

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, February 26, 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/@tooelecity or searching for our YouTube handle **@tooelecity**. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecity.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 Recommendation** on a Zoning Map Amendment request by Brandon and Jenny Nay to re-assign the zoning for approximately 19.3 acres located at approximately 1405 N Conifer Street to the R1-10 Residential zoning district.
4. **Public Hearing and Decision** on a Conditional Use Permit request by Ariane Sanders representing the PM Design Group, Inc., to authorize the use of an "Accessory Drive Through Facility" to occur on property located at 2425 N Main Street in the GC General Commercial zoning district on approximately 1 acre.
5. **Decision** on a Site Plan Design Review request by David Lewis IV representing DR Horton to approve the construction Phase 2C of the Western Acres Development proposed to be located at approximately 2000 N Copper Canyon Drive in the MR-16 PUD Zoning district on approximately 5.8 acres.
6. **Decision** on the Canyon Springs Preliminary Subdivision Plan request by Howard Schmidt to approve a new subdivision consisting of 172 single-family residential lots located at approximately 705 Droubay Road in the R1-8 Residential zone on 61 acres.
7. **City Council Reports**
8. **Review and Decision** – Minutes of the Planning Commission meeting held February 12, 2025
9. **Discussion** on possible code amendments regarding the use and location of temporary structures for the purpose of storage in commercial parking lots.
10. **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 19, 2025

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

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Conifer Rezone – Zoning Map Amendment Request

Application No.: 2025010
Applicant: Brandon & Jenny Nay
Project Location: Approximately 1405 N Conifer Street
Zoning: RR-5 Rural Residential Zone
Acreage: 19.38 Acres (Approximately 844,192 ft²)
Request: Request for approval of a Zoning Map Amendment to re-assign the zoning from RR-5 Rural Residential to R1-10 Residential

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 19.38 acres located at approximately 1405 N Conifer Street. The property is currently zoned RR-5 Rural Residential. The applicant is requesting that a Zoning Map Amendment be approved to re-assign the zoning to R1-10 Residential.

The Planning Commission heard a Zoning Map Amendment request for this property during the February 12, 2025 Planning Commission meeting. At that meeting a public hearing was held and public comment was registered. However, the Planning Commission was unable to make a recommendation on that request as the requested zoning of RR-1 did not satisfy the Medium Density Residential designation of the Land Use Map. City ordinances require that all zoning changes comply with the Land Use Map of the Tooele City General Plan, or, the Land Use Map must first be amended.

Rather than amend the Land Use Map of the General Plan, the applicants have decided to amend their Zoning Map Amendment application to comply with the existing Land Use Map designation. They have submitted a new application and are now requesting the property be rezoned to R1-10 and are no longer requesting the RR-1 Rural Residential zoning district.

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 RR-5 Rural Residential zoning classification requiring one home per 5 acre lot. The RR-5 Rural Residential zoning designation is not identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. Properties to the north are located in Tooele County as are properties to the east. Properties to the south and the east are zone R1-8 Residential and are single-family residential subdivisions. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The Land Use Map of the General Plan designates the property to be Medium Density Residential (MDR). City ordinance requires that any Zoning Map amendments on the property shall comply with the MDR designation. The MDR land use includes the R1-7, R1-8 and R1-10 zoning districts and the request by the applicants to change the zoning to R1-10 Residential is compliant with the Land Use Map.

What are the main differences between the two zoning districts? The differences are significant. The RR-5 zoning district is a rural residential district requiring large five acre lots for each single-family residential home. The RR-5 zoning district also permits the keeping of farm animals without restriction to the number of farm animals. Horses, cows, goats, chickens, ducks, rabbits and other agricultural animals are permitted by right on all properties bearing this zoning district. Pigs, are prohibited in Tooele City.

The R1-10 Residential zoning district is quite different from the RR-5 Rural Residential zoning district. The R1-10 permits the creation of lots significantly smaller than the RR-5 zone in that lots can be 10,000 square feet or larger. The zone does not place a restriction on maximum lot size. The R1-10 zoning district does not permit the keeping of farm animals such as horses, cows, goats, emus and so forth. Lots in the R1-10 zoning district may keep chickens, ducks and rabbits but may only have up to 6 animals per lot.

The R1-10 and RR-5 zoning district permit the same dwelling uses in that single-family and two-family type housing can be constructed in both zones, accessory dwelling units (ADUs) can also be constructed in both zones and both zones permit home occupations or home based businesses to occur in the homes.

It should also be emphasized that by changing the zoning to R1-10 that would now entitle all properties that would bear that zone the right to develop under the standards of the R1-10 zoning district. The applicant's intend to construct one home on 3 acres, but, there is nothing that would prevent them from developing the property into much smaller lots, once the Zoning Map has been amended.

Animal Rights. It should be noted that a change in zoning to the R1-10 zoning district could have an impact on properties that keep or maintain farm animals. Once the zoning is changed to the R1-10 zone the animals that are kept on the properties would now be considered legal non-conforming uses. Tooele City Code 7-3 permits legal non-conforming uses to continue on in perpetuity but that legal non-conforming status will expire if there is a cessation of use extending longer than one year. Tooele City Code 7-3 also prohibits legal non-conforming uses from expanding. Any property that has farm animals at the time of the zoning change may continue to maintain those animals but they will not be able to acquire additional animals and must maintain those animals on the property in a constant state or they risk losing that legal non-conforming status. Once that status has expired the uses of the property would then be required to conform with the requirements of the R1-10 zoning district.

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

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
 - (a) The effect of the proposed amendment on the character of the surrounding area.

- (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
- (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
- (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
- (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
- (f) The overall community benefit of the proposed amendment.

REVIEWS

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

- 1. The request to change the zoning to R1-10 does comply with the Medium Density Land Use designation of the Land Use Map of the Tooele City General Plan.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions typically do not review legislative items such as Zoning Map amendments and as such have not issued any comments regarding this application.

Tooele City Fire Department Review. The Tooele City Fire Department typically does not review legislative items such as Zoning Map amendments and as such have not issued any comments regarding this application.

Noticing. The applicants have 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 we forward a positive recommendation to the City Council for the Conifer Rezone Zoning Map Amendment Request by Brandon & Jenny Nay, reassigning the zoning of approximately 19.38 acres to the R1-10 Residential zoning district, application number 2025010, based on the findings and subject to the conditions listed in the Staff Report dated February 19, 2025:”

1. List any additional findings and conditions...

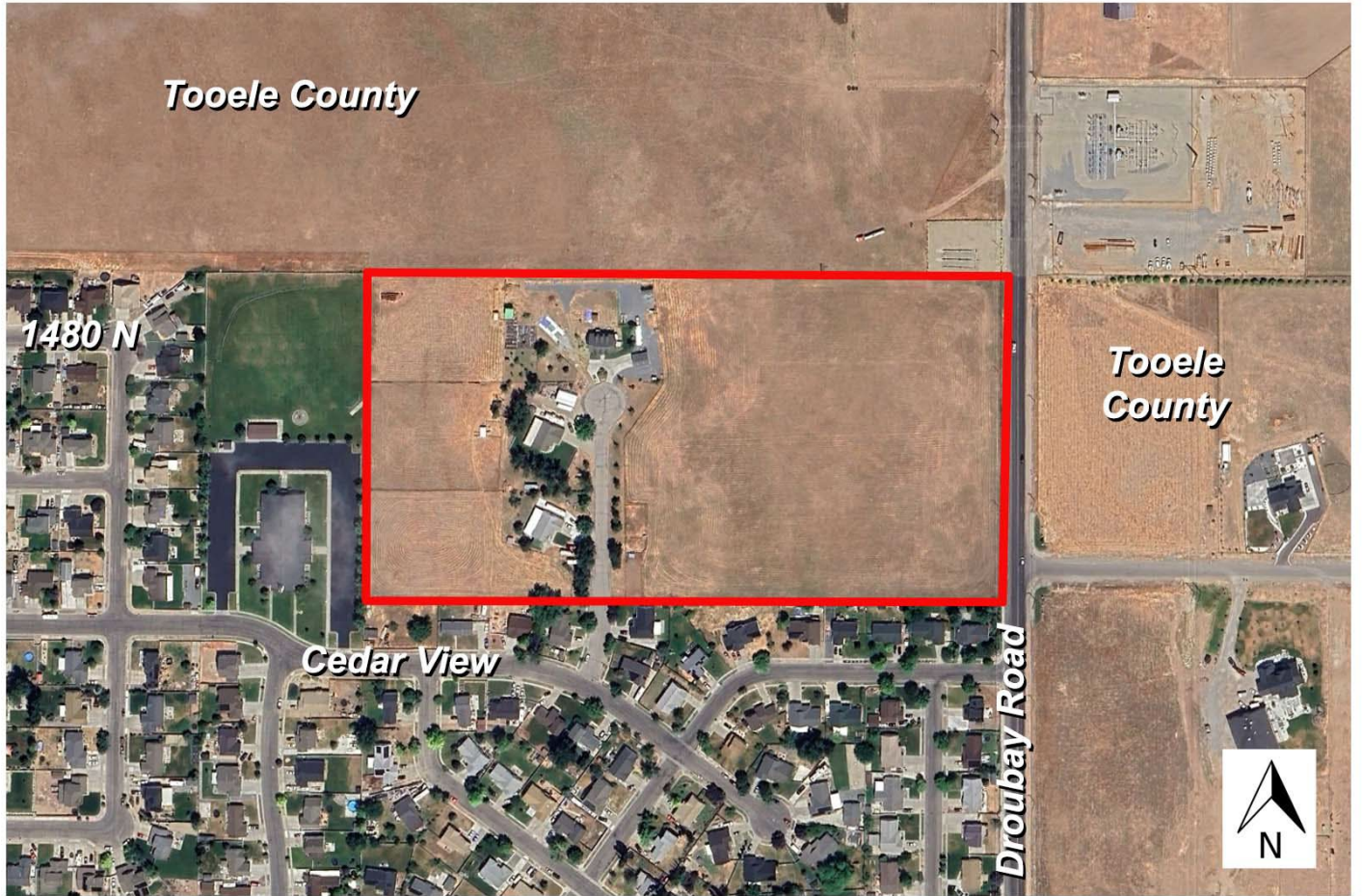
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Conifer Rezone Zoning Map Amendment Request by Brandon & Jenny Nay, reassigning the zoning of approximately 19.38 acres to the R1-10 Residential zoning district, application number 2025010, based on the following findings:”

