

Tooele County Zoning Map Amendment Application

For

***Lincoln Investments #7,
LLC.***

Tooele County, Utah
July 16, 2010

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Section - 1 Preface

Lincoln Investments #7, LLC. is proposing a residential development in Tooele County, Utah. It is proposed that the current agricultural zoning of 5 acres per lot (RR-5) be amended to RR-1. Information for zoning amendment considerations are presented in this document and follow the outline listed in the Tooele County Department of Engineering Application to amend the zoning map of Tooele County.

Section - 2 Existing Site Parameters

A- General Existing Site Characteristics

A.1 Ownership

Lincoln Investments #7, LLC, currently owns all land.

A.2 Topography

The existing site topography has a uniform slope of approximately 3% grade toward the northwest.

A.3 Soils

According to the Tooele County zoning map the proposed site consist of three soil types, types 1, 8, and 19 (see Figure 2-1). The following descriptions of these soil types are summarized per Tooele County soil records.

Soil Type #1- Playas- Saltair-Salt Flats

Very deep, poorly drained, nearly level soils, Playas and Salt Flats; on lake plains in a desert climatic regime. Playas and saltair soils are on lake plains. The surface is often thinly covered by salt crystals and patterned by cracks when dry. The soil materials are strongly calcareous, stratified lacustrine sediments of silt, clay and sand containing sufficient amount of salts to prohibit growth of plants. The surface layer is very pale brown silt loam. The underlying material to a depth of 60 inches or more is white loam or silty clay loam

Soil Type #8- Lakewin-Erda-Kapod

Very deep; well drained, nearly level of moderately steep soils; on fan terraces and lake terraces in a upland climatic regime. The surface is layer is dark grayish brown gravelly loam or stony loam. The next layer is brown to light yellowish brown very cobbly sandy clay loam or very cobbly clay loam. The underlying material to a depth of 60 inches or more is light yellowish brown to very cobbly sandy clay loam.

Soil Type #19 – Erda Silt Loam

Soil type #19 is a very deep, well drained soil on fan terraces and lake terraces. It formed in alluvium and lacustrine sediments derived from mixed rock sources. Slopes are medium to long and linear to slightly convex. Typically the surface layer is grayish brown to brown silt loam about 14 inches thick. The subsoil is pale brown to very pale brown silt loam 25 inches thick. The substratum to a depth of 60-inches or more is very pale brown silt loam. In some areas the surface layer is loam or fine sandy loam. In some areas the substratum is silty clay loam.

Soil Type #37 – Lakewin, Gravelly Loam

Soil type #37 is a very deep, well drained soil on lake terraces. It formed in alluvium and lacustrine sediments derived dominantly from quartzite and

A.4 Drainage

According to the USGS Tooele Quadrangle map and topography, the existing condition has uniform drainage across the site to the northwest (see Figure 2-1).

A.5 Vegetation

Existing vegetation consists of agriculture, grasslands, and light brush. Potential plant community information is summarized below per Tooele County data based on soil type.

Soil Type #1 is about 80 percent perennial grasses, 10 percent forbs, and 10 percent shrubs. Important plant species are; pickleweed and saltgrass.

Soil Type #8 is about 50 percent perennial grasses, 10 percent forbs, and 40 percent shrubs. Important plant species are; Bluebunch Wheatgrass, Mountain Big Sagebrush, Rabbitbrush, and some Utah juniper.

Soil Type #19 is about 60 percent perennial grasses, 10 percent forbs, and 30 percent shrubs. Important plant species are; Bluebunch Wheatgrass, Mountain Big Sagebrush, Indian Ricegrass, and Bluegrass.

A.6 Other Physical Characteristics

An irrigation canal runs south to north and parallels the eastern boundary of the property.

