural Residential, 5 acre minimum) to RR-1 zoning district (Rural Residential, 1 acre minimum). (Kent Page)
7. **Review and Decision** on a Site Plan Design Review request by Halim Kurti to approve the construction of a 3 unit multi-family development located at 389 East Vine street on .14 acres in the MU-B Mixed Use Broadway zoning district. (Andrew Aagard)
8. **Review and Decision** on the Deseret Peak Seminary Preliminary Subdivision plan request by Mike Davey representing BHD Architects to subdivide approximately .85 acres of property located at the NW corner of 2200 North Berra Boulevard in the R1-8 Residential zoning district. (Andrew Aagard)

9. **Review and Decision** on Site Plan Design Review request by Dave Irving representing Building Dynamics to approve the construction Lexington Townhomes Phase 3 proposed to be located at 625 W. 1200 N. Street one 1.75 acres in the MR-16 Multi-Family Residential zoning district. (Kent Page)

10. **City Council Reports**

11. **Review and Decision** – Minutes of the Planning Commission meeting held January 22, 2025

12. **Adjourn**

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

STAFF REPORT

February 6, 2025

To: Tooele City Planning Commission
Business Date: February 12, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard Community Development Director

Re: Halim Kurti Vine Street PUD – Conditional Use Permit Request

Application No.: 2024021
Applicant: Halim Kurti
Project Location: 389 East Vine Street
Zoning: MU-B Mixed Use Broadway Zone
Acreage: .14 Acres (Approximately 6,098 ft²)
Request: Request for approval of a Conditional Use Permit in the MU-B Mixed Use Broadway zone regarding authorization of the use of “Dwelling: Multi-Family” to occur on the subject property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately .14 acres located at 389 East Vine Street. The property is currently zoned MU-B Mixed Use Broadway. The applicant is requesting that a Conditional Use Permit be approved to allow for the development of the property as a multi-family three unit dwelling.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Mixed Use land use designation for the subject property. The property has been assigned the MU-B Mixed Use Broadway zoning classification, supporting approximately 16 dwelling units per acre. The MU-B Mixed Use Broadway zoning designation is identified by the General Plan as a preferred zoning classification for the Mixed Use land use designation. Properties to the north, west and south are all zoned MU-B and are utilized as limited commercial (north) and residential. Properties to the east of the subject property, on the adjacent side of Fourth Street, are zoned R1-7 and utilized as single-family residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. The site plan review has occurred with a separate application but will also be reviewed during the same meeting as the CUP. The site plan is very simple. Three townhomes that will face 4th Street with the accompanying common space landscaping surrounding the structures. It is the only way the dwelling units can be placed on the property.

Analysis. The property was, at one time, under the same ownership as the residential property located immediately south. However, the property has its own parcel ID number and is detached from the other property. Hence, the address being from Vine Street instead of from 4th street where the property has actual frontage. At some point in the past the property owner decided to sell the parcel and the applicant acquired and desires to build a multi-family dwelling thereon. Upon subdivision recordation the addresses will be changed to properly reflect frontage and access to 4th street instead of Vine Street.

The purpose of the Conditional Use Permit is to try and determine if there are any detrimental impacts to

adjacent property owners that may be created by the proposed development. The structure is proposed to be two stories in height with landscaping surrounding the structure. The applicant is proposing to install a 6 foot vinyl fence where the development is adjacent to single-family residential. Each unit will have three parking stalls, one in a garage and two in the driveway in front of the house.

The development will be tight but according to the survey lines and the plans that have been provided it will fit within the confines of the property.

Staff cannot readily identify any detrimental impacts that will result from the construction of three town houses on the property. However, a public hearing must be held and any legitimate concerns of detrimental impact raised by adjacent property owners during the public hearing must be addressed with conditions of approval, if the conditions of approval can mitigate the impact. If additional conditions are to be added please remember to state your findings that relate to any additional conditions.

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 this application, should it be approved, may impose upon adjacent and nearby persons and property :

1. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's engineering plan review, permitted, and inspection processes.

2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely, particularly for connection into the City's public infrastructure, for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Public Works Department plan review, permitted, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.
4. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.
5. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with all requirements of the geotechnical report.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request.

Engineering & Public Works Review. The Tooele City Engineer and Public Works Division do not typically review Conditional Use Permit requests, however, they have reviewed the site plan and their recommendations were to approve.

Tooele City Fire Department Review. The Tooele City Fire Department has reviewed the proposed site plan associated with this development application and has recommended approval.

Noticing. The applicant has expressed their desire to obtain the Conditional Use Permit 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 approval of the request for a Conditional Use Permit by Halim Kurti, application number 2024021, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division 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 Public Works Development 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 Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. 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.
5. 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.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit request by Halim Kurti, to authorize the use of “Dwelling: Multi-Family” to occur on property located at 389 E Vine Street, application number 2024021, based on the findings and subject to the conditions listed in the Staff Report dated February 6, 2025:”

1. List any additional findings of fact and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit request by Halim Kurti, to authorize the use of “Dwelling: Multi-Family” to occur on property located at 389 E Vine Street, application number 2024021, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

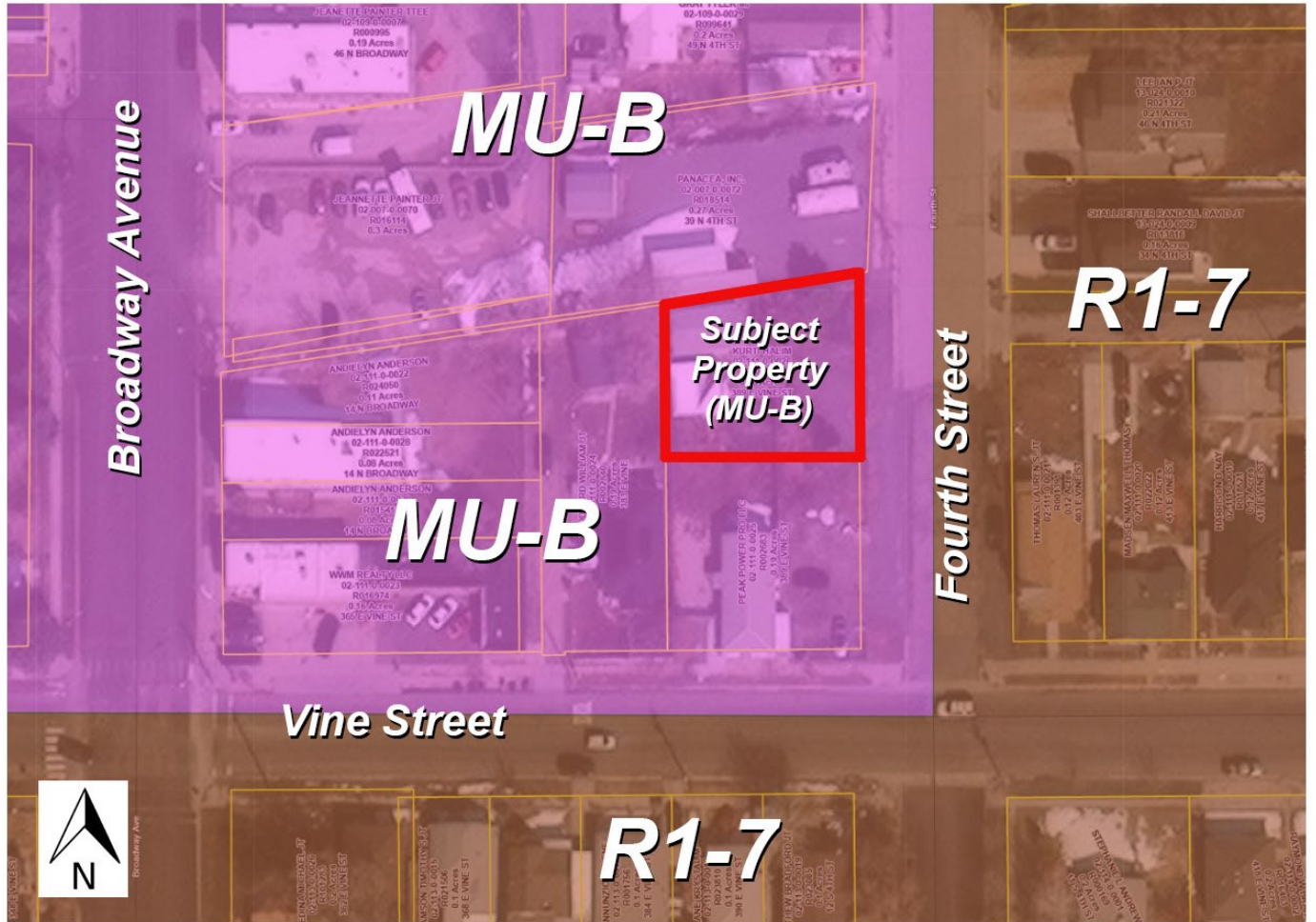
MAPPING PERTINENT TO THE HALIM KURTI VINE STREET PUD CONDITIONAL USE PERMIT

Halim Kurti Vine Street PUD Conditional Use



Aerial View

Halim Kurti Vine Street PUD Conditional Use



Current Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Conditional Use Permit 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 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				2024021		
Date of Submission:	3/6/2024	Current Zoning:	MU-6; MU-B	Parcel #(s):	02-111-0-0026	
Project Name:	Halim Kurti PUD			Acres:	0.14	
Project Address:	389 East Vine Street, Tooele, Utah			Units:	3	
Project Description:	Planned unit Development with townhomes.					
Current Use of Property:	Planned Unit Development with townhomes. Grass area with storage sheds					
Property Owner(s):			Applicant(s):			
Address: 769 North Sir Philip Drive			Address:			
City:	SALT LAKE CITY	State:	UT	Zip:	84116	
Phone:	385-259-4326			Phone:		
Contact Person: Halim Kurti			Address:			
Phone:	HOME 385-259-4326			City:		
Cellular:	385-259-4326	Fax:		Email:	halim.shqipe-2008@hotmail.com	
Signature of Applicant:						
					Date	5-28-2024

*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.

** By submitting this application form to the City, the applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and/or his Agents from full compliance with City Master Plans, Code, Rules and/or Regulations.

Minor - Land Use Authority same as Final MU-B
 PC Reviews CUP (2-3-2-5) Mixed Use Broadway
 7-5-2 7-16-3 Table 1

Multi-family in Broadway zone requires CUP

For Office Use Only				20240628	
Fee:	600.00 (213)	Received By:	Jessi	Date Received:	6/24/24
			Receipt #:		
			663957		

BB 410-996-774

SITE PLAN NOTES

1. THIS CONCEPT PLAN IS FOR A PLANNED UNIT DEVELOPMENT.
2. THE FRENCH DRAIN AND DRY WELLS ARE PROPOSED LOCATIONS AND ARE NOT BASED UPON DRAINAGE CALCULATIONS.

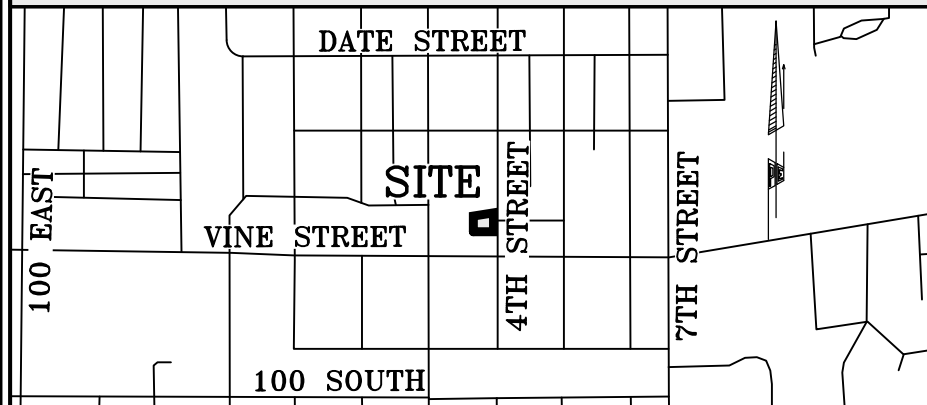
SITE TABULATIONS

1. TOTAL PLAT ACREAGE: 0.14 ACRES
2. TOTAL LOT ACREAGE: 0.10 ACRES
3. TOTAL ACREAGE IN STREETS: 0.00 ACRES
4. TOTAL ACREAGE IN COMMON SPACE: 0.04 ACRES
5. AVERAGE LOT SIZE: 0.034 ACRES
6. NUMBER OF LOTS: 3 LOTS

KEYED SITE NOTES

- 1 NEW TYPE "A" CURB & GUTTER PER D8.0. SEE SHEET 9 OF 9.
- 2 NEW 1" CULINARY WATER LATERAL PER D3.0. SEE SHEET 8 OF 9.
- 3 NEW 1" CULINARY WATER METER PER D4.0. SEE SHEET 8 OF 9.
- 4 NEW 4" SANITARY SEWER LATERAL PER D5.0. SEE SHEET 8 OF 9.
- 5 NEW SANITARY SEWER CLEAN OUT PER D1.0. SEE SHEET 8 OF 9.
- 6 NEW CONCRETE DRIVEWAY.
- 7 NEW 6" VINYL FENCE.
- 8 NEW FLARED DRIVE APPROACH PER D6.0. SEE SHEET 9 OF 9.
- 9 NEW 4" SIDEWALK PER D7.0. SEE SHEET 9 OF 9.
- 10 NEW SEWER LATERAL CONNECTION PER D5.0. SEE SHEET 8 OF 9.
- 11 NEW 4" THICK CONCRETE PATIO.
- 12 NEW WALK OUT PATIO. STEPS HAVE 10" TREAD AND 7 1/2" RISER.
- 13 SEWER LATERAL TO BE HUNG IN BASEMENT. IF BASEMENT PLUMBING IS TO BE INSTALLED IMPLEMENT EJECTOR (GRINDER) PUMP.
- 14 NEW FENCED PRIVATE YARD.
- 15 NEW CONCRETE PORCH. STEPS HAVE 10" TREAD AND 7 1/2" RISER.
- 16 NEW TOWNHOUSE.
- 17 REPAIR EXISTING CURB & GUTTER AS NEEDED.
- 18 SAW CUT EXISTING ASPHALT. BACKFILL WITH ROADBASE AND COMPACT IN 8" LAYERS PER APWA STANDARD DETAIL PLAN 381R. T-PATCH PER APWA STANDARD DETAIL PLAN 255.
- 19 SAW CUT EXISTING CURB AND GUTTER. REPAIR AS NEEDED.
- 20 NEW WALL MOUNTED LIGHT FIXTURE ON FACADE.
- 21 NEW EDGE OF ASPHALT TIE. TIE IN WITH CURRENT EDGE OF ASPHALT ON SOUTHERLY SIDE OF NEW CURB & GUTTER.
- 22 COORDINATE WITH DOMINION ENERGY & ROCKY MOUNTAIN POWER FOR GAS & ELECTRICAL DESIGNS.

VICINITY MAP - NO SCALE



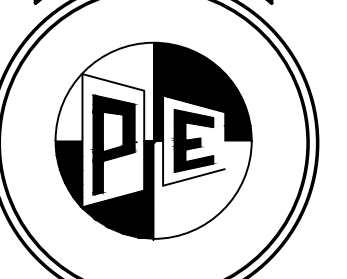
SITE & UTILITY PLAN

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

NORTH QUARTER CORNER
SECTION 27, T3S, R4W
SL&M (FOUND TOOELE
COUNTY BRASS CAP MONUMENT
WITH RING AND LID)
BENCHMARK: 5065.288

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF
ANY CONSTRUCTION.

PROJECT # 15-25-065
DRAWN BY M. CROFT
CHECKED BY D. PETERSON

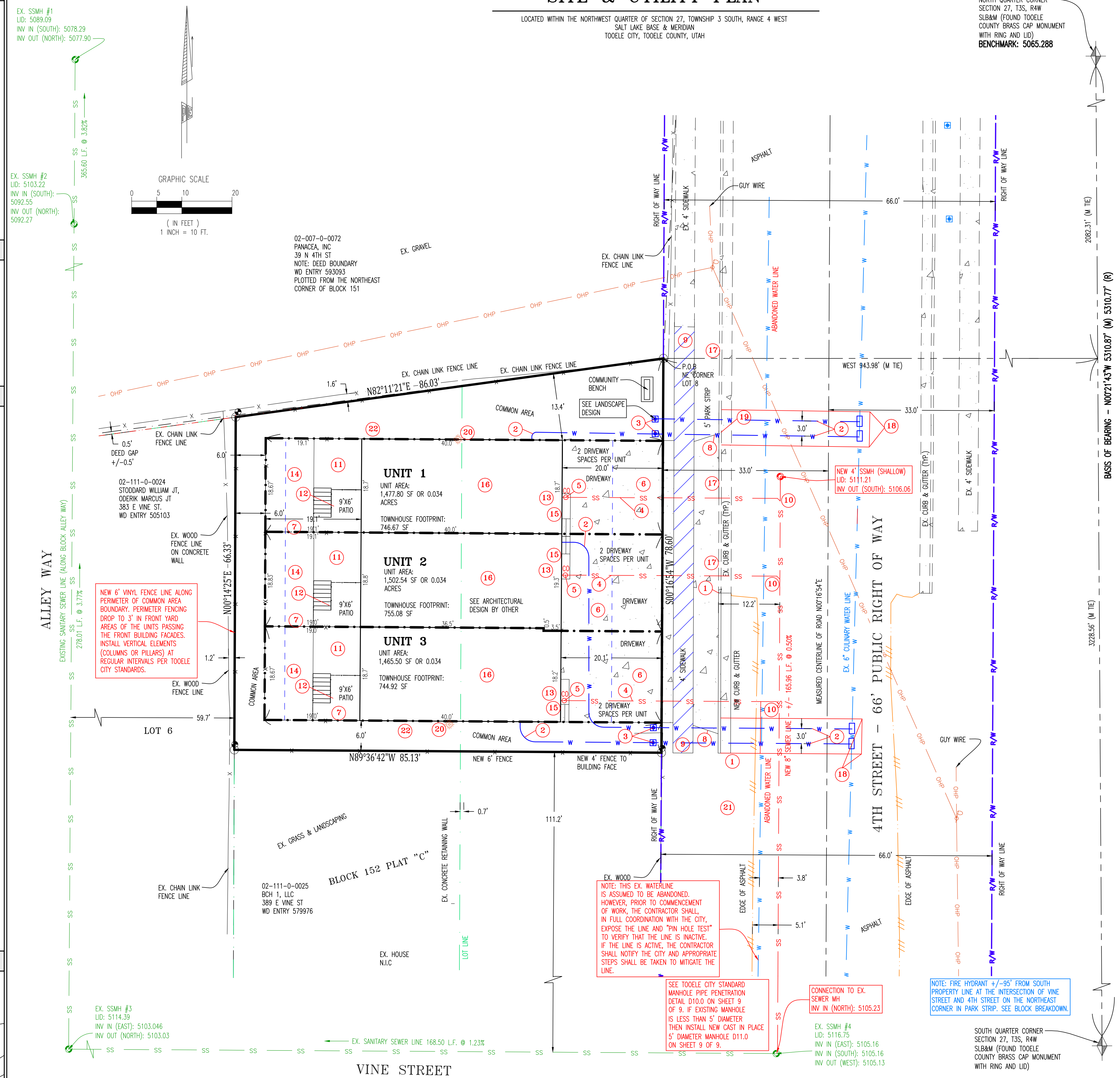


PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3505

389 EAST VINE STREET
TOOELE, UT 84074

SITE & UTILITY PLAN

SHEET: 5 OF 10
C10



LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		WATER VALVE
	ELECTRIC METER / BOX		FIRE HYDRANT
	CABLE BOX		SIGHT LIGHT
	WATER METER		SANITARY SEWER
	SCHEDULE B EXCEPTION		CORNER NOT SET
	DISTANCE TO NEAREST INTERSECTION		FOUND REBAR & CAP
	SECTION CORNER		

LINE TABLE

	BOUNDARY
	ADJACENT BOUNDARY
	LOT BOUNDARY
	CURB, GUTTER, & EDGE OF CONCRETE
	EDGE OF ASPHALT
	BUILDING & SHED
	OVERHEAD POWER
	SANITARY SEWER LINE
	CULINARY WATER LINE
	BUILDING SETBACK LINES

NEW 6" VINYL FENCE LINE ALONG PERIMETER OF COMMON AREA BOUNDARY. PERIMETER FENCING DROP TO 3" IN FRONT YARD AREAS OF THE UNITS PASSING THE FRONT BUILDING FACADES. INSTALL VERTICAL ELEMENTS (COLUMNS OR PILLARS) AT REGULAR INTERVALS PER TOOELE CITY STANDARDS.

NOTE: THIS EX. WATERLINE IS ASSUMED TO BE ABANDONED. HOWEVER, PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL, IN FULL COORDINATION WITH THE CITY, EXPOSE THE LINE AND "PIN HOLE TEST" TO VERIFY THAT THE LINE IS INACTIVE. IF THE LINE IS ACTIVE, THE CONTRACTOR SHALL NOTIFY THE CITY AND APPROPRIATE STEPS SHALL BE TAKEN TO MITIGATE THE LINE.

SEE TOOELE CITY STANDARD MANHOLE PIPE PENETRATION DETAIL D10.0 ON SHEET 9 OF 9. IF EXISTING MANHOLE IS LESS THAN 5" DIAMETER THEN INSTALL NEW CAST IN PLACE 5" DIAMETER MANHOLE D11.0 ON SHEET 9 OF 9.

CONNECTION TO EX. SEWER MH INV IN (NORTH): 5105.23

NOTE: FIRE HYDRANT +/-95' FROM SOUTH PROPERTY LINE AT THE INTERSECTION OF VINE STREET AND 4TH STREET ON THE NORTHEAST CORNER IN PARK STRIP. SEE BLOCK BREAKDOWN.

EX. SSMH #4
LID: 5116.75
INV IN (EAST): 5105.16
INV IN (SOUTH): 5105.16
INV OUT (WEST): 5105.13

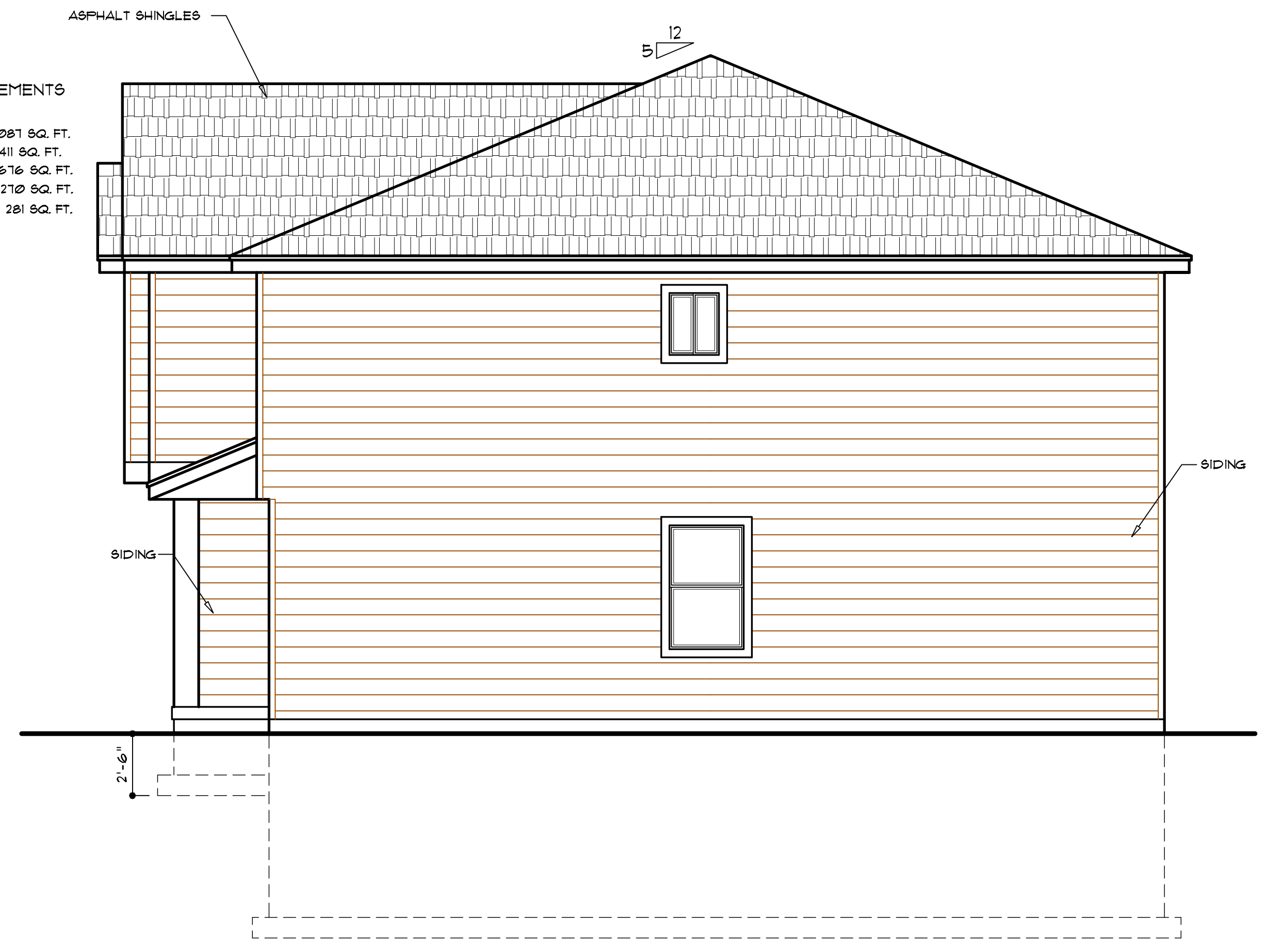




**FRONT ELEVATION
MASONRY REQUIREMENTS**

GROSS WALL	1081 SQ. FT.
DOORS AND WINDOWS	411 SQ. FT.
NET WALL	670 SQ. FT.
40% REQUIRED MASONRY	270 SQ. FT.
MASONRY SHOWN	281 SQ. FT.

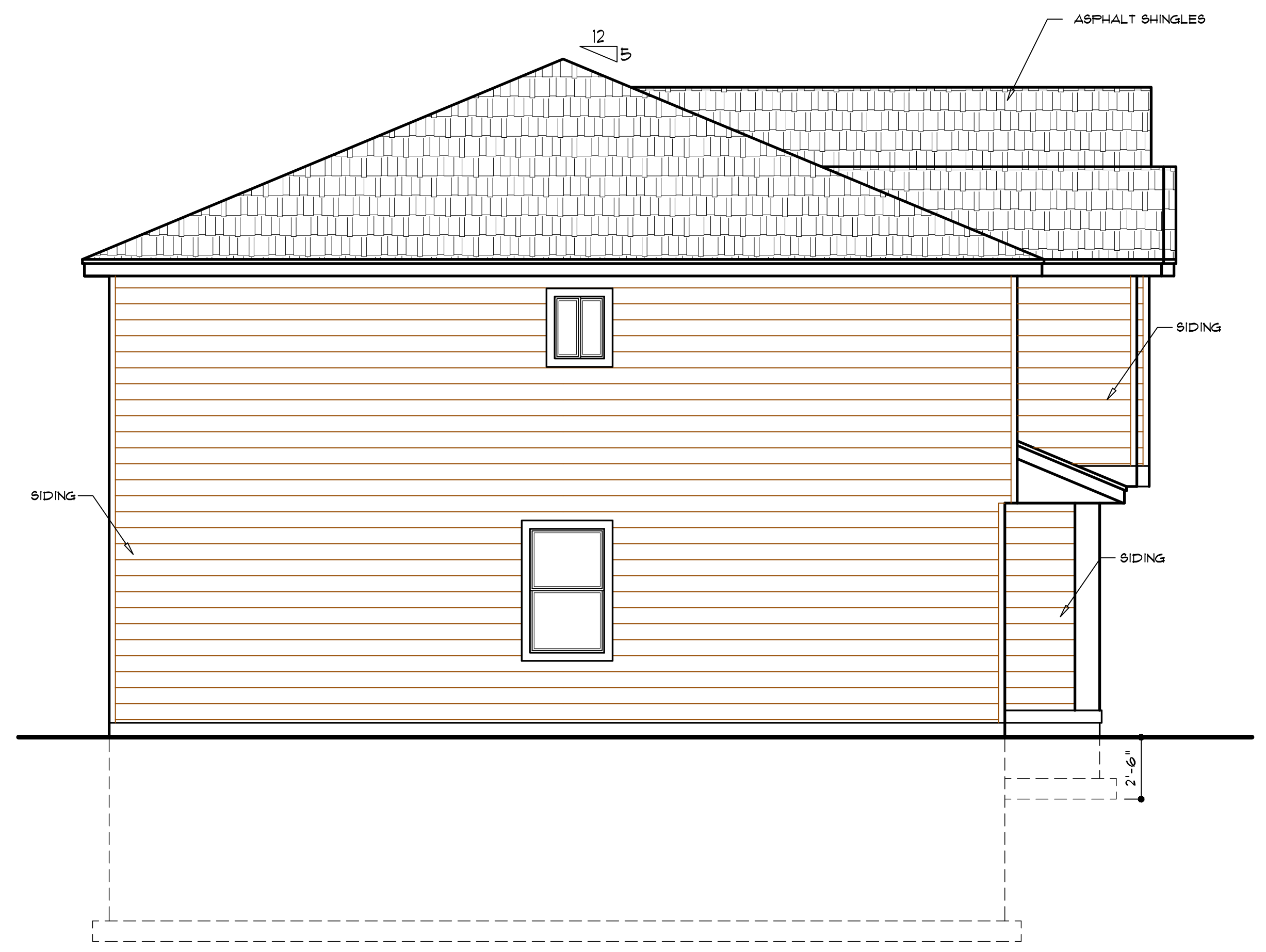
FRONT ELEVATION SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION SCALE: 3/16"=1'-0"



REAR ELEVATION SCALE: 3/16"=1'-0"



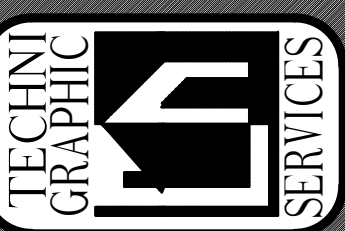
RIGHT SIDE ELEVATION SCALE: 3/16"=1'-0"

NOTE:
CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH TECHNI-GRAPHIC SERVICES, INC. BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.