1. List findings...

EXHIBIT A

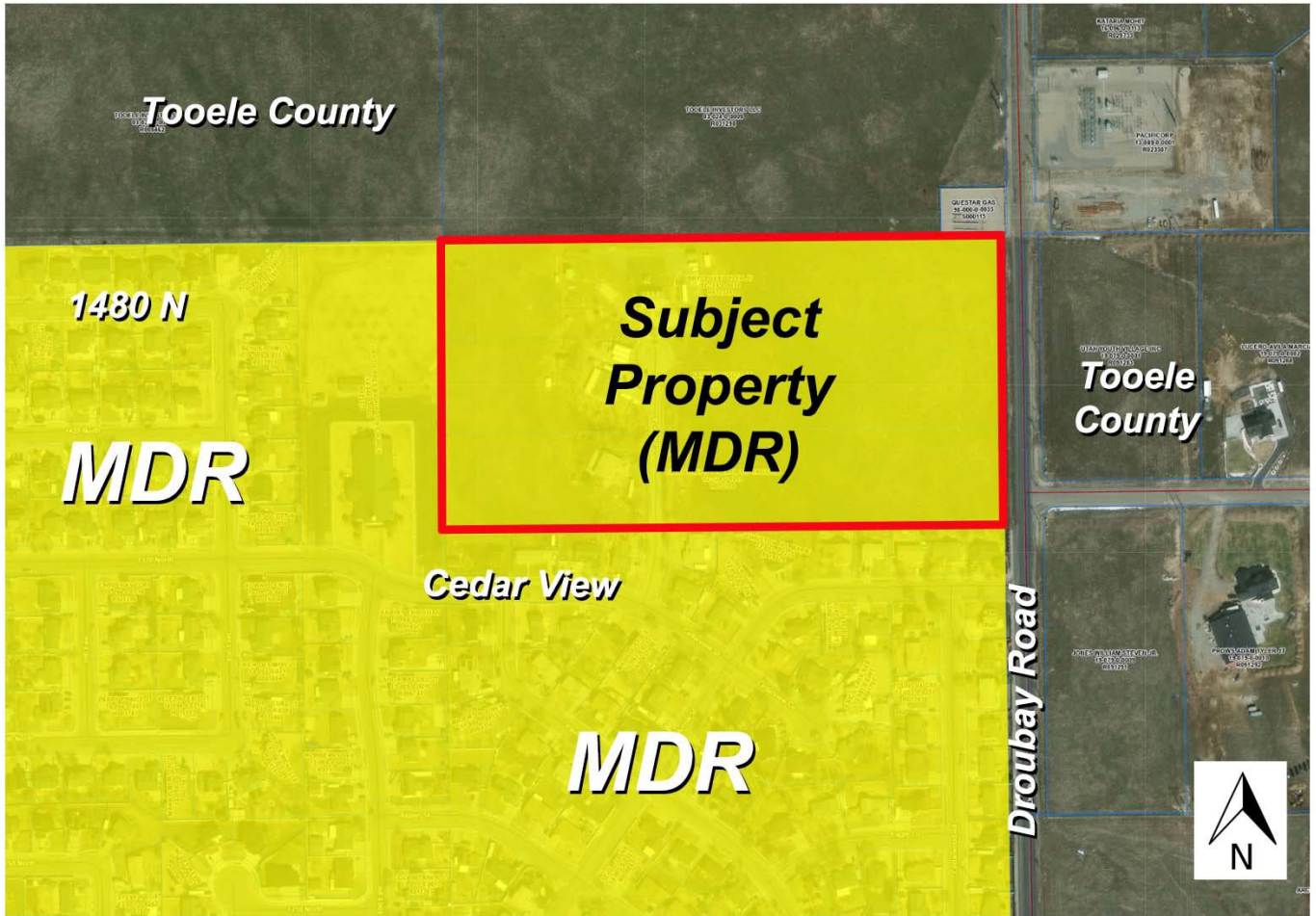
MAPPING PERTINENT TO THE CONIFER REZONE ZONING MAP AMENDMENT

Conifer Rezone



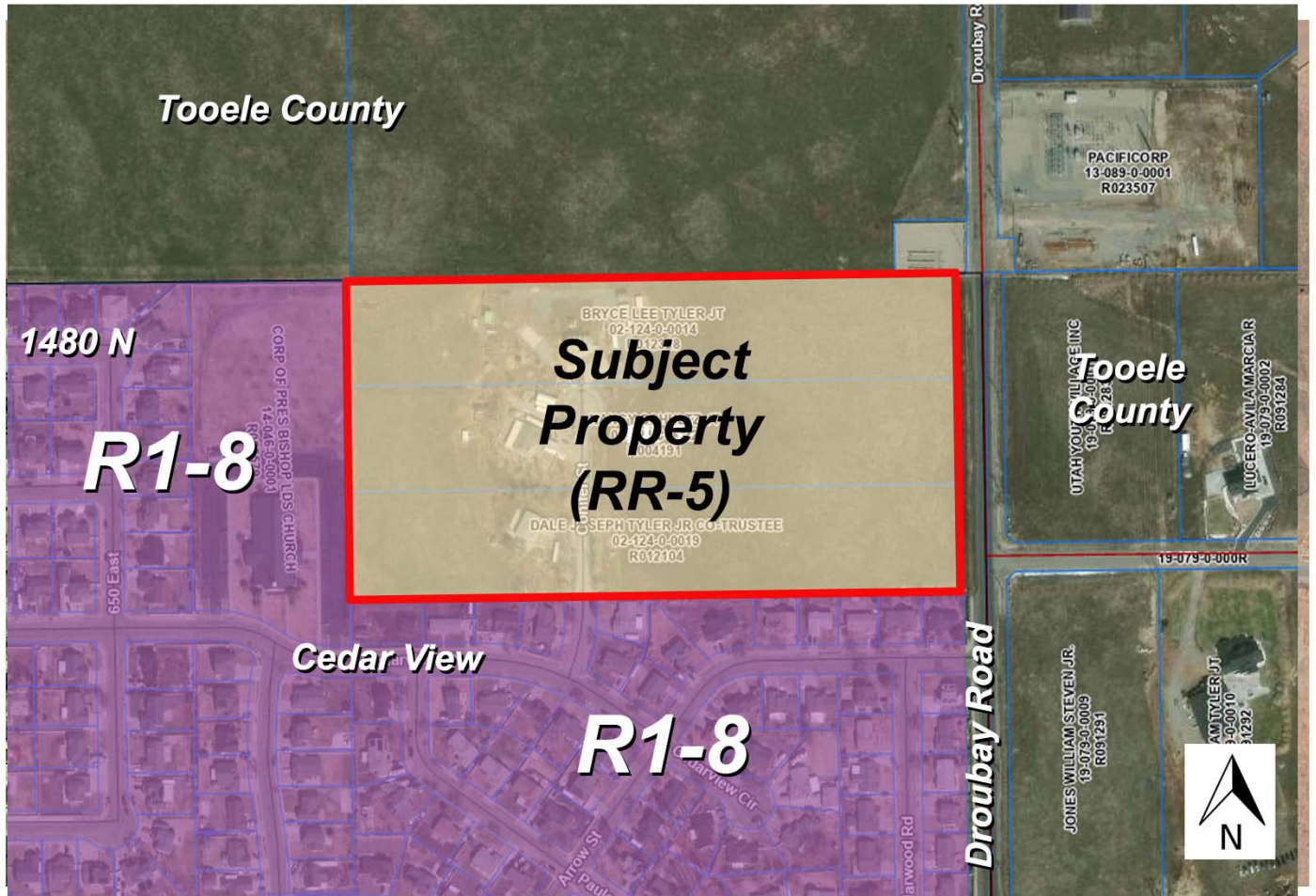
Aerial View

Conifer Rezone



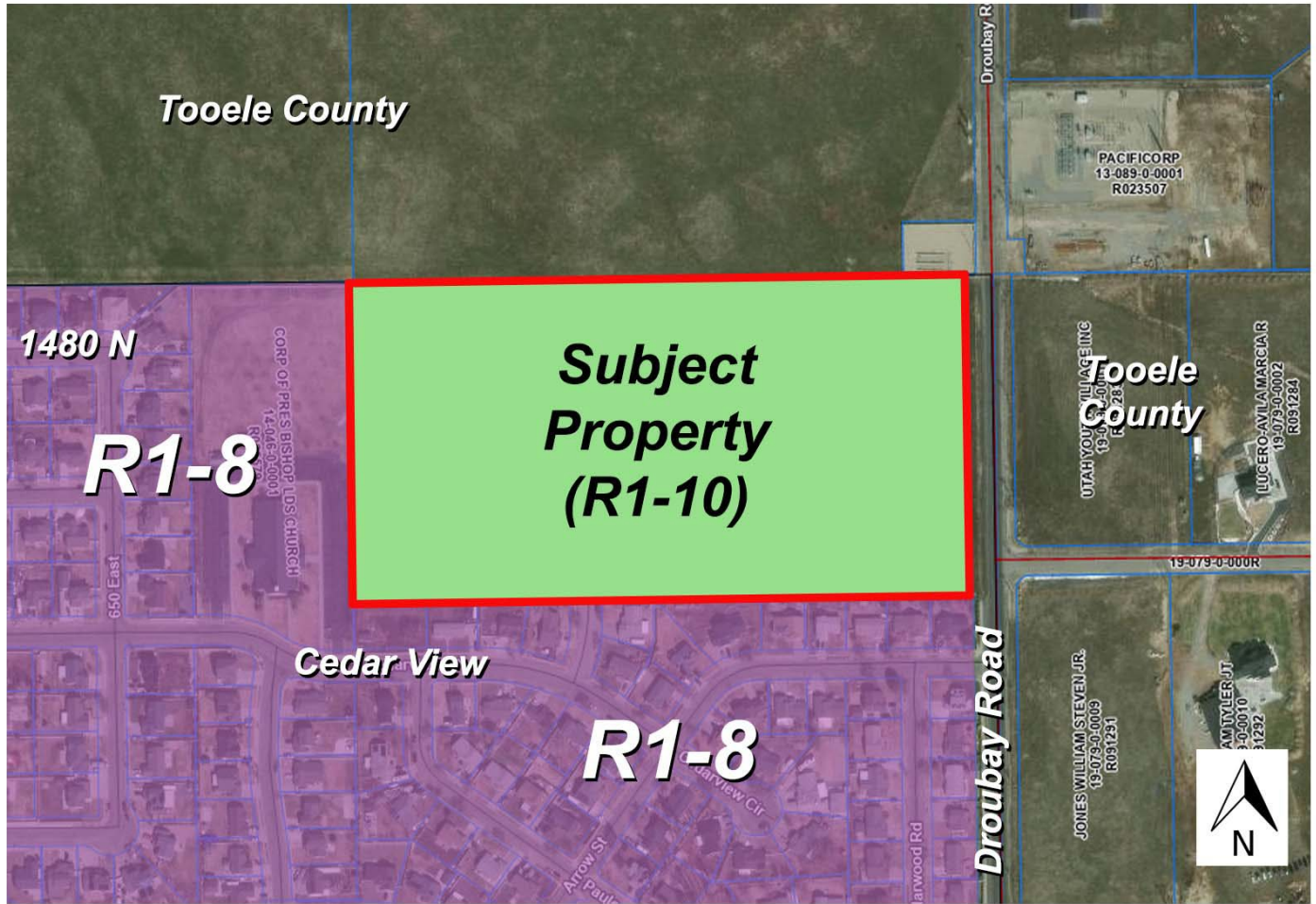
Current Land Use

Conifer Rezone



Current Zoning

Conifer Rezone



Proposed Zoning

EXHIBIT B

**PROPOSED DEVELOPMENT PLANS &
APPLICANT SUBMITTED INFORMATION**

Zoning Map Amendment Application

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



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

amend to 2-13-25 JAY MB

Project Information			
Date of Submission:	Current Zoning: RRS	Proposed Zoning: RRT RH10	Parcel #(s): see add page
Project Name: Conifer Rezone			Acres: 19.38
Project Address: 1405 Conifer St. Tooele, UT 84074			
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@pridebuilt homes.com	

well amend it

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

Note to Applicant:

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

For Office Use Only			
Received By:	Date Received:	Pages:	APP#:

STAFF REPORT

February 19, 2025

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

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard – Community Development Director

Re: Chase Bank – Conditional Use Permit Request

Application No.: 2025020
Applicant: Ariane Sanders, representing PM Design Group, Inc.
Project Location: 2425 N Main Street
Zoning: GC General Commercial Zone
Acreage: 1.010 Acres (Approximately 43560 ft²)
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone to authorize the use of an “Accessory Drive Through Facility” to occur on the property.

BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 1.010 acres located at approximately 2425 N Main Street. The property is currently zoned GC General Commercial. The applicant is requesting that a Conditional Use Permit be approved to authorize an accessory drive through facility to occur on the property to be associated with a new Chase Bank proposed to be constructed here.

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 property has been assigned the GC General Commercial zoning classification. The property is surrounded on all sides by properties zoned GC General Commercial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. Staff first needs to emphasize that this is not a site plan review and should not be reviewed as such. The focus of this agenda item is exclusively on the drive through facility, to identify any potential impacts generated by this drive through facility, and attach conditions to mitigate such impacts. The site plan is provided for the Commission’s reference to help understand the layout of the drive through facility.

The Chase Bank is proposed for a new commercial lot located immediately north east of the intersection of 2400 North and SR-36. The site plan shows the drive through lanes being located west, south and east of the proposed bank. The drive through teller window will be located on the south side of the building. Vehicles will enter the site from 2400 north, turn east and enter the bank site and then enter the drive through stacking aisle north west of the bank building. They will then proceed east and then exit at the north east corner of the bank. The proposed drive through aisles will be of sufficient width to accommodate two vehicle stacking lanes. It is anticipated that there is sufficient room to stack approximately 15 vehicles in the double wide vehicle stacking lanes. If vehicle stacking does exceed this number of vehicles the stacking would proceed north into the privately owned and maintained parking areas and internal drive aisles. No vehicle stacking will occur onto public streets or rights-of-way.

Landscaping. Due to the lay of the land sloping towards the Great Salt Lake to the north, there will be a

landscaping retaining wall south of the drive through aisle and the aisle itself will be depressed below the level of 2400 North making the drive through aisle almost non-visible to cars on 2400 North. It is also anticipated that landscaping will be installed in this area further screening the views of the drive through aisle. No actions are necessary to mitigate any issues for views, lights, and so forth.

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 Divisions Review. The Tooele City Engineering and Public Works Division have not issued any comments regarding this proposed drive through facility.

Tooele City Fire Department Review. The Tooele City Fire Department has not issued any comments regarding this proposed drive through facility.

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. No public comments have been registered concerning this application as of the date this staff report was written.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Ariane Sanders, representing the PM Design Group, Inc., application number 2025020, 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.

6. 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 Conditional Use Permit Request by Ariane Sanders, representing the PM Design Group, Inc. to authorize the use of “Accessory Drive Through Facility” to occur at 2425 North Main Street, application number 2025020, based on the findings and subject to the conditions listed in the Staff Report dated February 19, 2025:”

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

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Ariane Sanders, representing the PM Design Group, Inc. to authorize the use of “Accessory Drive Through Facility” to occur at 2425 North Main Street, application number 2025020, based on the following findings:”

1. List findings of fact ...

EXHIBIT A

**MAPPING PERTINENT TO THE
CHASE BANK CONDITIONAL USE PERMIT**

Chase Bank Conditional Use Permit



Aerial View

Chase Bank Conditional Use Permit



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.

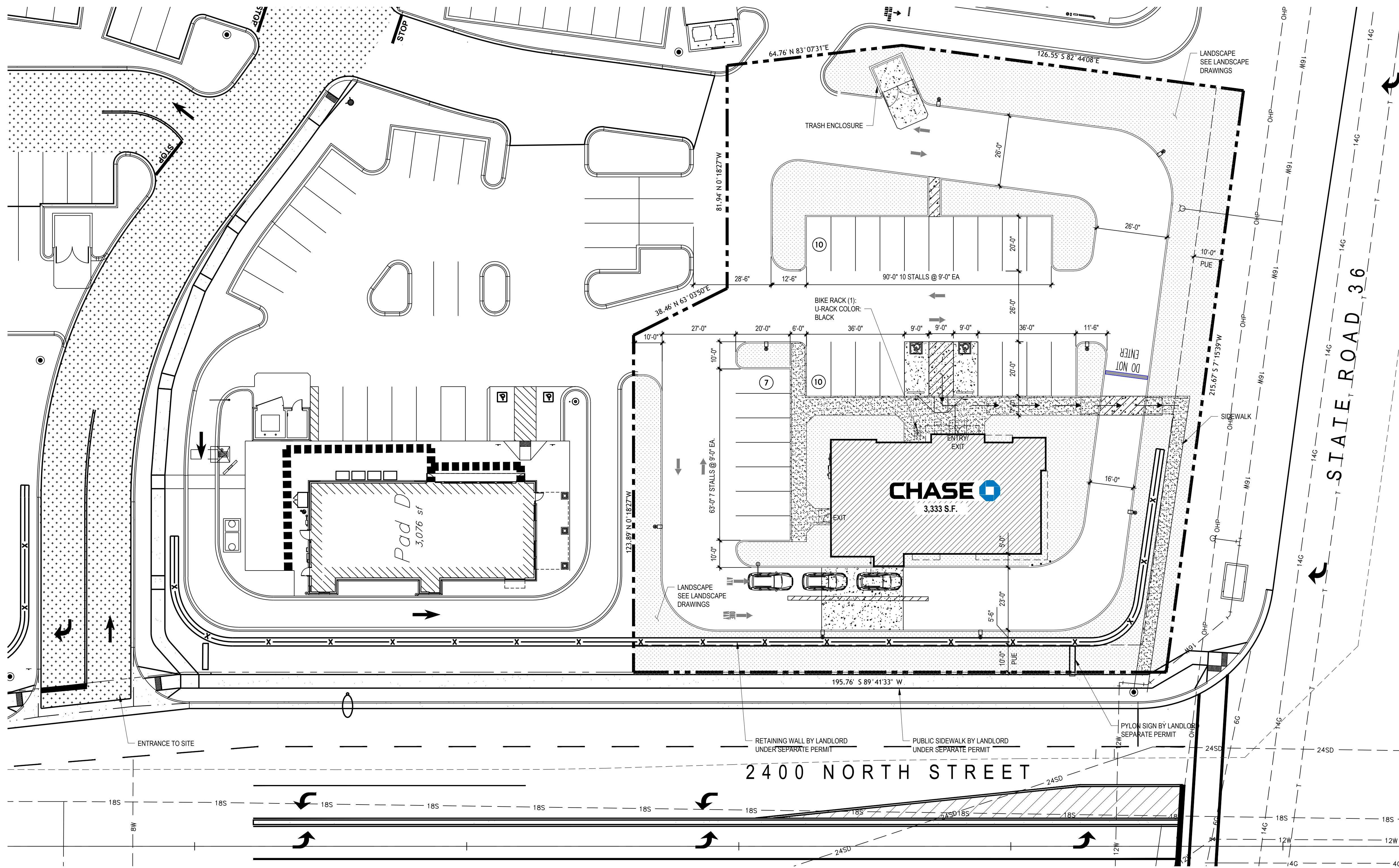
Project Information					
Date of Submission:	1/23/25	Current Zoning:	GC w/ N. Gateway Overlay	Parcel #(s):	LOT 6
Project Name:	Chase Bank			Acres:	1.010
Project Address:	2425 North Main Street			Units:	1
Project Description:	New 3400 SF single story retail bank with Drive Through ATM & After Hours Depository, parking, Trash enclosure				
Current Use of Property:	Vacant land				
Property Owner(s):			Applicant(s):		
LH Perry Investments LLC			PM Design Group, Inc.		
Address:			Address:		
17 E Winchester St.			211 Gateway Rd. W. # 211		
City:	State:	Zip:	City:	State:	Zip:
Murray	UT	84107	NAPA	CA	94558
Phone:			Phone:		
801 317 8100			707.655.4320		
Contact Person:			Address:		
Ariane Sanders			211 Gateway Rd. W. # 211		
Phone:			City:		
707.655.4320			NAPA		
Cellular:			State:		
707.731.7394			CA		
Fax:			Zip:		
			94558		
Email:			ASanders@PMDGinc.com		
Signature of Applicant:					
			Project Manager; PMDG		Date: 1/23/25

Sign / Info Here

*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.