B- Legal Description of Area to be Zoned

Tooele County Parcel ID Numbers: 5-44-64

BEGINNING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION BEING NORTH 89°39'42" EAST BETWEEN THE NORTH QUARTER CORNER OF SECTION 28 AND NORTHEAST CORNER OF SECTION 28 OF SAID TOWNSHIP AND RANGE, SAID CORNERS BEING

REPRESENTED BY TOOELE COUNTY SURVEYOR'S BRASS CAP MONUMENTS PLACED CIRCA 1985) AND RUNNING THENCE NORTH 89°41'16" EAST 265.39 FEET ALONG THE NORTH LINE OF SECTION 27, SAID TOWNSHIP AND RANGE; THENCE SOUTH 0°28'01" EAST 36.50 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SR 36; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 6 COURSES;;

1. NORTH 89°31'59" EAST 79.36 FEET;
2. SOUTH 39°10'42" EAST 43.62 FEET;
3. SOUTH 12°06'36" WEST 477.15 FEET TO A POINT ON A 10,067.00 FOOT RADIUS CURVE TO THE LEFT;
4. THENCE ALONG SAID CURVE 439.06 FEET (CHORD BEARS SOUTH 10°51'38" WEST 439.025 FEET)
5. SOUTH 9°36'40" WEST 483.93 FEET TO A POINT ON A 9,933.00 FOOT RADIUS CURVE TO THE RIGHT;
6. THENCE ALONG SAID CURVE 313.49 FEET (CHORD BEARS SOUTH 10°30'55" WEST 313.47 FEET);
7. THENCE CONTINUING ALONG SAID 9933.00 FOOT RADIUS CURVE TO THE RIGHT 237.18 FEET (CHORD BEARS SOUTH 12°06'12" WEST 237.18 FT);
8. SOUTH 12°47'15" WEST 366.94 FEET TO A POINT OF CURVATURE OF A 3067.00 FOOT RADIUS CURVE TO THE LEFT;
9. ALONG SAID CURVE 147.93 FEET (CHORD BEARS SOUTH 11°24'21" WEST 147.92 FEET MORE OR LESS TO A FENCE;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE AND RUNNING MORE OR LESS ALONG SAID FENCE SOUTH 89°44'45" WEST 566.12 FEET MORE OR LESS TO A FENCE CORNER; THENCE CONTINUING ALONG A FENCE THE FOLLOWING 3 COURSES:

1. SOUTH 0°08'09" WEST 93.24 FEET;
2. SOUTH 89°54'19" WEST 692.44 FEET;
3. NORTH 0°20'42" WEST 1250.02 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; AND THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO JAY BUZINAS BY QUIT CLAIM DEED ON PEARL HARBOR DAY, DECEMBER 7, 2006; THENCE ALONG THE LINES OF SAID QUIT CLAIM DEED THE FOLLOWING 3 COURSES:

1. CONTINUING ALONG SAID FENCE NORTH 0°27'39" WEST 952.78 FEET;

2. CONTINUING ALONG SAID FENCE NORTH 0°18'21" WEST 371.98 FEET TO THE NORTH LINE OF SAID SECTION 28 FROM WHICH POINT THE TOOELE COUNTY SURVEYOR'S MONUMENT REPRESENTING THE NORTH QUARTER CORNER OF SAID SECTION 28 BEARS SOUTH 89°39'42" WEST 1258.25 FEET;

3. ALONG THE NORTH LINE OF SAID SECTION 28 NORTH 89°39'42" EAST 63.09 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE 1321.33 FEET TO THE POINT OF BEGINNING.

C- Types of Land Uses Permitted

C.1 Current Zoning District

The current zoning for the proposed development property is RR-5. The RR-5 zoning is for rural residential use and permits development with a minimum lot size of five (5) acres.

C.2 Proposed Zoning District

It is being proposed that the property zoned RR-5 be amended to RR-1.

D- Existing Transportation Patterns:

D.1 Public and Private Roads

Existing transportation patterns consist of north/south traffic along SR 36 and east and west along Bates Canyon Road. The current traffic flow densities on Bates Canyon Road average 220 to 240 vehicles per hour with peak flow densities of 560 to 580 vehicles per hour. Bates Canyon Road connects with SR-36 to the East.