TOOELE, UT

HALIM KURTI

TECHNI-GRAPHIC SERVICES INC.
64 E. WINCHESTER ST., Ste #215
SALT LAKE CITY, UT
(801) 268-9249
TGSpPlans@gmail.com



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DATE: 11/20/23
DRAWN BY: WJL
REVISED: 1/20/25

PLAN #

SHEET #

4 of 10

STAFF REPORT

February 12, 2025

To: Tooele City Planning Commission
Business Date: February 12, 2025

From: Planning Division
Community Development Department

Prepared By: Kent Page, City Planner / Zoning Administrator

Re: David & Kelli Hamilton – CUP Request

Application No.: 2025007
Applicants: David & Kelli C. Hamilton
Property Owners: David & Kelli C. Hamilton
Project Location: 777 W. Vine Street
Zoning: RR-1 (Rural Residential, 1 acre minimum per dwelling)
Acreage: 2 (two)
Request: CUP (Conditional Use Permit) for more than 8% lot coverage for accessory buildings and a detached garage or accessory structure taller than 15 feet in height [7-14-6 (9)]

BACKGROUND

The applicants desire to apply for a CUP (Conditional Use Permit) under 7-14-6 (9); this ordinance requires the Planning Commission to conduct a Public Hearing for all detached garages and other accessory structures which exceed the 8% lot coverage restriction for accessory buildings, or which are taller than 15 feet in height measured at the mid-point of the roof pitch.

When this application was submitted and when the Public Notice was posted, the lot coverage was not considered an issue. Upon review, the footprint of the proposed storage building is 7,500 square feet or 8.60% of the lot coverage. After visiting the property, two accessory structures are present; these structures are metal shipping containers that are not allowed in residential zoning districts. These two metal shipping containers cover approximately 461 square feet together and are **not** included in the 8.60% lot coverage. [7-14-6 (10)] (see Exhibit E)

7-14-6 (9) requires that the Planning Commission consider this CUP request after a Public Hearing. The Code says: “The Planning Commission will determine and consider any adverse impacts the proposed building or structure may have on adjoining properties.”

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Rural Residential Land Use designation for the subject property. The intent of the Rural Residential Land Use category is to:

Encourage the creation and maintenance of residential areas within the city which are characterized by detached single-family dwellings on very large lots, surrounded by well-kept lawns, trees, and other plantings. The Rural Residential land use classification is also intended to include and encourage appropriate agricultural areas and uses that remain within the community. Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and

areas. Equestrian uses and privileges may exist in certain areas. The Rural Residential properties may incorporate sensitive lands while allowing homes to be constructed in areas which have limited disturbance to the surrounding areas or will not place future residents at greater risk of natural hazards impacts. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this land use classification. (General Plan, 3.10)

This property has been assigned the RR-1 (Rural Residential, 1 acre per dwelling) zoning classification. RR-1 zoning district is classified as “Low Density Residential”. The purpose of the RR-1 district is intended to provide for:

single-family residential areas and single-family dwelling units on very large individual lots that support, allow, and make available Rural Residential opportunities and agricultural uses (and) protect from the encroachment of incompatible uses. [7-14-2 (4)]

Properties assigned the RR-1 zoning classification surround the subject property to the north, east, south, and west (see Exhibit B).

Site Plan Layout. The applicant has submitted a site plan showing the layout and dimensions of the proposed storage building in Exhibit D. The footprint of the proposed storage building is 125’ x 60’ or 7,500 square feet. The proposed placement of the proposed storage building on the lot meets other Accessory Structure Requirements in 7-14-6.

Neighborhood Character. Staff cannot ascertain how the proposed storage building will integrate with the Neighborhood Character. The application does not specify how much traffic, if any, will be generated, or what the proposed storage building’s exterior material will be. The application does not provide color architectural renderings. The adjacent south property has a red accessory structure that is approximately 1,900 square feet about ten feet from the property line. The adjacent west property has an accessory structure that is approximately 1,700 square feet, it’s adjacent property to the west has an accessory structure approximately 4,200 square feet. The proposed square footage of this proposed storage building is 7,500 square feet, significantly larger than any other nearby accessory structure.

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:

- (1) 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.
- (2) 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, staff has received one telephone call from the Public Notice to surrounding property owners and one email. The telephone caller is concerned about the proposed storage building's impact on the caller's view. While there is no particular City ordinance protecting views, a reason why we have building height regulations could be to protect views. Please see Exhibit G for a copy of the email received.

REVIEWS

Planning Division Review. The Tooele City Planner has provided analysis and a recommendation in this report.

City Engineer. The City Engineer has not issued any comments concerning these applications.

Public Works Director. The Public Works Director has not issued any comment concerning these applications.

Fire Department. The Fire Department has not issued any comment concerning these applications.

STAFF RECOMMENDATION

With this Staff Report, Staff recommends that after the Public Hearing, the applicant and the Planning Commission seek to mutually agree on conditions that can reasonably mitigate the neighboring property owners' concerns regarding:

1. Sounds/Noise
2. Smells

Perhaps the Planning Commission will want to table deciding until more information such as architectural renderings are reviewed.

This opinion is based on the following findings:

1. The lot coverage for with the proposed accessory structures will be 8.6% without including the lot coverage of the two existing and not allowed metal storage containers.
2. The height of the proposed storage building will be 19 feet maximum at the mid-point of the roof. (The mid-point of the roof is where the Code defines the height.)
3. Staff's telephone call with one nearby resident concerned about impact on view.
4. Email received from nearby residents requesting denial. (see Exhibit G)
5. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
6. The proposed development plans meet the requirements and provisions of the Tooele City Code.
7. 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.
8. The proposed development conforms to the general aesthetic and physical development of the area.

9. The public services in the area are adequate to support the subject development.
10. 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 David & Kelli C. Hamilton to authorize 8.6% lot coverage of accessory structures and a height of 19 feet maximum for a proposed storage building at 777 W. Vine Street, application number 2025007, based on the findings.

1. (List any additional findings of fact and conditions mutually agreed to by the Planning Commission and the applicants to reasonably mitigate:
 - a. Sounds/Noise
 - b. Smells
 - c. Traffic)

Sample Motion for Denial – “I move we **deny** the CUP Request by David & Kelli C. Hamilton to authorize an accessory structure lot coverage of greater than 8% and an accessory structure height greater than 15 feet for a proposed storage building, application number 2025007, based on the following findings:”

EXHIBIT A
APPLICATION

Conditional Use Permit 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 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			2025007		
Date of Submission: 1-13-2025		Current Zoning: RRI		Parcel #(s): 02079-0-0041	
Project Name: HAMILTON STORAGE BUILDING				Acres: 2	
Project Address: 777. W. VINE ST.				Units: N/A	
Project Description: STORAGE BUILDING				RI-7 2010	
Current Use of Property: PASTURE					
Property Owner(s): DAVID & KELLI C. HAMILTON			Applicant(s): DAVID & KELLI C. HAMILTON		
Address: 777. W. VINE ST.			Address: 777. W. VINE ST.		
City: TOOELE	State: UT	Zip: 84074	City: TOOELE	State: UT	Zip: 84074
Phone: 435-830-2263			Phone: 435-830-2263		
Contact Person: DAVID HAMILTON			Address: 777. W. VINE ST.		
Phone: 435-830-2263			City: TOOELE	State: UT	Zip: 84074
Cellular: //	Fax:		Email: hindustrialut@gmail.com		
Signature of Applicant: 					
					Date: 13 JAN 25

EXHIBIT B
ZONING



EXHIBIT C
PROPERTIES NOTIFIED



EXHIBIT D
SITE PLAN

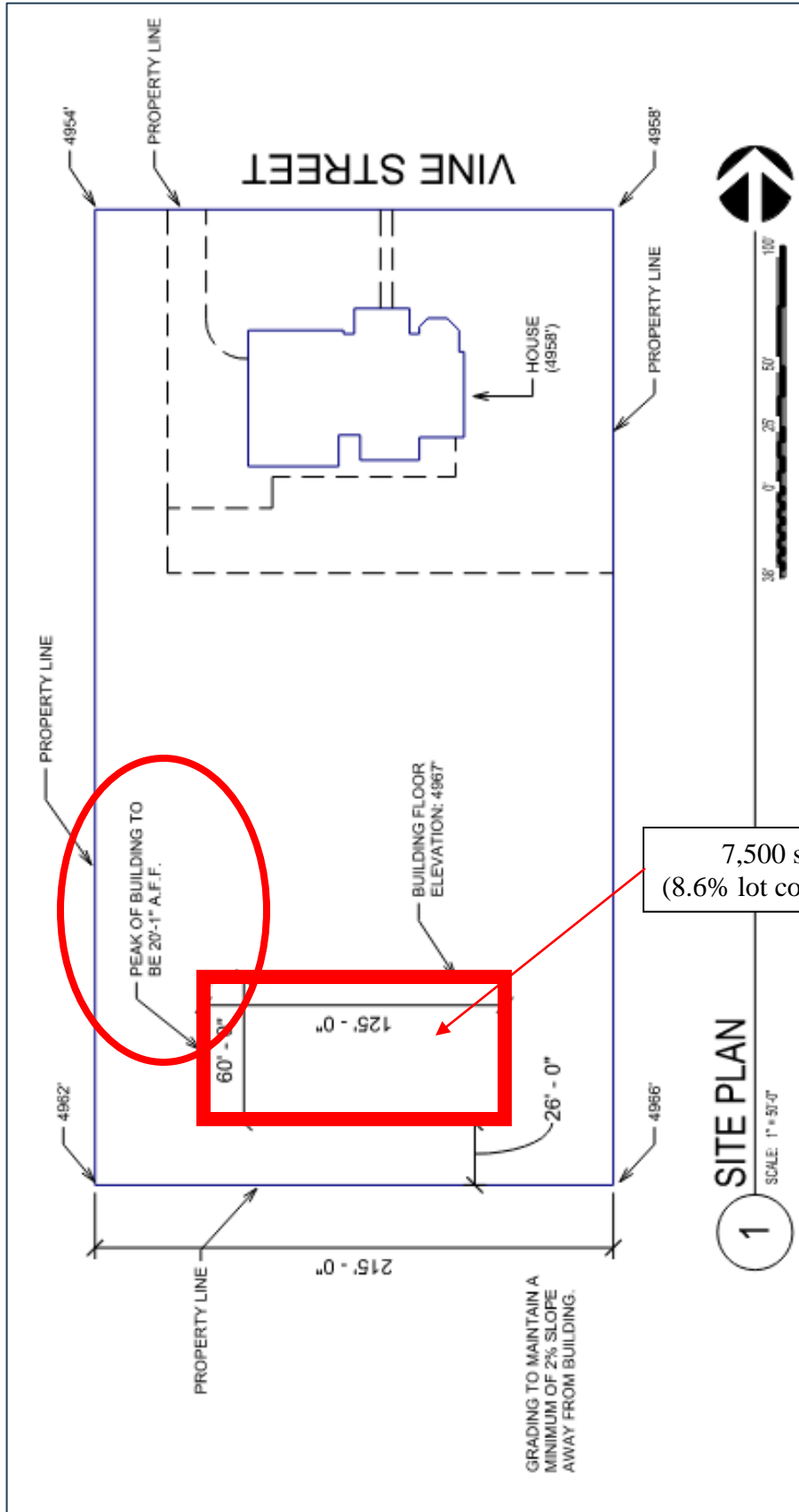


EXHIBIT E
AERIAL



EXHIBIT F ACCESSORY BUILDING HEIGHT

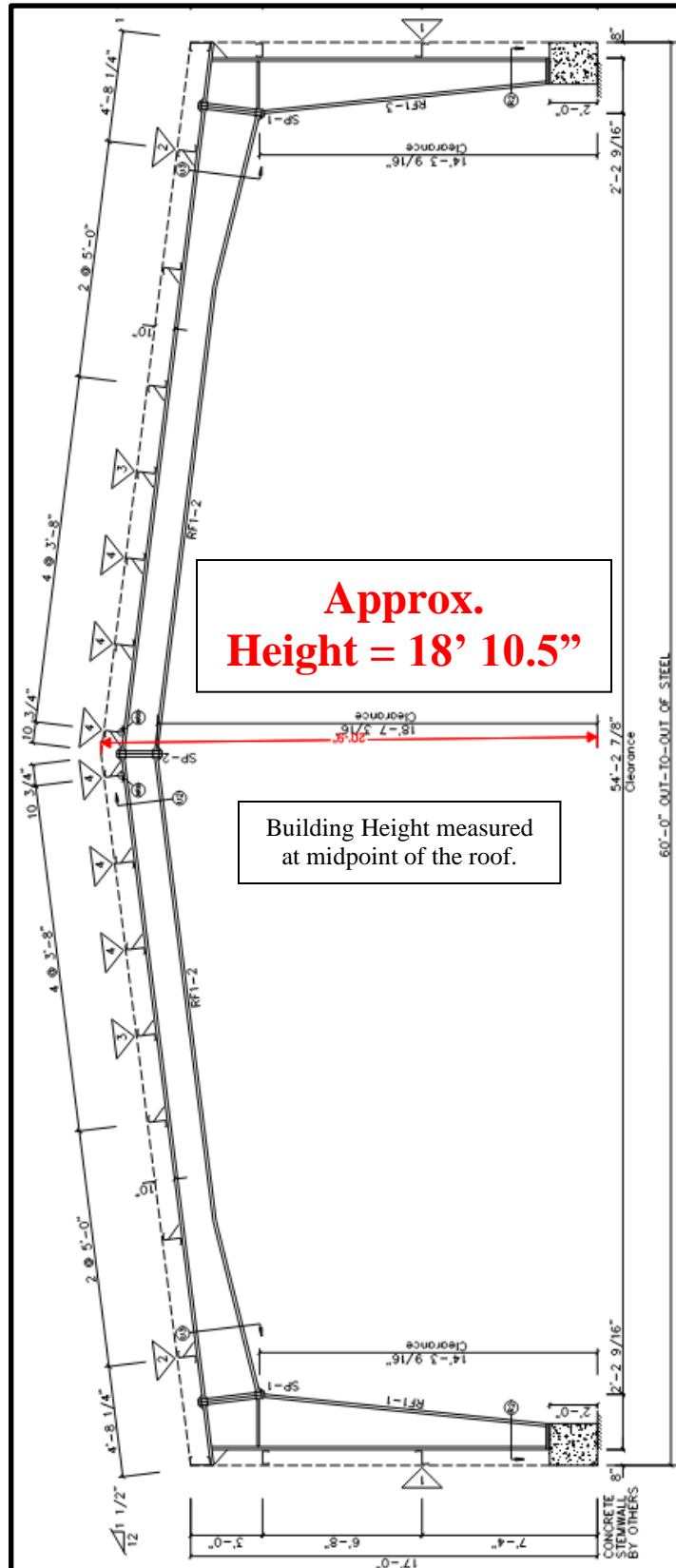



EXHIBIT G

EMAIL

 Outlook

Request to Deny Building Permit for Proposed Structure

From Lisa Draper <dobezer@hotmail.com>

Date Thu 1/30/2025 9:31 AM

To Planning Commision Public Comment <pcpubliccomment@tooelecitey.gov>

[External Email]

Dear Tooele City,

I hope this message finds you well. I am writing to express our concern regarding the proposed building permit for a new structure in our neighborhood. We purchased our home in the rural area of Tooele, and one of the aspects we most cherish about our property are the peaceful surroundings, including the scenic views, the sounds of local wildlife and farm animals, and the natural smells that accompany rural living.

We are strongly opposed to the construction of this structure, as it would significantly alter the peaceful environment that we value. The addition of a shop would bring unwanted traffic and noise to the area, disrupting the tranquility we currently enjoy. We believe that such a change would have a negative impact on the character of the neighborhood.

With this in mind, we kindly request that you deny the building permit for this proposed structure. We appreciate your consideration of our concerns and thank you for your time.

Sincerely,

Josh and Lisa Draper

773 West Vine Street, Tooele, UT 84074

dobezer@hotmail.com

STAFF REPORT

February 7, 2025

To: Tooele City Planning Commission
Business Date: February 12, 2025

From: Planning Division
Community Development Department

Prepared By: Kent Page, City Planner / Zoning Administrator

Re: Guy Pannunzio – CUP Request

Application No.: 2025012
Applicants: Guy Pannunzio
Property Owners: C-A-L Ranch Stores
Project Location: in front parking lot of 832 N. Main Street
Zoning: GC (General Commercial)
Acreage: Lot size: 8.58; proposed use approximately 8' x 14'
Request: Amendment to CUP (Conditional Use Permit) for Accessory Storage

BACKGROUND

The applicant desires to add an additional building/structure to their 2010 or 2011 (Conditional Use Permit). The existing CUP is for The Coffee Shoppe located in the front parking lot of the C-A-L Ranch Stores at 832 N. Main Street. This additional building/structure is approximately 8' x 14' and will be used for storage. This storage building will replace at least one parking stall.

7-5-3 requires that the Planning Commission consider this CUP request after a Public Hearing. The Code says: "The Planning Commission shall hold a public hearing on all conditional use applications."

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Regional Commercial Land Use designation for the subject property. The purpose of the Regional Commercial Land Use category is:

Provide for general commercial opportunities that include a wide range of uses that serve the community and the region. This category permits the full scope of commercial land uses that are destination-oriented. The areas may include large-scale, master-planned commercial centers, big-box stores and offices. Specific uses in this land use category include a wide range of retail businesses, personal services, food and beverage establishments, hotel and other tourist uses, automotive sales and repair, professional offices, and housing. Regional Commercial land uses are primarily located along major transportation corridors.

This property has been assigned to the GC (General Commercial) zoning classification. The purpose of the GC (General Commercial) district 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 to the north, east, south, and west (see Exhibit B).

Site Plan Layout. Exhibit B also shows the site plan layout of the proposed 8 foot by 14-foot storage building in relation to The Coffee Shoppe building, the drive thru isle, and the C-A-L Ranch building. The proposed location of the new building does create what staff believes are some minor safety issues. Such as blocking drivers' ability to view the parking lot and employees travel between these two buildings. The proposed location does not impede traffic flow through the parking lot except for some minor visibility. The proposed location does help direct traffic through the drive through.

The application does not indicate if other locations were considered and why this location is chosen.

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:

- (1) 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.
- (2) 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.

REVIEWS

Planning Division Review.

Staff has received written permission of the property owner for the applicant to place this 8 foot by 14 foot storage building in the proposed location.

While the proposed storage building will eliminate at least one parking stall, staff has observed on many occasions that ample parking is available. Staff has also observed that on special occasions such as car sales, swap meets, etc. that the parking lot is full.

The proposed location of the storage building serves as a nature funnel in directing traffic through the drive through by giving drivers a visual clue to access the business more from the south than may otherwise be inclined.

City Engineer. The City Engineer has not issued any comments concerning these applications.

Public Works Director. The Public Works Director has not issued any comment concerning these applications.

Fire Department. The Fire Department has not issued any comment concerning these applications.

STAFF RECOMMENDATION

Staff recommends approving the request for a CUP amendment to Guy Pannunzio at 832 N. Main Street, application number 2025012.

This opinion is based on the following findings:

1. The property owner has granted permission for the size and location of the proposed storage building.
2. The proposed location of the storage building is a visual clue to access more from the south than otherwise may be inclined.
3. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
4. The proposed development plans meet the requirements and provisions of the Tooele City Code.
5. 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.
6. The proposed development conforms to the general aesthetic and physical development of the area.
7. The public services in the area are adequate to support the subject development.
8. 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 Amendment Request by Guy Pannunzio to place an 8 foot by 14-foot storage building in the location specified in the Site Plan, at 832 N. Main Street, application number 2025012, based staff’s recommendation.

Sample Motion for Denial – “I move we **deny** the CUP Amendment Request by Guy Pannunzio to place an 8 foot by 14-foot storage building in the location specified in the Site Plan, at 832 N. Main Street, application number 2025012.

EXHIBIT A

Conditional Use Permit 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 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.


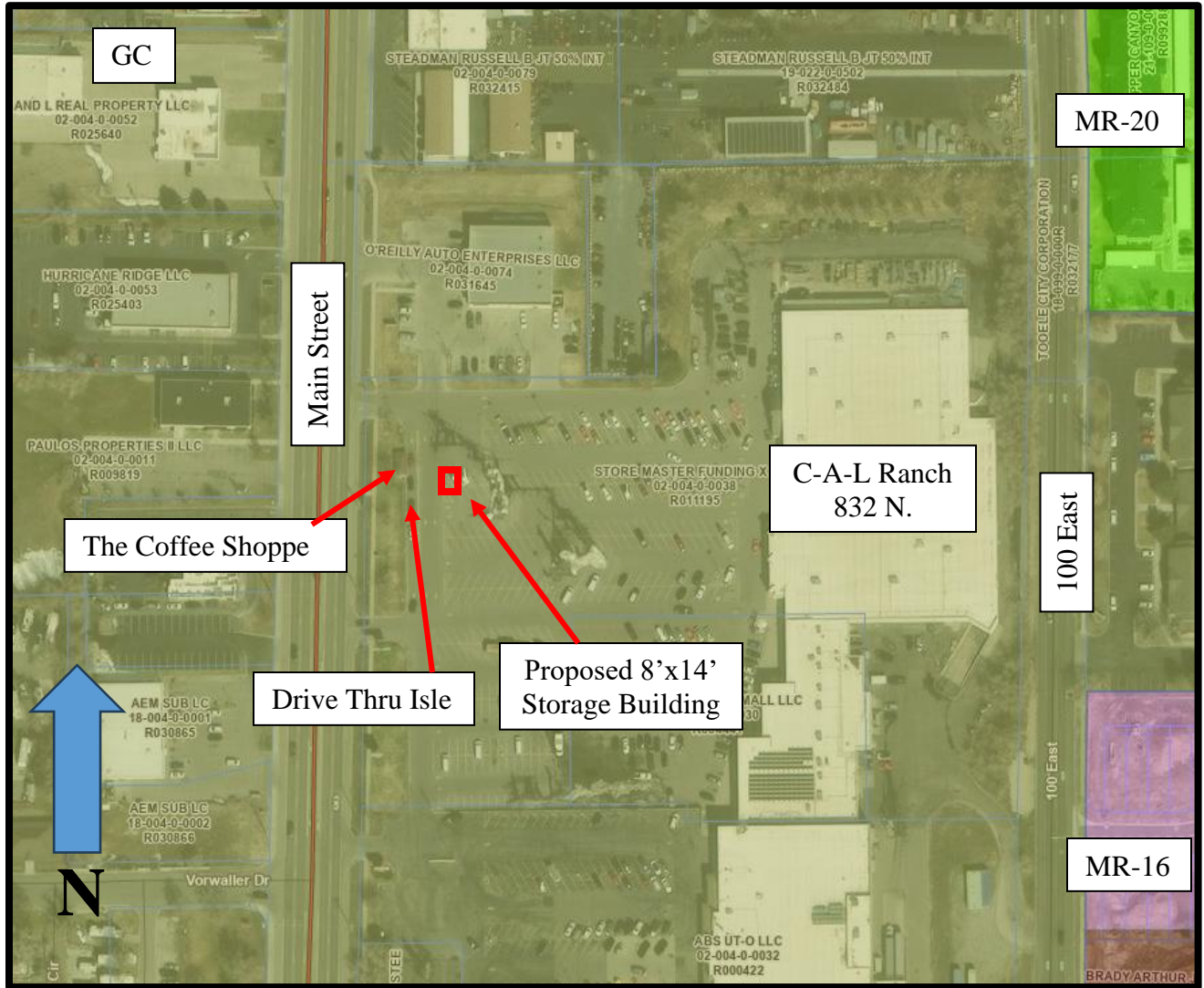
Project Information			2025012		
Date of Submission:	Current Zoning:	Parcel #(s):			
Project Name:	The Coffee Shoppe Storage building			Acres:	N/A
Project Address:	832 N. Main St. Tooele			Units:	N/A
Project Description: 8x14 storage building for supplies					
Current Use of Property: parking stalls that are included in our lease with Cal Ranch.					
Property Owner(s): Cal Ranch Store			Applicant(s): Guy Pannunzio		
Address: 862 N Main St			Address: 832 N Main St		
City: Tooele	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074
Phone: 435-882-5020			Phone: 435 840 8313		
Contact Person: Guy Pannunzio			Address: 233 Val Vista Dr		
Phone: 435 840 8313			City: Tooele	State: UT	Zip: 84074
Cellular: 435 840 8313	Fax: N/A		Email: gpannunzio5@gmail.com		
Signature of Applicant: 					Date: 1/20/24

EXHIBIT B
ZONING & SITE PLAN



STAFF REPORT

February 12, 2025

To: Tooele City Planning Commission
Business Date: February 12, 2025

From: Planning Division
Community Development Department

Prepared By: Kent Page, City Planner / Zoning Administrator

Re: Conifer Rezone – Zoning Map Amendment Request

Application No.: 2025010
Applicant: Brandon & Jenny Nay
Project Location: 1405 N. Conifer Street
Zoning: RR-5
Acreage: 19.38
Request: Request for approval of a Zoning Map Amendment in the RR-5 Rural Residential zoning district to the RR-1 Rural Residential zoning district.

BACKGROUND

The applicants request a rezone of 19.38 acres from RR-5 (Rural Residential, one dwelling per five acres) to RR-1 (Rural Residential, one dwelling per one acre) at 1405 N. Conifer Street. The property owners desire to subdivide. (see Exhibit A & Exhibit B)

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential Land Use classification for the subject property. The intent of the Medium Density Residential Land Use classification is to:

Provide a residential environment within the city which is characterized by detached single-family dwellings in a variety of sizes and styles on moderate-sized lots. The terrain should be relatively flat, or with a gentle slope, to accommodate the density. These areas are typically situated to take advantage of existing public infrastructure, e.g. recreation facilities, utilities, services, schools, and nearby commercial uses. Proximity to these uses allows more community interaction with reduced dependence on automobiles with neighborhoods that are designed for walkability. Providing more moderate densities in these areas allows for development of properties with unique limitations due to size, configuration, or location. These areas serve to recapture tax base opportunities lost by larger lot single-family developments and increase the viability of commercial areas. The design of medium density areas should integrate high quality materials and building character with integration to existing neighborhoods rather than create isolated and walled off housing projects. Allow for more varied housing opportunities in these areas can meet the needs of many levels of economic and demographic characteristics within the city desiring a varied array of house sizes and less maintenance responsibilities. (General Plan, 3.10)

By comparison, the existing zoning (RR-5) and the proposed zoning (RR-1) are classified in the General Plan in Rural Residential Land Use category. Because both the RR-1 zone and the RR-5 zone are in the same Land

Use classification, an amendment to the Land Use Map of the General Plan is not needed.

The intent of the Rural Residential Land Use classification is to:

Encourage the creation and maintenance of residential areas within the city which are characterized by detached single-family dwellings on very large lots, surrounded by well-kept lawns, trees, and other plantings. The Rural Residential land use classification is also intended to include and encourage appropriate agricultural areas and uses that remain within the community. Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas. Equestrian uses and privileges may exist in certain areas. The Rural Residential properties may incorporate sensitive lands while allowing homes to be constructed in areas which have limited disturbance to the surrounding areas or will not place future residents at greater risk of natural hazards impacts. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this land use classification. (General Plan, 3.10)

The existing zoning (RR-5) and the proposed zoning (RR-1) have the same zoning classification: Rural Density Residential. The purpose of the RR-1 district is intended to provide for:

single-family residential areas and single-family dwelling units on very large individual lots that support, allow, and make available Rural Residential opportunities and agricultural uses protected from the encroachment of incompatible uses. [7-14-2 (4)]

Differences Between RR-1 Zone & RR-5 Zone

	RR-1	RR-5
Min. Lot Width	100	200
Min. Rear Setback	30	60
Min. Side Setback (Corner)	30	60
Total Lot Coverage	20%	10%
Agriculture Business	Not allowed	Conditional Use
Campgrounds	Not allowed	Conditional Use
Com. Kennel/Animal Hospital	Not allowed	Conditional Use

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.

Please see Exhibit E for the applicants’ justification for approval based on the criteria for approval listed above.

REVIEWS

- 1. The General Plan calls for this property to be used as Medium Density Residential.
- 2. Zoning districts classified as Medium Density Residential are R1-7, R1-8, & R1-10.
- 3. The requested rezone potential brings the lot sizes into closer compliance with the Medium Density Residential zone, but the requested rezone is still not in compliance with the General Plan’s Land Use classification.
- 4. Significant property is zoned RR-1 on the City’s west side that is not developed. (Please see Exhibit F & Exhibit G.) This large area on the west side of the City zoned RR-1 is also the only property currently zoned RR-1 or RR-5 classified by the General Plan to be Rural Residential.
- 5. The application does not include a concept plan for proposed 19.38 acre rezone; however, the applicants (see Exhibit E) seem to suggest that only the property on the east side of Conifer Street is intended to be subdivided.
- 6. Water rights are an issue for all new developments.
- 7. While more residences support more commercial development, residential properties cost the City more to service.
- 8. The existing and proposed zone both support the General Plan’s (GP) Residential Land Use Goal #1 in supporting and complementing the unique rural quality and characteristics of the City.
- 9. The proposed rezone better supports the GP’s Residential Land Use Goal #3 to enable higher density to support retail.

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider carefully the applicants’ and the staff’s reviews and how they meet the *Criteria For Approval* listed above in this Staff Report. Weigh this request for a Zoning Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) (above) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

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

- 1. The effect of the proposed application on the character of the surrounding area.
- 2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.