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



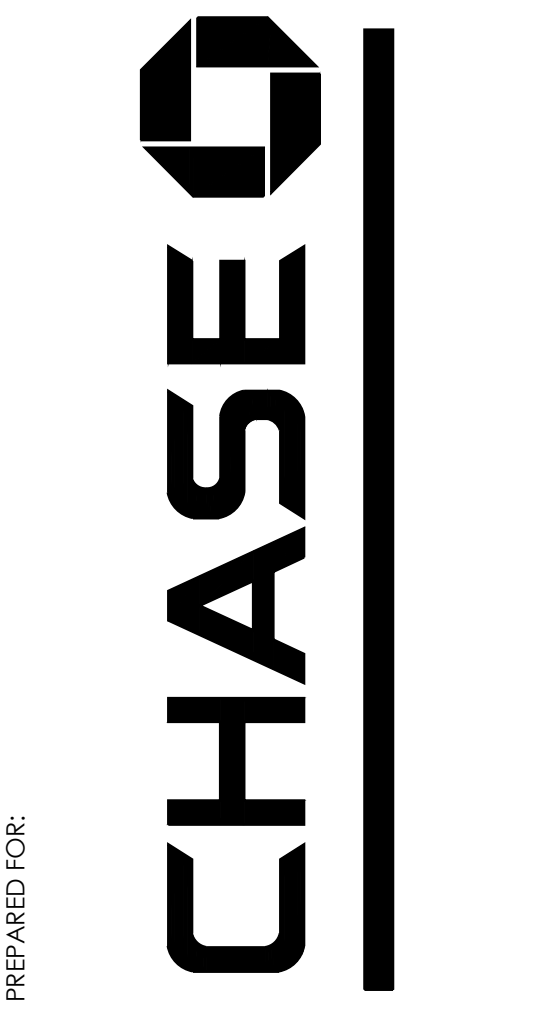
SITE AND BUILDING DATA	
APN:	24-037-0-006
ZONING:	GC GENERAL COMMERCIAL, NORTH GATEWAY OVERLAY DISTRICT
SITE AREA:	43,975 SF (1.01 ACRE)
BUILDING AREA:	± 3,333 SF
LANDSCAPE AREA:	± 14,627 SF
SET BACKS:	FRONT: 30' MIN.
BUILDING HEIGHT:	ALLOWED: 40' PER ZONING CODE, 25' PER REA BUILDING HEIGHT: 21'-6"
OCCUPANCY:	PROPOSED BUILDING: B-BUSINESS (BANK)
TYPE OF CONSTRUCTION:	V-B; NON-SPRINKLERED BUILDING
PARKING REQUIRED:	PROPOSED BANK BUILDING 3,333 SF / 300 = 12 STALLS PER REA: 4.5 STALLS PER 1000 SF BUILDING SPACE: 15 STALLS
PARKING PROVIDED:	25 STALLS @ 9' X 20' AND 2 ACCESSIBLE STALLS @ 9' X 20' BIKE RACK FOR 2 BIKES.

GENERAL NOTES

1. REFER TO LANDSCAPE PLAN FOR LANDSCAPING.

PLAN LEGEND

	PROPERTY / LEASE LINE
	ACCESSIBLE PATH OF TRAVEL
	CONCRETE PAVEMENT
	LANDSCAPE
	CONCRETE SIDEWALK
	BOLLARD
	PROPOSED POLE LIGHT



CHASE OVP # 48200R016965
LINEAR MEDIUM
(STANDARD PALETTE)
 2425 NORTH MAIN STREET
 TOOELE, UT 84074

ARCHITECT/ ENGINEER OF RECORD
KEN McCracken,
 ARCHITECT
 Architecture - Program Management - Permitting
 6930 DESTINY DRIVE
 SUITE 100
 ROCKLIN, CA 95677
 PROJECT CONTACT: ARVINE SANDERS
 PHONE: 707.655.4320
 EMAIL: ASANDERS@MDCINC.COM

These drawings and specifications are the confidential and proprietary property of MDC Chase and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is prohibited.

ISSUE	DATE	DESCRIPTION
	1-10-2025	PLANNING SUBMITTAL

PROJECT INFORMATION BLOCK

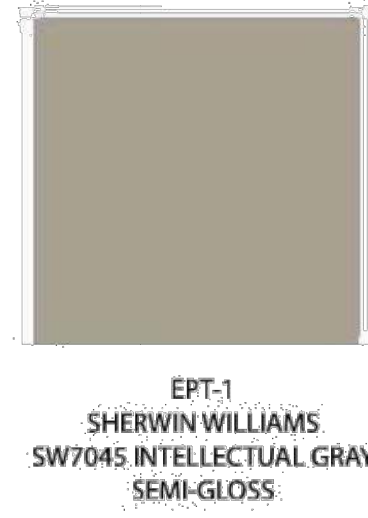
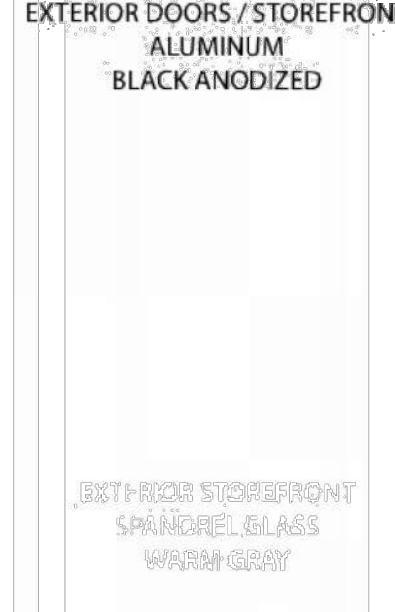
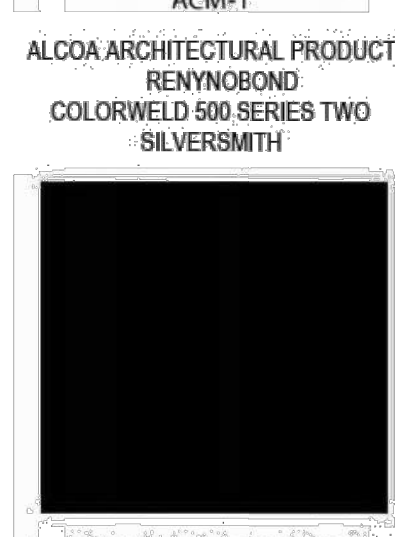
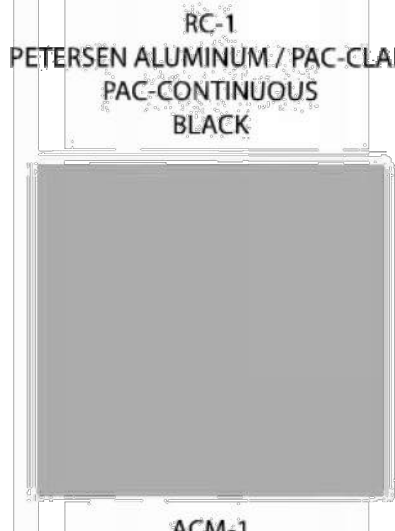
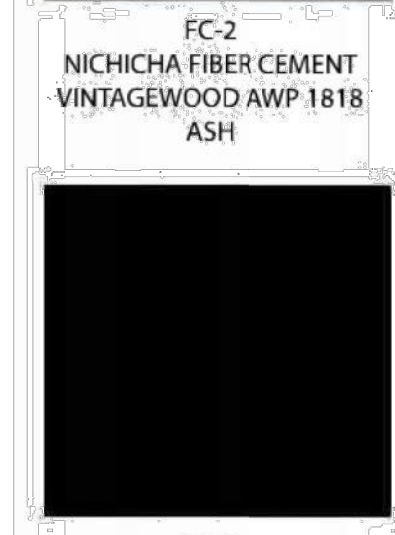
JOB #	CBR24014.0
DATE:	10/07/2024
DRAWN BY:	DD
CHECKED BY:	AS

MODEL
 DRAWING STANDARDS v20.7
 SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER
A0.1

1
 A0.1
PROPOSED SITE PLAN
 1" = 20'-0"



PREPARED FOR:

CHASE OVP # 48200R016965
LINEAR MEDIUM
(STANDARD PALETTE)
 2425 NORTH MAIN STREET
 TOOELE, UT 84074

ARCHITECT/ ENGINEER OF RECORD

KEN McCracken,
ARCHITECT
 Architecture - Program Management - Permitting
 6930 DESTINY DRIVE
 SUITE 100
 ROCKLIN, CA 95677
 PROJECT CONTACT: ABINE SANDERS
 PHONE: 707.655.4320
 EMAIL: ASANDERS@PMDCINC.COM

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ISSUE	DATE	DESCRIPTION
	1-10-2025	PLANNING SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	CBR24014.0
DATE:	10/07/2024
DRAWN BY:	DD
CHECKED BY:	AS

MODEL
 DRAWING STANDARDS v20.7
 SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER
A2.1

STAFF REPORT

February 20, 2025

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

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Western Acres Phase 2C – Site Plan Design Review Request

Application No.: 2024072
Applicant: David Lewis IV, representing DR Horton
Project Location: Approximately 2000 N Copper Canyon Drive
Zoning: MR-16 Multi-Family Residential Zone
Acreage: 5.8 Acres (Approximately 252,648 ft²)
Request: Request for approval of a Site Plan Design Review in the MR-16 Multi-Family Residential zone to facilitate the construction of 44 new townhomes in the Western Acres development.

BACKGROUND

This application is a request for approval of a Site Plan Design Review for approximately 5.8 acres located at approximately 2000 N Copper Canyon Drive. The property is currently zoned MR-16 Multi-Family Residential. The applicant is requesting that a Site Plan Design Review be approved so that construction in the large development may continue south with the addition of 44 new individually owned townhomes.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the MR-16 Multi-Family Residential zoning classification, supporting approximately sixteen dwelling units per acre. The MR-16 Multi-Family Residential zoning designation is not identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. Properties to the north, east and west are all zoned MR-16 Multi-Family Residential. Properties to the west are zoned GC General Commercial and are current occupied by the Overpass Point mobile home park. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Western Acres PUD. The MR-16 zoning for the Western Acres Development has a PUD Planned Unit Development overlay attached to it. The PUD established and altered design criteria that are found in the MR-16 zoning ordinance as well as Tooele City Code 7-11a Multi-Family Residential Design Guidelines. The PUD criteria that are applicable to the multi-family residential phases are a reduction in dwelling unit size from 1200 square feet to 800 square feet, a reduction in the setback between buildings from 15 feet to 12 feet, a substitution of the required 1000 square foot interior social space with additional site amenities, and an elimination of the 50% brick and stone requirement on the exterior of the buildings in favor of stucco, fiber cement siding, wood, masonry block, brick and stone.

Site Plan Layout. Phase 2C of the Western Acres Development picks up where Phases 2A and 2B finished construction and extends south. The Phase will occupy a wedged shaped piece of property comprising 5.8 acres. The western edge of the property, where adjacent to Overpass Point is occupied by the Middle Canyon Drainage easement and provides a 70 foot buffer between the proposed townhomes and the development property line.

Buildings are oriented running north to south and facing east to west or vice versa. Three types of townhomes will be constructed in this phase. Rear entry townhomes will be constructed along the east side adjacent to Copper Canyon Drive. Front entry townhomes will be constructed on the west side adjacent to the Middle Canyon Drainage. And in the middle there will be 8 garage-less townhomes.

All buildings and their locations have been reviewed against the design criteria of the PUD overlay as well as the MR-16 zoning ordinance and do meet or exceed the minimum requirements regarding building setbacks, building separation and clear view zones. It should be noted that buildings 1260 through 1276 are closer than 20 feet from the edge of the Middle Canyon Drainage easement. As setbacks are measured to property lines, this is currently not a problem. However, if at any point in the future DR Horton attempts to subdivide the drainage easement from the main development property this creates a property line where the easement line currently exists. Doing so will create setback conformance problems for these townhomes. As long as that remains an easement line the setbacks for these structures is in compliance.

Subdivision Layout. The subdivision layout follows the site plan layout and building footprints exactly as indicated on the site plan drawings. Limited common and common areas are as indicated on the site plan.

Parking. Under current parking standards town homes that provide a two car garage and a two car driveway are not required to provide any guest parking stalls as the ordinance considers the guest parking stalls as driveway space on homes with two car garages. The majority of the units provided in Phase 2C will have a two car garage and a two car driveway and thus satisfy the parking requirement. However, 8 of the proposed townhomes will not have garages. In this case, two parking stalls are required for each of these units in addition to 1 parking stall for every 4 units for guest parking. Adjacent parking areas for these town homes provide the required 2 parking stalls, with one of those stalls needing to be covered by either a canopy or garage structure. There are also an extra 11 available parking stalls being provided adjacent to the interior roads to provide guest parking as needed. The development as proposed and under current parking standards for townhomes with garages, exceeds the minimum parking requirements as established by the multi-family residential guidelines.

Landscaping. Landscaping in Phase 2C will be very similar to the landscaping completed in previous phases with most of the open space areas landscaped in water less cobble ground coverings with irrigated shrub plantings near the building foundations as well as trees located in front of and behind each town home building. There will be four areas of irrigated grass. These areas will be used for active recreation purposes which is authorized by the City code to contain irrigated turf grass.

The landscaping will include the installation of 95 new deciduous trees and 43 new coniferous ever green trees. 620 new shrubs and ornamental grasses will also be included in the landscaping. An in ground drip style irrigation system will be installed for all non-grass areas.

The landscaping as proposed meets or exceeds the requirements of Tooele City Code 7-11a.

Architecture. The PUD overlay removed the requirement that 50% of exterior materials be stone or brick. The applicant's product features a predominantly fiber cement and board & batten exterior finish. There are two styles of units proposed for this phase. Interior units are the typical front loaded style town house

where the garage and main entry are on the front side of the structure. These units propose the use of fiber cement siding on the front with stucco finishes on the side and rear facade. Each entrance is enhanced by a covered porch with columns on each side. The roofline is stepped to provide roofline variation and there are plenty of “pop outs” to provide the required horizontal variation on other elevations. Each window is framed with trim and lintels.

Exterior units, or units facing Pine Canyon and Copper Canyon Roads are rear loaded style units. The garage enters from the back of the unit and the main entrance is on the front of the unit, facing the roads. These units incorporate the same exterior finish materials as the front loaded units and provide plenty of roofline variation and horizontal variation on the front facades. Each unit incorporates a covered porch on the front façade.

The proposed buildings have been reviewed against the design criteria for vertical and horizontal variation and exterior materials (where applicable due to PUD requirements). The units do comply with the architectural requirements as set forth in Tooele City code 7-11a.

Amenities. The Western Acres PUD has an amenities plan that proposes the addition of 22 specific amenities including a swimming pool, cornhole, pickleball, small pavilions, tot lots, terra parks, swing set, library boxes, dog park, half court basket ball courts and a community trail in the Middle Canyon Drainage extending north to south across the entire Western Acres development. Phase 2C itself does not provide any amenities as the proposed amenities are all dispersed throughout the entire development. An amenities plan, provided by DR Horton, is included in the packet for the Planning Commission’s reference.

Signage. There are no entrances involved in the development of Phase 2C and therefore no signs are required.

Fencing. Fencing is only required when adjacent to single-family residential zones. Phase 2C is not adjacent to any of these and therefore no fencing is required.

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 with the following comment:

1. The site plan, landscape plan, amenity plan and building architecture all meet or exceed the design standards as established in Tooele City Code 7-11a.

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.