D.2 Internal and External Circulation Patterns

The internal and external circulation routes consist of dirt roads on the subject property for rezone.

D.3 Rights Of Way

A 60-foot ROW will be dedicated for residential streets throughout the proposed development. A 30-foot Right Of Way (ROW) will be dedicated to Bates Canyon Road along the west side of the proposed development.

D.4 Easements and Parking

There are three easements on the property for two wells and an irrigation water line. One of the well easements is owned by Joy Clegg and the other is owned by Stansbury Park Improvement District. The irrigation water line easement is owned by Charlie Warr. Currently no parking facilities are located on the proposed development. The current easements will not be affected by the proposed development.

Figure 2-1 Soil Types and Topography

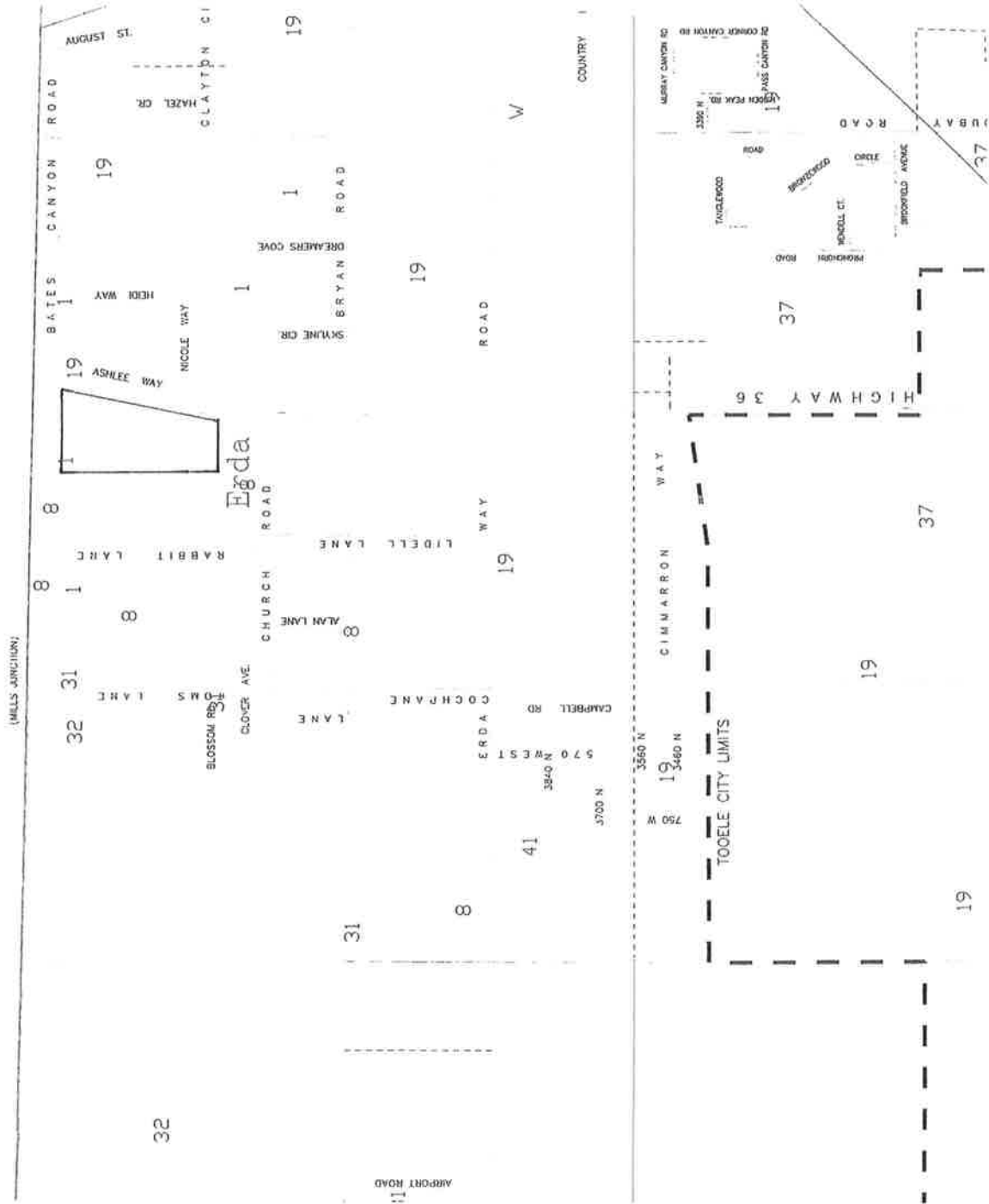


FIGURE 2-1

Lincoln Investments #7, LLC
 P.O. Box 711820
 Salt Lake City, UT 84171

Section - 3 Proposed Site Parameters:

E- Existing and Proposed Land Use Patterns

E.1 Open Spaces

The proposed land use will remain rural residential and no open space will be dedicated to the public.

E.2 Impervious Surfaces

Impervious surfaces for the proposed development will consist of residential streets.

E.3 Streets

Interior residential roadways will connect with a minor collector roadway distributing traffic to the existing Bates Canyon Road. Traffic will then be routed East along Bates Canyon Road to SR-36.

E.4 Parking Areas

All parking facilities will be off street parking for single family.

E.5 Structures and Buildings

All structures located within the proposed development will be single family dwellings or accessory buildings conforming to the zoning restrictions.

E.6 Proposed Storm water Drainage Facilities

Storm water runoff introduced to the area due to urbanization will be managed with pertinent drainage facilities. It is required that all storm water discharge from the proposed development be restricted to 0.2 cfs per acre (See Section O-, page 3-12).

F- Existing and Proposed Utilities and Infrastructure:

All utilities including power, natural gas, water, sewer and fire hydrants are stubbed along the northern property boundary or Bates Canyon Road.

F.1 Public Drinking Water

Stansbury Park Improvement District (SPID) will be supplying culinary and irrigation water to the project. The property is within the boundaries of SPID and was officially annexed into the district February 14, 2006.

F.2 Wastewater disposal system

Public sewer will be serviced by SPID.