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

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move that the Planning Commission forward a positive recommendation to the City Council for the Conifer Zoning Map Amendment request by Brandon & Jenny Nay, representing the property owners at 1405, 1431, & 1473 N. Conifer Street to reassign the subject properties to the RR-1 Rural Residential zoning district, application number 2025010, based on the findings listed in the staff report dated February 12, 2025”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move that the Planning Commission forward a negative recommendation to the City Council for the Conifer Zoning Map Amendment request by Brandon & Jenny Nay, representing the property owners at 1405, 1431, & 1473 N. Conifer Street to reassign the subject properties to the RR-1 Rural Residential zoning district, application number 2025010, based on the following findings:”

1. List findings...

EXHIBIT A
APPLICATION

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			
Date of Submission:	Current Zoning: RR5	Proposed Zoning: RR1	Parcel #(s): 2025010 see add page
Project Name: Conifer Rezone	Project Address: 1405 N Conifer St. Tooele, UT 84074		Acres: 19.38
Does the proposed Zoning Comply with the General Plan: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Brief Project Summary:			
Property Owner(s): see add' page		Applicant(s): Brandon & Jenny Nay	
Address:		Address: 802E 1120N Tooele, UT	
City:	State:	Zip:	City: Tooele State: UT Zip: 84074
Phone:		Phone: 801-518-4664 / 801-865-5955	
Contact Person: Brandon Nay		Address: 802E 1120N	
Phone: below		City: Tooele	State: UT Zip: 84074
Cellular: 801-518-4664	Fax: _____	Email: brandon@pridebuilthomes.com	

EXHIBIT B

APPLICANT MAP



RADIUS REPORT

JENNIFER NAY
 02-124-0-0019, 02-124-0-0022,
 02-124-0-0014



TOOELE COUNTY
 GIS Map Disclaimer:
 This is not an official map but for reference use only. The data was compiled from the best sources available, but cannot assure that the accuracy may be obtained on the map. All boundaries and features shown should be verified on the ground. This map is a representation of ground features and is not a legal document of any kind. The user is responsible for the accuracy of the data. This map is not intended for use as a legal document or for any other purpose. The user is responsible for the accuracy of the data. This map is not intended for use as a legal document or for any other purpose. The user is responsible for the accuracy of the data.



EXHIBIT C

PROPERTY GENERAL PLAN LAND USE DESIGNATION

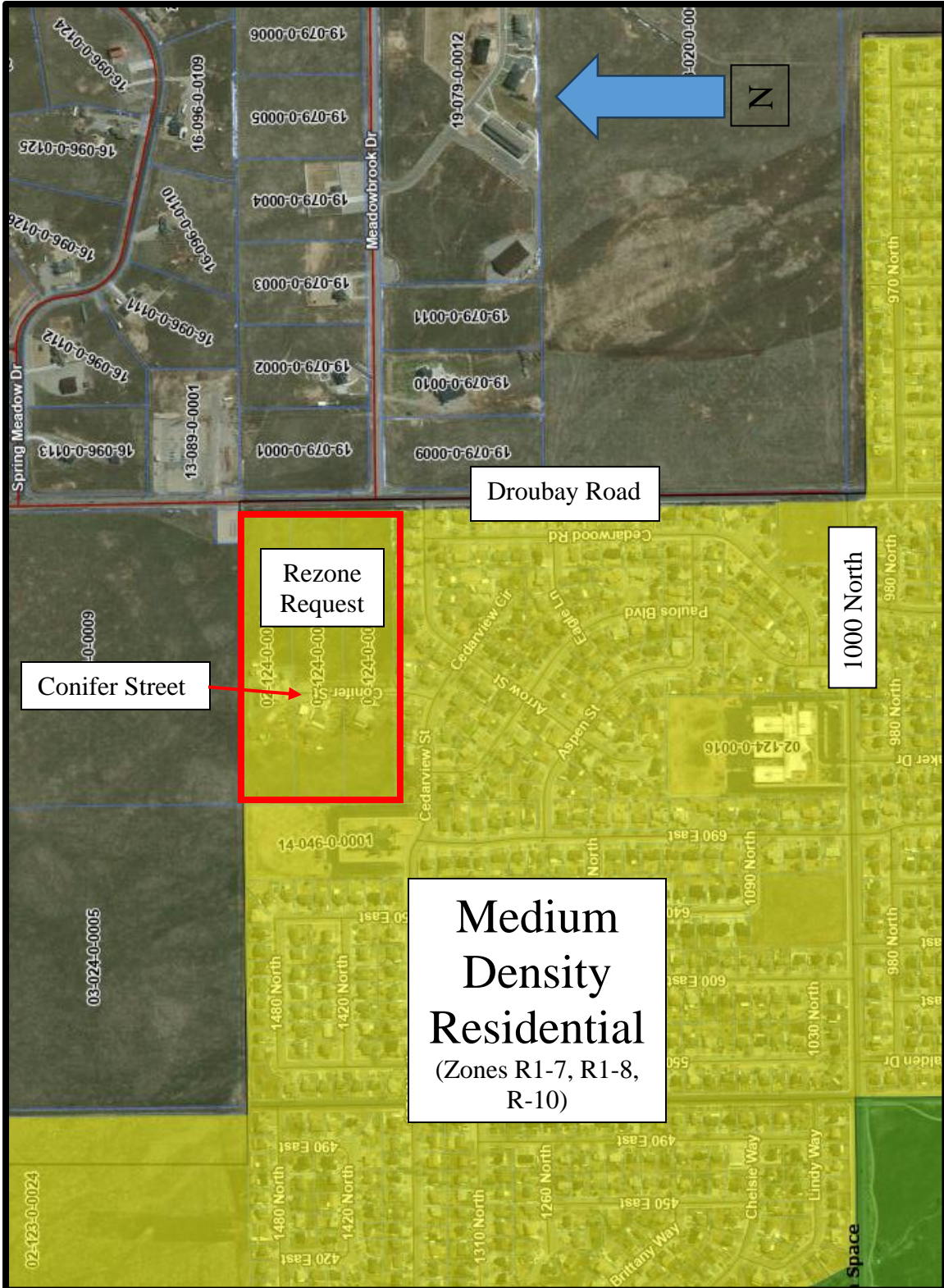


EXHIBIT D
CURRENT ZONING

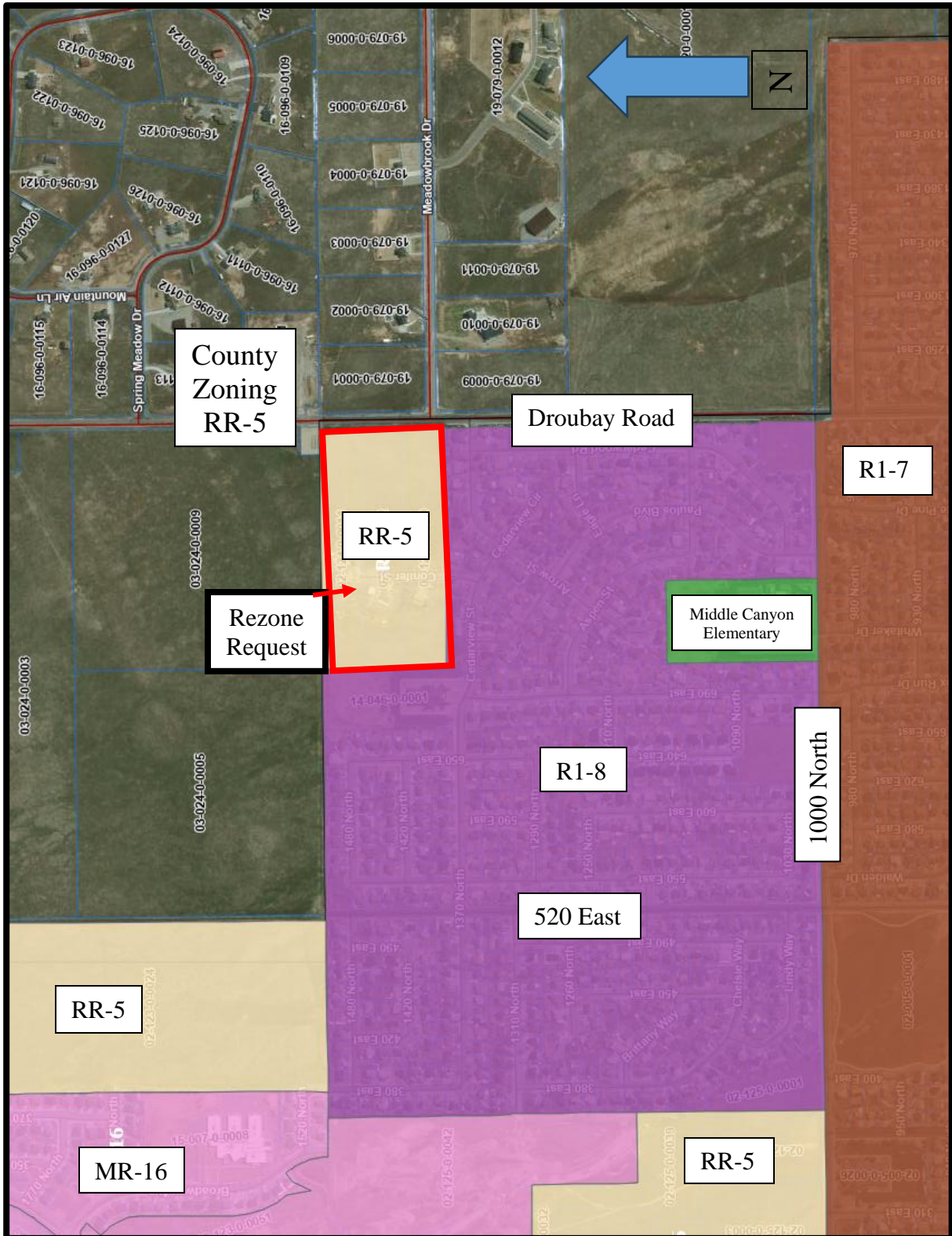


EXHIBIT E

APPLICANTS' ADDRESS TO CRITERIA FOR APPROVAL

The applicants provide the following analysis of justification for approval based on 7-1a-7:

The homes to the south of this street are all zoned R1-8, zoning these parcels as RR-1 creates a buffer between the smaller lots and the larger (5 acres) lots to the east and all of the potential subdivisions to the north. There is also a need for lots within the city that are larger than the smaller R1-8 zoned lots. Lots over 0.5 acres are not readily available within Tooele City limits.

Changing this zoning from the current RR-5 zoning to RR-1 doesn't change the current land use other than homes can be put on the east side of Conifer Street. It will remain rural and help create a natural buffer to the larger parcels of land surrounding this property.

The desire for the rezone ultimately is so that the owners of parcels can sell a large parcel to potential

buyers that would like a home on a large lot within Tooele City limits. RR-1 zoning is still rural feeling for the properties to the north and east and small enough to be close to the R1-8 to the south and west.

Conifer Street runs through the 3 parcels that are being requested for rezone. The portions of the parcels that the homes sit on are already quite a bit smaller than the 5 acres, so in essence it will not change their personal land use really at all. Conifer Street creates a great natural line for other parcels to be created and keep the same feel on the street.

We feel like this fits well within Tooele City's goals and objectives to promote growth to many different people.

General Land Use

1. Residential RR-5
2. The property will remain Rural Residential and is surrounded by residential both in Tooele City limits and Tooele County.
3. Adding a new home.
4. It would only affect the surrounding properties of adding a few new homes on large lots the traffic would not be noticeable.
5. We feel like this gives an opportunity to Tooele City to add homes that add to the beauty of the City and its small town feel.

EXHIBIT F
TOOELE CITY ZONING

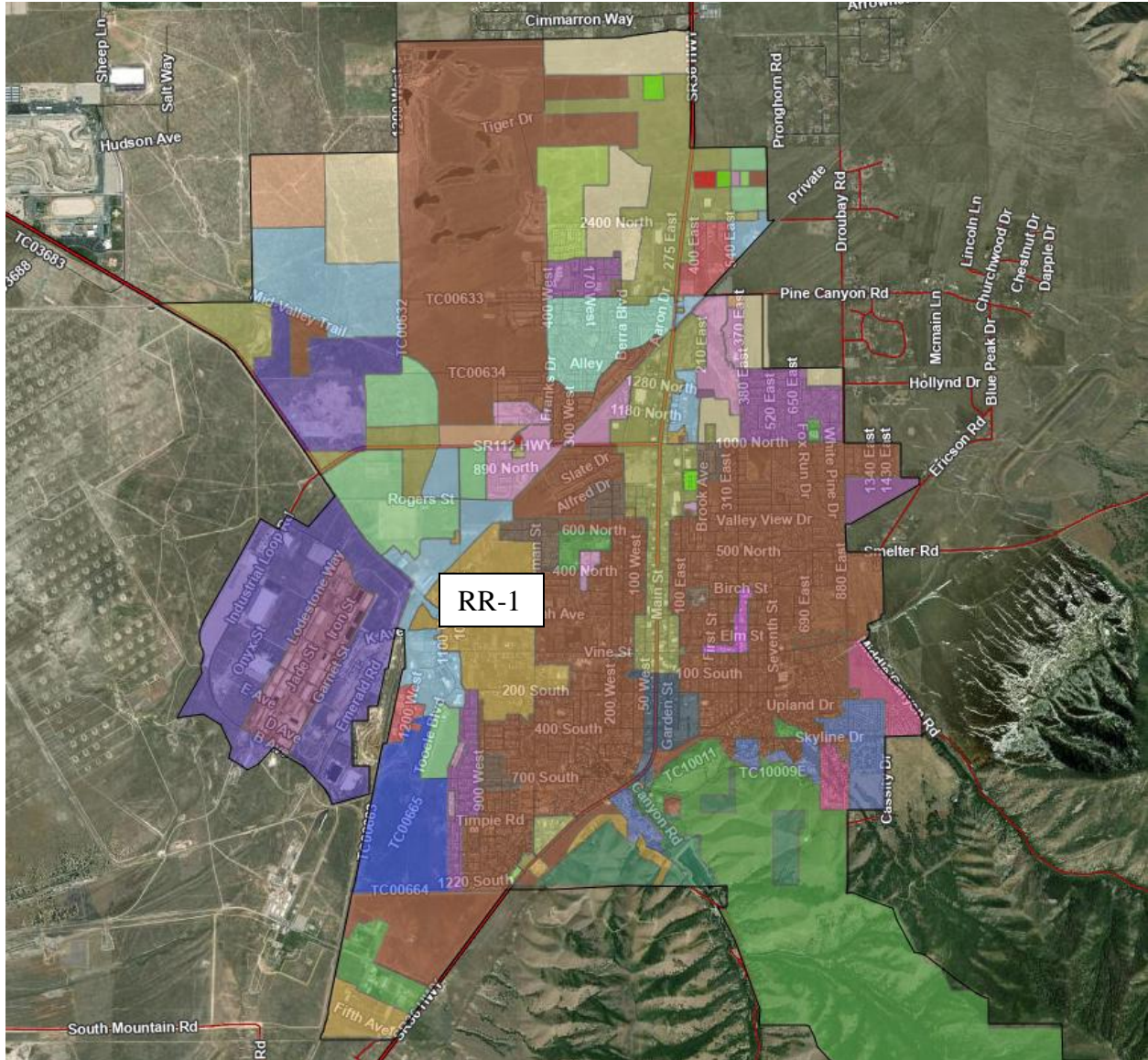
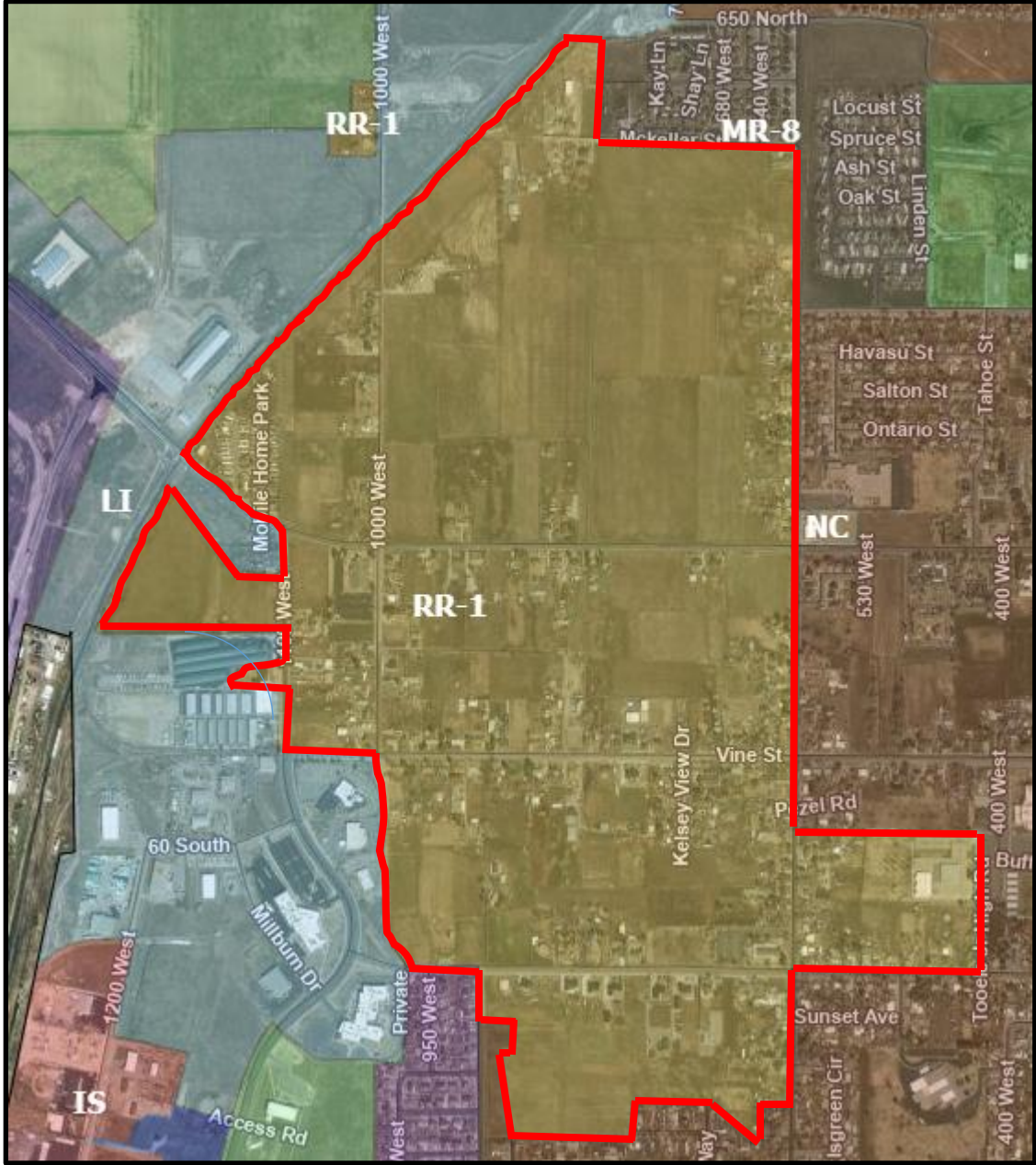


EXHIBIT G

CITY'S WEST SIDE RR-1 ZONE



STAFF REPORT

February 6, 2025

To: Tooele City Planning Commission
Business Date: February 12, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Halim Kurti Vine Street PUD – Site Plan Design Review Request

Application No.: 2024022
Applicant: Halim Kurti
Project Location: 389 East Vine Street
Zoning: MU-B Mixed Use Broadway Zone
Acreage: .14 Acres (Approximately 6098.4 ft²)
Request: Request for approval of a Site Plan Design Review in the MU-B Mixed Use Broadway zone regarding construction of a proposed three unit multi-family residential structure.

BACKGROUND

This application is a request for approval of a Site Plan Design Review for approximately .14 acres located at 389 East Vine Street. The property is currently zoned MU-B Mixed Use Broadway. The applicant is requesting that a Site Plan Design Review be approved to allow for the development of the currently vacant site as a three unit multi-family residential town house structure.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Mixed Use land use designation for the subject property. The property has been assigned the MU-B Mixed Use Broadway zoning classification, supporting approximately 16 dwelling units per acre. The MU-B Mixed Use Broadway zoning designation is identified by the General Plan as a preferred zoning classification for the Mixed Use land use designation. Properties to the north, west and south are all zoned MU-B and are utilized as limited commercial (north) and residential. Properties to the east of the subject property, on the adjacent side of Fourth Street, are zoned R1-7 and utilized as single-family residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. The development potential of this small parcel is limited due to the size and configuration of the lot. At .14 acres in the MU-B Broadway Zone the lot can yield three dwelling units. The applicant has chosen to construct three town house style units with the three units facing 4th Street. It is intended that each unit will be on its own lot and the lot itself will be privately owned and include the driveway, the building and some private open space at the rear of the unit. The areas surrounding the three lots will be common area and will be owned and maintained by a development HOA. The building footprints as proposed do meet or exceed the minimum setbacks as required by the MU-B and MR-16 zoning districts (the MU-B zone defers to the MR-16 for development standards that are not enumerated in the MU-B zoning district). The MU-B zone does not place standards for lot size in order to facilitate private ownership of town home lots.

Storm Water Management. There is a detention swale at the north west corner of the property that will collect excess storm water generated by the development itself. This is a retention pond where the water will stand and be permitted to percolate into the ground or evaporate.

Subdivision Layout. There is a Minor Subdivision proposed to create the three lots as shown on the site plan. However, Minor Subdivisions are approved administratively and do not require Planning Commission approval. The proposed subdivision will not result in any road dedications.

Landscaping. Landscaping around the development will consist of some private landscaping areas totaling about 530 square feet and common area landscaping consisting of 1777 square feet. Total landscaping will occupy 37% of the total site and will include areas of water wise cobble landscaping design with a small area of grass on the north side where there will be some amenities.

The applicant is proposing to add to the proposed development 12 new trees primarily located in the common area with the amenities and in the side yard on the south side of the structure. The number of proposed trees exceeds ordinance requirements for 20 trees per acre and most of the trees are located closer to the public right-of-way.

Amenities. Every multi-family residential development shall include at least one community amenity. The applicant is providing a swing-set play structure and community bench in the grass area on the north side of the development.

Parking. Each town house will have a one car garage and a 20 foot deep by 18 foot wide driveway or concrete parking area in front. This creates a total of 3 parking stalls per unit and exceeds the standard parking requirement of 2 parking stalls per unit plus .25 parking stalls per unit for guest parking. By ordinance the required parking for this small development is 7 parking stalls. The development is providing 9 parking stalls.

Architecture. The building architecture has been reviewed against the architectural standards found in Tooele City code 7-11a. The façade facing 4th street is required to have sufficient vertical and horizontal elements to provide relief in the façade and are thus provided. The roofline is pitched and is less than the 50 foot length limitation without having a step or change in roofline elevation. The street facing façade is required to have at least 40% of the façade in brick or stone which the applicant has included. The building as proposed meets the minimum requirements of the multi-family residential design guidelines.

Signage. There is no signage required for this development as there are no development entrances.

Fencing. The applicant is proposing to install 6 foot solid vinyl fencing with columns or piers at regular intervals along the west side and south side property lines of the development.

Criteria For Approval. The criteria for review and potential approval of a Site Plan Design Review request is found in Sections 7-11-6, 8 and 9 of the Tooele City Code. This section depicts the standard of review for such requests as:

Section 7-11-6. Approval. The Planning Commission, shall determine whether the proposed architectural and site development plans submitted are consistent with [Chapter 7-11 TCC] and with the general policies and objectives of [Title 7 TCC], and shall give or withhold approval accordingly. Before making this determination, the Planning Commission shall receive the written recommendations of the City Engineer, the Accessibility Committee, and the Fire Chief. Such recommendation may be by letter, memorandum, or signature on the plans.

Section 7-11-8. Considerations in review of applications. The Planning Commission and the Engineering Department shall consider the following matters, among others, in their review of applications:

- (1) Considerations relating to traffic safety and traffic congestion:
 - (a) The effect of the site development plan on traffic conditions on abutting streets.
 - (b) The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
 - (c) The arrangement and adequacy of off-street parking facilities to prevent traffic congestion.
 - (d) The location, arrangement, and dimensions of truck loading and unloading facilities.
 - (e) The circulation patterns within the boundaries of the development.
 - (f) The surfacing and lighting of off-street parking facilities.
- (2) Considerations relating to outdoor advertising:
 - (a) The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with neighboring development.
- (3) Considerations relating to landscaping:
 - (a) The location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with neighboring development, or to conceal storage areas, utility installations, or other unsightly development.
 - (b) The planting of ground cover or other surfacing to prevent dust and erosion.
 - (c) The unnecessary destruction of existing healthy trees.
- (4) Considerations relating to buildings and site layout:
 - (a) Consideration of the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to neighboring development.
 - (b) Consideration of exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on streets, line and pitch of roofs, and the arrangement of structures on the parcel.
- (5) Considerations relating to drainage:
 - (a) The effect of the site development plan on the adequacy of the storm and surface water drainage, retention, and/or detention.

Section 7-11-9. Considerations. The Planning Commission, or the City Engineer, when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of [Chapter 7-11 TCC] as the Planning Commission or City Engineer deem reasonably necessary under the circumstances to carry out the intent of [Chapter 7-11 TCC].

REVIEWS

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

1. On side facades where brick / stone are not required the ordinance requires that the façade may only be covered by 70% of one material. On these facades the applicant

- needs to reduce the amount of siding by 30% and include a different material. A wainscot would satisfy this requirement.
2. The site plan, landscape plans, parking plan and the building elevations have all been reviewed and scrutinized for compliance with the design guidelines of TCC Chapter 7-11a. Staff is confident the development as proposed meets or exceeds the minimum requirements of the ordinance.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Site Plan Design Review by Halim Kurti, application number 2024022, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. That the side façades have a different exterior building material added, such as a wainscot, composed of anything different than the proposed vinyl siding, comprising 30% total of each individual façade.

This recommendation is based on the following findings:

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

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Site Plan Design Review Request by Halim Kurti, for the purpose of constructing three town homes units at 389 East Vine Street, application number 2024022, based on the findings and subject to the conditions listed in the Staff Report dated February 6, 2025:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Design Review Request by Halim Kurti, for the purpose of constructing three town homes units at 389 East Vine Street, application number 2024022, based on the following findings:”

1. List findings...

EXHIBIT A

MAPPING PERTINENT TO THE HALIM KURTI VINE STREET PUD SITE PLAN DESIGN REVIEW

Halim Kurti Vine Street PUD Site Plan Design Review



Aerial View

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Site Plan Application

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



Notice: The applicant must submit copies of the site plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of site plans 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 preliminary plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of site plans in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all plans be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission:	3/6/2024	Zone:		Acres:	0.14
Parcel #(s):	02-111-0-0026				
Project Name:	Halim Kurti PUD				
Project Address:	389 East Vine Street, Tooele, Utah				
Project Description:	Planned Unit Development with townhomes.	Phases:	1	Lots:	3
Property Owner(s):			Applicant(s):		
Address: 769 North Sir Philip Drive			Address:		
City:	Salt Lake City	State:	Ut	Zip:	84116
Phone:	395-259-4326	Email:	halim.shqipe-2008@hotmail.com		
Contact Person:			Address:		
Phone: Halim Kurti			City:		
Cellular: 395-259-4326			Fax: —		
			Email: halim.shqipe-2008@hotmail.com		
Engineer & Company: Peterson Engineering; David D. Peterson					
Address: 7107 S 400 W #1					
City:	Midvale	State:	Ut	Zip:	84047
Phone:	801-255-3503	Email:	manissa@petersoneng.net		

*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.