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 David Lewis IV, representing the DR Horton, application number 2024072, 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 Western Acres PUD.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
3. The proposed development plans meet the requirements and provisions of the Tooele City Code.
4. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. The public services in the area are adequate to support the subject development.
7. The site plan, landscape plan, amenity plan and building architecture all meet or exceed the design standards as established in Tooele City Code 7-11a.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Site Plan Design Review request by David Lewis IV, representing DR Horton for the Western Acres Phase 2C development, application number 2024072, based on the findings and subject to the conditions listed in the Staff Report dated February 20, 2025:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Design Review request by David Lewis IV, representing DR Horton for the Western Acres Phase 2C development, application number 2024072, based on the following findings:”

1. List findings...

EXHIBIT A

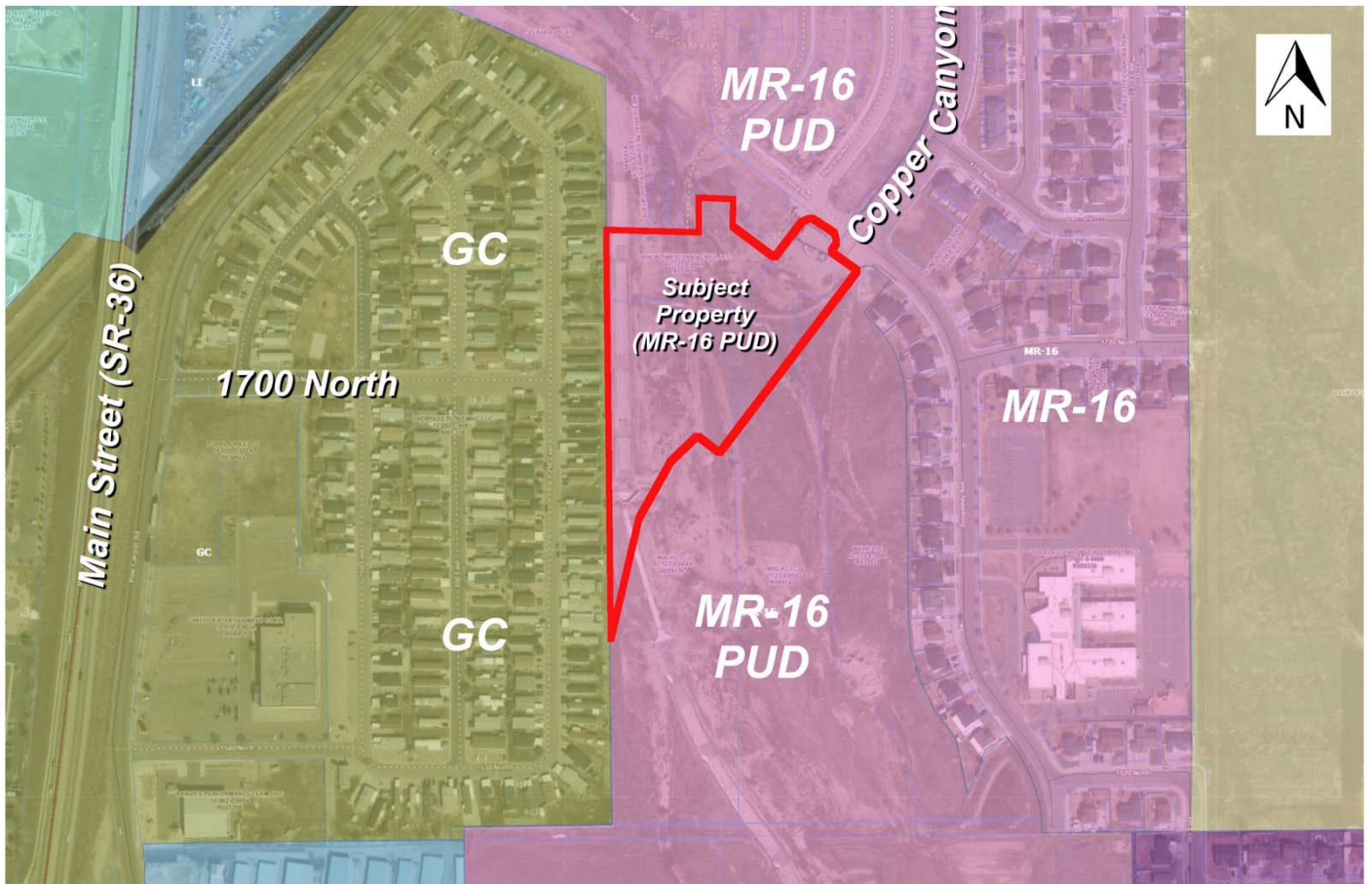
MAPPING PERTINENT TO THE WESTERN ACRES PHASE 2C SITE PLAN DESIGN REVIEW

Western Acres Phase 2C Site Plan Design Review



Aerial View

Western Acres Phase 2C Site Plan Design Review



Current Zoning

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.tooelecity.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						2024072	
Date of Submission:	Zone:	Acres:	Parcel #(s):				
12/3/24	MB-16	5.817					
Project Name: Western Acres							
Project Address: 2000 N Copper Canyon Dr							
Project Description: PUD TH's				Phases:	Lots:		
				2C	44		
Property Owner(s):				Applicant(s): D.R. Horton			
Address:				Address: 12351 Gateway Park PL D100			
City:	State:	Zip:	City:	State:	Zip:		
			Draper	UT	84097		
Phone:	Email:	Phone:	Email:				
		385-515-1317	DLewis2@drhorton.com				
Contact Person: David Lewis IV				Address: ↑			
Phone:	City:			State:	Zip:		
385-515-1317							
Cellular:	Fax:	Email:					
Engineer & Company: Wilding Engineering							
Address: 14721 S. Heritage Crest Way							
City:	State:	Zip:					
Bluffdale	UT	84065					
Phone:	Email:						
801-553-8112	Tcarlton@wildingengineering.com						

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

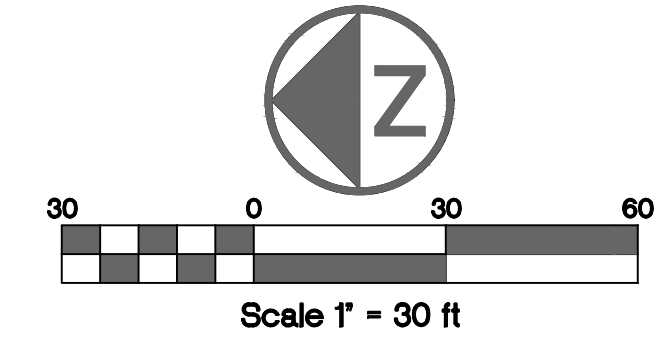
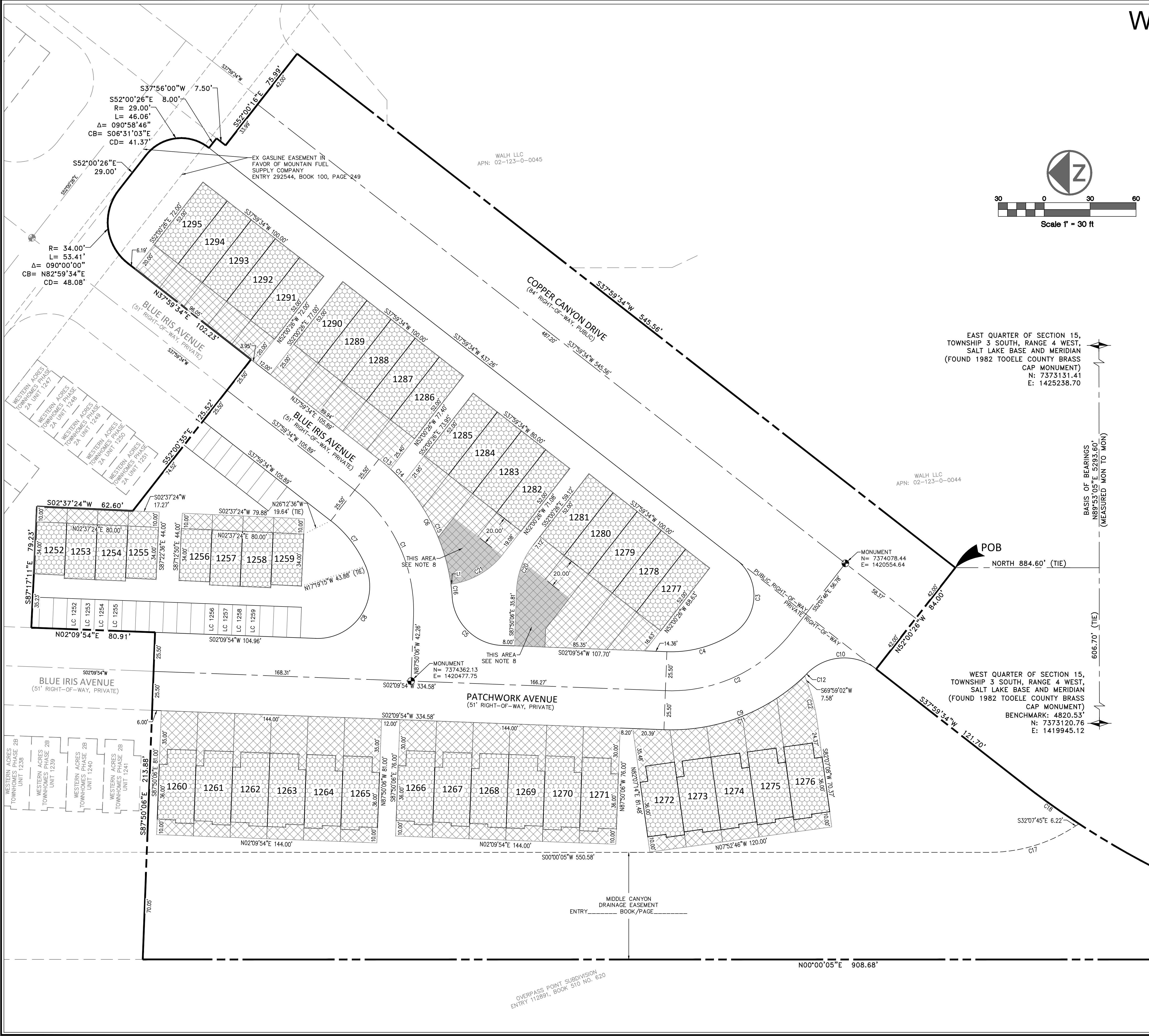
Note:

- 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				2241264	
Fee: \$3,500.00 (213)	Received By: Jade	Date Received: 12/10/2024	Receipt #: 708699		

WESTERN ACRES TOWNHOMES PHASE 2C

A RESIDENTIAL SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP
 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
 TOOELE CITY, TOOELE COUNTY, UTAH
 SHEET 2 OF 2



LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- SET 24" x 5/8" REBAR AND CAP (WILDING ENGINEERING)
- BOUNDARY LINE
- STREET MONUMENT
- ROW CENTERLINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY / ROW LINE
- BUILDING TIE LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA (EXCEPTING RIGHT-OF-WAYS)
- LIMITED COMMON AREA (SEE NOTE 5)

ADDRESS TABLE

UNIT #	ADDRESS
1252	1782 N PATCHWORK AVE
1253	1778 N PATCHWORK AVE
1254	1774 N PATCHWORK AVE
1255	1770 N PATCHWORK AVE
1256	1764 N PATCHWORK AVE
1257	1760 N PATCHWORK AVE
1258	1756 N PATCHWORK AVE
1259	1752 N PATCHWORK AVE
1260	1763 N PATCHWORK AVE
1261	1761 N PATCHWORK AVE
1262	1757 N PATCHWORK AVE
1263	1753 N PATCHWORK AVE
1264	1747 N PATCHWORK AVE
1265	1743 N PATCHWORK AVE
1266	1737 N PATCHWORK AVE
1267	1733 N PATCHWORK AVE
1268	1727 N PATCHWORK AVE
1269	1723 N PATCHWORK AVE
1270	1719 N PATCHWORK AVE
1271	1713 N PATCHWORK AVE
1272	1705 N PATCHWORK AVE
1273	1701 N PATCHWORK AVE
1274	1697 N PATCHWORK AVE
1275	1693 N PATCHWORK AVE
1276	1687 N PATCHWORK AVE
1277	1703 N COPPER CANYON DR
1278	1707 N COPPER CANYON DR
1279	1711 N COPPER CANYON DR
1280	1715 N COPPER CANYON DR
1281	1717 N COPPER CANYON DR
1282	1721 N COPPER CANYON DR
1283	1725 N COPPER CANYON DR
1284	1729 N COPPER CANYON DR
1285	1731 N COPPER CANYON DR
1286	1735 N COPPER CANYON DR
1287	1739 N COPPER CANYON DR
1288	1741 N COPPER CANYON DR
1289	1745 N COPPER CANYON DR
1290	1749 N COPPER CANYON DR
1291	1751 N COPPER CANYON DR
1292	1755 N COPPER CANYON DR
1293	1759 N COPPER CANYON DR
1294	1765 N COPPER CANYON DR
1295	1767 N COPPER CANYON DR

PLAT NOTES

- GUEST PARKING REQUIREMENT CALCULATED AS 44 UNITS/4= 11 PARKING SPACES REQUIRED. PARKING SPACES IN PHASE 2C= 19.
- ALL BEARINGS OUTSIDE OF THE PLATTED BOUNDARY ARE TO BE VERIFIED BY REFERENCING THE VARIOUS DOCUMENTS WHICH ESTABLISHED THESE LINES. THEY ARE PROVIDED ON THIS PLAT FOR CONVENIENCE ONLY.
- ALL PRIVATE RIGHT OF WAYS, COMMON AREAS, AND LIMITED COMMON AREAS ARE ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- THE TEMPORARY TURN-AROUND EASEMENT ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY 599280, RECORDED 02/21/2024 IS VACATED WITH THE RECORDATION OF THIS PLAT.
- THE WATERLINE EASEMENT ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY 599277, RECORDED 02/21/2024 IS VACATED WITH THE RECORDATION OF THIS PLAT.
- SOME PARKING STALLS HAVE BEEN DESIGNATED AS LIMITED COMMON AND ARE ASSOCIATED WITH SPECIFIC UNIT NUMBERS TO BE RESERVED FOR THEIR RESPECTIVE UNITS USE. THESE STALLS WILL BE COVERED AND WERE NOT INCLUDED IN THE PARKING CALCULATION IN NOTE 1.
- A GEOTECHNICAL REPORT HAS BEEN PERFORMED ON THE SITE BY OTHERS, DATED NOVEMBER 1, 2019.
- THE LIMITED COMMON AREA IN FRONT OF UNITS 1280-1281 AND 1282-1283 IS FOR THE BENEFITED USE OF SAID UNITS FOR DRIVE ACCESS. NO PARKING IS ALLOWED AT ANYTIME WITHIN THIS SHARED DRIVEWAY ACCESS AREA.
- SEE SHEET 1 FOR TYPICAL UNIT AND BUILDING DIMENSIONS FOR PRIVATE AREA OWNERSHIP



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

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	94.55'	100.00'	54°10'20"	N65°04'44"E	91.07'
C2	94.59'	100.00'	54°11'40"	S24°55'56"E	91.10'
C3	56.14'	29.50'	109°01'46"	S87°29'33"E	48.04'
C4	45.70'	74.50'	35°08'34"	S15°24'23"E	44.98'
C5	49.73'	34.00'	83°47'47"	S44°03'48"W	45.41'
C6	105.07'	125.50'	47°58'08"	N61°58'38"E	102.03'
C7	37.69'	74.50'	28°59'08"	N52°29'08"E	37.29'
C8	68.35'	34.00'	115°11'12"	S55°25'42"E	57.41'
C9	103.54'	125.50'	47°16'06"	S21°28'09"E	100.62'
C10	49.31'	34.00'	83°05'46"	N03°33'19"W	45.10'
C11	101.22'	125.50'	46°12'37"	S20°56'24"E	98.50'
C12	2.32'	125.50'	1°03'30"	S44°34'27"E	2.32'
C13	10.07'	125.50'	4°35'52"	N40°17'30"E	10.07'
C14	12.10'	125.50'	5°31'34"	N45°21'13"E	12.10'
C15	74.40'	125.50'	33°57'57"	N65°05'59"E	73.31'
C16	8.50'	146.77'	3°19'01"	N84°07'46"E	8.50'
C17	56.08'	100.00'	32°07'50"	S16°03'50"E	55.35'
C18	45.05'	542.00'	4°45'44"	S35°36'42"W	45.04'
C19	314.34'	542.00'	3°31'45"	S16°36'58"W	309.95'
C20	32.52'	52.00'	35°49'40"	S69°55'16"E	31.99'
C21	39.19'	52.00'	43°10'36"	S30°25'08"E	38.27'
C22	22.57'	106.54'	12°08'13"	S76°03'08"W	22.53'