G- Proposed Zoning Amendment Relationship with Tooele County General Plan

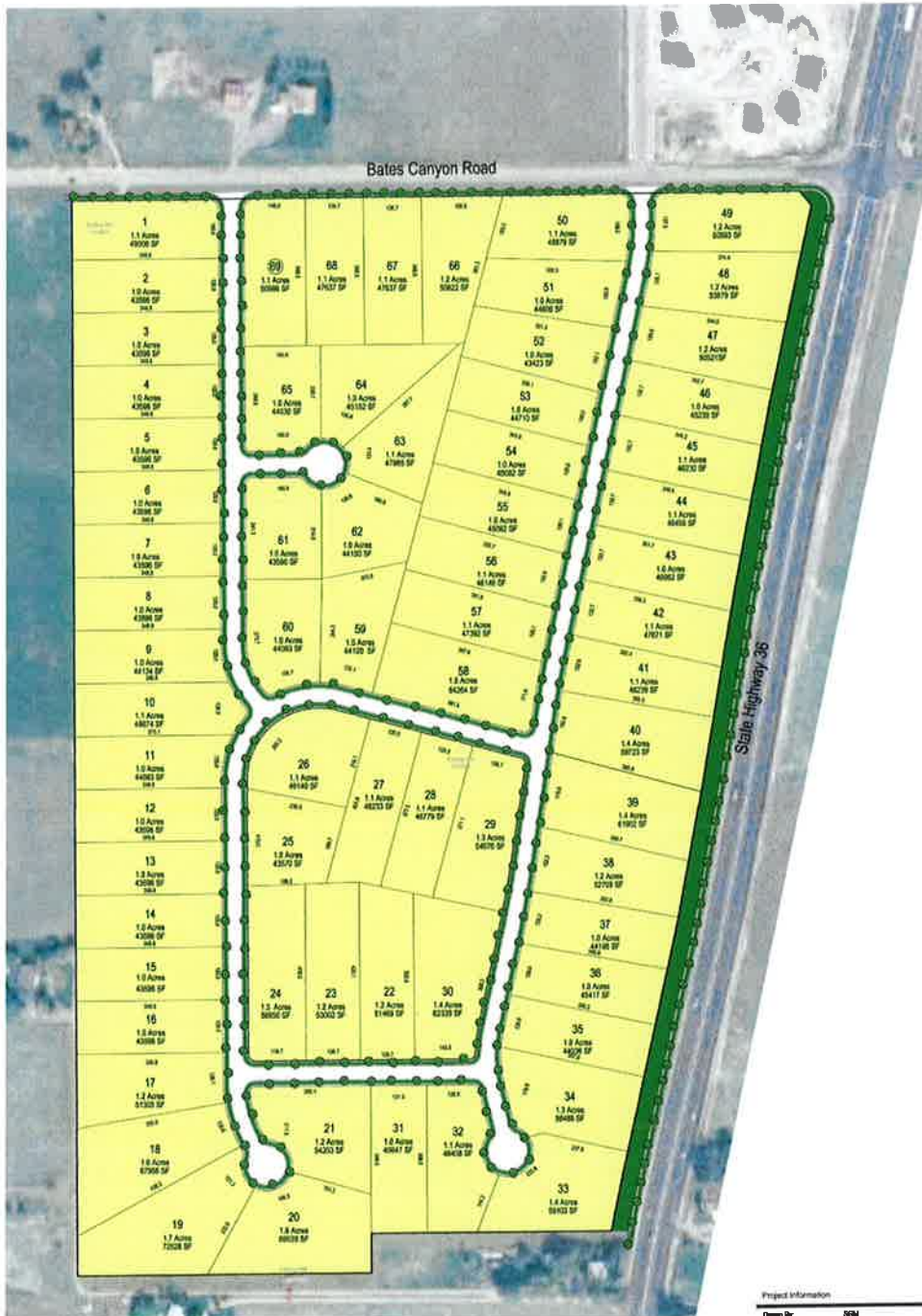
The Tooele County General Plan (Figure 3-2) has designated the proposed development as low density housing. Instead of determining exact densities the plan outlines density ranges for each designated land use. The density range defined for low density housing is between one unit per five acres to one unit per acre. The proposed zoning amendment from RR-5 to RR-1 would stay within the scope of the Tooele County General Plan.

The proposed rezone conforms to the General Plan designations on the Land Use Map, General Plan Text and the Implementation Strategies outlined in the General Plan, by maintaining the rural atmosphere currently in place and keeping a nice rural buffer for the Erda Township to the South.

H-Area Map

An Area Map showing the proposed location of the rezone is presented on Figure 3-1.

Figure 3-1 Proposed Rezone From RR-5 to RR-1, Area Map



Overall Parcel Area: 64.4 Net Acres
 Proposed Zoning: RR-1
 No. of Proposed Lots: 69
 Overall Density: 0.82 DU/Acre

Minimum Lot Size: 1.0 Acre - 43,570 SF
 Maximum Lot Size: 1.7 Acres - 72,528 SF
 Average Lot Size: 1.1 Acres - 49,000 SF
 Area in Streets: 6.8 Acres