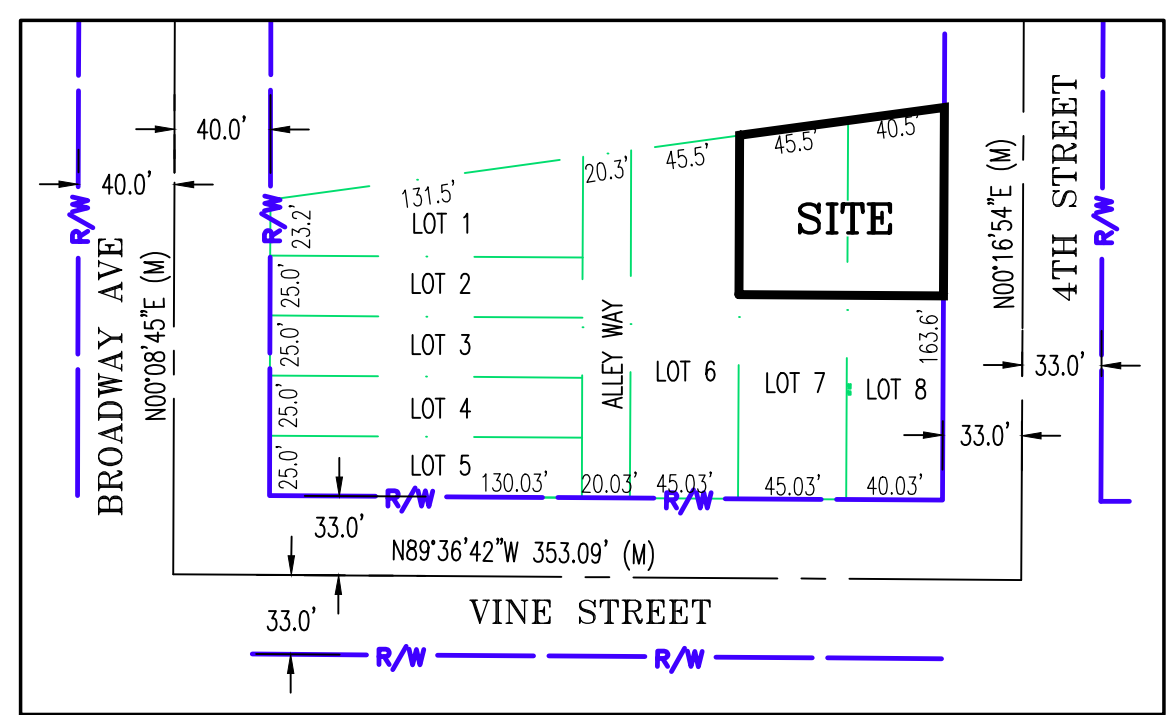
Note:

- A new application and checklist must accompany each submittal.
- Developer must submit plans in complete format to facilitate their review. Plans will be reviewed by the City staff, once they are found complete, they will be forwarded to Planning Commission for consideration. (as necessary)
- All fees must be paid at time of first submittal

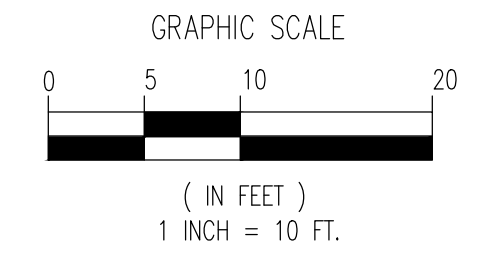
For Office Use Only			
Fee:	Received By:	Date Received:	Receipt #:
(213)			

HALIM HOME BUILDER SUBDIVISION

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH



BLOCK BREAKDOWN: SCALE 1" = 80'

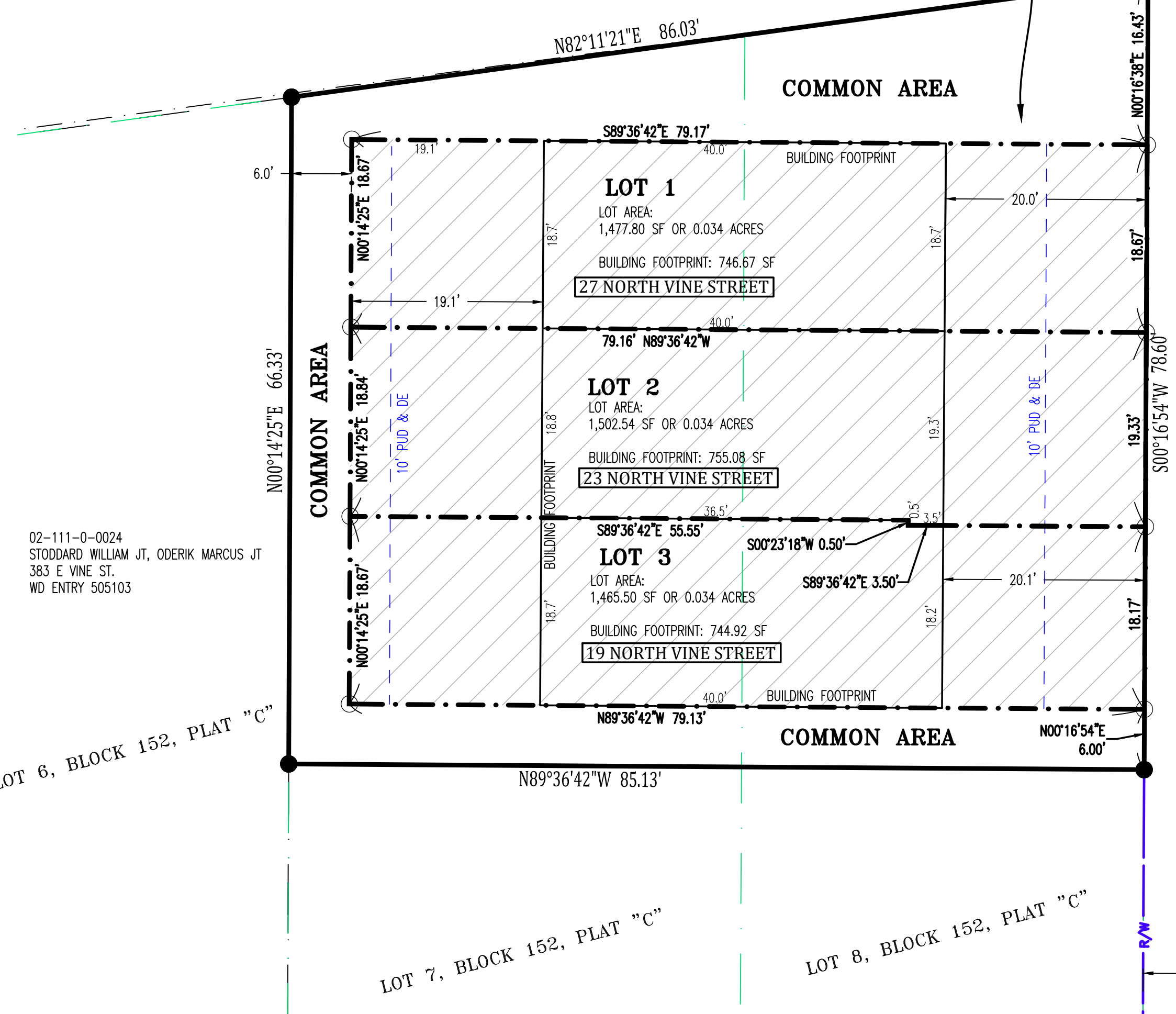


ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981

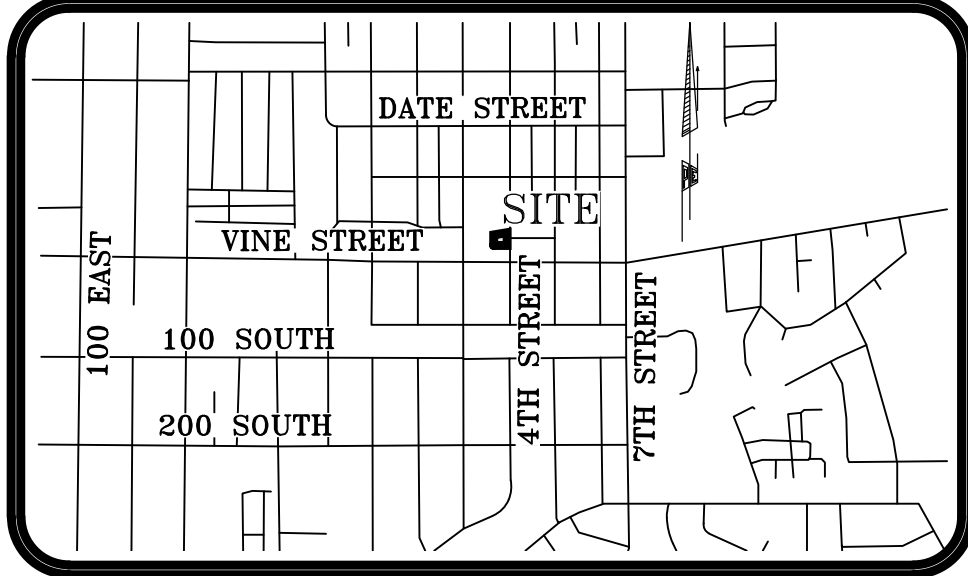
APPROVED BY ROCKY MOUNTAIN POWER Date: _____

02-007-0-0072
PANACEA, INC.
39 N 4TH ST
WD ENTRY 593093
(PLOTTED FROM THE NE CORNER BLOCK 152 PLAT "C")

TOTAL AREA:
6,170.84 SQ. FT. OR 0.14 ACRES
COMMON AREA:
1,775.06 SQ. FT. OR 0.04 ACRES



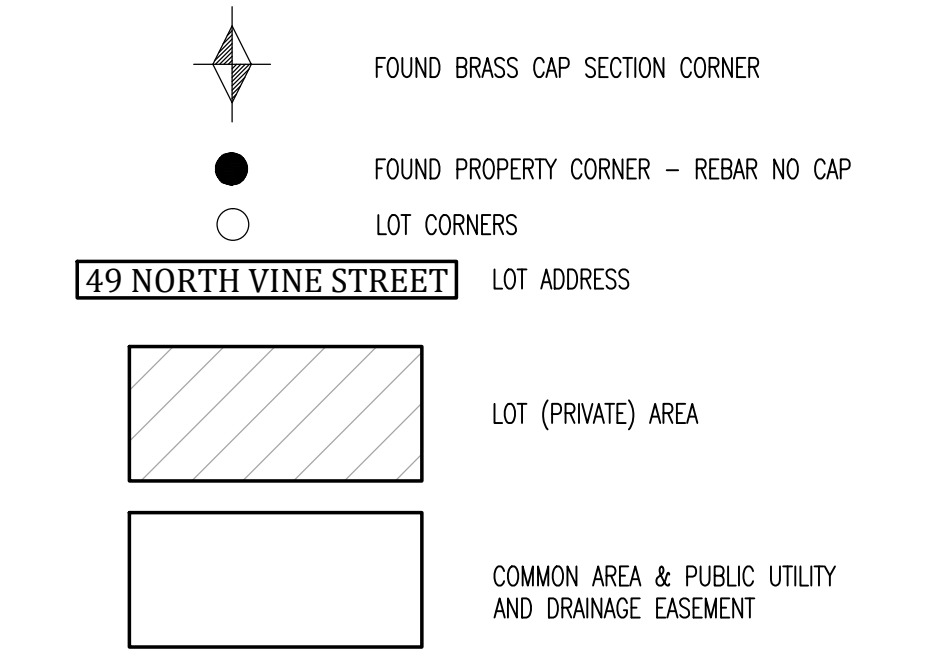
VICINITY MAP - NOT TO SCALE



02-111-0-0025
BCH 1, LLC
389 E VINE ST.
WD ENTRY 579976

LEGEND

- R/W PUBLIC RIGHT OF WAY
- MEASURED CENTERLINE OF ROAD
- SECTION LINE & P.O.B TIES
- PLAT BOUNDARY
- LOT BOUNDARIES
- LOT BOUNDARIES, BLOCK 152, PLAT "C"
- NEW BUILDING FOOTPRINT
- ADJACENT PARCEL BOUNDARIES
- 10' PUE & DE



NARRATIVE

THIS PLAT WAS REQUESTED BY HALIM KURTI FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY INTO LOTS AND COMMON AREA.

THE BASIS OF BEARING IS N0021'43"W FROM THE SOUTH QUARTER CORNER TO THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. THIS BEARING IS ONE IN THE SAME AS USED IN AN ADJACENT SURVEY BY ENSIGN ENGINEERING.

SURVEYOR MEASURED THE CENTERLINE OF VINE STREET, 4TH STREET, AND BROADWAY AVENUE TO DETERMINE THE LOCATION OF THE LOTS AND THE LOT LINE BEARINGS. LOTS WERE PRORATED BASED UPON SAID MEASURED CENTERLINES.

THREE (3) ORANGE REBAR AND CAPS STAMPED 1070886 WERE LOCATED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY. SURVEYOR WAS UNABLE TO DETERMINE FROM THE LICENSE NUMBER WHO SET SAID REBAR AND CAPS. SURVEYOR WAS UNABLE TO LOCATE A PREVIOUS SURVEY ON FILE WITH TOOELE COUNTY. SAID REBAR AND CAPS DO NOT AGREE WITH THE MEASURED LOCATION OF THE AS-SURVEYED BOUNDARY OF THE SUBJECT PROPERTY BASED UPON THE CENTERLINE OF EXISTING ROADS.

- ### PLAT NOTES
- H.O.A IS RESPONSIBLE TO MAINTAIN STORM WATER RETENTION FACILITIES ANNUALLY. COMPLETE ANNUAL INSPECTION OF STORM DRAIN FACILITIES USING THE STANDARD INSPECTION REPORT FOR TOOELE CITY.
 - NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
 - ALL BUILDINGS MUST BE CONSTRUCTED TO THE SPECIFIED DIMENSIONS.
 - ALL COMMON AREA IS ALSO A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT ON THE PROPERTY.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE.
 - NO CITY MAINTENANCE PROVIDED ON THE SUBJECT PROPERTY.

Dominion Energy Utah - Note with an existing natural gas easement.

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). 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 or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this _____ day of _____, 20____
By: _____
Title: _____

SURVEYOR'S CERTIFICATE

I, DAVID D. PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 295720, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND COMMON AREA, HEREINAFTER TO BE KNOWN AS HALIM HOME BUILDER SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

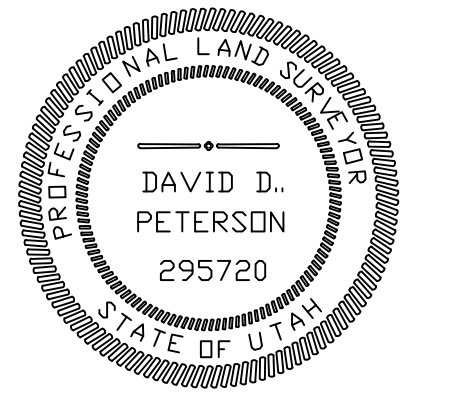
BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH; SAID PARCEL OF LAND BEING PART OF LOTS 7 AND 8, BLOCK 152 PLAT "C", TOOELE CITY SURVEY, AS DESCRIBED WITHIN A CERTAIN WARRANTY DEED AS ENTRY 592165 AT THE TOOELE COUNTY RECORDERS OFFICE; SAID PARCEL OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 152 PLAT "C", TOOELE CITY SURVEY; SAID NORTHEAST CORNER BEING SOUTH 00°21'43" EAST 2082.31 FEET ALONG THE SECTION LINE AND WEST 943.98 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 00°16'54" WEST 76.60 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF A +/-66 FOOT PUBLIC RIGHT OF WAY KNOWN AS 4TH STREET; THENCE NORTH 89°36'42" WEST 85.13 FEET; THENCE NORTH 00°14'25" EAST 66.33 FEET TO THE NORTHERLY LINE OF SAID BLOCK 152 PLAT "C"; THENCE NORTH 82°11'21" EAST 86.03 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINS: 6,170.84 SQ. FT. OR 0.14 ACRES



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HALIM KURTI THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND COMMON AREA TO BE HEREAFTER KNOWN AS THE HALIM HOME BUILDER SUBDIVISION DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

HALIM KURTI

ACKNOWLEDGEMENT

STATE OF UTAH : S.S.
COUNTY OF SALT LAKE : _____
ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC

HALIM HOME BUILDER SUBDIVISION

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

PLAT PREPARED BY: PETERSON ENGINEERING 400 WEST 7107 SOUTH SUITE No. 1 MIDVALE, UTAH 84047 (801) 255-3503	TABULATIONS: 1. TOTAL PLAT ACREAGE: 0.14 ACRES 2. TOTAL LOT ACREAGE: 0.10 ACRES 3. TOTAL ACREAGE IN STREETS: 0.00 ACRES 4. TOTAL ACREAGE IN COMMON SPACE: 0.04 ACRES 5. AVERAGE LOT SIZE: 0.034 ACRES 6. NUMBER OF LOTS: 3 LOTS	TOOELE COUNTY TREASURER APPROVED THIS _____ DAY OF _____ A.D. 20____ BY TOOELE COUNTY TREASURER _____	RECORD OF SURVEY R.O.S. NO: _____ COUNTY SURVEYOR REVIEWER _____ DATE _____	TOOELE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20____ BY TOOELE COUNTY HEALTH DEPARTMENT _____
OWNER/DEVELOPER INFO: HALIM KURTI 769 NORTH SIR PHILIP DRIVE SALT LAKE CITY, UTAH 84116 (385) 259-4326	DOMINION ENERGY APPROVED THIS _____ DAY OF _____ A.D. 20____ BY DOMINION ENERGY _____	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ A.D. 20____ BY ROCKY MOUNTAIN POWER _____	TOOELE CITY LAND USE AUTHORITY APPROVED THIS _____ DAY OF _____ A.D. 20____ BY TOOELE CITY PUBLIC WORKS DIRECTOR _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ BY TOOELE CITY ATTORNEY _____
TOOELE COUNTY TREASURER _____	TOOELE COUNTY HEALTH DEPARTMENT _____	TOOELE COUNTY TREASURER _____	TOOELE CITY LAND USE AUTHORITY _____	TOOELE COUNTY HEALTH DEPARTMENT _____
TOOELE CITY COMMUNITY DEVELOPMENT DIRECTOR _____	TOOELE CITY PUBLIC WORKS DIRECTOR _____	TOOELE CITY ENGINEER _____	TOOELE CITY ATTORNEY _____	DEPUTY TOOELE COUNTY RECORDER _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ OF _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____

SITE PLAN NOTES

1. THIS CONCEPT PLAN IS FOR A PLANNED UNIT DEVELOPMENT.
2. THE FRENCH DRAIN AND DRY WELLS ARE PROPOSED LOCATIONS AND ARE NOT BASED UPON DRAINAGE CALCULATIONS.

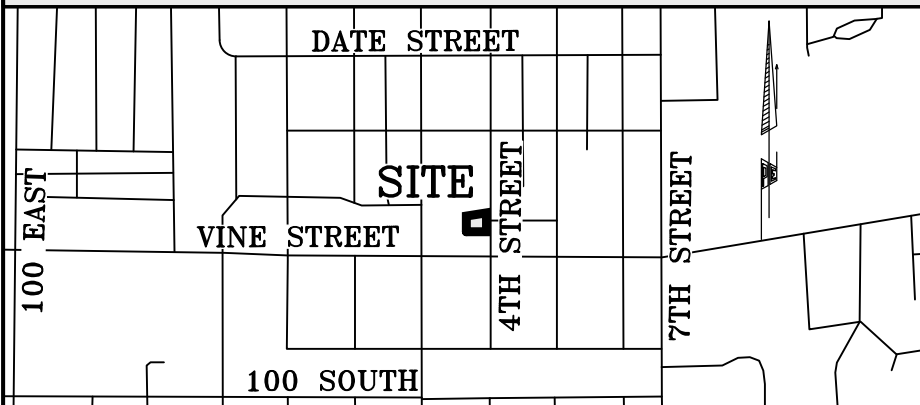
SITE TABULATIONS

1. TOTAL PLAT ACREAGE: 0.14 ACRES
2. TOTAL LOT ACREAGE: 0.10 ACRES
3. TOTAL ACREAGE IN STREETS: 0.00 ACRES
4. TOTAL ACREAGE IN COMMON SPACE: 0.04 ACRES
5. AVERAGE LOT SIZE: 0.034 ACRES
6. NUMBER OF LOTS: 3 LOTS

KEYED SITE NOTES

- 1 NEW TYPE "A" CURB & GUTTER PER D8.0. SEE SHEET 9 OF 9.
- 2 NEW 1" CULINARY WATER LATERAL PER D3.0. SEE SHEET 8 OF 9.
- 3 NEW 1" CULINARY WATER METER PER D4.0. SEE SHEET 8 OF 9.
- 4 NEW 4" SANITARY SEWER LATERAL PER D5.0. SEE SHEET 8 OF 9.
- 5 NEW SANITARY SEWER CLEAN OUT PER D1.0. SEE SHEET 8 OF 9.
- 6 NEW CONCRETE DRIVEWAY.
- 7 NEW 6" VINYL FENCE.
- 8 NEW FLARED DRIVE APPROACH PER D6.0. SEE SHEET 9 OF 9.
- 9 NEW 4" SIDEWALK PER D7.0. SEE SHEET 9 OF 9.
- 10 NEW SEWER LATERAL CONNECTION PER D5.0. SEE SHEET 8 OF 9.
- 11 NEW 4" THICK CONCRETE PATIO.
- 12 NEW WALK OUT PATIO. STEPS HAVE 10" TREAD AND 7 1/2" RISER.
- 13 SEWER LATERAL TO BE HUNG IN BASEMENT. IF BASEMENT PLUMBING IS TO BE INSTALLED IMPLEMENT EJECTOR (GRINDER) PUMP.
- 14 NEW FENCED PRIVATE YARD.
- 15 NEW CONCRETE PORCH. STEPS HAVE 10" TREAD AND 7 1/2" RISER.
- 16 NEW TOWNHOUSE.
- 17 REPAIR EXISTING CURB & GUTTER AS NEEDED.
- 18 SAW CUT EXISTING ASPHALT. BACKFILL WITH ROADBASE AND COMPACT IN 8" LAYERS PER APWA STANDARD DETAIL PLAN 381R. T-PATCH PER APWA STANDARD DETAIL PLAN 255.
- 19 SAW CUT EXISTING CURB AND GUTTER. REPAIR AS NEEDED.
- 20 NEW WALL MOUNTED LIGHT FIXTURE ON FACADE.
- 21 NEW EDGE OF ASPHALT TIE. TIE IN WITH CURRENT EDGE OF ASPHALT ON SOUTHERLY SIDE OF NEW CURB & GUTTER.
- 22 COORDINATE WITH DOMINION ENERGY & ROCKY MOUNTAIN POWER FOR GAS & ELECTRICAL DESIGNS.

VICINITY MAP - NO SCALE



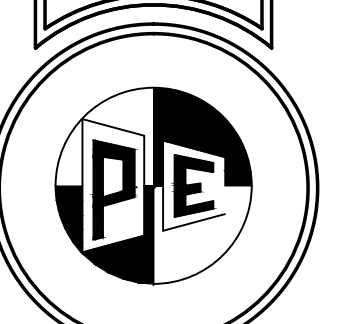
SITE & UTILITY PLAN

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

NORTH QUARTER CORNER
SECTION 27, T3S, R4W
SLB&M (FOUND TOOELE
COUNTY BRASS CAP MONUMENT
WITH RING AND LID)
BENCHMARK: 5065.288

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF
ANY CONSTRUCTION.

PROJECT # E-25-065
DRAWN: M. CROFT
CHECKED: D. PETERSON



PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3505

389 EAST VINE STREET
TOOELE, UT 84074

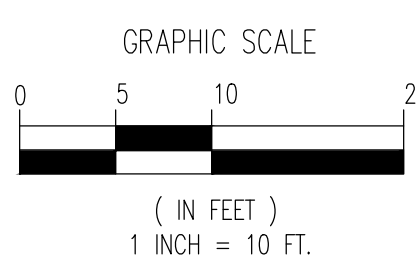
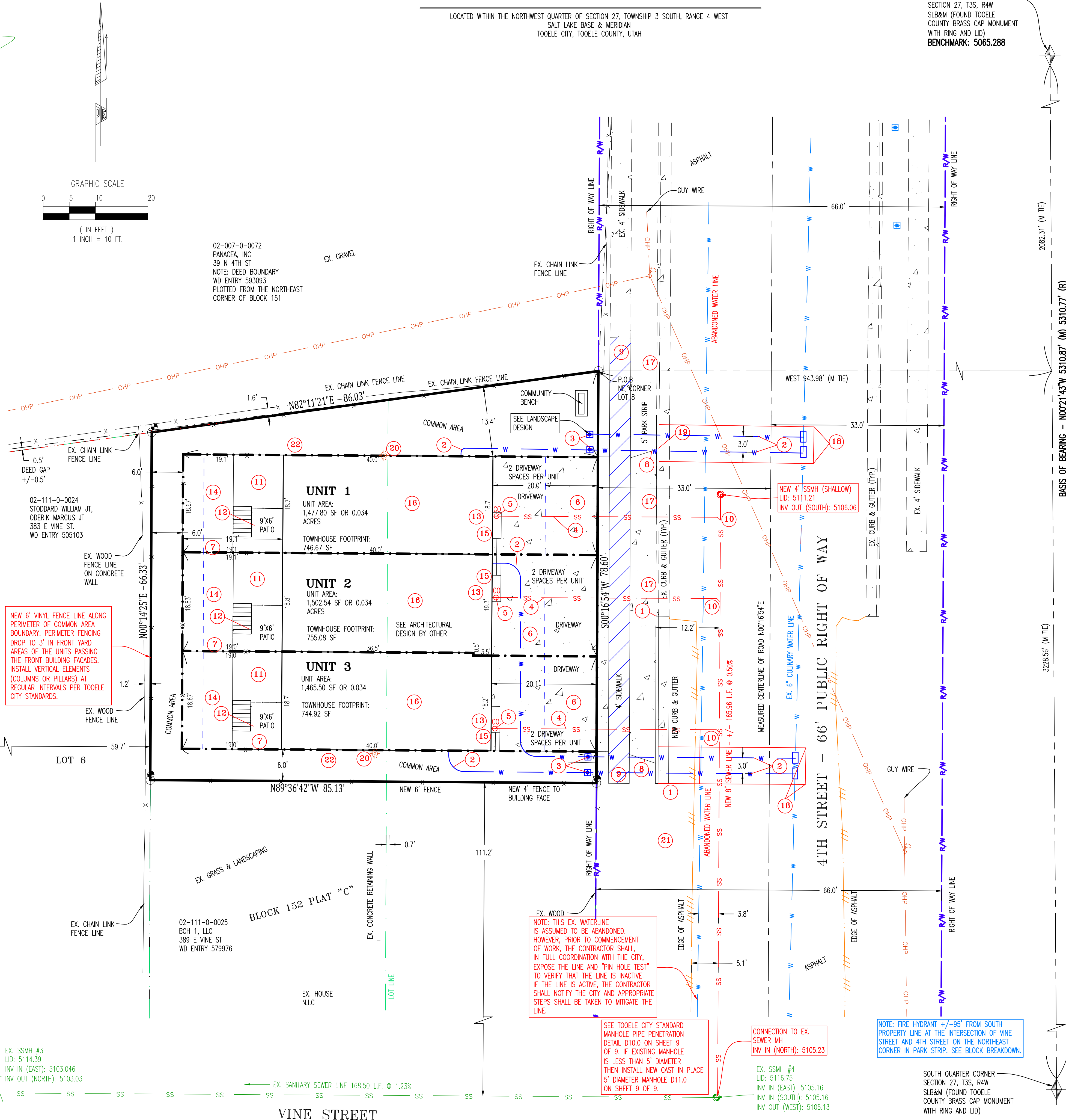
SITE & UTILITY PLAN

SHEET: 5 OF 10
C10

EX. SSMH #1
LID: 5103.09
INV IN (SOUTH): 5078.29
INV OUT (NORTH): 5077.90

EX. SSMH #2
LID: 5103.22
INV IN (SOUTH): 5092.55
INV OUT (NORTH): 5092.27

EX. SSMH #3
LID: 5114.39
INV IN (EAST): 5103.046
INV OUT (NORTH): 5103.03



02-007-0-0072
PANACEA, INC
39 N 4TH ST
NOTE: DEED BOUNDARY
WD ENTRY 593093
PLOTTED FROM THE NORTHEAST
CORNER OF BLOCK 151

02-111-0-0024
STOODARD WILLIAM JT,
ODERIK MARCUS JT
383 E VINE ST.
WD ENTRY 505103

02-111-0-0025
BCH 1, LLC
389 E VINE ST
WD ENTRY 579976

NOTE: THIS EX. WATERLINE
IS ASSUMED TO BE ABANDONED.
HOWEVER, PRIOR TO COMMENCEMENT
OF WORK, THE CONTRACTOR SHALL,
IN FULL COORDINATION WITH THE CITY,
EXPOSE THE LINE AND "PIN HOLE TEST"
TO VERIFY THAT THE LINE IS INACTIVE.
IF THE LINE IS ACTIVE, THE CONTRACTOR
SHALL NOTIFY THE CITY AND APPROPRIATE
STEPS SHALL BE TAKEN TO MITIGATE THE
LINE.

SEE TOOELE CITY STANDARD
MANHOLE PIPE PENETRATION
DETAIL D10.0 ON SHEET 9
OF 9. IF EXISTING MANHOLE
IS LESS THAN 5" DIAMETER
THEN INSTALL NEW CAST IN PLACE
5" DIAMETER MANHOLE D11.0
ON SHEET 9 OF 9.

CONNECTION TO EX.
SEWER MH
INV IN (NORTH): 5105.23

NOTE: FIRE HYDRANT +/-95' FROM SOUTH
PROPERTY LINE AT THE INTERSECTION OF VINE
STREET AND 4TH STREET ON THE NORTHEAST
CORNER IN PARK STRIP. SEE BLOCK BREAKDOWN.

EX. SSMH #4
LID: 5116.75
INV IN (EAST): 5105.16
INV IN (SOUTH): 5105.16
INV OUT (WEST): 5105.13

SOUTH QUARTER CORNER
SECTION 27, T3S, R4W
SLB&M (FOUND TOOELE
COUNTY BRASS CAP MONUMENT
WITH RING AND LID)

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		WATER VALVE
	ELECTRIC METER / BOX		FIRE HYDRANT
	CABLE BOX		SIGHT LIGHT
	WATER METER		SANITARY SEWER
	SCHEDULE B EXCEPTION		CORNER NOT SET
	DISTANCE TO NEAREST INTERSECTION		FOUND REBAR & CAP
	SECTION CORNER		

LINE TABLE

	BOUNDARY
	ADJACENT BOUNDARY
	LOT BOUNDARY
	CURB, GUTTER, & EDGE OF CONCRETE
	EDGE OF ASPHALT
	BUILDING & SHED
	OVERHEAD POWER
	SANITARY SEWER LINE
	CULINARY WATER LINE
	BUILDING SETBACK LINES

HALIM KURTI - 4TH AND VINE (BASIN A)

2/27/2024
CALCULATIONS FOR STORM RUNOFF DETENTION VOLUME REQUIREMENTS
100-Year, 24-Hour Storm

Calculate CA and allowable discharge:			Runoff Coefficient	CA	"h" S.F.	"h" Acres	%
Hard surface	0.03	0.90	0.02		1,191	0.03	54 %
Roof	0.02	0.90	0.02		1,005	0.02	46 %
Landscaped	0.00	0.22	0.00		0.00	0.00	0 %
Other	0.00	0.00	0.00		0	0.00	0 %
Total	0.05	0.90	0.045	Total	2197	0.05	100 %
CA			0.045				
Allowable discharge at 0.1 cfs/acre			0.01	Discharge to Use:	0.00 (input cfs)		

Notes: 1 in/hr percolation is the worst case during spring thaw semi-frozen per the US department of Agricultural Soil.