R= 542.00'
 L= 359.39'
 Δ= 037°59'29"
 CB= S18°59'50"W
 CD= 352.84'

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

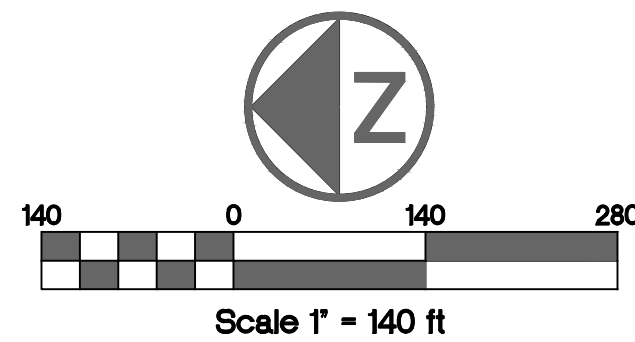
WEST QUARTER OF SECTION 15,
 TOWNSHIP 3 SOUTH, RANGE 4 WEST,
 SALT LAKE BASE AND MERIDIAN
 (FOUND 1982 TOOELE COUNTY BRASS
 CAP MONUMENT)
 BENCHMARK: 4820.53'
 N: 7373120.76
 E: 1419945.12

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

606.70' (TIE)

N00°00'05"E 908.68'

OVERPASS POINT SUBDIVISION
 ENTRY 112891, BOOK 510 NO. 620



RR5

NC

MR-16

3

MR-16

4

5

MR-16

6

RR5

GC

LI

R1-7

D·R·HORTON
America's Builder

PROJECT INFORMATION

WESTERN ACRES

EXISTING ZONING
1/7/25

TOOELE, UTAH

WILDING
ENGINEERING

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

G:\DATA\19195 DR Horton Western Acres.dwg Western Acres Zoning Plan.dwg
PLOT DATE: Jan 07, 2025



PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	A1g	5	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple 15-18' H x 15-18' W - full sun to partial shade - drought tolerant	B & B	Multi-trunked
	As'u	10	Acer truncatum x platanoides 'JFS KW187' TM Urban Sunset Maple 35' H x 20' W - Sun	B & B	2" Cal
	Bp'p	44	Betula platyphylla 'Jefpark' Parkland Pillar Birch	B & B	2" Cal
	Ma'm	9	Maackia amurensis 'JFS Schieffel' TM Maackia Nifent Maackia	B & B	2" Cal
	P'p	6	Prunus x virginiana 'PODS' TM Sucker Punch Chokeberry	B & B	2" Cal
	Ua'f	6	Ulmus x 'Frontier' Frontier Elm	B & B	2" Cal
	Za'b	2	Zelkova serrata 'Burgandy Vase' Burgandy Vase Zelkova	B & B	2" Cal
	Za'm	13	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	2" Cal
EVERGREEN TREES					
	Js'b	43	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper	6' MIN.	
DECIDUOUS SHRUBS					
	Ch'r	36	Cotoneaster horizontalis Rock Cotoneaster	5 gal	
	Cm'f	19	Chamaecrista millefolium Fernbush	5 gal	
	Pf'g	5	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal	
	Po'f	18	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark	5 gal	
	Rg'l	15	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal	
GRASSES					
	Fm'a	68	Festuca mairei Atlas Fescue	1 gal	
	M'ml	52	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal	
	Pv'n	21	Panicum virgatum 'North Wind' Northwind Switch Grass	1 gal	
	Pv's	225	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal	
	Sp'p	161	Schizachyrium scoparium 'Prairie Blues' Little Bluestem Grass	1 gal	

SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

1 LANDSCAPE			
SYMBOL	CODE	DESCRIPTION	QTY
	LAWN	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 1% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "PM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4") DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	15,072 sf
	ES01	1" to 2" STONE MULCH (or approved equal) PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	35,595 sf
	ES02	4" to 6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	515 sf
	ES03	BOULDERS - DECORATIVE	40
	ES04	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	645 lf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/22/2024	UT24114						DRAWN: JTA CHECKED: ACP PLOT DATE: 8/22/2024

NO. REVISION DATE
 1 XXXX XX-XX-XX
 2
 3
 4
 5
 6
 7

811 BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 1-800-662-4111
 www.bluestakes.org

GRAPHIC SCALE: 1" = 50'
 0' 25' 50' 100' 200'

WESTERN ACRES PHASE 2C TOOELE, UTAH

D.R. HORTON
 ATT: GREG HAWS
 801-755-8016
 GEHAWS@DRHORTON.COM

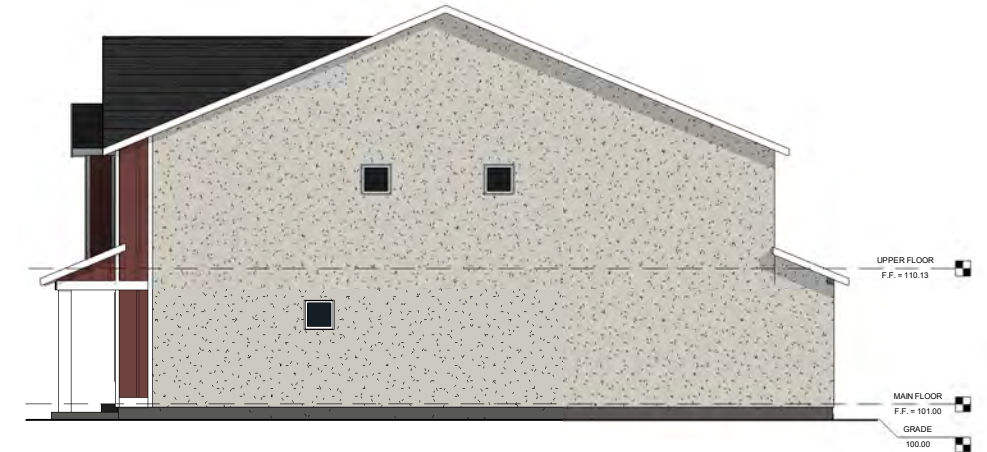
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PKJ DESIGN GROUP
 Landscape Architecture & Planning & Visualization
 3450 N. TRIUMPH BLVD. SUITE 102
 LEHI, UTAH 84043 (801) 753-5644
 www.pkjdesigngroup.com

COLOR ILLUSTRATION
CITY PERMIT SET



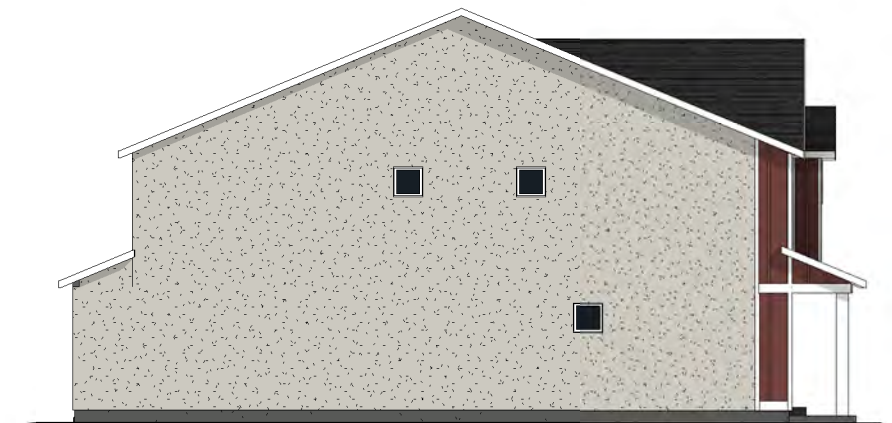
FRONT PERSPECTIVE



RIGHT ELEVATION









REAR ELEVATION



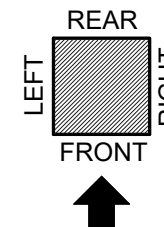
LEFT ELEVATION

**PLAN ADDISON / DALTON
2-STORY TOWNHOME: FARMHOUSE**

-  LAP SIDING (CEMENTATIOUS OR EQUIVALENT)
-  BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)
-  SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)

-  STUCCO
-  MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
-  ASPHALT SHINGLES

WESTERN ACRES TOWNHOMES



REV DATE: 02/15/2021





FRONT PERSPECTIVE



RIGHT ELEVATION









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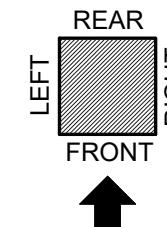
LEFT ELEVATION

**PLAN MILLBROOK / OAKRIDGE
2-STORY TOWNHOME: CRAFTSMAN**

-  LAP SIDING (CEMENTATIOUS OR EQUIVALENT)
-  BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)
-  SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)

-  STUCCO
-  MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
-  ASPHALT SHINGLES

WESTERN ACRES TOWNHOMES



REV DATE: 02/15/2021

D·R·HORTON
America's Builder



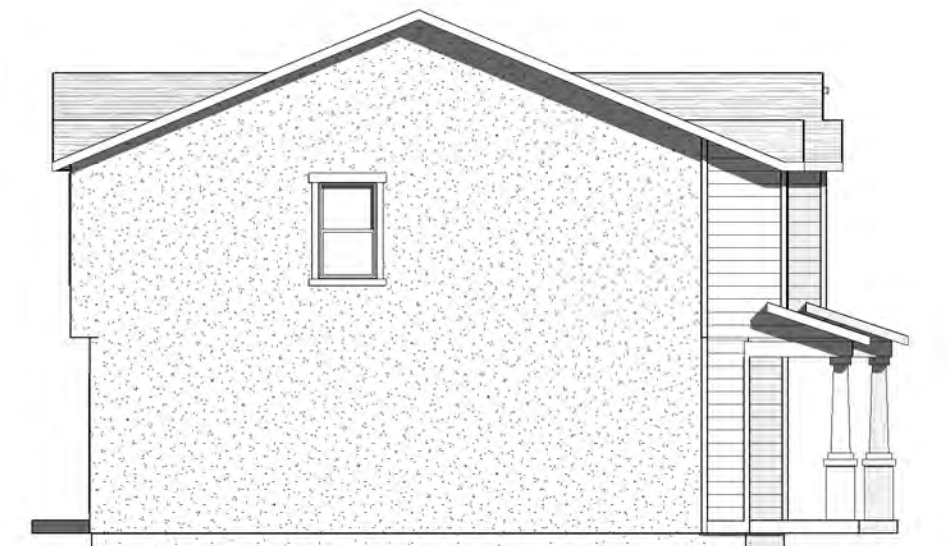
FRONT PERSPECTIVE



RIGHT ELEVATION









REAR ELEVATION



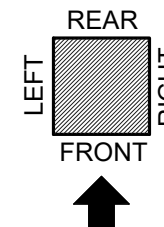
LEFT ELEVATION

**PLAN PIONEER PRODUCT
2-STORY TOWNHOME: CRAFTSMAN**

-  LAP SIDING (CEMENTATIOUS OR EQUIVALENT)
-  BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)
-  SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)

-  STUCCO
-  MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
-  ASPHALT SHINGLES

WESTERN ACRES TOWNHOMES



REV DATE: 04/20/2022

D·R·HORTON
America's Builder

STAFF REPORT

February 20, 2025

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

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Canyon Springs Subdivision – Preliminary Subdivision Plan Request

Application No.: 2024069
Applicant: Howard Schmidt
Project Location: Approximately 750 Droubay Road
Zoning: R1-8 Residential Zone
Acreage: 61 Acres (Approximately 2,657,160 ft²)
Request: Request for approval of a Preliminary Subdivision Plan in the R1-8 Residential zone regarding the creation of 172 single-family residential lots.

BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plan for approximately 61 acres located at approximately 750 Droubay Road. The property was recently annexed into Tooele City and at the time of annexation had the R1-8 Residential zoning district assigned to it. The applicant is requesting that a Preliminary Subdivision Plan be approved to facilitate the development of the property into a large single-family residential subdivision consisting of 172 single-family residential lots.

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. Properties located to the north and west of the subject property have been developed as single-family residential and are currently zoned R1-7 Residential. Properties to the east and to the south remain largely undeveloped and are located in unincorporated Tooele County. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The subdivision proposes to develop a large wedge shaped 61 acre parcel that was recently annexed into Tooele City. Lots within the subdivision will range in size from approximately 8,700 square feet up to 17,000 square feet. All lots within the proposed subdivision meet or exceed the minimum lot width, lot size and lot frontages requirement of the R1-8 Residential zoning district. The subdivision will include three phases with Phase 1 adjacent to Droubay Road, Phase 2 in the center and Phase 3 at the east corner.

Access into the subdivision will be gained from three points. Two access points will be at Droubay Road and will align with the existing 750 North and Fox Run Drive. A third access into the subdivision will be at 1340 East and will connect to an existing stub in the Carr Fork Subdivision. This will provide access to

850 North and ultimately to Droubay Road. All roads within the development will be dedicated to Tooele City as public rights-of-way and will be owned and maintained by the City.

The proposed streets of 1250 East and 800 North will terminate into a cul-de-sac turn around that appears on the plans to have connection to a large right of way. On the preliminary plat this right of way is indicated as being owned by USDOT and will be transferred to Tooele County Parks and Rec. This is not a road and will not eventually become a road. Tooele County will be taking this property and will be developing a trail on the property in conjunction with the developer of this subdivision. Proposed subdivision plans show the construction of an asphalt trail running the length of the parcel and connecting to the development at the cul-de-sacs turn around.

Storm Water Management. There are three parcels located adjacent to Droubay Road. These parcels are storm water detention basins and are placed there due to the lay of the land sloping west and north. These parcels will be landscaped as open space for use by the public and, according to the annexation agreement, shall include amenities for recreational use. The developer has not disclosed what those amenities will be during this application but it was mentioned during the annexation hearing that pickle ball was being considered. There will be a development HOA that will maintain the landscaping in these basins and the parcels will NOT be dedicated to Tooele City for ownership and maintenance.

Fencing. Fencing is typically not required when a single-family residential zone is developed adjacent to another single-family residential zone. However, this subdivision does include an annexation agreement that was adopted at the end of the annexation process. The annexation agreement states that the storm water detention basins fronting onto Droubay Road shall be “separated from Droubay Road for public safety.” The agreement does not specify how that separation is to be achieved. The applicant is proposing to pull the sidewalk back from the right of way to maintain separation with landscaping. Fencing could also be used to maintain separation but the plans do not indicate any fencing along these storm water basins.

It was the City Council’s expectation during discussions involving the annexation agreement that fencing or some other barrier measure needed to be installed along these basins to prevent children from wandering into the road, or to prevent balls or other items from entering the road, especially if these parcels are going to be used for recreational purposes. Based upon City Council expectations for this “separation” that a fence should be installed adjacent to these basins where adjacent to Droubay Road. What kind of fence? It is not specified. Perhaps a black chain link fence to catch kids or balls and prevent them from running into the road but also provide visibility into the landscaped open space?