Birch Springs

Project Information

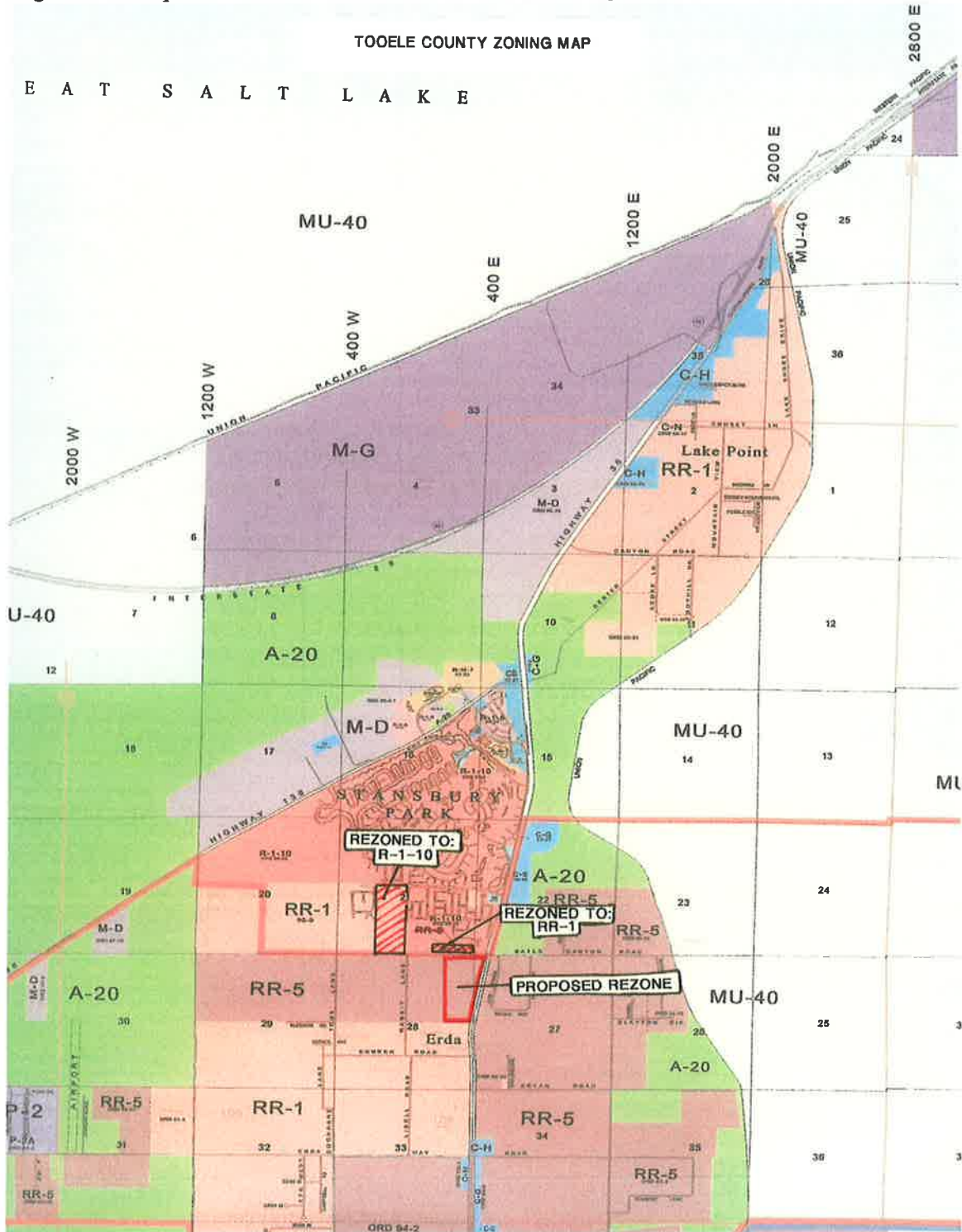
Drawn By: 5664
 Date: July 21, 2016



CONCEPT PLAN

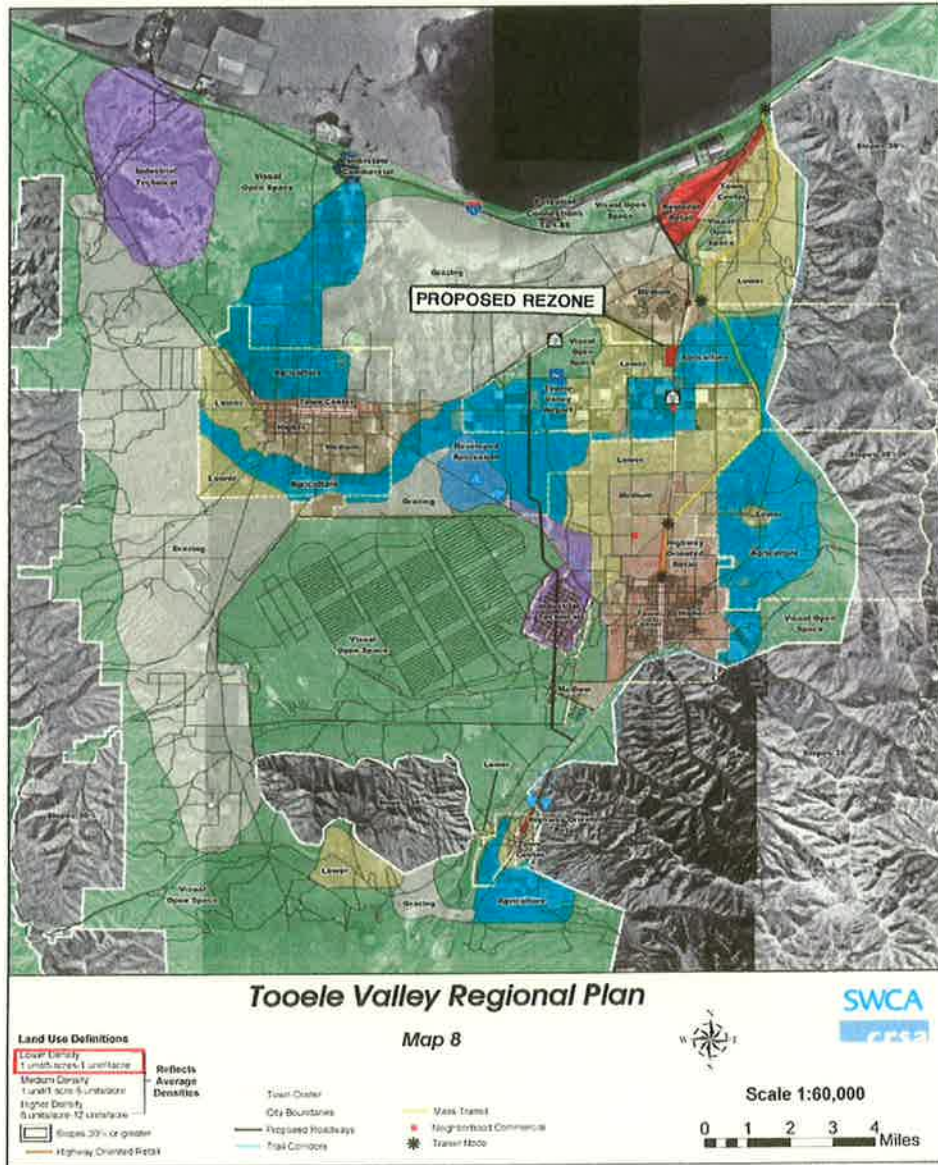
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Figure 3-2 Proposed Rezone From RR-5 to RR-1, Zoning Map



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Figure 3-3 Tooele County General Plan



I- Location, Description, and Acreage of Land Uses

The proposed development is located to the south of the Bates Canyon Road and parallels SR-36 to the Eastern property line. The proposed development consists of 88 acres of land.

J- Residential Units:

Approximately 69 residential units will be constructed throughout the development. A summary of approximate residential unit parameters is shown on Table 3-1.

PARAMETER	VALUE
Total Proposed Units	69
Density : 69 units @	5.5 D/U per Acre
Height	35 FEET
Square Footage	2000 SF to 4000 SF (10% lot size max)

Table 3-1 Approximate Residential Unit Parameters

K- Non-Residential Buildings:

There will be no non-residential buildings constructed in the proposed development.

L- Proposed Open Space:

The individual lots will provide their own open space with pasture grasses.