Miscellaneous flow inputs:
Inflow from other areas: 0 (cfs) Outflow to other areas: 0 (cfs)

Calculate detention volume required:

Time (minutes)	CA	Average Intensity (in./hr.)	Time (sec.)	Cum. Runoff (cu.ft.)	Inflow from other areas (cu.ft.)	Total all contributing areas (cu.ft.)	Orifice Discharge (cu.ft.)	Outflow to other areas (cu.ft.)	Percolation (cu.ft.)	Storage (cu.ft.)
5	0.05	6.59	300	90	0	90	0	0	0	90
10	0.05	5.02	600	137	0	137	0	0	0	137
15	0.05	4.14	900	169	0	169	0	0	0	169
30	0.05	2.79	1800	228	0	228	0	0	0	228
60	0.05	1.73	3600	283	0	283	0	0	0	283
120	0.05	0.95	7200	312	0	312	0	0	0	312
180	0.05	0.65	10800	318	0	318	0	0	0	318
360	0.05	0.36	21600	348	0	348	0	0	0	348
720	0.05	0.21	43200	414	0	414	0	0	0	414
1440	0.05	0.13	86400	506	0	506	0	0	0	506

60,000 (input) minutes/ inch of permeability 0.0167 (output) inches/minute of permeability
 1,000 (output) hours/finch of permeability 1.0000 (output) inches/hour of permeability
 (Input Permeability Rate) 1 in/hr 0 (input) sf (perc. surf. area) 0.000 (output) cfs (perc. outfall)

HALIM KURTI - 4TH AND VINE (BASIN B)

2/27/2024
CALCULATIONS FOR STORM RUNOFF DETENTION VOLUME REQUIREMENTS
100-Year, 24-Hour Storm

Calculate CA and allowable discharge:			Runoff Coefficient	CA	"h" S.F.	"h" Acres	%
Hard surface	0.00	0.90	0.00		0	0.00	0 %
Roof	0.03	0.90	0.02		1,138	0.03	29 %
Landscaped	0.07	0.22	0.01		2,836.29	0.07	71 %
Other	0.00	0.00	0.00		0	0.00	0 %
Total	0.09	0.41	0.038	Total	3974	0.09	100 %
CA			0.038				
Allowable discharge at 0.1 cfs/acre			0.01	Discharge to Use:	0.00 (input cfs)		

Notes: 1 in/hr percolation is the worst case during spring thaw semi-frozen per the US department of Agricultural Soil.

Miscellaneous flow inputs:
Inflow from other areas: 0 (cfs) Outflow to other areas: 0 (cfs)

Calculate detention volume required:

Time (minutes)	CA	Average Intensity (in./hr.)	Time (sec.)	Cum. Runoff (cu.ft.)	Inflow from other areas (cu.ft.)	Total all contributing areas (cu.ft.)	Orifice Discharge (cu.ft.)	Outflow to other areas (cu.ft.)	Percolation (cu.ft.)	Storage (cu.ft.)
5	0.04	6.59	300	75	28	103	0	0	2	101
10	0.04	5.02	600	114	43	157	0	0	4	153
15	0.04	4.14	900	141	53	194	0	0	6	188
30	0.04	2.79	1800	190	71	261	0	0	11	250
60	0.04	1.73	3600	236	88	324	0	0	23	301
120	0.04	0.95	7200	260	97	357	0	0	45	312
180	0.04	0.65	10800	265	99	364	0	0	68	296
360	0.04	0.36	21600	290	108	398	0	0	136	262
720	0.04	0.21	43200	345	129	474	0	0	272	202
1440	0.04	0.13	86400	422	158	580	0	0	544	36

LD CALCULATIONS - 80TH PERCENTILE VOLUME
 $V_{goal} = Rv \cdot d \cdot A$ (REESE METHOD)
 Rv = 0.471
 d = 0.5 IN
 A = 0.041667 FT
 $V_{goal} = 121$ CF

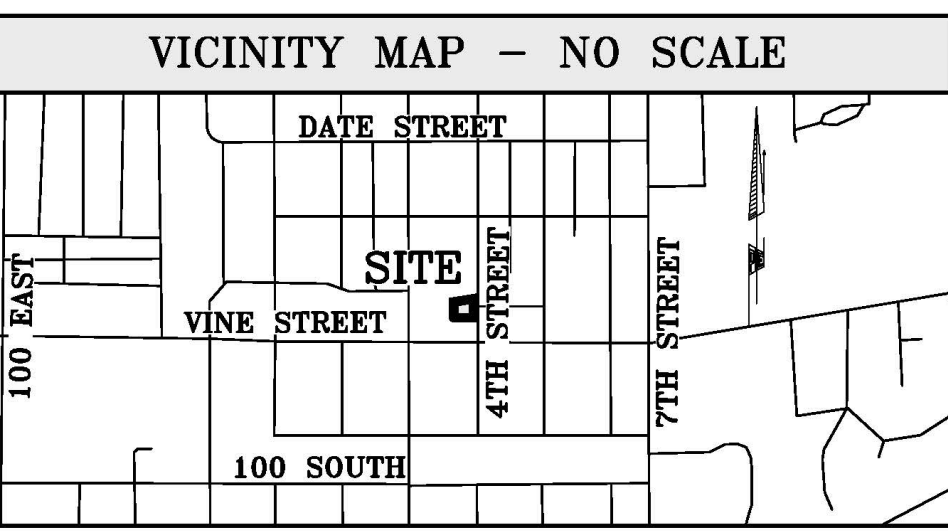
SUMMARY OF STORM CALCULATIONS

BASIN A - FLOWS TO PUBLIC RIGHT OF WAY
TOTAL VOLUME TO PUBLIC R/W = 506 CF

BASIN B - FLOWS TO DRAINAGE SWALE (INCLUDES INFLOW FROM PARCEL TO THE SOUTH)
TOTAL VOLUME TO BE RETAINED ON SITE = 289 CF
LID (80TH PERCENTILE VOLUME) REQUIREMENT = 121 CF

PROVIDED STORAGE VOLUME
RETENTION AREA = 326.40 CF

CHECKS:
289 CF < 326.40 CF (GOOD)
121 CF < 326.40 CF (GOOD)



GRADING LEGEND

—	FINISH CONTOURS
—	TOP OF FOUNDATION
—	TOP BACK CURB
—	FINISH GRADE
—	FINISH FLOOR
○	CONTOUR ELEVATION

LEGEND OF SYMBOLS & ABBREVIATIONS

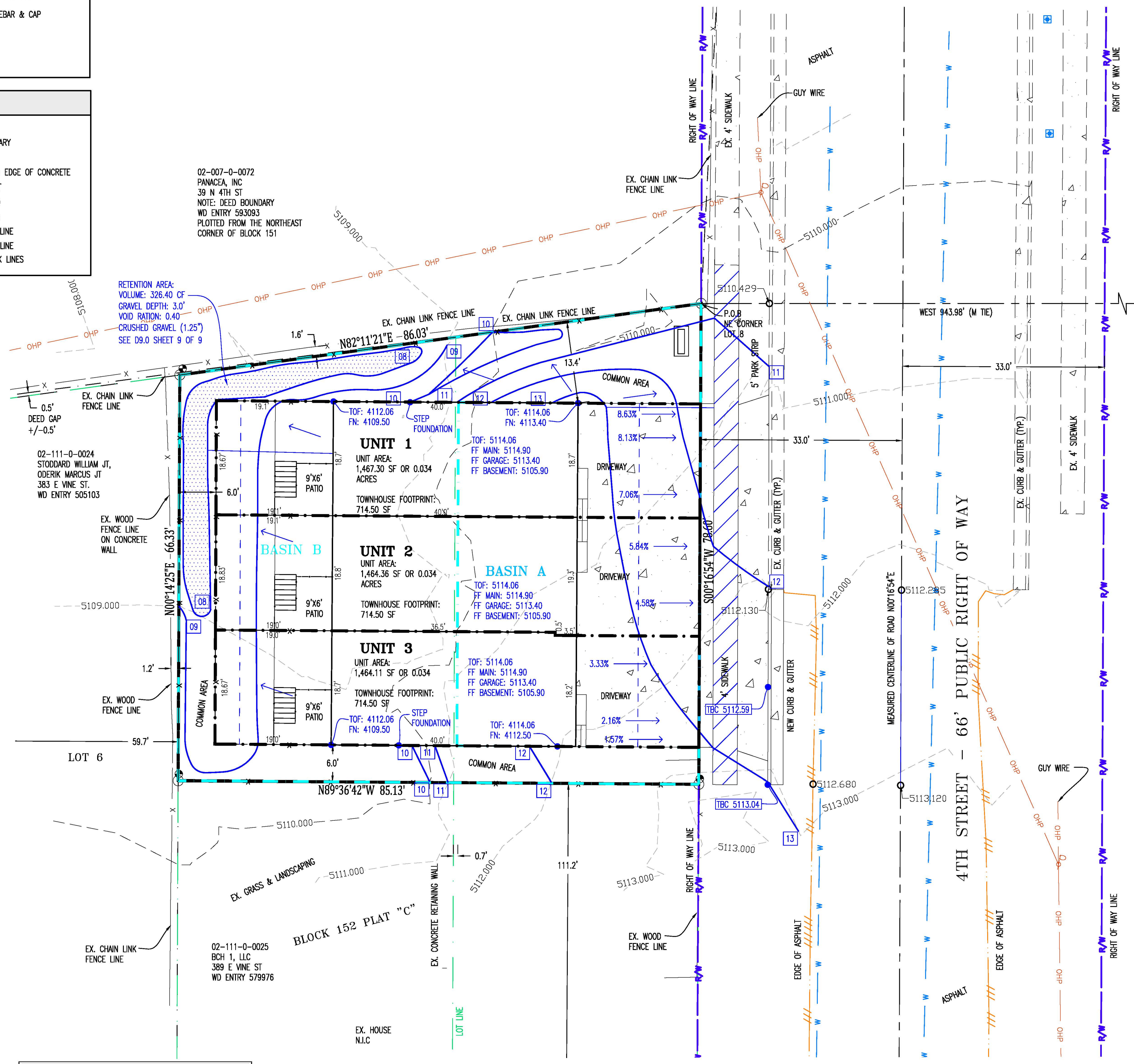
○	POWER POLE	⊗	WATER VALVE
⊠	ELECTRIC METER / BOX	⊚	FIRE HYDRANT
⊞	CABLE BOX	⊙	SIGHT LIGHT
⊠	WATER METER	○	SANITARY SEWER
⊠	SCHEDULE B EXCEPTION	○	CORNER NOT SET
←	DISTANCE TO NEAREST INTERSECTION	⊠	FOUND REBAR & CAP

LINE TABLE

—	BOUNDARY
—	ADJACENT BOUNDARY
—	LOT BOUNDARY
—	CURB, GUTTER, & EDGE OF CONCRETE
—	EDGE OF ASPHALT
—	BUILDING & SHED
—	OVERHEAD POWER
—	SANITARY SEWER LINE
—	CULINARY WATER LINE
—	BUILDING SETBACK LINES

GRADING & DRAINAGE PLAN

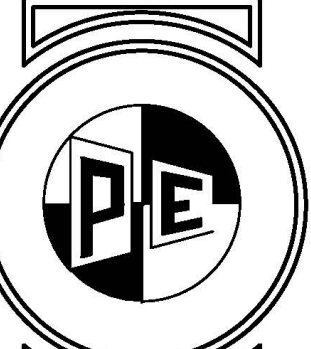
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



NORTH QUARTER CORNER
SECTION 27, T3S, R4W
SLBBM (FOUND TOE) COUNTY GRASS CAP MONUMENT WITH RING AND LID
BENCHMARK: 5065.288

SOUTH QUARTER CORNER
SECTION 27, T3S, R4W
SLBBM (FOUND TOE) COUNTY GRASS CAP MONUMENT WITH RING AND LID

PROJECT # 1-23-065
DRAWN: M. CROFT
CHECKED: D. PETERSON



PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-265-3503

389 EAST VINE STREET
TOOELE, UT 84074

GRADING & DRAINAGE PLAN

SHEET: 6 OF 10
C10

LEGEND OF SYMBOLS & ABBREVIATIONS

- T-INTERSECTION
- WATER VALVE
- PRESSURE REDUCER
- WATER METER

LINE TABLE

- BOUNDARY
- ADJACENT BOUNDARY
- LOT BOUNDARY
- CURB, GUTTER, & EDGE OF CONCRETE
- EDGE OF ASPHALT
- BUILDING & SHED
- OVERHEAD POWER
- SANITARY SEWER LINE
- CULINARY WATER LINE
- LANDSCAPE DRIP SYSTEM

HATCH TABLE

- CRUSHED GRAVEL
- GRASS
- CONCRETE

COMMON AREA TABULATIONS

TOTAL COMMON AREA: 1777.6 SQ. FT.

PRIVATE AREA TABULATIONS

TOTAL PRIVATE AREA LANDSCAPING: 530 SQ. FT.

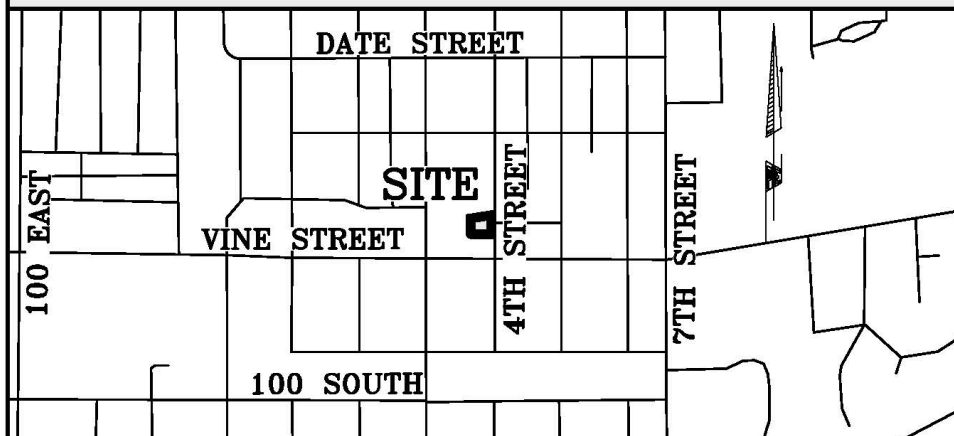
TOTAL LANDSCAPED AREA

TOTAL LANDSCAPED AREA = 1777.60 + 530 = 2,307.30 SF

LANDSCAPING REQUIREMENTS

- 1.) PARK STRIP LANDSCAPING SHALL BE HARDSCAPES, I.E. COLORED AND/OR STAMPED CONCRETE, DECORATIVE ROCK, MULCHES, OR SIMILAR DECORATIVE MATERIALS THAT DO NOT REQUIRE IRRIGATION.
 - 2.) PERCENTAGE. AT LEAST 25% OF EACH SITE SHALL BE LANDSCAPED. THIS REQUIREMENT MAY BE REDUCED TO 20% IF AT LEAST 25% OF THE 20% LANDSCAPING IS DRY-SCAPE REQUIRING LOW OR NO WATER FOR IRRIGATION. AREAS LANDSCAPED WITH NO IRRIGATION ARTIFICIAL TURF SHALL COUNT AS DRY-SCAPE.
 - 3.) ALL TREES SHALL BE IRRIGATED UTILIZING A BUBBLER OR DRIP IRRIGATION SYSTEM.
 - 4.) 40% OF REQUIRED TREES SHALL BE LOCATED IN OR ADJACENT TO COMMON AREAS WITH A DEDICATED RECREATIONAL PURPOSE.
 - 5.) 40% OF REQUIRED TREES SHALL BE LOCATED WITHIN 100 FEET OF ANY PUBLIC RIGHT-OF-WAY OR EXTERIOR STREET AND SHALL INCLUDE PARK STRIP TREES.
 - 6.) TREES SHALL INCLUDE A 60/40 RATIO OF DECIDUOUS AND CONIFEROUS VARIETIES.
 - 7.) NEW TREES SHALL BE AT LEAST TWO-INCH CALIPER MEASURED AT THE BASE OF THE TREE AND AT LEAST SIX FEET IN HEIGHT MEASURED FROM THE TOP OF THE ROOT BALL.
- ALL REQUIREMENTS ARE PER TOOELE CITY ORDINANCE TITLE 7 CHAPTER 11A AND TITLE 7 CHAPTER 11B

VICINITY MAP - NO SCALE



REDUCED PRESSURE PRINCIPAL ASSEMBLY STATION

Plan No. 631 R
7/2024

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

PLANT SCHEDULE

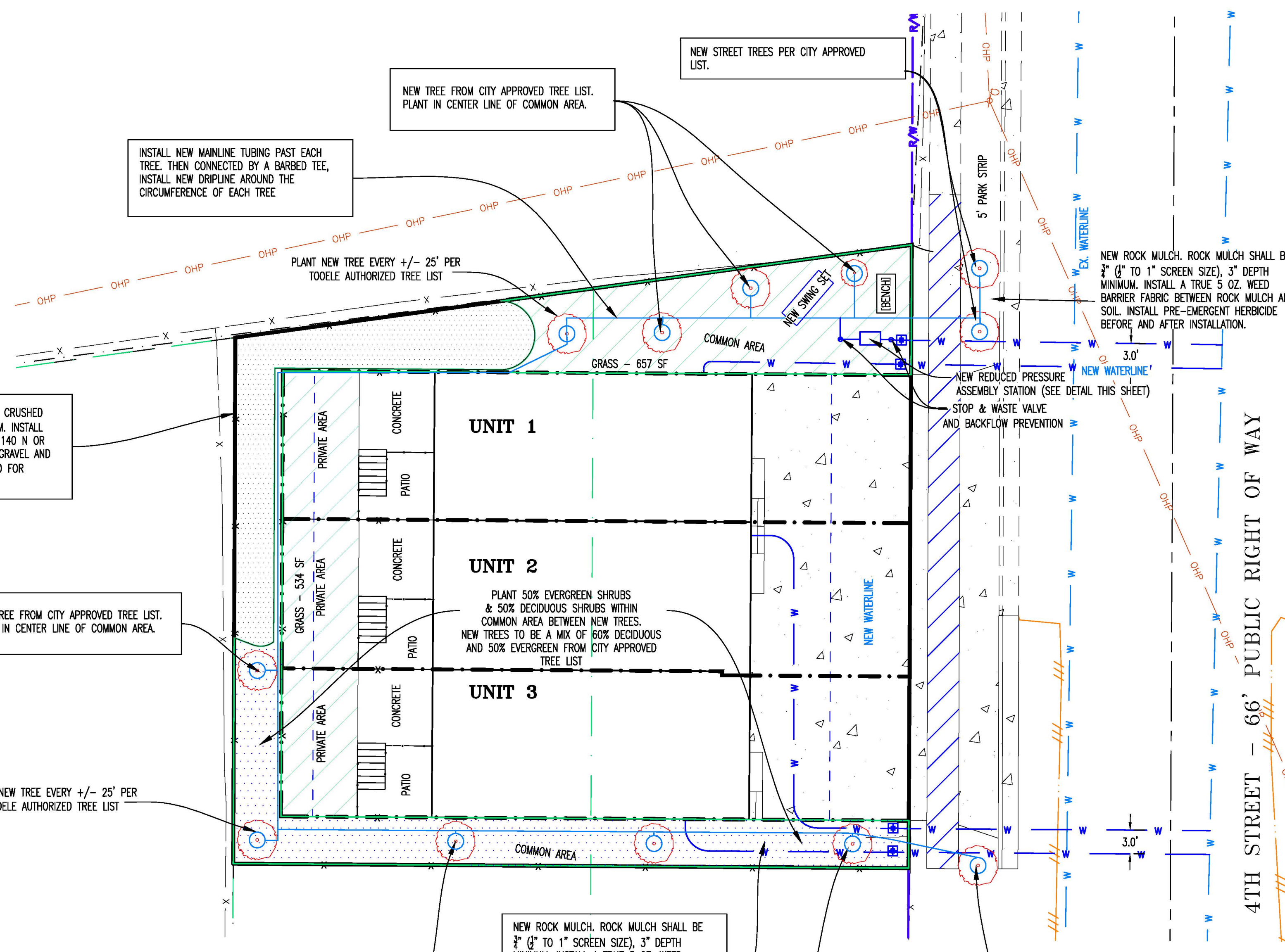
- NEW TREE. SELECT FROM TOOELE APPROVED TREE LIST.

LANDSCAPING PLAN

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

AUTHORIZED TREES				
Tree Selection Guide (cont.)				
Class 1 Trees				
These are small trees which normally do not reach a large height or trunk diameter. Most can be planted beneath power lines and in parking strips down to four feet wide.				
BOTANICAL AND COMMON NAMES	HEIGHT	SPREAD	GROWTH RATE	REMARKS
<i>Acer campestre</i> <i>Hedge Maple</i>	25'	25'	Slow	A small tree that withstands urban conditions as long lived. Foliage is dark green on top and fuzzy underneath. Leaves turn yellow and remain late into autumn.
<i>Acer ginnala</i> <i>Amur Maple</i>	15'	10'	Medium	Fall color is red to orange. Very cold hardy.
<i>Acer grandidentatum</i> <i>Bigtooth Maple</i>	25'	15'	Slow	This maple is native to our canyons and is adapted to our climate. Foliage turns brilliant red in the fall. Selections of tree-like forms should be used for street plantings.
<i>Acer griseum</i> <i>Paperbark Maple</i>	25'	20'	Slow	A graceful tree with cinnamon colored bark which peels away to reveal reddish brown shades. Fall color is reddish.
<i>Acer tataricum</i> <i>Tatarian Maple</i>	20'	15'	Slow/ Medium	Red winged seeds appear in summer and add interest to the tree fall color is yellow orange. Adaptable to different soils.
<i>Aesculus pavia</i> <i>Red Buckeye</i>	20'	25'	Medium	Similar in appearance to the horsechestnut, this tree is distinguished by its small size and red flowers.
<i>Cercis canadensis</i> <i>Eastern Redbud</i>	25'	25'	Medium	Trunk is usually branched at the base with ascending branches and bright pink flowers in early May. Short lived.
<i>Cornus phaeocoryna</i> <i>Washington Hawthorn</i>	25'	25'	Medium	Leaves emerging in spring are reddish-purple changing to glossy green in summer. Flower display beginning in May white fruit is late summer, bright red in September.
<i>Cornus lasiocarpa</i> <i>English Hawthorn</i>	15'	15'	Slow	This hawthorn has attractive flowers, fruit and growth habit. Choose nursery stock with strong central leader.
<i>Cornus crataegifolia</i> <i>Cockspur Hawthorn</i>	20'	20'	Slow	This is a thornless variety of hawthorn that is native to the eastern U.S. Glossy deep green foliage with persistent red fruit. A good choice for locations near power lines.
<i>Koeleria paniculata</i> <i>Goldenraintree</i>	25'	20'	Fast	Large hanging yellow flowers in summer and papery lantern-like seed pods make the tree quite unique.
<i>Malus spp.</i> <i>Flowering Crabapple</i>	25'	20'	Fast	A very popular group of trees with varying degrees of white or red flowers. "Siberian Snow" is a fruitless variety.
<i>Prunus virginiana</i> <i>Canada Red</i>	25'	20'	Fast	Leaves emerge green and turn purple as the season progresses. Good natural branching characteristics. Staking often occurs following establishment.
<i>Syringa reticulata</i> <i>Japanese Tree Lilac</i>	25'	15'	Medium	Stiff branches and reddish brown bark. Attractive fragrant summer flowering.

FOR DETENTION PURPOSES, NEW CRUSHED GRAVEL (1 1/2") 3' DEEP MINIMUM. INSTALL ADS GEOTEXTILE FABRIC: MIRAFI 140 N OR EQUIVALENT BETWEEN CRUSHED GRAVEL AND SOIL. (SEE D9.0 SHEET 9 OF 10 FOR DETAILS)



NEW TREE FROM CITY APPROVED TREE LIST. PLANT IN CENTER LINE OF COMMON AREA.

NEW TREE FROM CITY APPROVED TREE LIST. PLANT IN CENTER LINE OF COMMON AREA.

NEW TREE FROM CITY APPROVED TREE LIST. PLANT IN CENTER LINE OF COMMON AREA.

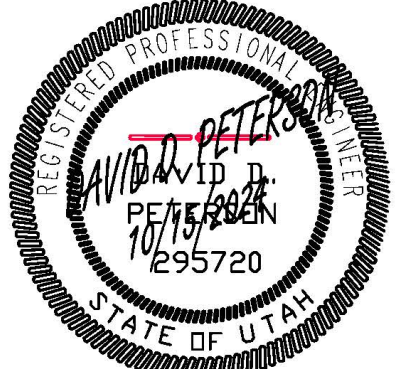
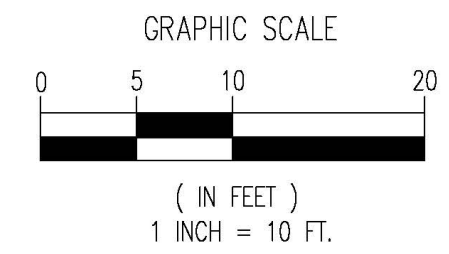
NEW ROCK MULCH. ROCK MULCH SHALL BE 3/4" (4" TO 1" SCREEN SIZE), 3" DEPTH MINIMUM. INSTALL A TRUE 5 OZ. WEED BARRIER FABRIC BETWEEN ROCK MULCH AND SOIL. INSTALL PRE-EMERGENT HERBICIDE BEFORE AND AFTER INSTALLATION.

INSTALL NEW MAINLINE TUBING PAST EACH TREE. THEN CONNECTED BY A BARBED TEE. INSTALL NEW DRIPLINE AROUND THE CIRCUMFERENCE OF EACH TREE.

NEW STREET TREES PER CITY APPROVED LIST.

NEW ROCK MULCH. ROCK MULCH SHALL BE 3/4" (4" TO 1" SCREEN SIZE), 3" DEPTH MINIMUM. INSTALL A TRUE 5 OZ. WEED BARRIER FABRIC BETWEEN ROCK MULCH AND SOIL. INSTALL PRE-EMERGENT HERBICIDE BEFORE AND AFTER INSTALLATION.

4TH STREET - 66' PUBLIC RIGHT OF WAY



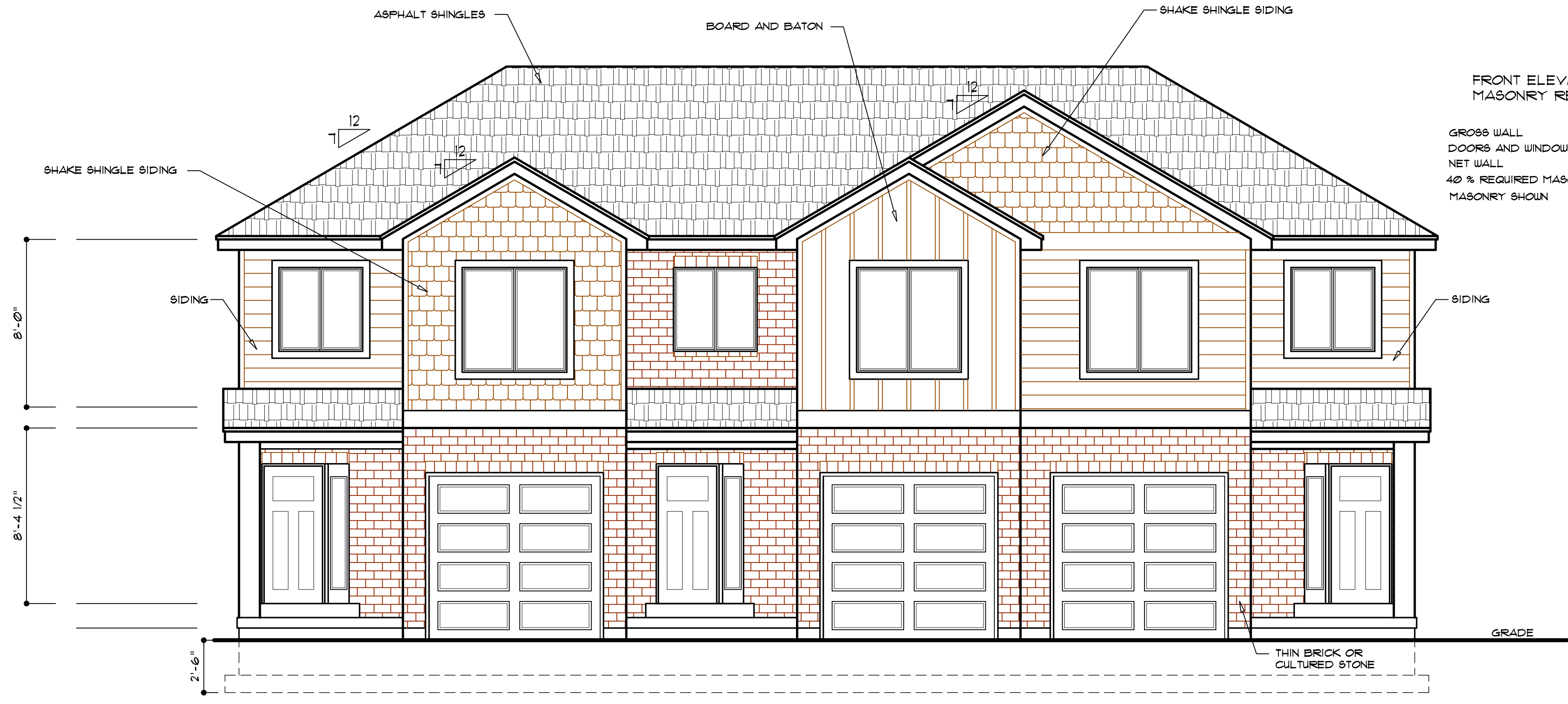
PROJECT # F-23-065
DRAWN BY: D. CARLSON
CHECKED BY: D. PETERSON

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3803

389 EAST VINE STREET
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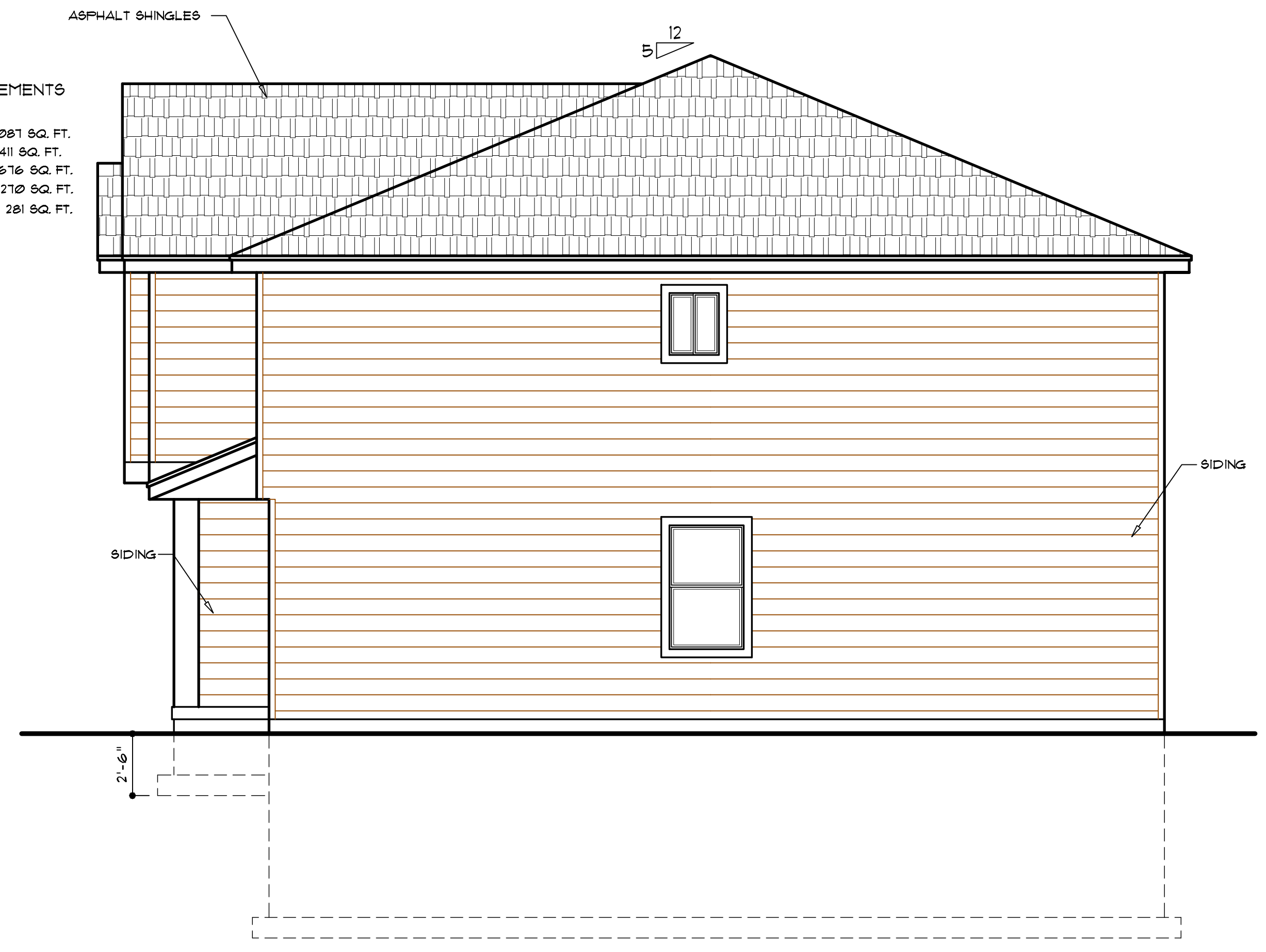
LANDSCAPING PLAN