Annexation Agreement. The annexation agreement has some specific requirements of the applicant including the installation of all public utilities and then dedication of those public utilities to Tooele City including storm water, sanitary sewer, culinary water services and roads.

The agreement also requires that all homes within the development shall comply with the single-family residential design guidelines of TCC Chapter 7-11b. Although State law prohibits cities from enforcing design guidelines, the annexation agreement supersedes State requirements and each home shall comply with all requirements of the City’s design guidelines. There will be no exceptions to this requirement.

A minimum of 50% of the dwellings in the development shall have three car garages.

The applicant shall contribute to Tooele City the sum of \$250,000.00 to be used by Tooele Parks and Recreation for improvements and programs. The applicant shall pay this in increments with each final plat subdivision application submission in the amount of \$2,000 per subdivision lot until the amount is fully paid.

The applicant shall contribute to Tooele City the sum of \$250,000 for public safety purposes. The payment shall be made at the time of final plat subdivision application submission in the amount of \$2,000 per subdivision lot until the amount is fully paid.

The applicant shall enter into an agreement with the Tooele County to pave a trail on the County owned parcel located immediately south of the development. The plans do clearly indicate the construction of an asphalt trail extending the entire length of the parcel and connecting to the subdivision at the cul-de-sac terminuses.

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

REVIEWS

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

1. The subdivision as proposed does closely resemble and match the subdivision layout that was presented during the annexation process.
2. All lots within the subdivision meet or exceed the minimum development requirements for lot size, lot width and lot frontages as required by the R1-8 Residential zoning district.
3. The requirements of the development by the annexation agreement appear to be in process of being satisfied.
4. The public safety and parks fees as required by the annexation agreement will be collected at \$4,000 per lot per final plat subdivision application submission.
5. A fence needs to be installed along Droubay Road where adjacent to the storm water management basins.

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

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.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Subdivision Plan by Howard Schmidt, application number 2024069, 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 at the time of final plat subdivision application submission \$2,000 dollars in parks and recreation fee and \$2,000 in public safety fees be paid per each lot included in the final plat application, for a total of \$4,000 per lot, as per the annexation agreement.
6. That fencing shall be installed along the storm water basin Droubay Road frontages.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Canyon Springs Development Agreement.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
3. The proposed development plans meet the requirements and provisions of the Tooele City Code.
4. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. The public services in the area are adequate to support the subject development.
7. The preliminary subdivision as proposed does meet or exceed the minimum development requirements of the R1-8 Residential zoning district.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Preliminary Subdivision Plan Request by Howard Schmidt, for the purpose of creating 172 single-family residential lots located at approximately 750 Droubay Road, application number 2024069, based on the findings and subject to the conditions listed in the Staff Report dated February 20, 2025:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Preliminary Subdivision Plan Request by Howard Schmidt, for the purpose of creating 172 single-family residential lots located at approximately 750 Droubay Road, application number 2024069, based on the following findings:”

1. List findings...

EXHIBIT A

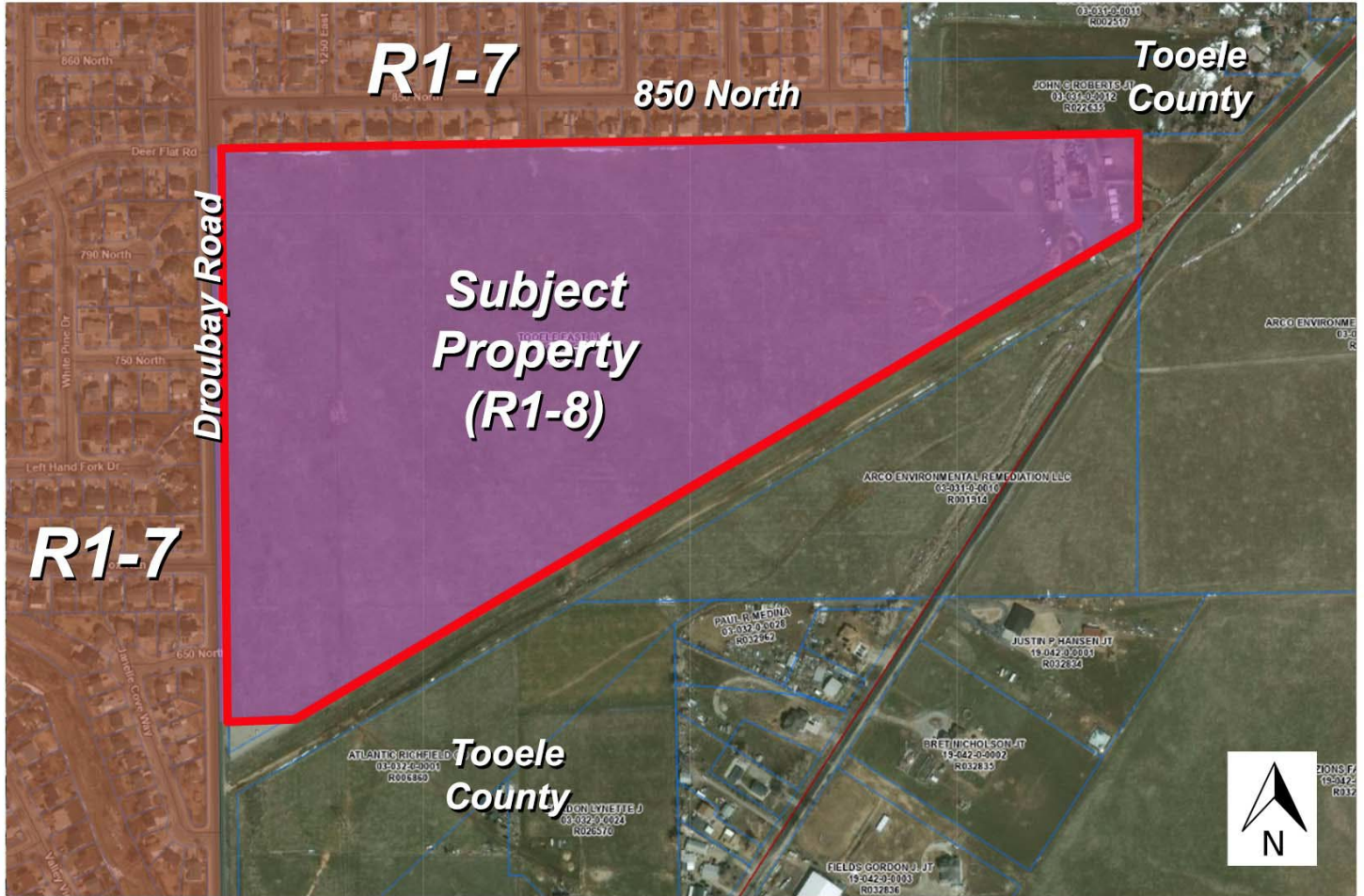
**MAPPING PERTINENT TO THE CANYON SPRINGS SUBDIVISION PRELIMINARY
SUBDIVISION PLAN**

Canyon Springs Preliminary Subdivision Plan



Aerial View

Canyon Springs Preliminary Subdivision Plan



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.tooelecity.gov



Project Information					
Date of Submission: 12/2/24	Submittal #: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone: R1-8	Acres: 61	Parcel #(s):	
Project Name: CANYON SPRINGS SUBDIVISION					
Project Address: 750 Drubay Road					
Project Description: 78 Single Family Home Sites			Phases: 3	Lots: 172	
Property Owner(s): Tooele East LLC			Applicant(s): Same as owner		
Address: PO box 95410			Address:		
City: South Jordan	State: UT	Zip: 84095	City:	State:	Zip:
Phone: 801-859-9449	Email: howard@braemarco.com		Phone:	Email:	
Contact Person: Howard Schmidt			Address:		
Phone: 801-859-9449			City:	State:	Zip:
Cellular:	Fax:		Email:		
Engineer & Company: Ensign Engineering			Surveyor & Company:		
Address: 169 No Main			Address:		
City: Tooele	State: UT	Zip: 84074	City:	State:	Zip:
Phone:	Email:		Phone:	Email:	

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

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

811

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. Call before you dig.

NORTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BRASS CAP TOOELE COUNTY SURVEYOR MONUMENT, DATED 1982) BENCHMARK ELEVATION = 4954.11'

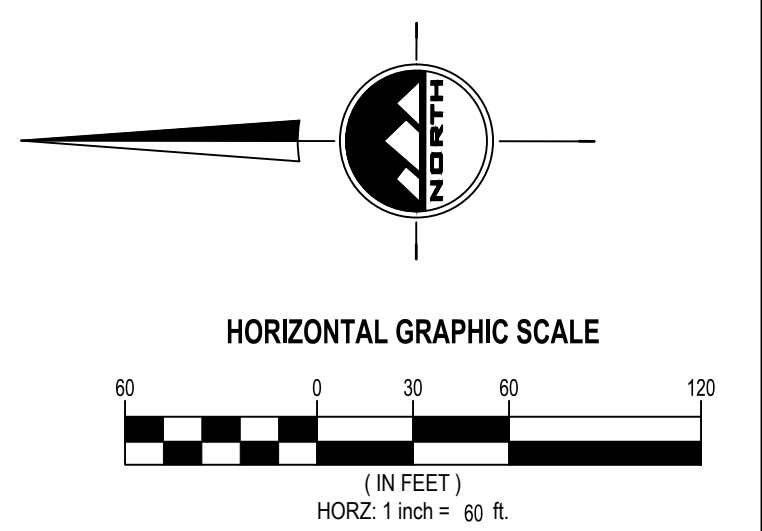
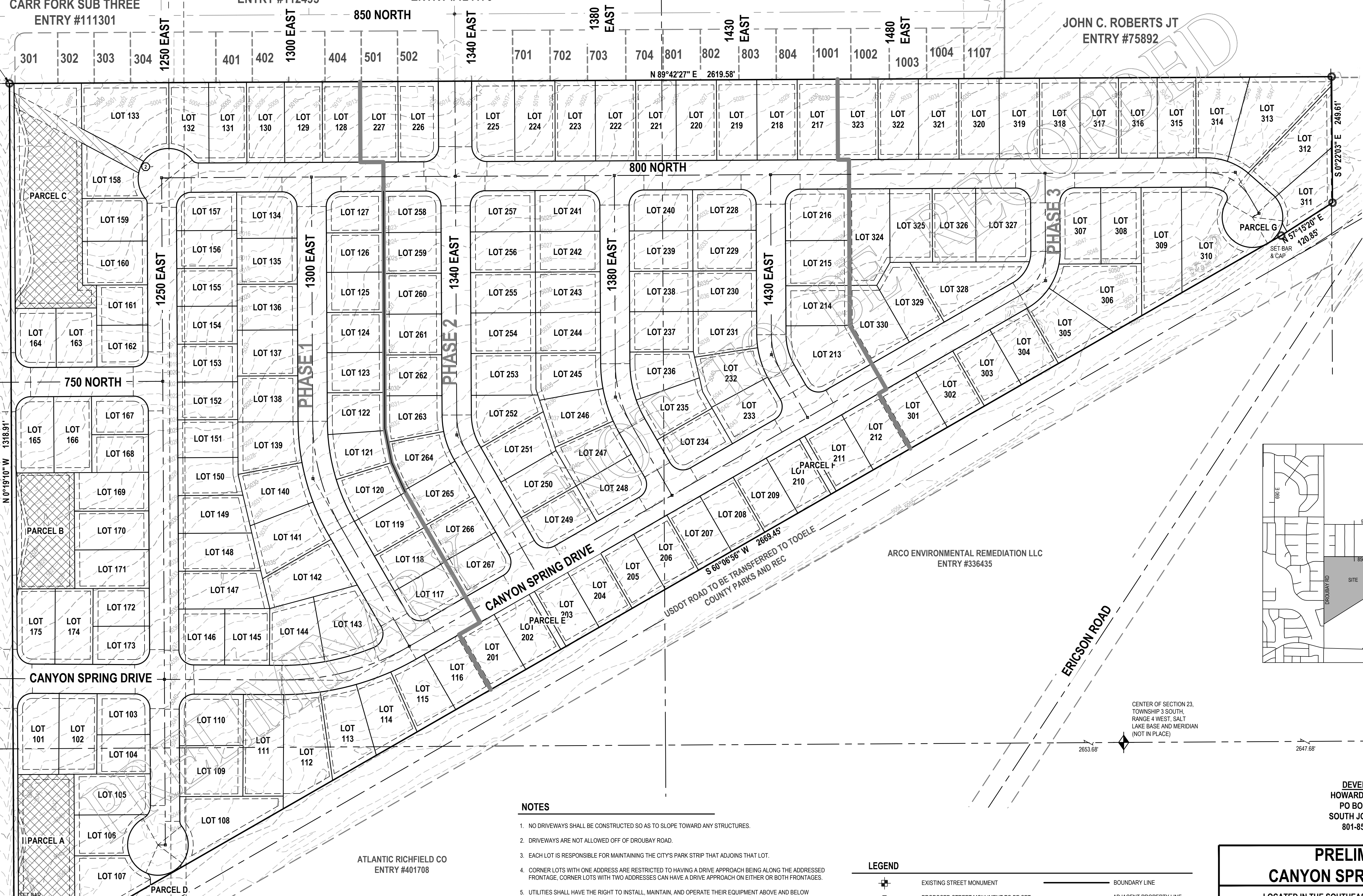
BENCHMARK
NORTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BRASS CAP TOOELE COUNTY SURVEYOR MONUMENT, DATED 1982) EL= 4954.11'

PRELIMINARY PLAT CANYON SPRINGS SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 23
TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, UTAH

CARR FORK SUB THREE ENTRY #111301 CARR FORK SUB FOUR ENTRY #112495 CARR FORK SUB FIVE ENTRY #124170 CARR FORK SUB SEVEN ENTRY #135039 CARR FORK SUB EIGHT ENTRY #135040 CARR FORK SUB TEN ENTRY #132715 CARR FORK SUB ELEVEN ENTRY #265120

JOHN C. ROBERTS JT ENTRY #75892



NOTES

- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES.
- DRIVEWAYS ARE NOT ALLOWED OFF OF DROUBAY ROAD.
- EACH LOT IS RESPONSIBLE FOR MAINTAINING THE CITY'S PARK STRIP THAT ADJOINS THAT LOT.
- CORNER LOTS WITH ONE ADDRESS ARE RESTRICTED TO HAVING A DRIVE APPROACH BEING ALONG THE ADDRESSED FRONTAGE. CORNER LOTS WITH TWO ADDRESSES CAN HAVE A DRIVE APPROACH ON EITHER OR BOTH FRONTAGES.
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LEGEND

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	PROPOSED STREET MONUMENT TO BE SET		ADJACENT PROPERTY LINE
	SECTION CORNER		SECTION LINE
	5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."		CENTER LINE
	PUBLIC UTILITY AND DRAINAGE EASEMENT		EASEMENT LINE
	SANITARY SEWER ACCESS EASEMENT		RIGHT OF WAY LINE
	PUBLIC DRAINAGE EASEMENT		ADJACENT RIGHT OF WAY LINE
			TANGENT LINE

PRELIMINARY PLAT CANYON SPRINGS SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH



TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435-843-3590
Fax: 435-578-0108

SALT LAKE CITY
Phone: 801-252-0229
LAYTON
Phone: 801-547-1100
CEGAR CITY
Phone: 435-865-1453
RICHFIELD
Phone: 435-898-2983

SHEET 1 OF 5
PROJECT NUMBER : 9502A
MANAGER : C. CHILD
DRAWN BY : C. CHILD
CHECKED BY : D. KINSMAN
DATE : 1/29/25

For Review



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
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BENCHMARK