M- Unusual and Unique Feature Preservation:

There are no unusual and or unique features on the land.

N- Availability of Water and Community Resources:

N.1 Culinary and Irrigation Water Resources

There is existing culinary and irrigation water resources available from the Stansbury Park Improvement District.

N.2 Community Resources

The Tooele County School District will be impacted with additional students as a result of the proposed development. The Tooele County School District has planned for growth associated with new development such as the proposed project. The Tooele County School District Progress Report 2003, initial boundary concept for the new Stansbury Park High School, and enrollment history and projections were reviewed in preparation of this document. The Tooele County School District Progress Report 2003 states that rapid growth is the district's greatest financial challenge. In order to provide needed facilities for future growth the community will vote for approval of construction of a new elementary school and junior high along with remodeling other existing schools. A 10-year enrollment projection as provided by the Tooele County School District is shown in Table 3-2.

Additional community entities that will be impacted include the Tooele Fire Department and virtually all other Tooele County agencies.

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
<i>SC</i>	275	275	275	300	300	300	300	325	325	325
<i>K</i>	1179	1195	1211	1259	1244	1295	1311	1350	1390	1395
1	988	1215	1231	1247	1295	1280	1331	1347	1386	1426
2	995	998	1225	1241	1257	1305	1290	1341	1357	1396
3	915	1005	1008	1235	1251	1267	1315	1300	1351	1367
4	861	925	1015	1018	1245	1261	1277	1325	1310	1361
5	819	871	935	1025	1028	1255	1271	1287	1335	1320
6	856	829	881	945	1035	1038	1265	1281	1297	1345
<i>EL</i>	6613	7038	7506	7970	8355	8701	9060	9231	9426	9610
7	806	866	839	891	955	1045	1048	1275	1291	1307
8	785	816	876	849	901	965	1055	1058	1285	1301
<i>JHS</i>	1591	1682	1715	1740	1856	2010	2103	2333	2576	2608
9	742	795	826	886	859	911	975	1065	1068	1295
10	726	752	805	836	896	869	921	985	1075	1078
11	645	696	722	775	806	866	839	891	955	1048
12	617	615	666	692	745	776	836	809	861	925
<i>HS</i>	2730	2858	3019	3189	3306	3422	3571	3750	3959	4346
Total	11,209	11,853	12,515	13,199	13,817	14,433	15,034	15,639	16,286	16,889

Table 3-2 Tooele County School District Enrollment Projection

O- Storm Water Detention and Retention Facilities:

No detention or retention facilities currently exist on the proposed development. Increased storm water runoff due to urbanization will be managed by constructing onsite detention facilities. Large lot size areas in the proposed development minimize storm water runoff due to urbanization. By using rainfall intensity data from NOAA Atlas 14,

from the Tooele, Utah station, it was estimated that the proposed conceptual development would require 26,800 cf (0.61 acre-ft) to maintain an allowable discharge of 0.2 cfs per acre. Storm water detention will be managed in individual lots.

P- Proposed Construction Schedule:

Construction of the proposed development is expected to follow shortly after acceptance of the zoning map amendment and acceptance of the subdivision plat and engineering drawings. The proposed construction start date is April 2011.

Q- Proposed Phasing Plan:

The proposed development will be constructed in 3-4 phases.

R- Traffic Study:

The standard trip generation for a new residential area is 10 trips per unit per day. A preliminary traffic study (see Appendix A) shows that with 69 lots, approximately 690 trips will be generated per day by introduction of the proposed development. It is anticipated that peak hour traffic will occur coincident with morning and evening rush hour. The additional 690 trips per day will increase traffic volume along Bates Canyon Road, and will be supported by SR-36.

S- Proposed PUD Dimensional Standards:

This project will not be a PUD and the dimensional standards will conform to Tooele County standards.

T- Other Items Required by Planning Commission or Zoning Administrator:

Any other items required by the Planning Commission or the Zoning Administrator will be addressed as requested.