SHEET: 7 OF 10
L10



**FRONT ELEVATION
MASONRY REQUIREMENTS**

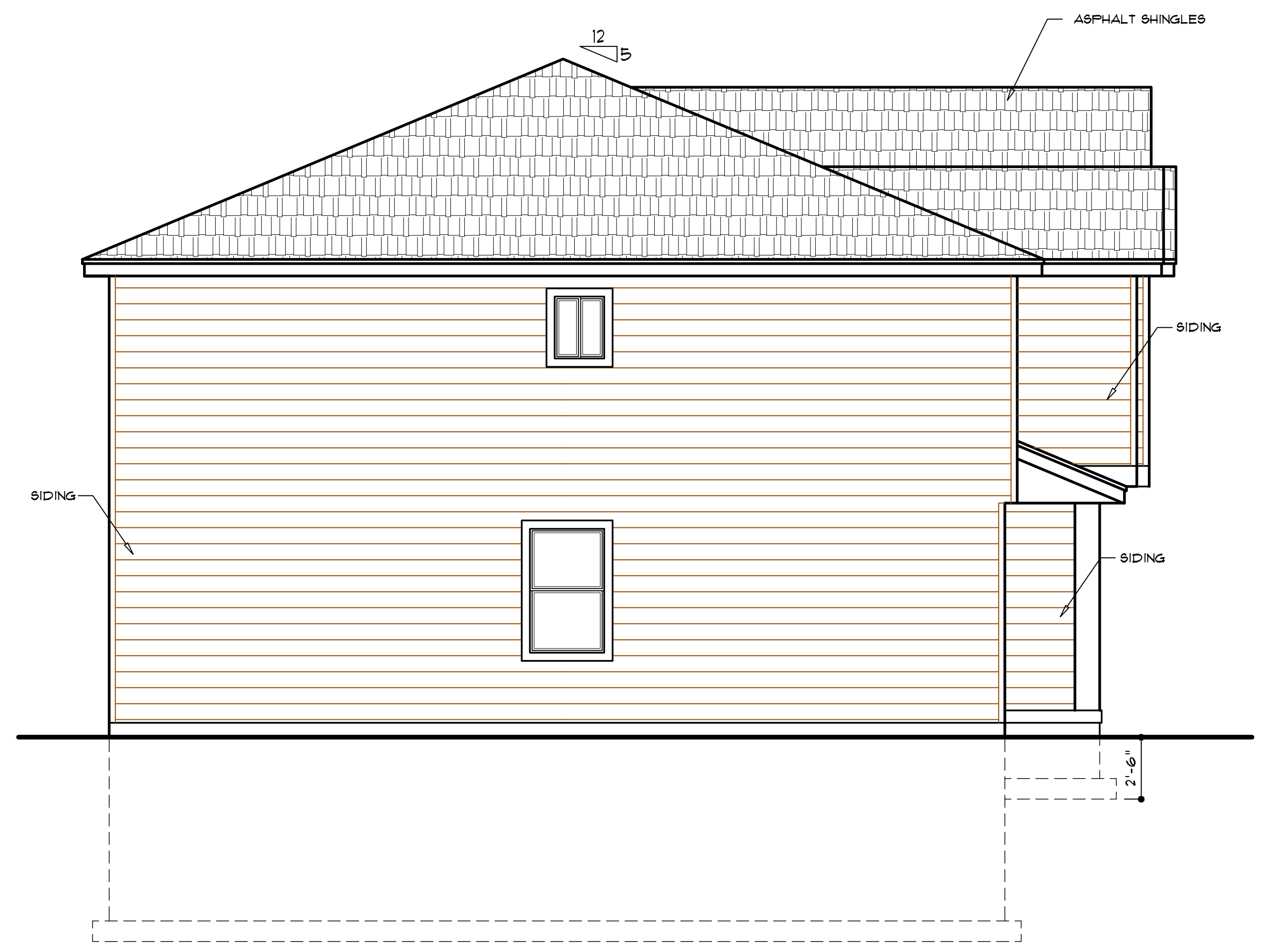
GROSS WALL	1081 SQ. FT.
DOORS AND WINDOWS	411 SQ. FT.
NET WALL	676 SQ. FT.
40% REQUIRED MASONRY	270 SQ. FT.
MASONRY SHOWN	281 SQ. FT.



LEFT SIDE ELEVATION SCALE: 3/16"=1'-0"



REAR ELEVATION SCALE: 3/16"=1'-0"



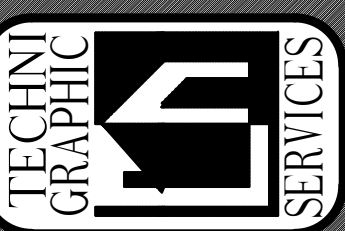
RIGHT SIDE ELEVATION SCALE: 3/16"=1'-0"

NOTE:
CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH TECHNI-GRAPHIC SERVICES, INC. BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.

TOOELE, UT

HALIM KURTI

TECHNI-GRAPHIC SERVICES INC.
64 E. WINCHESTER ST., Ste #215
SALT LAKE CITY, UT
(801) 268-9249
TGSpPlans@gmail.com



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enforced by law.

DATE: 11/20/23
DRAWN BY: WJL
REVISED: 1/20/25

PLAN #

SHEET #

4 of 10

STAFF REPORT

February 5, 2025

To: Tooele City Planning Commission
Business Date: February 12, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Deseret Peak Seminary – Preliminary Subdivision Plan Request

Application No.: 2024002
Applicant: Mike Davey, representing BHD Architects
Project Location: Approximately 2200 North Berra Boulevard NW
Zoning: R1-8 Residential Zone
Acreage: .85 Acres (Approximately 37,026 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the R1-8 Residential zone regarding the creation of a legally platted lot for a seminary building and accomplishing the necessary road dedications.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for .85 acres located at approximately 2200 North Berra Boulevard NW. The property is currently zoned R1-8 Residential. The applicant is requesting that a Preliminary Subdivision Plan be approved to create a single lot subdivision for the construction of a seminary building and accomplish the necessary road dedications.

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 R1-8 Residential zoning classification, supporting approximately five dwelling units per acre. The R1-8 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 and west of the subject property land is currently undeveloped and is zoned RR-5 Residential. To the east property is zoned RR-5 and is currently under construction for the new Deseret Peak High School. To the south property is zoned R1-8 Residential and is currently utilized as a single-family residential subdivision. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The applicant is constructing a seminary building for religious related instruction on the north west corner of 2200 North and Berra Boulevard. The intention is to carve a .85 acre lot from the larger parcel of record to the north and west and create a legally subdivided and platted lot. Essentially, they are creating a single lot subdivision. Typically a subdivision of so few lots would be considered a minor subdivision, however, in this case, there is a significant road dedication involved and therefore the subdivision is required to undergo the Preliminary Subdivision Plan and then a Final Plat.

The lot itself greatly exceeds the size, with and frontage requirements of the R1-8 Residential zoning district. The hatch pattern on the preliminary plan shows the section of right-of-way that will be that is to be dedicated to Tooele City for Berra Boulevard which is and will be a publicly owned and maintained

street. The developer of the seminary building will be constructing the right-of-way improvements as required by City ordinances.

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 comments:

1. The size of the lot greatly exceeds minimum requirements of the R1-8 zoning district as well as lot width and lot frontage requirements.
2. There is currently a seminary building being constructed on the site.

Engineering and 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.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Subdivision Plan request by Mike Davey, representing BHD Architects, application number 2024002, 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.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Preliminary Subdivision Plan Request by Mike Davey, representing BHD Architects for the single-lot Deseret Peak Subdivision, application number 2024002, based on the findings and subject to the conditions listed in the Staff Report dated February 5, 2025:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Preliminary Subdivision Plan Request by Mike Davey, representing BHD Architects for the single-lot Deseret Peak Subdivision, application number 2024002, based on the following findings:”

1. List findings...

EXHIBIT A

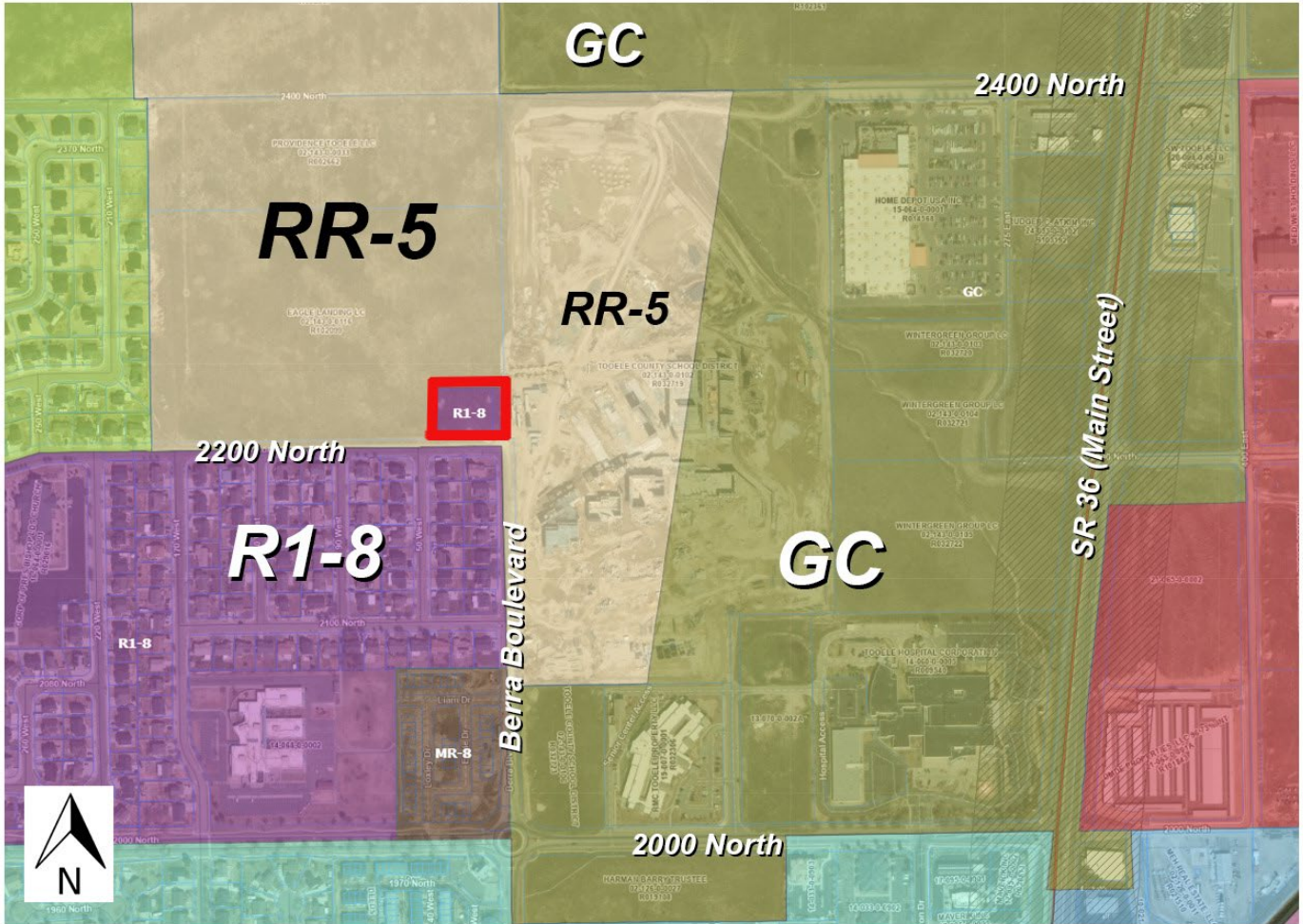
**MAPPING PERTINENT TO THE DESERET PEAK SEMINARY PRELIMINARY
SUBDIVISION PLAN**

Deseret Peak Seminary Preliminary Subdivision



Aerial View

Deseret Peak Seminary Preliminary Subdivision



Current Zoning

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.tooelecit.gov



2024002

Project Information					
Date of Submission: 2/12/2024	Submittal #: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone: R1-8	Acres: .85	Parcel #(s): 02-143-0-0115	
Project Name: Deseret Peak Seminary					
Project Address: approx. NWC Berra Blvd and 2200 North Street					
Project Description: New religious seminary building			Phases:	Lots: 1	
Property Owner(s): Church of Jesus Christ of LDS			Applicant(s): BHD Architects		
Address: 50 E. North Temple			Address: 65 E Wadsworth Park Dr Suite 205		
City: Salt Lake City	State: UT	Zip: 84150	City: Draper	State: UT	Zip: 84020
Phone:	Email:		Phone: 801-571-0010	Email: mike@bhdarchitects.com	
Contact Person: Mike Davey			Address: 65 E Wadsworth Park Dr. Suite 205		
Phone: 801-631-9722			City: Draper	State: UT	Zip: 84020
Cellular: 801-631-9722	Fax: NA		Email: mike@bhdarchitects.com		
Engineer & Company: McNeil Engineering			Surveyor & Company: Diamond Land Survey		
Address: 8610 Sandy Pkwy Suite 200			Address: 6891 S. 700 W. Suite 100		
City: Sandy	State: UT	Zip: 84070	City: Midvale	State: UT	Zip: 84047
Phone: 801-255-7700	Email: daniel@mcneileng.com		Phone: 801-266-5099	Email: mike@diamondsurveying.com	

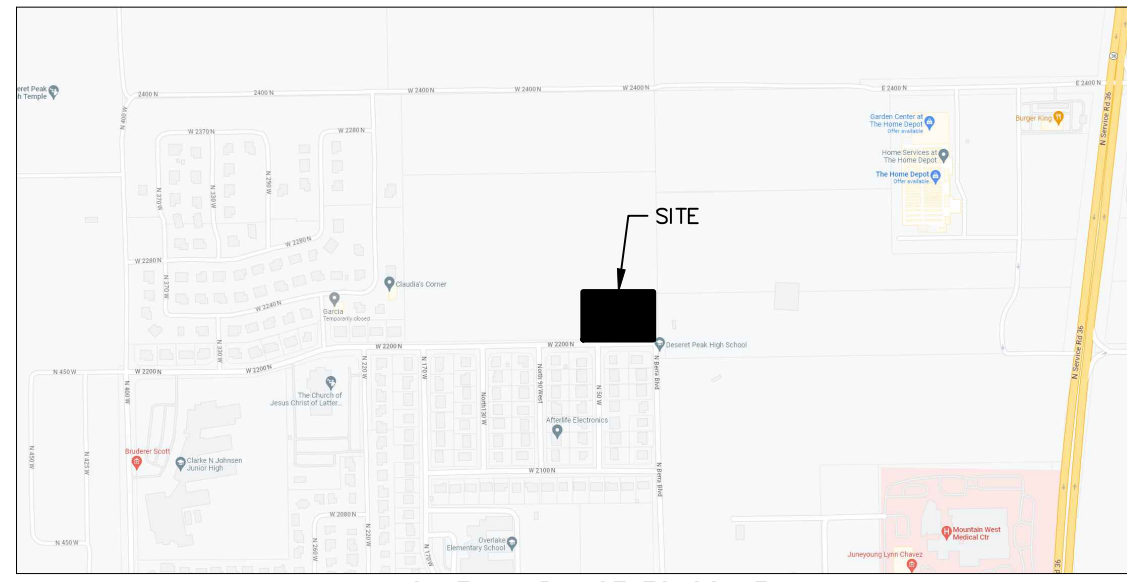
*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This 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.

2240272

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: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments Returned: Date: <input type="checkbox"/> Yes <input type="checkbox"/> No		

**DESERET PEAK SEMINARY SUBDIVISION
PRELIMINARY PLAT – NOT TO BE RECORDED**

LOCATED IN TOOELE CITY, TOOELE COUNTY, UTAH
IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
JULY 2024



VICINITY MAP–NOT TO SCALE

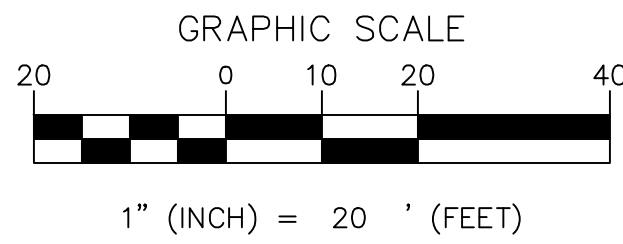
APPROVED
N Wall
Fire Marshal
08/27/2024

APPROVED
P Hansen
City Engineer
09/06/2024

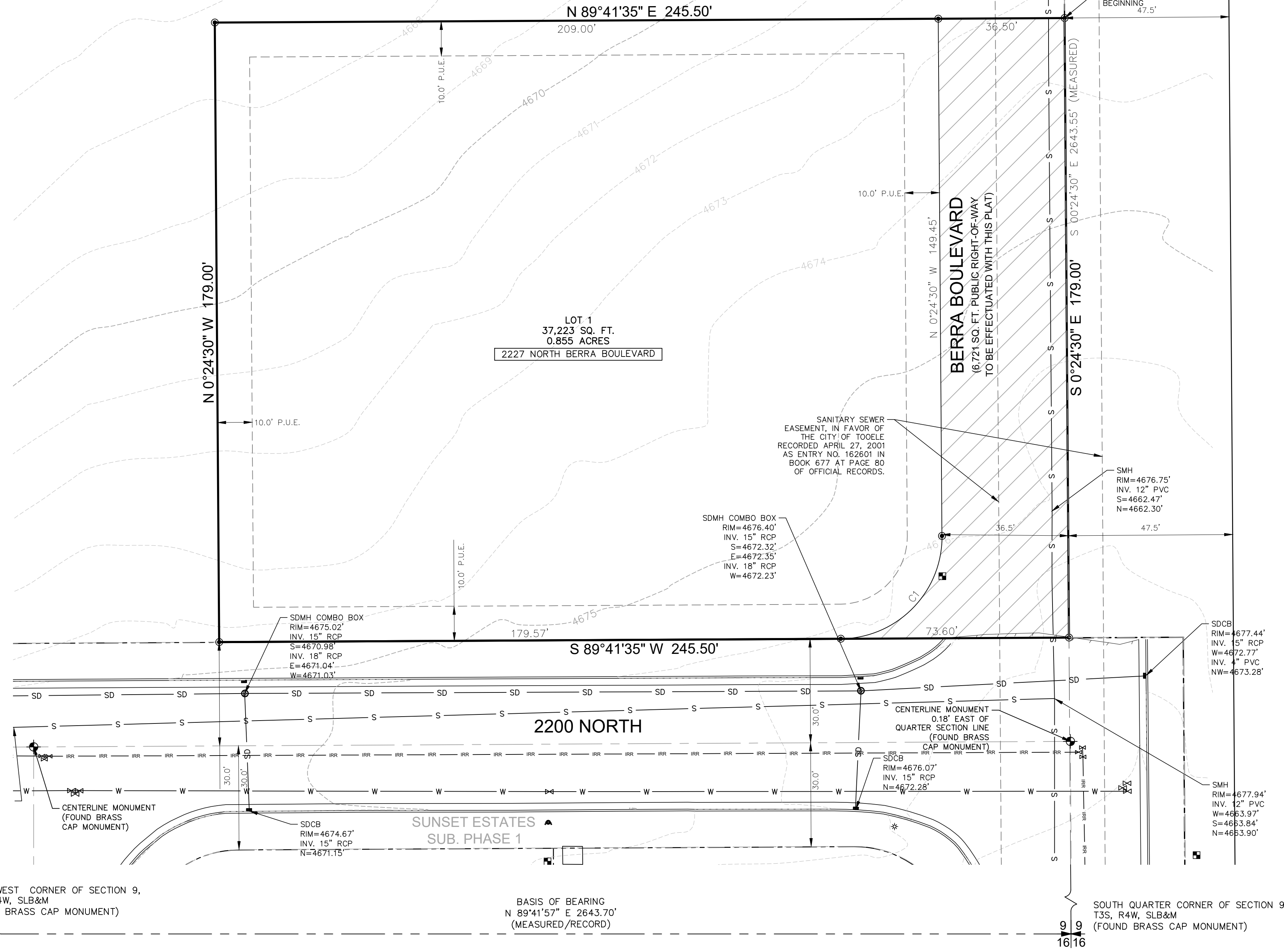
APPROVED
J HALL
City Planner
09/06/2024

APPROVED
J Grandpre
Public Works
09/09/2024

PLEASE PROVIDE CURRENT COST
ESTIMATE FOR COMPLETION OF PUBLIC
IMPROVEMENTS FOR BONDING AND
CALCULATION OF INSPECTION FEES



02-143-0-0072
EAGLE LANDING, L.C.



Curve #	Length	Radius	Delta	Chord	Chord Length
C1	46.27'	29.50'	089°52'21"	N 44°31'39" E	41.67'

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A-063(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
A. A RECORDED EASEMENT OR RIGHT-OF-WAY
B. THE LAW APPLICABLE TO PERSPECTIVE RIGHTS
C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
D. ANY OTHER PROVISION OF LAW

DOMINION ENERGY DOMINION ENERGY CORPORATION

DOMINION ENERGY DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY DOMINION CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THAT PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____ A.D., 20__

TOOELE COUNTY BOARD OF HEALTH

TOOELE POST OFFICE
APPROVED ON THIS _____ DAY OF _____ A.D., 20__

TOOELE POST OFFICE

TOOELE CITY PUBLIC WORKS DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D., 20__

DIRECTOR, TOOELE CITY PUBLIC WORKS DEPARTMENT

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____ A.D., 20__

DIRECTOR, ROCKY MOUNTAIN POWER

DOMINION ENERGY CORPORATION
APPROVED THIS _____ DAY OF _____ A.D., 20__

DIRECTOR, DOMINION ENERGY CORPORATION

TOOELE COUNTY SURVEY DEPARTMENT
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT ROS: 2022-0091 AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION, ON THIS DAY OF _____ A.D., 20__

TOOELE COUNTY RECORDER
RECORDED NO. _____
STATE OF UTAH, COUNTY OF TOOELE RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ TOOELE COUNTY RECORDER

BOUNDARY SURVEY

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 51527462, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

DESERET PEAK SEMINARY SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PRELIMINARY BOUNDARY DESCRIPTION

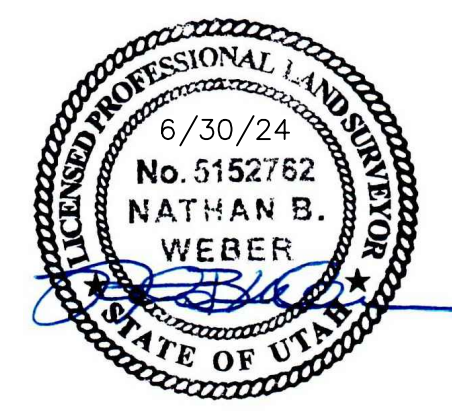
A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP MONUMENT BEING THE CENTER OF SAID SECTION 9; AND RUNNING THENCE SOUTH 0°24'30"EAST 1043.37 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°24'30"EAST 179.00 FEET ALONG SAID SECTION LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2200 NORTH STREET;
THENCE SOUTH 89°41'35"WEST 253.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE NORTH 0°24'30"WEST 179.00 FEET;
THENCE NORTH 89°41'35"EAST 253.00 FEET TO SAID SECTION LINE AND THE POINT OF BEGINNING.
CONTAINS 45,287 SQ. FT. OR 1.039 ACRES

SURVEYOR'S NARRATIVE:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE PARTICIPATES IN THIS PLAT TO ESTABLISH THE BOUNDARIES OF ITS PARCEL KNOWN AS LOT 1 AND TO DEDICATE TO THE PUBLIC THE PARCELS OF LAND SHOWN BY THE PLAT AS INTENDED FOR PUBLIC USE. SAID CORPORATION DOES NOT PARTICIPATE IN THIS PLAT TO THE EXTENT THAT IT CREATES PARCELS OTHER THAN LOT 1, NOR HAS IT PARTICIPATED IN PLANNING OR ENGINEERING THOSE PORTIONS OF THE PLAT.

THE BASIS OF BEARING IS NORTH 89°41'57" EAST (SUNSET ESTATES SUBDIVISION PHASE 4) BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER OF SECTION OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN.

- NOTES:**
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CONTACT BLUE STAKES AND APPROPRIATE AGENCIES. UTILITIES SHOWN IN THE PROPOSED EXTENSION OF BERRA BOULEVARD ARE PROPOSED ONLY AND ARE NOT APPROVED BY THE CITY.
 - THE PARCEL LIES WITHIN ZONE D PER THE FEMA COMMUNITY PANEL 49045C1635C, EFFECTIVE 11/18/2009.
 - THE PARCEL LIES WITHIN ZONE RR5 (RESEARCH AND DEVELOPMENT DISTRICT) PER THE TOOELE CITY INTERACTIVE ZONING MAP.
 - THIS PROPERTY HAS NO EXISTING BUILDINGS, STRUCTURES, FACILITIES OR PAVED PARKING STALLS.
 - WATER RIGHTS WILL BE REQUIRED TO BE PROVIDED AT THE TIME THE LOT IS TO BE DEVELOPED.



LEGEND

—	Boundary Line	⊙	Sewer Manhole
- - -	Section Line	⊙	Storm Drain Manhole
- · - · -	Adjoiner Line	⊙	Light
- · - · -	Tie Line	⊙	Electrical Meter
- · - · -	Lot Line	⊙	Water Valve
- · - · -	Storm Drain Line	⊙	Fire Hydrant
- · - · -	Sewer Line	⊙	Telephone Box
- · - · -	Water Line	⊙	Cable Box
- · - · -	Irrigation Water Line	⊙	Storm Drain Catch Basin
- · - · -	Easement Line	⊙	Property Corner
⊙	Section Corner	⊙	Found Property Corner
⊙	Quarter Section Corner	⊙	Found Street Monument

**DESERET PEAK SEMINARY SUBDIVISION
PRELIMINARY PLAT – NOT TO BE RECORDED**

LOCATED IN TOOELE CITY, TOOELE COUNTY, UTAH
IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
JULY 2024

DESIGN CONTACT
BHD ARCHITECTS
C/O MIKE DAVEY
65 WADSWORTH PARK DRIVE
SUITE #205
DRAPER, UTAH 84020
(801) 571-0010
MIKE@BHDARCHITECTS.COM

OWNER CONTACT
EAGLE LANDING, LLC
C/O TIM HOLMSTROM
2567 WEST 12420 SOUTH
RIVERTON, UTAH 84065



C101

STAFF REPORT

February 7, 2024

To: Tooele City Planning Commission
Business Date: February 12, 2025

From: Planning Division
Community Development Department

Prepared By: Kent Page, City Planner / Zoning Administrator

Re: **Lexington Townhomes Phase 3 – Site Plan Design Review & Approval**

Application No.: 2024023
Applicant: Building Dynamics
Project Location: 625 West 1200 North
Zoning: MR-16
Acreage: 1.75
Request: Site Plan Design Review Approval 23-unit multi-family

BACKGROUND

The proposed Lexington Townhomes Phase 3 is a 23-unit townhome project on 1.75 acres at 625 West 1200 North in the MR-16 Zone. (The Final Plat has been approved by Staff to print to mylar.)

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density Residential land use classification for the subject property. The subject property is located in the MR-16 Multi-Family Residential zoning district. The MR-16 Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the High Density Residential land use classification. Properties located to the north, west and east are all zoned MR-16. Property to the south is zoned NC, Neighborhood Commercial. Mapping pertaining to the application can be found in Exhibit A attached to this report.

Site Plan Layout. The applicant proposes the construction of 23 attached townhomes in five building on the property.