NORTHWEST CORNER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT
LAKE BASE AND MERIDIAN
(FOUND 3" BRASS CAP TOOELE COUNTY
SURVEYOR MONUMENT, DATED 1982)
EL= 4954.11'

**PRELIMINARY PLAT
CANYON SPRINGS SUBDIVISION**

LOCATED IN THE WEST HALF OF SECTION 23
TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, UTAH

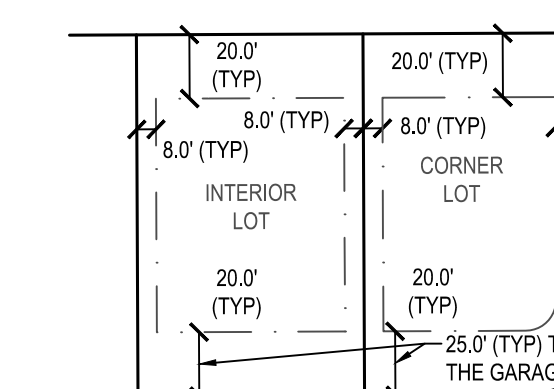
SEE PLAT 3 OF 4

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KEY NOTES

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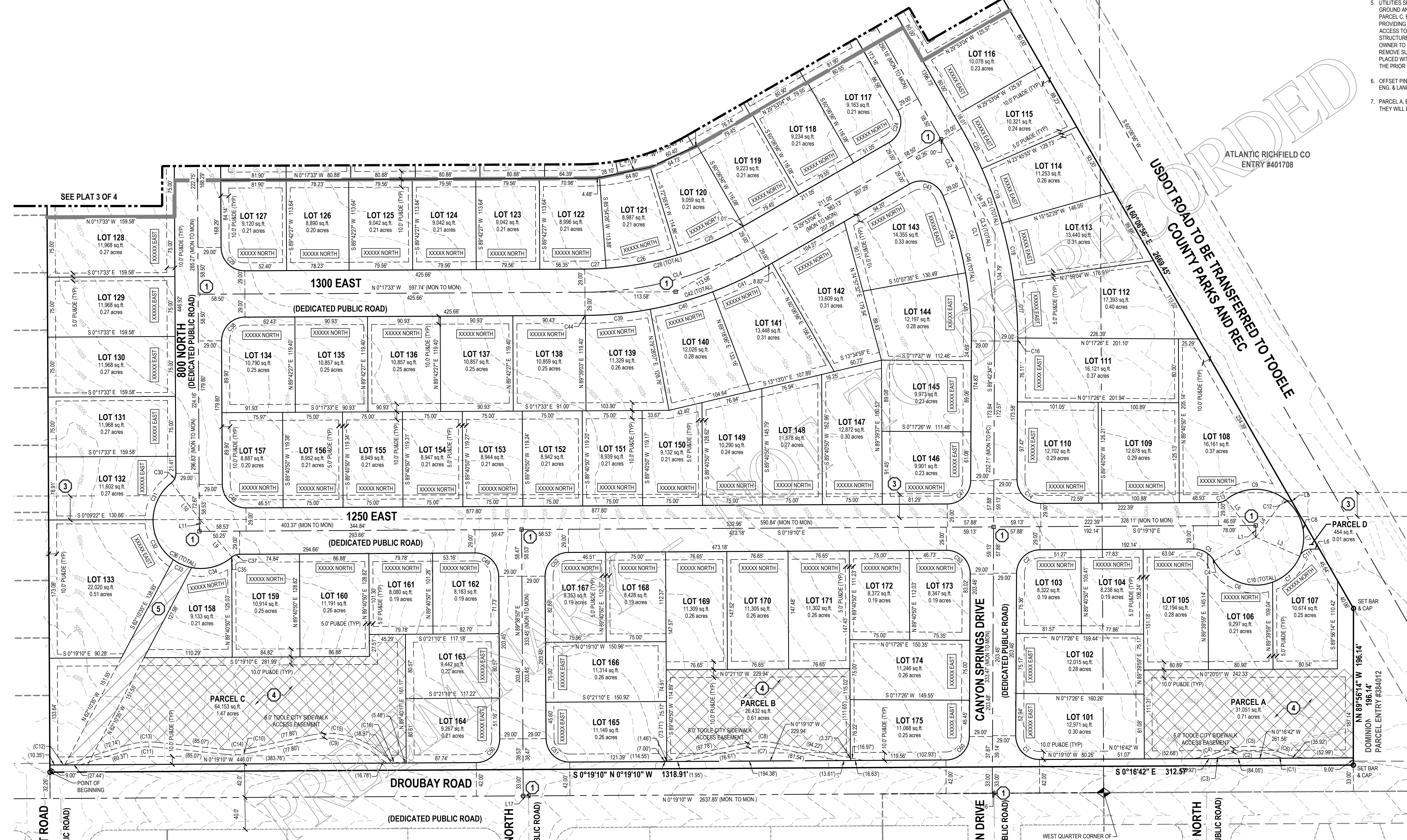
TYPICAL BUILDING SETBACKS
SCALE 1" = 60'
(SETBACK REQUIREMENTS FOR R-18 ZONE PER TOOELE CITY DEVELOPMENT CODE CHAPTER 14, TABLE 3)

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DEVELOPER
HOWARD SCHIMDT
PO BOX 95410
SOUTH JORDAN, UTAH 84095
801-859-9449

For Review
01/29/2025 12:42:23 PM



**PRELIMINARY PLAT
CANYON SPRINGS SUBDIVISION**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

ENSGN

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435-843-3550
Fax: 435-578-0108

SALT LAKE CITY
Phone: 801-252-0229

LAYTON
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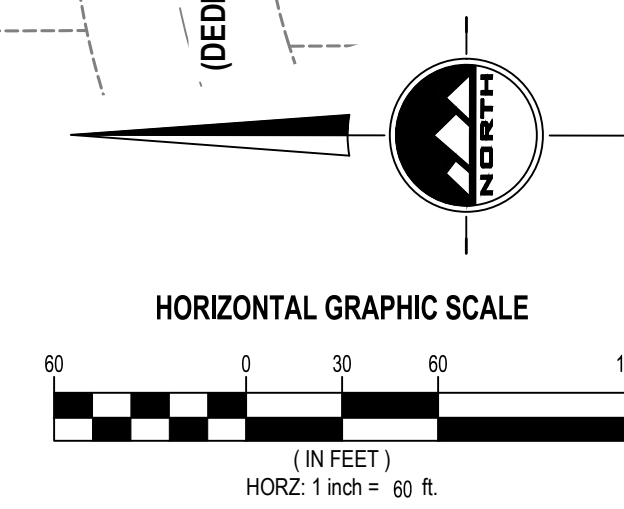
CEAR CITY
Phone: 435-863-1433

RICHFIELD
Phone: 435-988-2883

WWW.ENSGNENG.COM

SHEET 2 OF 5

PROJECT NUMBER: 9502A
MANAGER: C. CHILD
DRAWN BY: C. CHILD
CHECKED BY: D. KINSMAN
DATE: 1/29/25



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Know what's below.
Call before you dig.

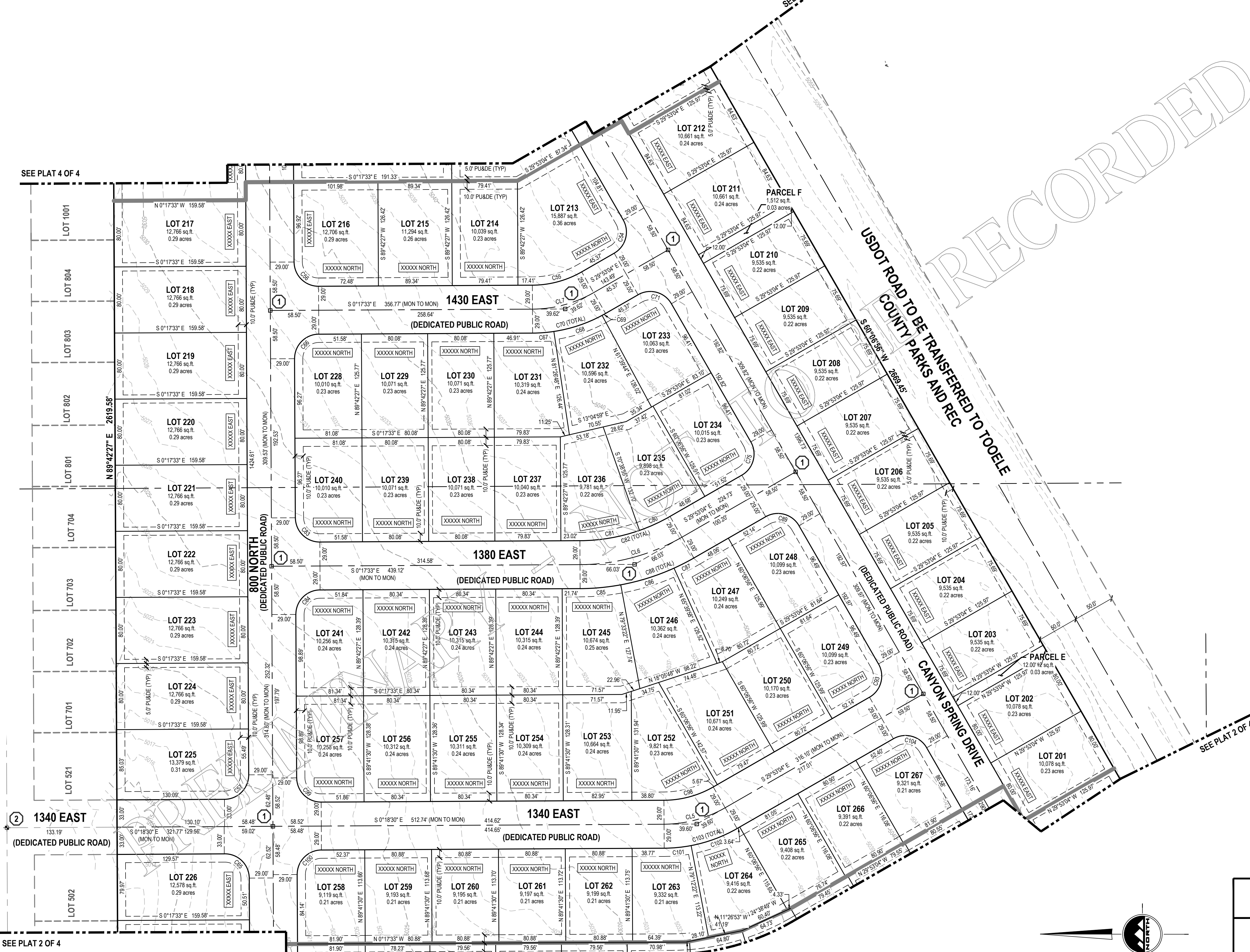
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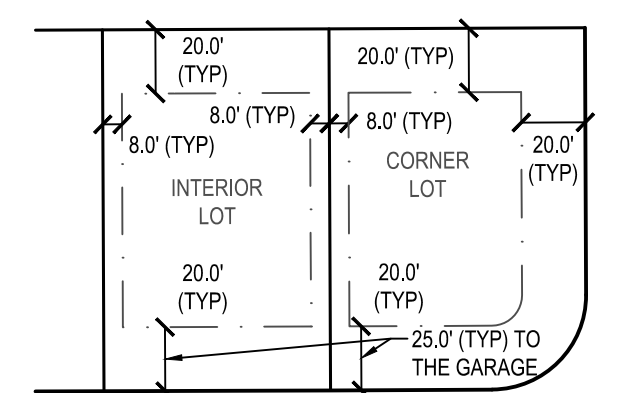
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TYPICAL BUILDING SETBACKS

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LEGEND

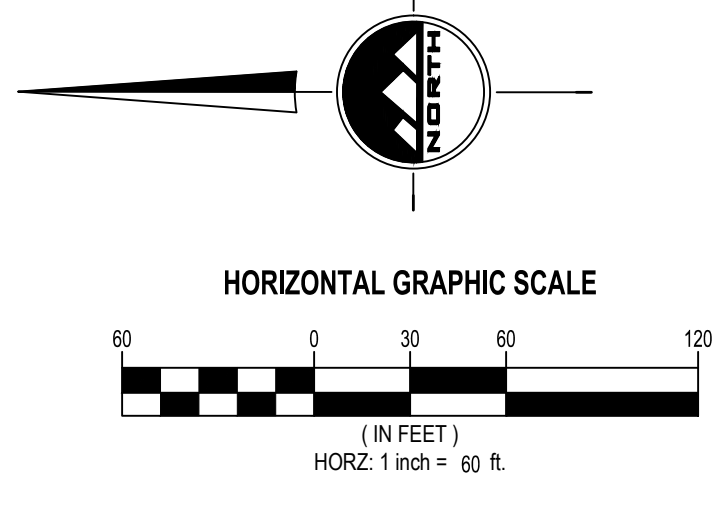
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DEVELOPER
HOWARD SCHMIDT
PO BOX 95410
SOUTH JORDAN, UTAH 84095
801-859-9449

For Review
01/29/2025 12:42:23 PM

**PRELIMINARY PLAT
CANYON SPRINGS SUBDIVISION**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



TOOELE
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SHEET 3 OF 5
PROJECT NUMBER: 9502A
MANAGER: C. CHILD
DRAWN BY: C. CHILD
CHECKED BY: D. KINSMAN
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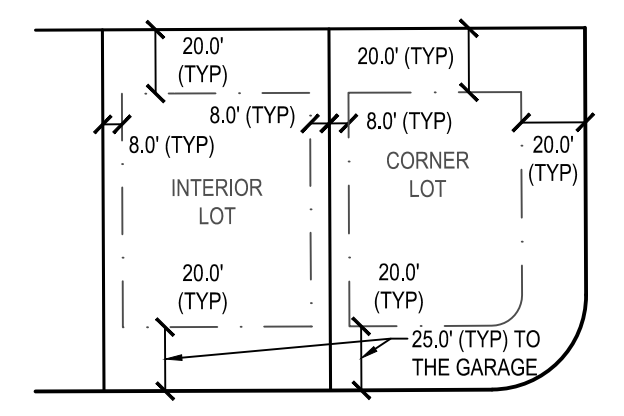
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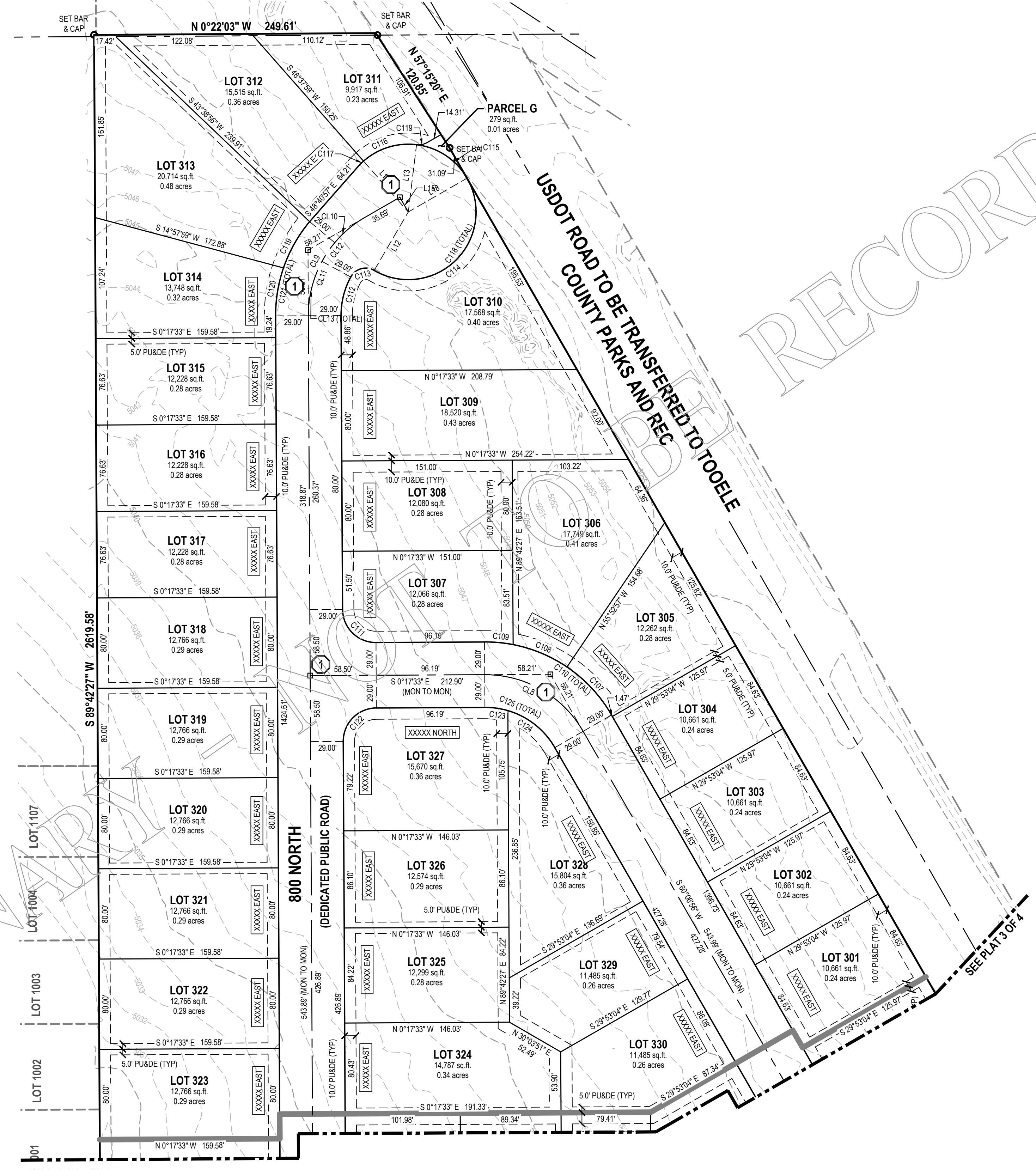