Each townhome will have a driveway accessed off of 650 West or 680 West. Each townhome will have a driveway between 18'1" to 20' wide by 20' to 25' deep.

Common area between buildings and the public streets will be landscaped. Landscaping will connect along the Carole's Way frontage and the open space between buildings.

All interior roads will be private and will be maintained by the Home Owners' Association.

The townhomes will face 680 West (public) and 650 West (private). According to Code, the building setbacks along the public streets of Carole's Way (1200 North) and 680 West and the private street of 650 West will be staggered slightly.

Setbacks. The project as proposed meets minimum requirements for setbacks in the MR-16 zoning

district. The Design Standards in Chapter 7-11a allow for variation of front setbacks for multi-family dwelling buildings ranging between 10 and 20 feet as a minimum. The proposed site plan meets the setbacks requirements in 7-11a-6.

Landscaping. The Site Plan has approximately 23,299 ft², or 30% of the total site, of landscaping with low or no water for irrigation – 17-11a-12 requires 20%. Most landscaping will be between the buildings and in the northwest corner's storm water retention area. The parkstrip is landscaped and contains the required trees. The proposed landscaping plan includes 35 trees, 145 shrubs, drought tolerant lawn (buffalo grass), and landscape gravel. The landscaping plans demonstrate compliance with the standards of Chapter 7-11a-12 for allowable areas of turf, numbers and ratios of trees, shrubs, and other plantings, and thoughtful arrangement and use of landscaping to make landscaped areas and amenities accessible to all units in the development. Landscaping plans and details are attached to this report.

Site Amenities. Multi-family residential developments are required to provide site amenities. Phase 3 is one of three phases that contain a total of 78 units. Amenities of two previous phases: two tot lots, a four-square sports court, tables with benches, and an outside social area, satisfied the amenities requirements for all three phases.

Grading and Drainage. The northwest corner of the subject property includes storm water retention facilities for the area, including a large basin. The City Engineer and Public Works departments have reviewed and approved the plans.

Parking. Each townhouse is required to provide 2 parking stalls. Each unit is providing a 2 car garage as well as a 20 foot deep driveway able to accommodate 2 parked cars. Thus, each unit has 4 parking stalls available. In this situation and under current parking ordinances, each unit has enough parking to also satisfy the guest parking requirement. However, there are still six guest parking stalls located at the southeast corner. The development exceeds the required number of parking stalls.

Architecture. Each town home will include approximately 2400 square feet of livable space. Not including the basement the units will include approximately 1500 square feet with slight variations due to different floor plans. This exceeds the ordinance requirements for town houses with two car garage spaces.

All of the townhomes in this phase are the front loaded variety with the garage and front door on the same side. The building elevations have been reviewed against the design criteria as found in Tooele City Code 7-11a. The buildings as proposed include the necessary elements to ensure proper horizontal and vertical variation, the roof is a hipped roof thus satisfying the 50 foot roof line requirement. Building exteriors incorporate large amounts of stone with some hardi-board siding and stucco with the stone exceeding the 40% minimum requirements on all front and public street facing facades.

Building architecture as proposed for both building types meets or exceeds the minimum architectural requirements of the Tooele City codes.

Signage. Tooele City Multi-Family Residential design guidelines require a development entry sign at all development entrances. The site plans do not show any signage where the project connects to Carole's Way. The developer will need to add signs to the plans for these areas. Signs are to be constructed of similar materials and appearances to the buildings within the development.

Fencing. Fencing is only required where a multi-family residential project is adjacent to a non-multi-family residential land use or zoning. In this case the property to the south is zoned NC Neighborhood Commercial. Therefore a 6-foot solid vinyl fence with masonry piers every 10 feet is proposed along the

entire length of the project's southern property line.

Criteria for Approval. The criteria for review and potential approval of a Site Plan Design Review request is found in Sections 7-11-6, 8 and 9 of the Tooele City Code. This section depicts the standard of review for such requests as:

Site Plan or Site Plan Amendment 7-11-6, 8, and 9

Section 7-11-6. Approval. The Planning Commission, shall determine whether the proposed architectural and site development plans submitted are consistent with [Chapter 7-11 TCC] and with the general policies and objectives of [Title 7 TCC], and shall give or withhold approval accordingly. Before making this determination, the Planning Commission shall receive the written recommendations of the City Engineer, the Accessibility Committee, and the Fire Chief. Such recommendation may be by letter, memorandum, or signature on the plans.

Section 7-11-8. Considerations in review of applications. The Planning Commission and the Engineering Department shall consider the following matters, among others, in their review of applications:

- (1) Considerations relating to traffic safety and traffic congestion:
 - (a) The effect of the site development plan on traffic conditions on abutting streets.
 - (b) The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
 - (c) The arrangement and adequacy of off-street parking facilities to prevent traffic congestion.
 - (d) The location, arrangement, and dimensions of truck loading and unloading facilities.
 - (e) The circulation patterns within the boundaries of the development.
 - (f) The surfacing and lighting of off-street parking facilities.
- (2) Considerations relating to outdoor advertising:
 - (a) The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with neighboring development.
- (3) Considerations relating to landscaping:
 - (a) The location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with neighboring development, or to conceal storage areas, utility installations, or other unsightly development.
 - (b) The planting of ground cover or other surfacing to prevent dust and erosion.
 - (c) The unnecessary destruction of existing healthy trees.
- (4) Considerations relating to buildings and site layout:
 - (a) Consideration of the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to neighboring development.
 - (b) Consideration of exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on streets, line and pitch of roofs, and the arrangement of structures on the parcel.
- (5) Considerations relating to drainage:
 - (a) The effect of the site development plan on the adequacy of the storm and surface water drainage, retention, and/or detention.

Section 7-11-9. Considerations. The Planning Commission, or the City Engineer, when authorized, shall decide all applications for design review. Design approval may include such conditions consistent with the considerations of [Chapter 7-11 TCC] as the Planning Commission or City Engineer deem reasonably necessary under the circumstances to carry out the intent of [Chapter 7-11 TCC].

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Site Plan Design Review submission and has issued a recommendation for approval for the request with the following comment and proposed condition (#2):

1. The site plan, landscaping plan, building architecture, automobile parking, etc, all meet or exceed the minimum requirements of the Multi-Family Residential design guidelines as required by Tooele City Code 7-11a.
2. The developer needs to add two project identification monument signs where project entrances are proposed at Carole's Way.

Engineering Review and Public Works Division Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Site Plan Design Review submission and have issued a recommendation for approval.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Site Plan Design Review by Harold Irving, representing Lexington Town Homes LLC, application number 2024023, 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.
3. That developer add two project identification monument signs where project entrances are proposed at Carole's Way (1200 North).

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.

The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Site Plan Design Review Request by Harold Irving for Phase 2 of Lexington Townhomes to be located at 625 West 1200 North, application number P22-1191, based on the findings and subject to the conditions listed in the Staff Report dated April 5, 2023:”

1. A signage plan will need to be approved subject to the Multi-family Residential design guidelines and the City Sign Code **or** a separate sign permit application will be submitted latter.

Sample Motion for Denial – “I move we deny the Site Plan Design Review Request by Harold Irving for Phase 2 of Lexington Townhomes to be located at 625 West 1200 North, application number P22-1191, based on the following findings:”

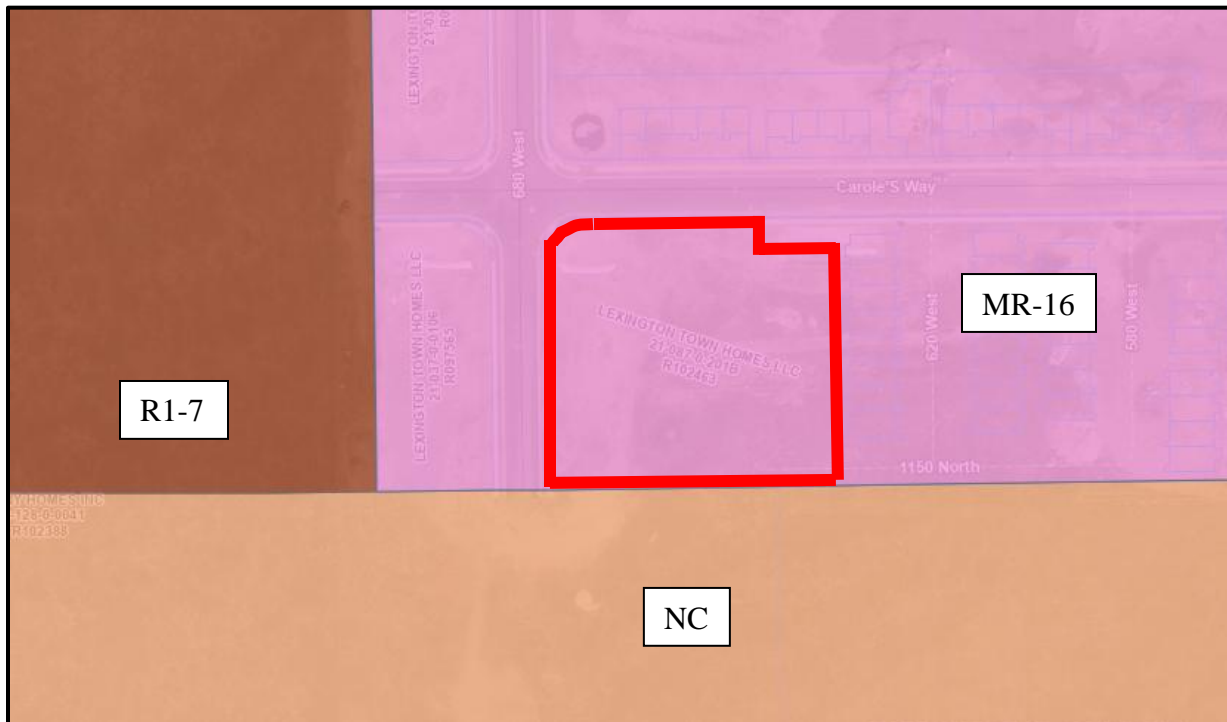
1. List findings. . .

EXHIBIT A

MAPPING PERTAINING TO THE REQUEST

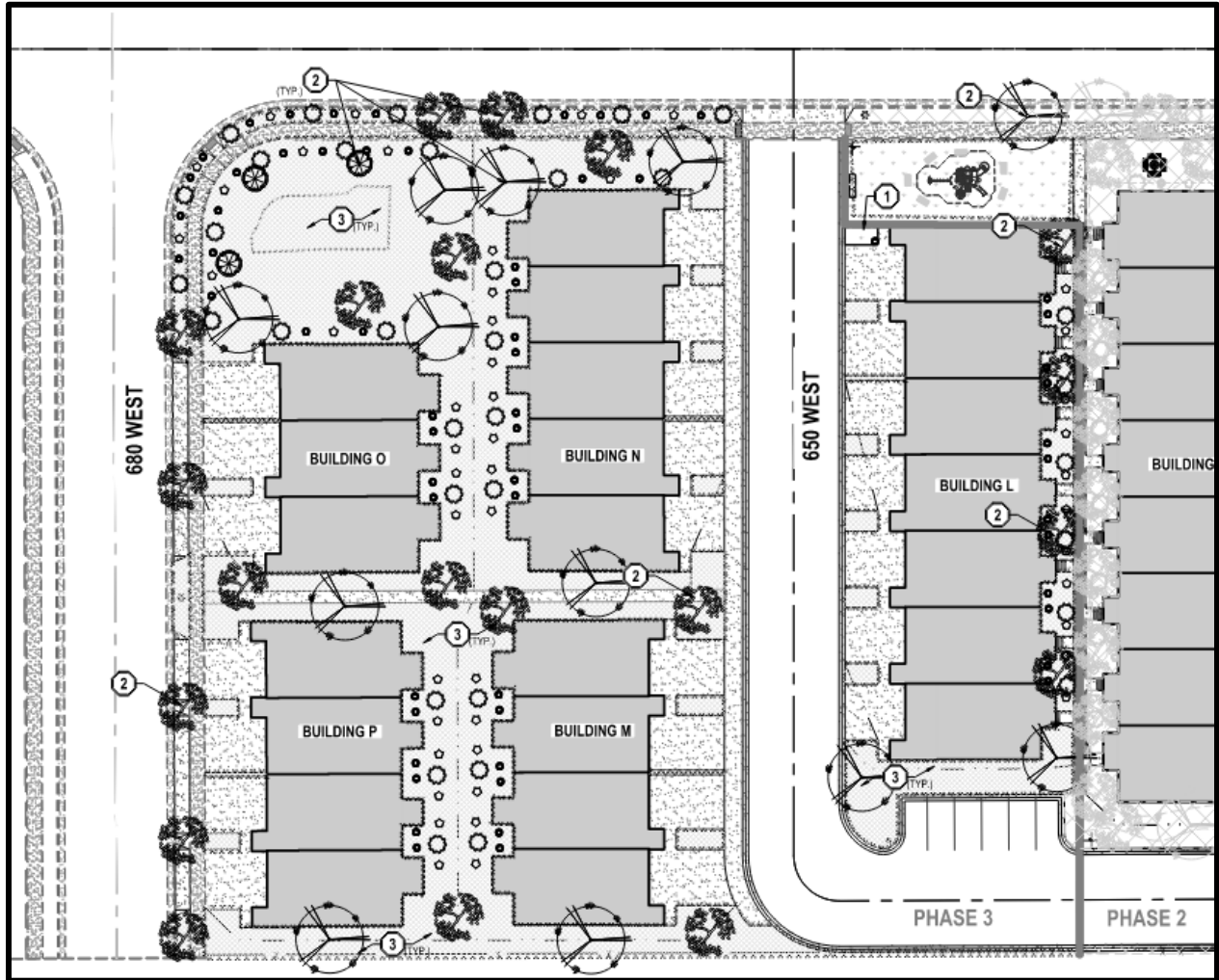


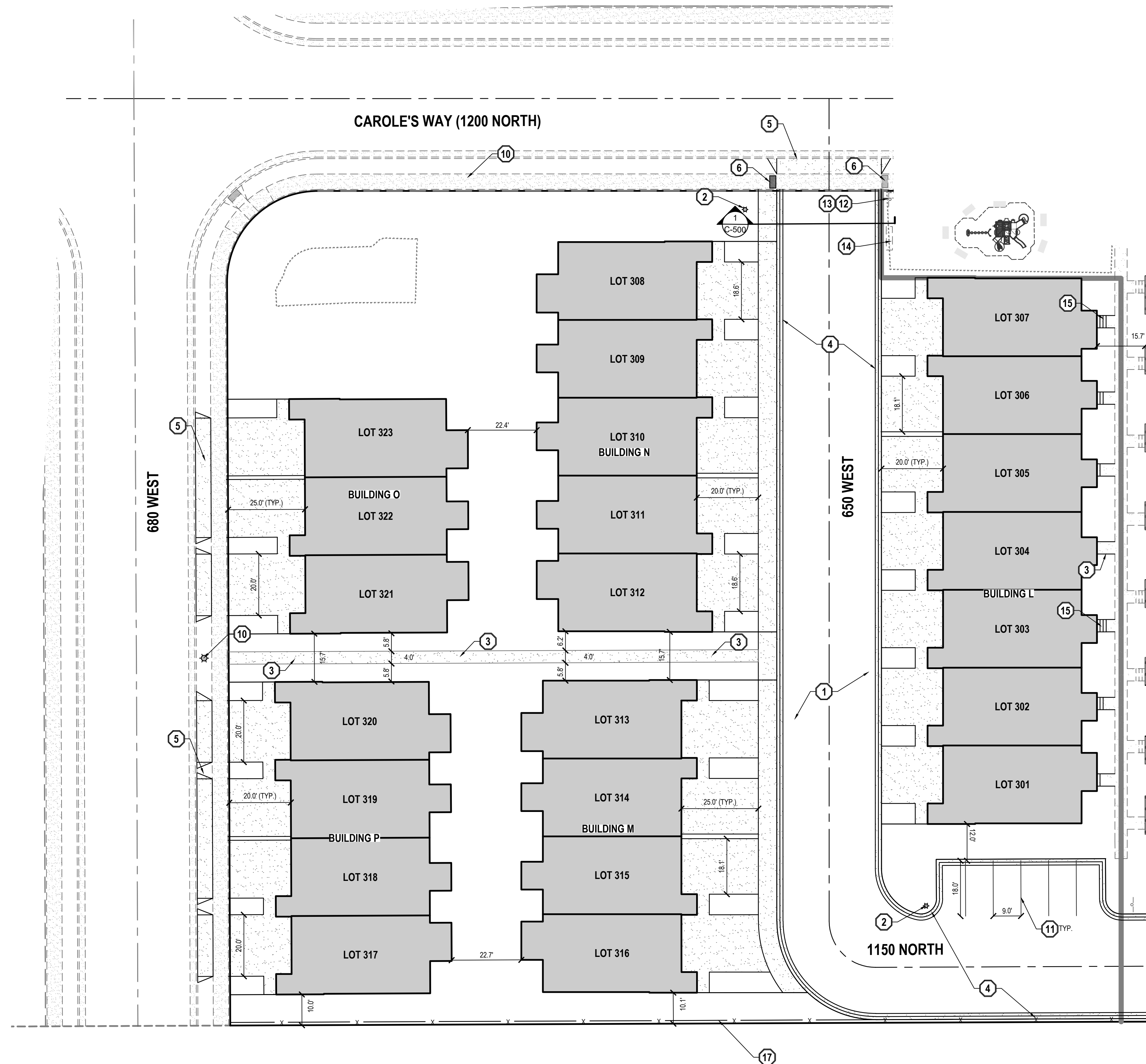
1: Subject Property, aerial view



2: Subject Property, zoning

EXHIBIT B
LANDSCAPING PLAN





GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 1 ASPHALT PAVEMENT PER DETAIL 2/C-500.
 - 2 INSTALL SITE LIGHTS PER OWNER.
 - 3 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
 - 4 24" TYPE "H" MOUNTABLE CURB AND GUTTER PER TOOELE CITY STANDARD PLAN 205R.
 - 5 DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.1, REPLACE SIDEWALK THROUGH THE DRIVE APPROACH AREA TO 8" THICK CONCRETE PER TOOELE CITY STANDARDS.
 - 6 DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
 - 7 LIFETIME BIG STUFF SWING SET (EARTH TONE) MODEL # 90042 WITH ANCHORS
 - 8 PARK BENCHES
 - 9 TABLES WITH BENCHES PER OWNER
 - 10 EXISTING IMPROVEMENTS AS SHOWN FROM "CAROLE'S WAY" PLAN SET. PROTECT IN PLACE.
 - 11 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS. (TYP)
 - 12 STREET SIGN PER TOOELE CITY STANDARD PLAN NO. 292R, NO. 294R, AND SPECIFICATIONS.
 - 13 "STOP" SIGN PER TOOELE CITY STANDARD PLAN NO. 294R AND M.U.T.C.D. STANDARD PLANS
 - 14 INSTALL LIGHTED SIGN PER TOOELE CITY STANDARDS, SIGN TO BE 3' MAX HEIGHT PER ASHTO SIGHT TRIANGLE REQUIREMENTS.
 - 15 STAIRS IN SIDEWALK PER DETAIL 13-14/C-500
 - 16 NOT USED
 - 17 INSTALL SOLID VINYL FENCING AND MASONRY PIERS EVERY 10 FEET. MASONRY MUST BE SIMILAR THE MASONRY USE ON THE BUILDINGS.
 - 18 "NO PARKING SIGN" PER TOOELE CITY STANDARD PLAN NO. 292R AND M.U.T.C.D. STANDARD PLANS
 - 19 "VAN ACCESSIBLE HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. SEE DETAIL 7/C-500
 - 20 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS. SEE DETAIL 8/C-501
 - 21 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236.1
 - 22 INSTALL 4 SQUARE SPORT COURT
 - 23 PAINT CURB RED AND PAINT "NO PARKING" IN WHITE ALONG THE FACE OF THE CURB
- NOTE: SOME KEY NOTES MAY NOT BE USED

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
BUILDING DYNAMICS
6703 SOUTH SANDY PARKWAY
SANDY, UTAH
CONTACT:
HAROLD IRVING
PHONE: 801-301-1549

**LEXINGTON TOWNHOMES
PHASE 3
680 WEST
TOOELE, UTAH 84074**

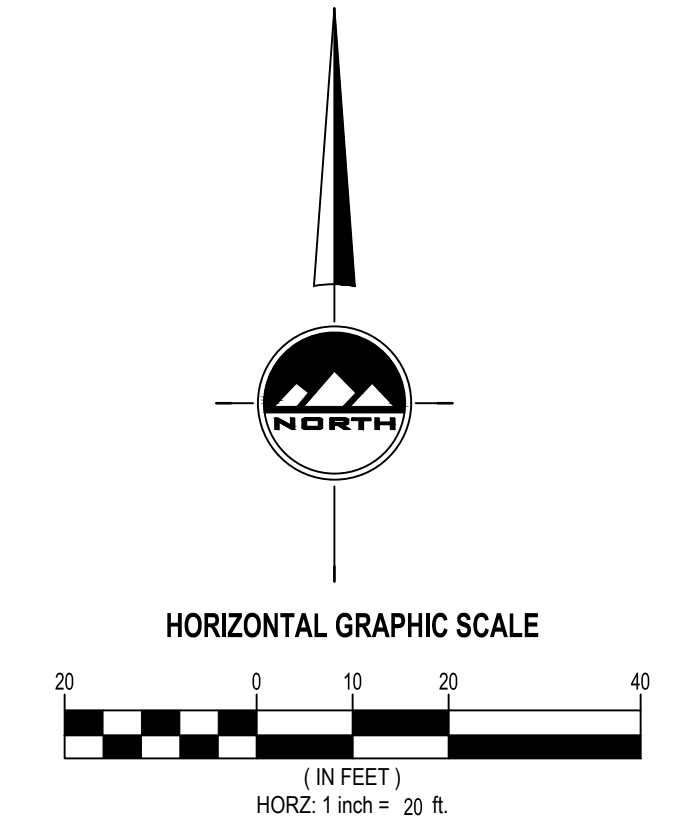


SITE PLAN

PROJECT NUMBER: 8260H
DRAWN BY: C. CARPENTER
PROJECT MANAGER: C. CHILD

PRINT DATE: 10/24/24
CHECKED BY: D. KINSMAN

C-100





AREA	Symbol	Common Name
73		BUFFALO GRASS
24,372		LANDSCAPE GRAVEL

Qty	Symbol	Common Name	Plant Size
48		Cinquefoil	5 Gallon
36		Currant Alpine	1 Gallon
61		Blue Oat Grass	1 Gallon
Total: 145			

Qty	Symbol	Common Name	Plant Size
12		LACEBARK ELM	2" Cal.
20		PURPLEBLOW MAPLE	2" Cal.
3		AUSTRIAN PINE	2" Cal.
35			

SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 SOD AREA W/ RAINBIRD SPRAYED HEADS & MAXIS. SEE LANDSCAPING DETAIL SHEET L-200.
- 2 INSTALL TREES W/ ROOT WATERING SYSTEM
- 3 INSTALL 4" DEEP 2'-3" DIA. NEPHI ROCK AND GRAVEL COLOR 'SOUTHTOWN' OR EQUIV. DECORATIVE ROCK OVER WEED BARRIER, TYP.
- 4 INSTALL 4" METAL EDGING
- 5 INSTALL 1 1/2" SCHEDULE 40 PVC
- 6 NON WATERED GRAVEL AREA

NOTE: SOME KEY NOTES MAY NOT BE USED



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 Tooele, UT. 84074
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SALT LAKE CITY
 Phone: 801.255.0529

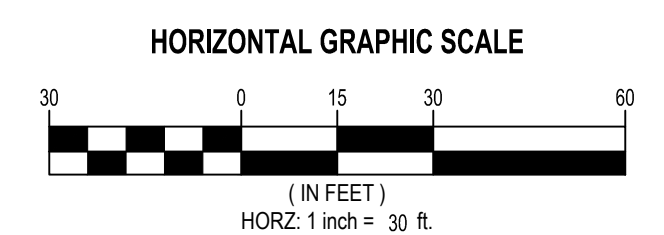
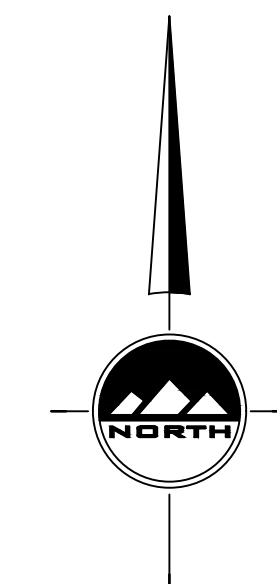
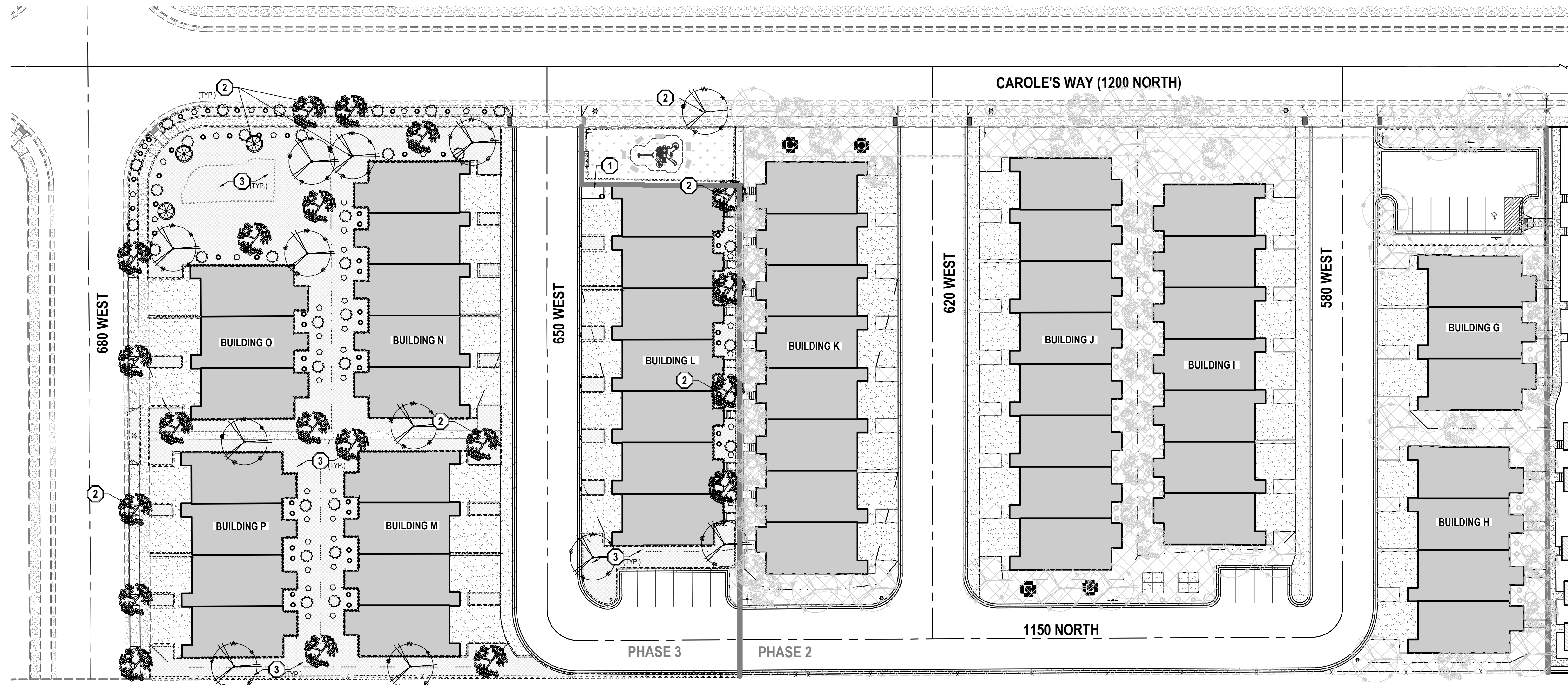
LAYTON
 Phone: 801.547.1100

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 Phone: 435.866.1453

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 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 BUILDING DYNAMICS
 8703 SOUTH SANDY PARKWAY
 SANDY, UTAH
 CONTACT:
 HAROLD IRVING
 PHONE: 801-301-1549

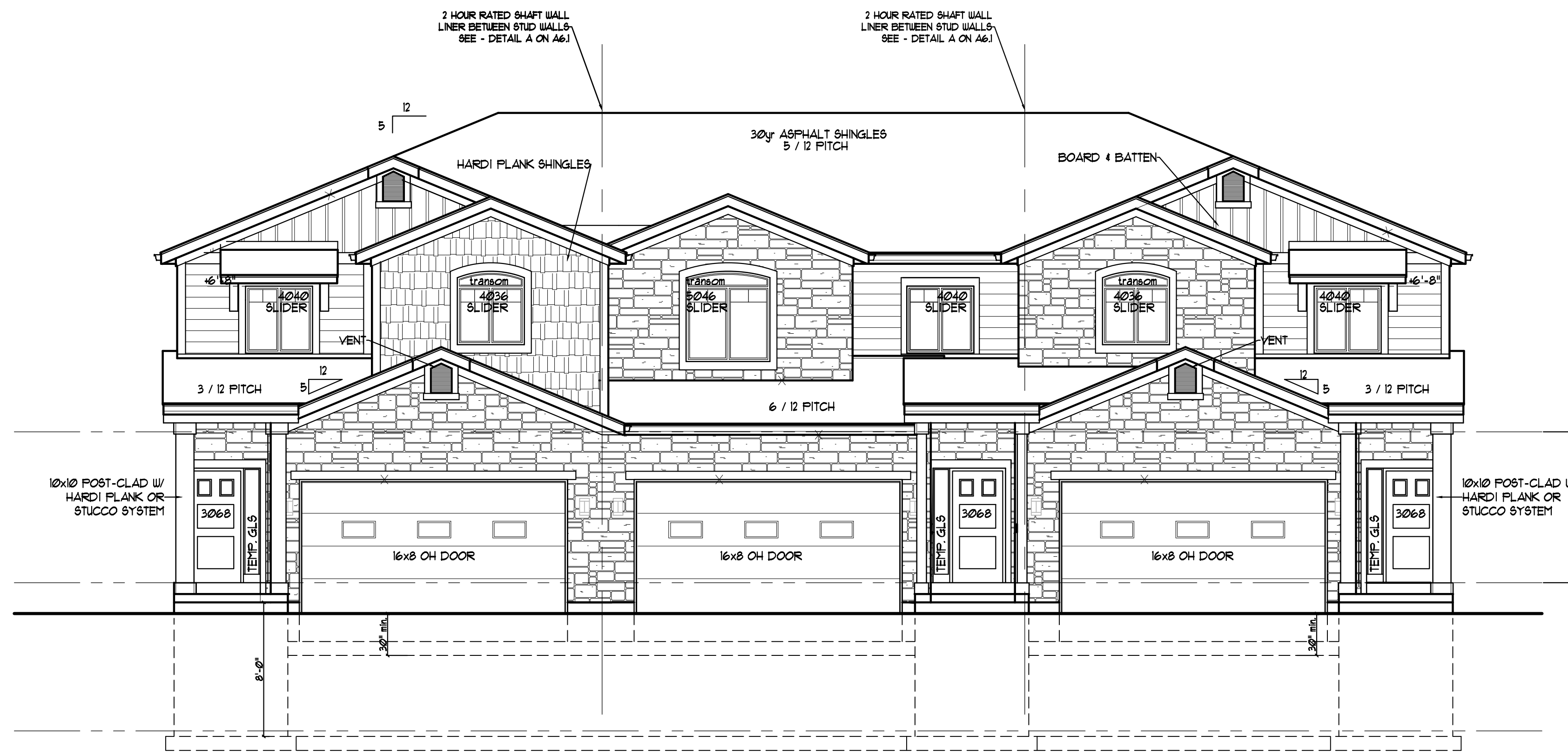


LEXINGTON TOWNHOMES
PHASE 3
 680 WEST
 TOOELE, UTAH 84074

LANDSCAPE PLAN

PROJECT NUMBER: 8260H PRINT DATE: 10/24/24
 DRAWN BY: C. CARPENTER CHECKED BY: D. KINSMAN
 PROJECT MANAGER: C. CHILD

L-100

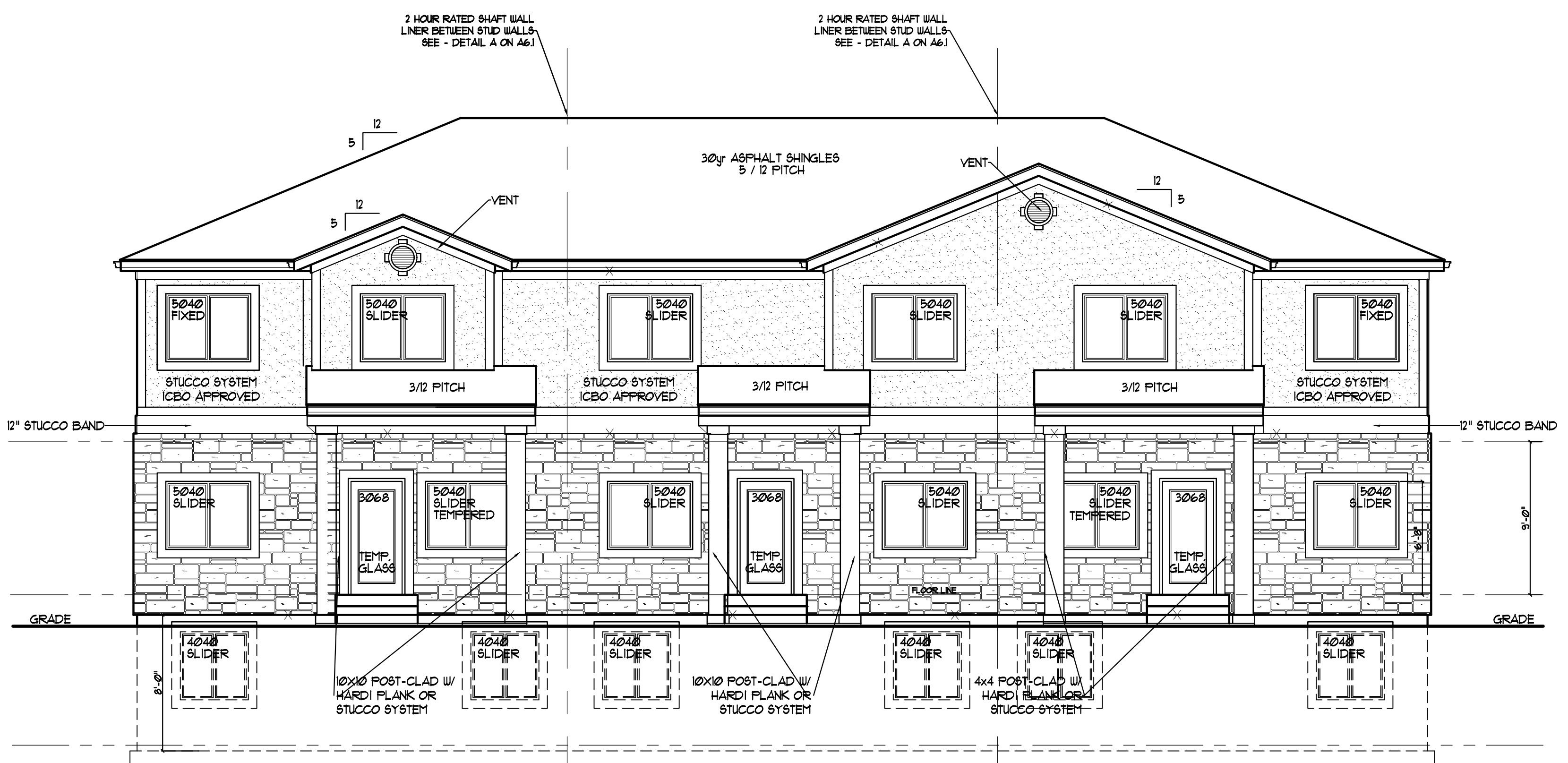


FRONT ELEVATION
scale - 3/16"=1'-0"

SIDE ELEVATION FACADE
695 SQFT TOTAL
399 SQFT STONE

NOTE:
- STUCCO: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE 903.1(2): ON ROOF WITH SLOPES OF 2/12 UP TO 4/12, UNDERLAMENT SHALL BE (2) LAYERS.

TOTAL EXTERIOR STONE	3,455 SF	100%
FRONT FACADE FRONT EXTERIOR FRONT STONE	1,062 SF	100%
	656 SF	61.8%



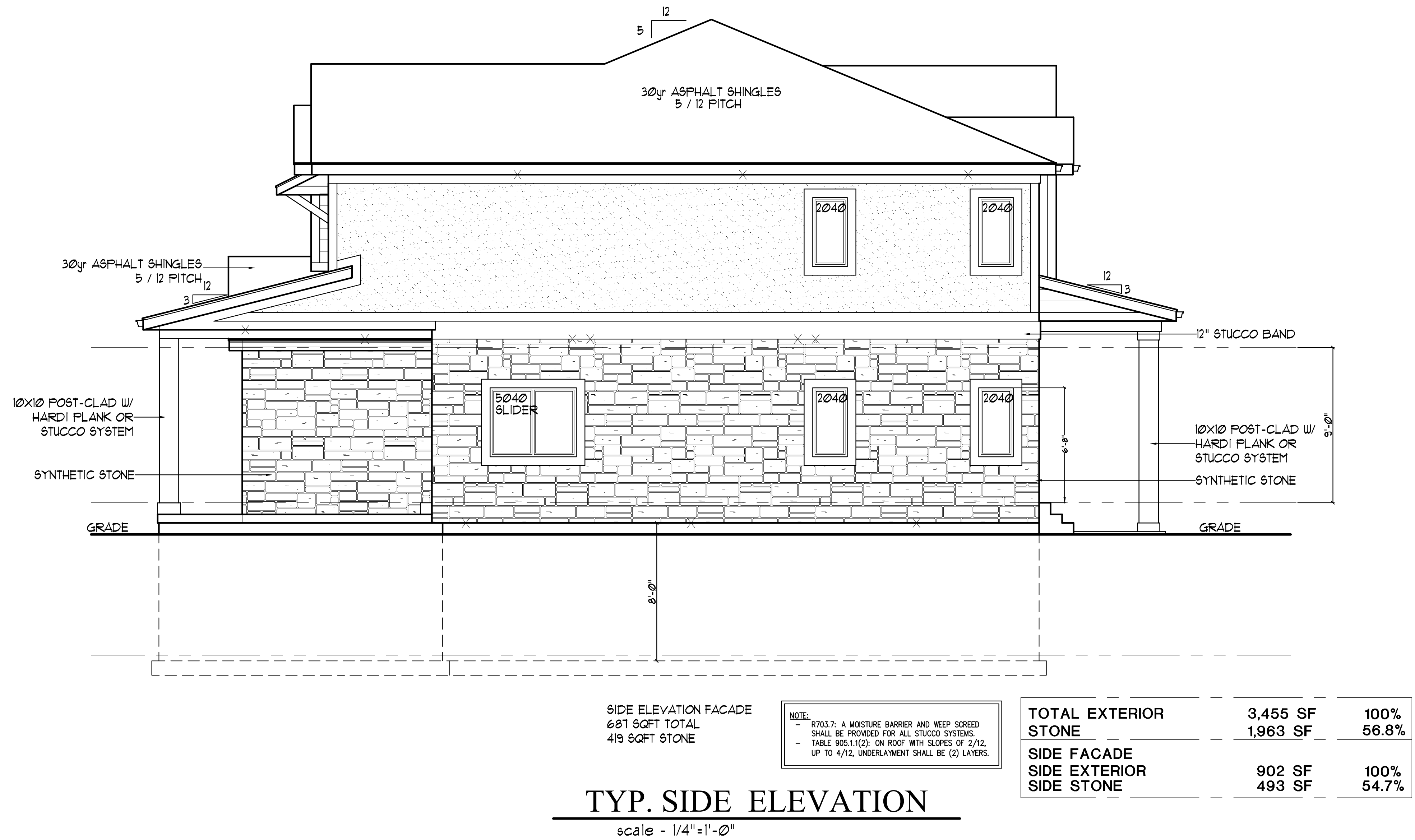
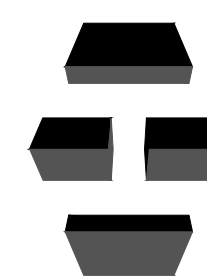
REAR ELEVATION
scale - 3/16"=1'-0"

SIDE ELEVATION FACADE
860 SQFT TOTAL
483 SQFT STONE

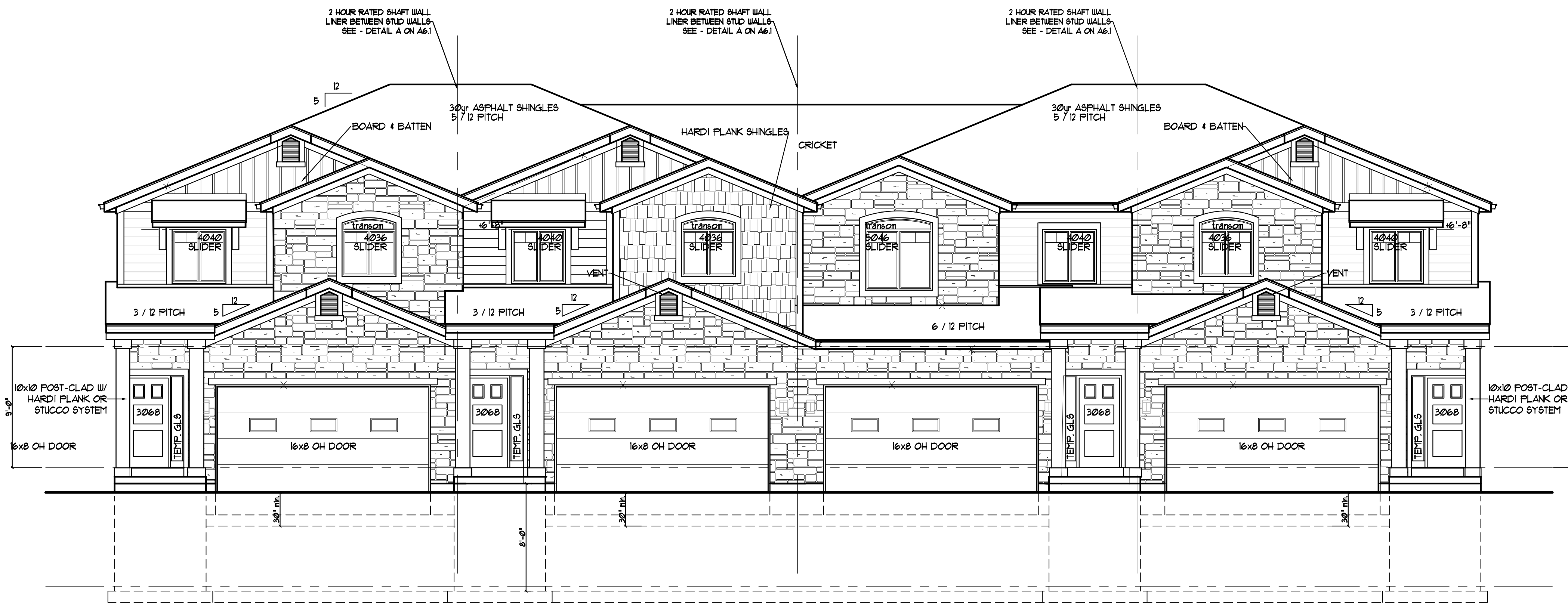
NOTE:
- STUCCO: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE 903.1(2): ON ROOF WITH SLOPES OF 2/12 UP TO 4/12, UNDERLAMENT SHALL BE (2) LAYERS.

TOTAL EXTERIOR STONE	3,455 SF	100%
REAR FACADE REAR EXTERIOR REAR STONE	1,491 SF	100%
	814 SF	54.6%

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT. PLOT DATE: 7/23/2024. C:\ACAD\Files\Building Dynamics\TOOELE\FRONT LOAD 3 PLEX\IRVING_3.UITB_A-44-ELEV.dwg



THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
PLOT DATE: 7/23/2024 C:\ACAD\File\Building Dynamics\TOOELE\FRONT LOAD 3 PLEX\IRVING_3.UJT_A-04-ELEV.dwg



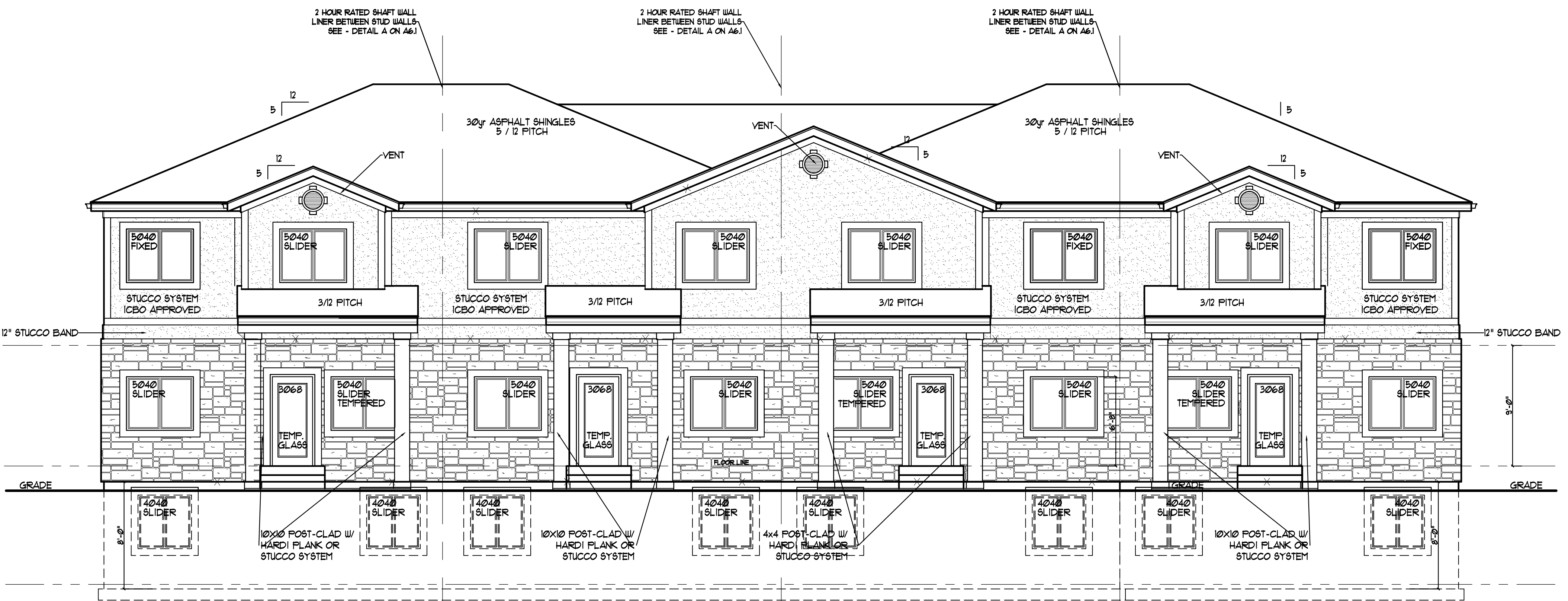
FRONT ELEVATION

scale - 3/16"=1'-0"

SIDE ELEVATION FACADE
695 SQFT TOTAL
393 SQFT STONE

NOTE:
- R703.7: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE 905.1(1)(2) ON ROOF WITH SLOPES OF 2/12 UP TO 4/12, UNDERLAYMENT SHALL BE (2) LAYERS.

TOTAL EXTERIOR STONE	4,314 SF	100%
FRONT FACADE FRONT EXTERIOR FRONT STONE	2,503 SF	58.0%
FRONT FACADE FRONT EXTERIOR FRONT STONE	1,445 SF	100%
FRONT FACADE FRONT EXTERIOR FRONT STONE	926 SF	64.1%



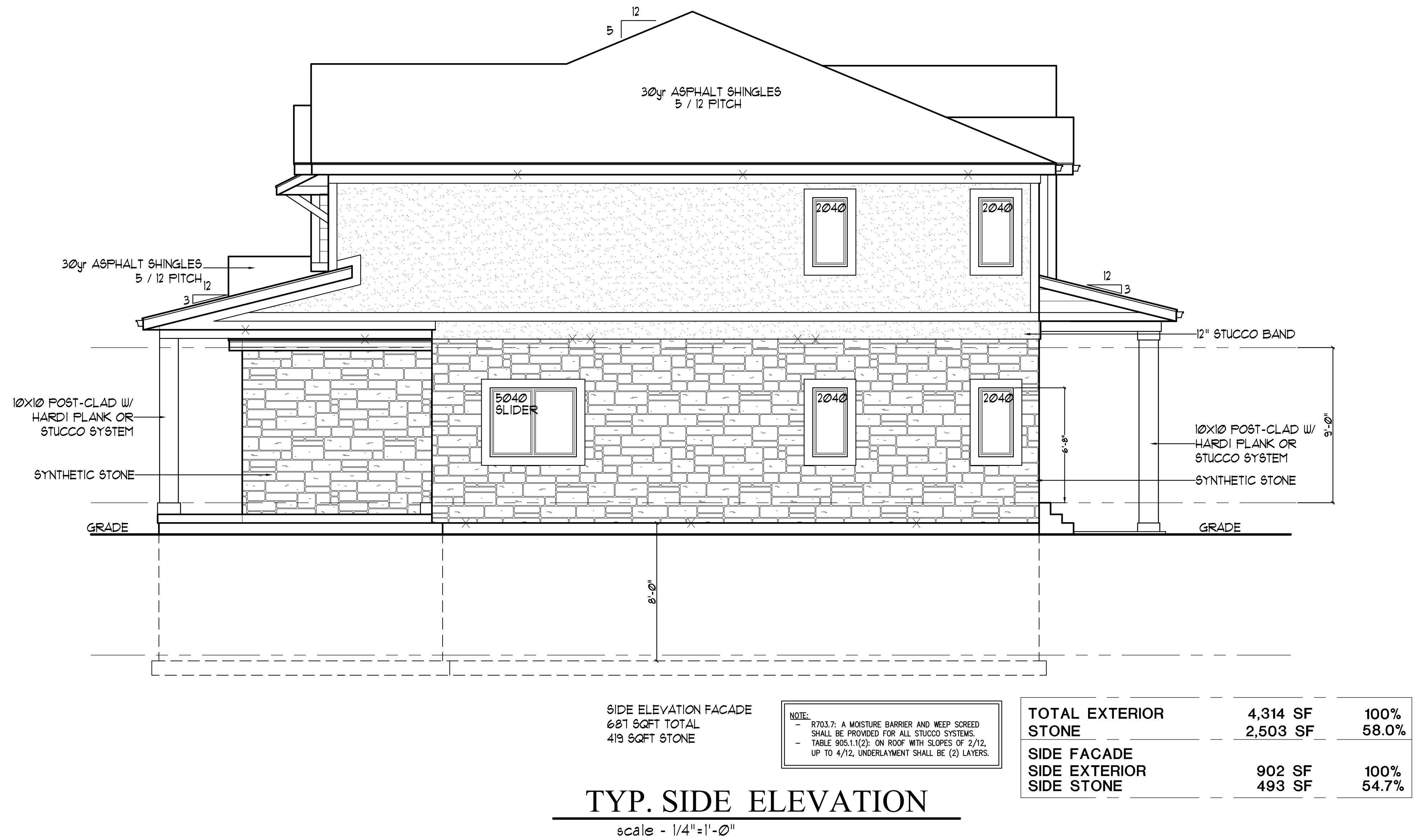
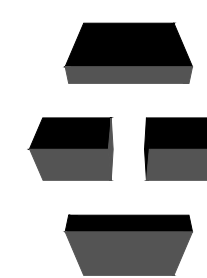
REAR ELEVATION

scale - 3/16"=1'-0"

NOTE:
- R703.7: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE 905.1(1)(2) ON ROOF WITH SLOPES OF 2/12 UP TO 4/12, UNDERLAYMENT SHALL BE (2) LAYERS.

TOTAL EXTERIOR STONE	4,314 SF	100%
REAR FACADE REAR EXTERIOR REAR STONE	2,503 SF	58.0%
REAR FACADE REAR EXTERIOR REAR STONE	1,967 SF	100%
REAR FACADE REAR EXTERIOR REAR STONE	1,084 SF	55.1%

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT. PLOT DATE: 7/23/2024. C:\ACAD\Files\Building Dynamics\TOOLE\FRONT_LOAD_4_PLEX\IRVING_4\ITE_A4-ELEV1.dwg



SIDE ELEVATION FACADE
681 SQFT TOTAL
419 SQFT STONE

NOTE:
- R703.7: A MOISTURE BARRIER AND WEEP SCREED SHALL BE PROVIDED FOR ALL STUCCO SYSTEMS.
- TABLE 905.1.1(2): ON ROOF WITH SLOPES OF 2/12, UP TO 4/12, UNDERLAYMENT SHALL BE (2) LAYERS.

TOTAL EXTERIOR STONE	4,314 SF	100%
SIDE FACADE	2,503 SF	58.0%
SIDE EXTERIOR	902 SF	100%
SIDE STONE	493 SF	54.7%

TYP. SIDE ELEVATION
scale - 1/4"=1'-0"

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT. PLOT DATE: 7/23/2024 C:\ACAD\File\Building Dynamics\TOOELE\FRONT LOAD 4 PLEX\IRVING_4.UIT_4-04-ELEV.dwg

Tooele City Planning Commission
Business Meeting Minutes

Date: January 22, 2025

Time: 7:00 pm

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

Commission Members Present:

Chris Sloan
Tyson Hamilton
Matt Robinson
Melanie Hammer
Weston Jensen
Jon Proctor
Kelly Anderson
Alison Dunn

City Council Members Present:

Maresa Manzione
Ed Hansen (excused)

City Employees Present:

Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
Kent Page, City Planner

Minutes prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Robinson called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

2. Roll Call

Chris Sloan, present
Tyson Hamilton, present
Matt Robinson, present
Melanie Hammer, present
Weston Jensen, present
Jon Proctor, present
Kelly Anderson, present

3. Public Hearing and Decision on a Conditional Use Permit request to consider an Accessory Drive Through Facility by LH Perry Investments, LLC, located at approximately northwest corner of 2400 N. and Main Str. (SR 36) on Pad B in the GC (General Commercial) Zoning District.

Mr. Page introduced the application and noted that the drive-through facilities required a Conditional Use Permit (CUP) due to the zoning regulations. He clarified that while a site plan approval would be required separately, the Commission could still consider how the drive-throughs might impact the site plan.

Commissioner Anderson inquired about the potential effect of the new drive-throughs on stacking for the proposed Smith's drive-through pharmacy. Mr. Page clarified that the proposed facilities were separate from Smith's and would not share stacking space. Commissioner Anderson asked whether the stacking lanes for the proposed drive-throughs would overlap with existing traffic patterns in the area. Mr. Page indicated that these were auxiliary pads within the development and would operate independently.

There being no further questions from the Commissioners, Chairman Robinson opened the floor at 7:03 pm.

Rick Magness, representing AWA Engineering and the applicant, addressed the Planning Commission to provide clarification on the proposed drive-through facilities. He confirmed that there would be no conflict between the queuing for the new drive-throughs and the Smith's pharmacy drive-through, as they were independent operations.

Regarding Pad B, he stated that the site would accommodate three tenants, including Tropical Smoothie and Beans & Brews. The drive-through layout allowed for a nine-car stacking lane on the inside and a 15-car stacking lane on the outside, both exceeding city code requirements.

Mr. Magness noted that city code prohibits drive-throughs from being elevated above adjacent roadways to prevent headlight glare. In this case, the site was actually below grade relative to the adjacent street, eliminating and potential for headlight interference. He acknowledged the growing demand for drive-throughs in restaurant developments and emphasized that these facilities were designed to serve the specific end users effectively.

He expressed appreciation for the city staff's assistance throughout the application process and stated that the applicant concurred with the staff recommendations. He concluded by offering to answer any further questions from the Commission.

Chairman Robinson confirmed that no members of the public wished to comment, and therefore, closed the public hearing at 7:06 pm and proceeded with questions for Mr. Magness. Commissioner Sloan inquired about the drive-through lane design, noting that the site plan appeared to show a crossover of the lanes.

Mr. Magness clarified that the development included two separate drive-throughs – one serving the end unit and the other serving the middle tenant. He explained that where the two lanes merged, there was sufficient space to accommodate proper turning radii. The striping pattern indicated on the site plan was designed to ensure a smooth traffic flow and prevent conflicts between vehicles exiting the drive-throughs.

There were no further questions from the Commission.

Motion: Commissioner Jensen moved to approve the CUP request by LH Perry Investments, LLC to authorize the use of an accessory drive-through facility at Pad B of The Peak at Compass Point Commercial Development, application number 2025004 based on the findings. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Anderson, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Jensen, "Aye", Commissioner Proctor, "Aye", Chairman Robinson, "Aye", Commissioner Sloan, "Aye". There were none opposed. The motion passed.

4. Public Hearing and Decision on a Conditional Use Permit request to consider an Accessory Drive Through Facility by LH Perry Investments, LLC, located at approximately northwest corner of 2400 N. and Main Str. (SR 36) on Pad F in the GC (General Commercial) Zoning District.

Mr. Page noted that the information previously presented for Pad B applied similarly to Pad F, and staff did not anticipate any issues with the application.

There being no questions from the Commission, Chairman Robinson opened the floor for public comment at 7:09 pm.

Mr. Magness addressed the Commission again to provide details. He confirmed that Pad F, like Pad B, would be below the grade of the adjacent street, ensuring compliance with city code regarding headlight interference. The proposed drive-through would have a stacking capacity for 15 vehicles, with a traffic flow designed to wrap around the building before reaching the service window. He assured the Commission that the facility would not interfere with adjacent parcels. Mr. Magness reiterated his support for staff recommendations and expressed appreciation for their assistance in the review process.

After opening the floor for public comments and receiving none, Chairman Robinson closed the public hearing at 7:11 pm.

Commissioner inquired about the potential tenants for Pad F, to which Mr. Magness responded that Einstein Bagels and Jersey Mikes were likely occupants, though he could not confirm specific lease assignments. He added that additional developments within the area would continue to be presented to the Commission in the future.

Motion: Commissioner Proctor moved to approve the CUP request by LH Perry Investments, LLC to authorize the use of an accessory drive-through facility at Pad F of The Peak at Compass Point Commercial Development, application number 2025003 based on the findings. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Jensen, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

5. City Council Reports

Council Member Manzione reported that the City Council had conducted its annual assignments for the year. She and Councilman Hansen would continue their roles, with Councilman Brady remaining as Council Chair and Councilwoman Gochis as Vice Chair. She offered to share additional details on other assignments if requested.

She highlighted a presentation given during the Work Meeting regarding the Harris Community Development project. Representatives from Switchpoint and the Tooele City Housing Authority provided updates, which she believed were relevant to the Planning Commission due to the project’s connection to future planning decisions. She encouraged Commissioners to watch the recorded presentation for a more comprehensive understanding.

Commissioner Sloan raised concerns about the presentation being held during the Work Meeting rather than the Business Meeting, noting that many residents were unaware of the distinction between the two. Some members of the public expressed frustration upon learning about the presentation after the fact, feeling that a Business Meeting setting might have allowed for greater public engagement. He referenced a resident who had voiced concerns about activities surrounding the facility and suggested that scheduling such discussions later in the evening could lead to increased public input.

Council woman Manzione acknowledged the concern and stated she would relay the feedback to the Council Chair.

6. **Review and Decision – Minutes of the Planning Commission meeting held January 8, 2025**

There were no corrections to the minutes.

Motion: Commissioner Hammer moved to approve the minutes of the Planning Commission meeting held January 8, 2025. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Jensen, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

7. **Adjourn**

Chairman Robinson adjourned the meeting at 7:16 pm.

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 February, 2025

Matt Robinson, Tooele City Planning Commission Chair