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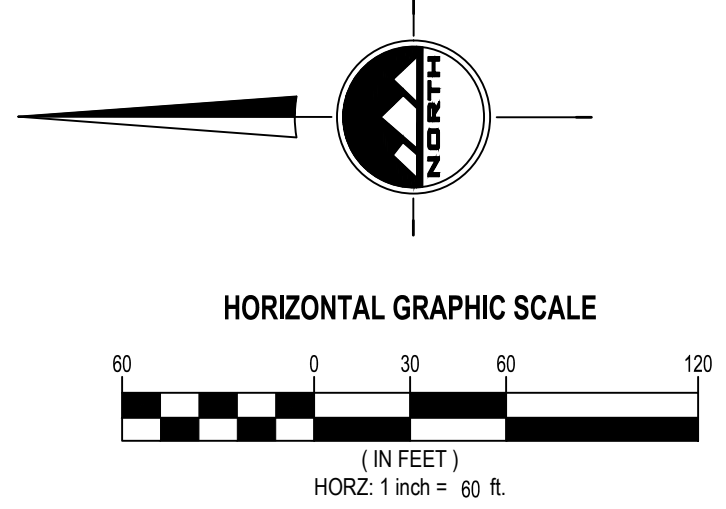
DEVELOPER
 HOWARD SCHIMDT
 PO BOX 95410
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 801-859-9449

For Review
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SEE PLAT 3 OF 4

PRELIMINARY PLAT



**PRELIMINARY PLAT
 CANYON SPRINGS SUBDIVISION**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3
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SHEET 4 OF 5
 PROJECT NUMBER : 9502A
 MANAGER : C. CHILD
 DRAWN BY : C. CHILD
 CHECKED BY : D. KINSMAN
 DATE : 1/29/25

Tooele City Planning Commission
Business Meeting Minutes

Date: February 12, 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
Jon Proctor
Kelley Anderson
Jon Gossett
Alison Dunn (excused)
Weston Jensen (excused)

City Council Members Present:

Maresa Manzione (excused)
Ed Hansen
Melodi Gochis

City Employees Present:

Andrew Aagard, Community Development Director
Kent Page, City Planner
Roger Baker, City Attorney
Zach Lawrence, IT Intern

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
Jon Proctor, present
Kelley Anderson, present
Jon Gossett, present

- 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.

Mr. Aagard introduced the item and clarified that although the property was previously associated with a Vine Street address, it fronts Fourth Street and would be assigned a new address when the plat was recorded. The property, located in the MU-B zone, was surrounded by single-family residential to the south and west, with light commercial storage to the north. The application proposed a three-unit townhome development.

Mr. Aagard explained that the purpose of the CUP was to identify and mitigate any potential detrimental impacts. Staff recommended approval with standard conditions outlined in the Staff Report.

There being no questions from the Commission, Chairman Robinson opened the floor for public input at 7:03 pm. There were no comments, however, Mr. Aagard noted a public comment from Holly Silva had been received via email, in which she expressed concerns about the city’s rapid growth and whether infrastructure could support continued development. Chairman Robinson closed the floor for public input.

Motion: Commissioner Hammer moved to approve the Conditional Use Permit request by Halim Kurti to authorize the use of a “Dwelling: Multi-Family” to occur on the property located at 389 East Vine Street, application number 2024021, based on the findings and subject to the conditions that’s listed in the Staff Report dated February 6, 2025. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Gossett, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “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 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)

Mr. Page presented an aerial view and zoning details, noting that the property was in the RR-1 zone and covered two acres. The proposed 7,500 square-foot storage building exceeded the 8% lot coverage limit, bringing it to 8.6%. The building’s height was measured at just over 18 feet to the midpoint of the roof.

Mr. Page stated that the applicant had not provided details on the building’s color or materials. Two letters from residents, Josh and Lisa Draper and Tim and Melissa Wilson, had been received via email expressing concerns about neighborhood character, property values, and obstruction of views. Staff recommended that the Commission determine whether the building’s size and height were appropriate for the area and consider potential impacts such as noise and smells.

When asked about intended use, Mr. Page stated it was for vehicle storage.

There being no further questions from the Commission, Chairman Robinson opened the floor for public input at 7:08 pm. There were no comments.

The applicant, David Hamilton, then addressed the Commission, explaining that the building would be placed at the back of his two-acre lot to store collector cars and a toy hauler. He clarified that it would not be used as a shop and that he already operated a business in the industrial park. He stated that the building would be well-maintained and would not obstruct any views, as it would be located near a barn, calving sheds, and haystacks.

Motion: Commissioner Proctor moved to approve the Conditional Use Permit request by David and 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 West Vine Street, application number 2025007, based on the findings in the Staff Report. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Gossett, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer,

“Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

- 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)

Mr. Page introduced the item and explained that the existing structure, measuring 8 feet by 14 feet, was used for storage and was located near an existing coffee shop. Staff did not identify any concerns requiring mitigation and recommended approval.

Chairman Robinson opened the floor for public input at 7:12 pm. There were no comments.

Commissioner Hammer expressed concerns about the placement of the structure in the parking lot, citing safety risks for employees crossing traffic to access it, the lack of lighting or reflective surfaces, and its overall aesthetic impact. She also worried that approving the permit could set a precedent for similar structures in parking lots across the city. Commissioner Hammer suggested relocating the structure to the south side of the existing coffee shop to avoid these issues.

The applicant, Guy Pannunzio, responded that employees retrieving supplies from the structure would not be a frequent occurrence. He stated that the building matched the design of the coffee shop and was built by the same company. He was open to adding reflective materials or bollards for visibility. He also noted that the coffee shop was already illuminated and that the parking lot met city lighting requirements.

Regarding the suggestion to relocate the structure, Mr. Pannunzio explained that they had considered placing it on the south side of the coffee shop but faced setback restrictions from Main Street, which had been an issue when the coffee shop was originally approved. He added that positioning the structure in the grass area next to the coffee shop would obstruct the employees’ line of sight for monitoring customer traffic, making it more difficult to manage operations. He also noted that placing it further north would be too close to the driveway, leaving the current location as the best available option.

The Commission debated possible mitigations, focusing on improving visibility at night to prevent vehicles from hitting the structure. Suggestions included adding reflective materials to all four corners of the structure or placing reflective bollards near it. The Commission also discussed whether the structure should be relocated but acknowledged that it was already in place and moving it could be complicated.

Motion: Commissioner Sloan moved to approve the Conditional Use Permit 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 North Main Street, application number 2025012 based on the staff recommendations that are noted with the addition that the building add reflective material four feet up from the ground on all four corners.

Discussion: Commissioner Sloan and City Attorney Roger Baker discussed the appropriate height for the reflective materials intended to improve visibility of the structure. Mr. Baker noted an exact height of the material should not be specified, but an approximate range might be better. Commissioner Sloan suggested a minimum height of four feet, expressing concern that anything lower would be out of sight for most vehicles. Mr. Baker proposed allowing a range, such as three to five feet. Commissioner Sloan conceded that the reflective materials should be placed no less than three feet off the ground and amended the motion.

Commissioner Hamilton seconded the amended motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Gossett, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

- 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)

Mr. Page introduced the item and clarified that the land use map designated the area for medium-density residential zoning (R1-7, R1-8, and R1-10). The surrounding properties within the city were zoned RR1-8, while adjacent county properties remained RR-5. He noted that most RR-5 and RR-1 zones in the city were designated for future medium density residential use, except for a large area on the west side of the city that was intended to remain rural. Because the proposal did not align with the General Plan, he explained that the city could not consider a rezone request before amending the land use map.

Chairman Robinson opened the floor for public input at 7:29 pm.

Doris Kupfer, a resident near the proposed rezone, spoke in opposition, advocating for the area to remain RR-5. She raised concerns about water restrictions, high-voltage power lines, and the impact of increased housing density. She also mentioned safety concerns, including traffic on Arrow Street and Droubay Road, semi-truck parking, and past accidents, including a fatal crash near her home. She feared additional housing would increase traffic hazards and strain infrastructure.

Clint Kupfer, echoed Ms. Kupfer's concerns, stating that water pressure had been inadequate for decades and that drainage issues along Droubay Road led to frequent flooding. He described the heavy semi-truck traffic on the road, noting that trucks exceeded the posted weight limits and used engine brakes, creating noise disturbances. He also expressed concerns about crime, stating that since nearby development had expanded, his property had been vandalized multiple times. He urged the Commission to maintain RR-5 zoning, believing it would limit additional traffic and associated risks.

There being no further comments, Chairman Robinson closed the floor at 7:41 pm.

The applicants, Brandon and Jenny Nay, then addressed the Commission, clarifying that their request was not for high-density housing but for a single home on a 3.64-acre lot. They explained that their property purchase required rezoning because it was smaller than five acres, making RR-5 zoning inapplicable. They believed RR-1 was the logical choice, as surrounding city properties were already zoned at RR1-8. They also emphasized that their property would not contribute to traffic issues on Droubay Road, as it would be accessed from Conifer Street.

The applicants further explained that the 19.38-acre rezoning request included two neighboring properties, whose owners had opted to join the application but did not currently intend to subdivide their land. The Commission discussed that if rezoned, future subdivisions could still occur, even if not currently planned.

Commissioners then acknowledged that the request did not align with the land use map and confirmed that they could not proceed with a decision until an amendment to the General Plan was considered.

Motion: Commissioner Anderson moved to table the item until a land use map change was considered.

Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Anderson, "Aye", Commissioner Gossett, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Proctor, "Aye", Chairman Robinson, "Aye", Commissioner Sloan, "Aye". There were none opposed. The motion passed.

Mr. Baker noted that the agenda had been amended to remove the vote, so the motion to table the item was appropriate.

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)

Mr. Aagard reviewed the site plan for the multifamily development at 389 East Vine Street, which was presented earlier in the meeting. Mr. Aagard confirmed the project met city requirements with three townhome units fronting Fourth Street, each with a garage and two parking spaces. The development included private open space, common landscaped areas, and a stormwater retention basin.

The building met design standards, with 40% brick or stone on the front façade, required articulation, and pitched roof. Vinyl fencing with masonry piers would be installed along the west and south sides. Staff recommended approval with one condition: the side façades needed at least 30% of a secondary material to comply with the ordinance.

Motion: Commissioner Anderson moved to approve the site plan design review request by Halim Kurti for the purpose of constructing three townhome units, located at 389 East Vine Street, application 2024022, based on the findings and subject to the conditions listed in the Staff Report dated February 6, 2025, with the added condition that the site façades have a different exterior building material added, such as a wainscot, composed of anything different than the proposed vinyl siding, comprising 30% of each individual façade. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Gossett, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

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)

Mr. Aagard reviewed the preliminary subdivision plan request for the Deseret Peak Seminary building at 200 North Berra Boulevard. The 0.85-acre property was located at the west corner of Berra Boulevard and 2200 North, with vacant land to the north and west, single-family residential to the south, and the Deseret Peak High School currently under construction to the east. The property was zoned R1-8, with RR-5 zoning to the north and east.

The request involved creating a single platted lot by detaching the 0.85 acres from a larger parcel. While it was a single-lot subdivision, preliminary plan approval was required due to road dedication. A portion of the property would be dedicated to Tooele City for the completion of Berra Boulevard. The church would construct its frontage and complete the section of roadway not being built by the high school.

Staff recommended approval with the standard conditions outlined in the Staff Report.

Motion: Commissioner Proctor moved to approve the Preliminary Subdivision Plan 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. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Anderson, “Aye”, Commissioner Gossett, “Aye”, Commissioner Hamilton, “Aye”, Commissioner Hammer, “Aye”, Commissioner Proctor, “Aye”, Chairman Robinson, “Aye”, Commissioner Sloan, “Aye”. There were none opposed. The motion passed.

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)

Mr. Page presented the project, noting that it was located north of SR-112, accessible via Frank's Drive, which transitions into 400 West. The 1.75-acre site was highlighted on the zoning and landscape plans.

The development included three-unit and four-unit townhome buildings, with architectural renderings showing designs consistent with previous phases. Mr. Page confirmed that the application met all zoning and site plan requirements. When asked, he clarified that the new phase was virtually identical to the previous phases built next to these units.

Staff recommended approval, as the project complied with all applicable requirements.

Motion: Commissioner Hammer moved to 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. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Anderson, "Aye", Commissioner Gossett, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Proctor, "Aye", Chairman Robinson, "Aye", Commissioner Sloan, "Aye". There were none opposed. The motion passed.

10. **City Council Reports**

Councilman Hansen did not have any updates from the previous Council Meeting but complimented the Commission on their discussions and efforts to protect the city. He shared his excitement about a Jack in the Box opening near his home. There were no further questions or comments for Councilman Hansen from the Commission.

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

There was a correction noted regarding the correct spelling of Commissioner Kelley Anderson's name.

Motion: Commissioner Hammer moved to approve the meeting minutes of the January 22, 2025 Planning Commission meeting with the aforementioned correction. Chairman Robinson seconded the motion. The vote was as follows: Commissioner Anderson, "Aye", Commissioner Gossett, "Aye", Commissioner Hamilton, "Aye", Commissioner Hammer, "Aye", Commissioner Proctor, "Aye", Chairman Robinson, "Aye", Commissioner Sloan, "Aye". There were none opposed. The motion passed.

12. **Adjourn**

Chairman Robinson adjourned the meeting at 8:01 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