



Community Structure Plan Application (Phase 2 of P-C zone)

An application which is incomplete or provide insufficient data is just cause for denial. No refunds will be given. Submittals must be filed with the Community Development Department for staff and public review.

Fee \$1,000.00

Property information and location (All lines applicable to this site must be filled in)

Parcel #: _____ Lot #: _____

Subdivision Name: _____ (if applicable)

(For office use only)

REZ #: _____ Fee \$1,000.00 Receipt #: _____

Date complete application submitted: _____

Application Determination:

Planning Commission recommendation: Favorable ☐ Unfavorable ☐

Presented by: _____ Date: _____

County Council recommendation: Approved ☐ Denied ☐

Presented by: _____ Date: _____

Property Owner(s) Information

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

Applicant(s) Information (if different than property owner)

*Property Owner's Authorization notarization needed

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

P-C ZONES SHALL CONFORM TO ALL REQUIREMENTS IN TOOELE COUNTY LAND USE

CHAPTER 31 “PLANNED COMMUNITY ZONE (P-C)”

Each P-C Zone shall contain a minimum of 150 acres located in unincorporated Tooele County as depicted on the Tooele County Land Use Map on file with Planning and Zoning. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the 150-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

31-2. Purpose.

- (1) The purpose of the Planned Community (P-C) Zone is to provide a regulatory tool which allows large properties in Tooele County to be developed in accordance with a specific plan designed to achieve the following purposes:
- (a) To promote and protect the public health, safety, and welfare;
 - (b) To implement the objectives and policies of the general plan;
 - (c) To safeguard and enhance environmental amenities and the quality of development;
 - (d) To attain the physical, social, and economic advantages resulting from comprehensive and orderly planned use of land resources;
 - (e) To lessen congestion and assure convenience of access;
 - (f) To secure safety from fire, flood, and other dangers;
 - (g) To provide for adequate light, air, sunlight, and open space;
 - (h) To promote and encourage conservation of scarce resources;
 - (i) To prevent overcrowding of land and undue concentration of population;
 - (j) To facilitate the creation of a convenient, attractive, and harmonious community with a desirable living and working environment with unique identity and character;
 - (k) To attain a desirable balance of residential and employment opportunities;
 - (l) To promote a pedestrian friendly environment that encourages transit and bicycle use;
 - (m) To expedite the provision of adequate and essential public services;
 - (n) To facilitate development within Tooele County in accordance with the general plan by promoting high quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of Tooele County residents, a harmonious variety of industrial and commercial uses, a high level of amenities, and preservation of open space;
 - (o) To promote more economical and efficient use of the land; and,
 - (p) To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an overall development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.
- (2) This chapter establishes an approval and entitlement process to promote inventive and efficient land use patterns that would otherwise be difficult under typical zoning ordinances. Districts within a P-C Zone may include neighborhoods, villages, town centers, business, research, technology or educational campuses, and open space with convenient pedestrian access among residential, commercial, office, retail, and recreational areas. Individual structures within those districts may contain mixed uses. Permitted densities and intensity of land use in villages and town centers may be higher than those permitted in neighborhoods.

The approval process for a P-C zone will be as follows (only 1 application may be submitted at a time):

1. P-C Zone and Plan. (Should be completed before CSP stage).
2. Community Structure Plan (CSP). (Follow steps in this application).
Scale (area covered by application): Any portion of project that has a common street system, open space system or other infrastructure system. What is described in plan: Major systems for the larger development such as major roadways, infrastructure, open space networks, general location of villages, towns, neighborhoods and business and research parkways.
3. Project Plan/Subdivision Plat. (Follow subdivision applications and process).
4. Site Plan Approval. (Follow Site plan application for “Commercial, Industrial, Multi residential”).

Each application for a rezone shall have all required submittals before it is accepted as a complete application. All required information in this application must be completely filled out and signed with required paperwork submitted or application will be denied.

There shall be no presumption of approval of any aspect of the process.

****ADDITIONAL INFORMATION OR SUBMITTALS MAY BE REQUIRED****

Include the following attached, clearly marked/tabbed/labeled, with the application:

NOTE: If the following pages are not attached and clearly marked/tabbed/labeled with the appropriate letter and title it could be cause for denial as an incomplete application.

Community Structure Plan (CSP):

(1) Following approval of the P-C Zone Plan, a Community Structure Plan (CSP), together with a development agreement that codifies that plan, shall be submitted to the Director for review and approval by the planning commission. The CSP shall contain a contiguous area within the P-C Zone that includes one or more of the following land use districts: neighborhood, village, town center, business, research, technology, educational campus, and open space. A CSP shall show the following:

Applicant County

- (a) Name of planned community;
- (b) Names, addresses, and phone numbers of applicant and property owners;
- (c) CSP location, legal/boundary description, acreage, scale, and north arrow;
- (d) Proposed land use districts (neighborhoods, villages, business and research parks, and/or town centers) boundaries, and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various nonresidential land uses;
- (e) A master circulation system plan, including a street network (which may include areas for off street parking, as appropriate), pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land use districts, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and adjacent facilities within the adjacent municipal jurisdictions of Tooele County. A traffic study may be a required component of the master circulation system plan, as deemed necessary by the County.
- (f) Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
- (g) Adjacent parcels, their owners, and their uses;
- (h) Topography and significant features on or adjacent to the property;
- (i) Documentation of the ability to connect to an existing water system, or the creation of a new water system, as well as any associated water rights, shares, usage etc.
- (j) Documentation of the ability to connect to an existing sewage system, or the creation of a new sewer system. Septic Systems are not allowed in the P-C Zone.
- (k) Open space plan providing general description and locations of major open space;
- (l) Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation: sidewalks, parking requirements (including landscaping, and defining the required number of stalls based on land use districts) street lighting, paving, street furniture, etc.) and general building placement (setbacks), massing, and design criteria (CSP Design Standards);
- (m) Other information deemed necessary by the Director.

(2) The Planning Commission shall have the discretion to disapprove a CSP only on the basis of:

- (a) the failure of the proposed CSP to include all of the elements required in this section;
- (b) the failure of the proposed master circulation system identified in the CSP within and surrounding the P-C Zone to

adequately serve the communities within the P-C Zone;

(c) the failure of the proposed major infrastructure identified in the CSP within and surrounding the P-C Zone to provide adequate service to the communities within the P-C Zone; or

(d) the inclusion of uses in the CSP not permitted or conditionally permitted under this Chapter. In approving a CSP, the planning commission may impose the following reasonable conditions of approval to mitigate reasonably anticipated detrimental impacts:

(i) The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipate traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.

(ii) The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.

I (We) understand that the Planning Commission and/or County Council may not adopt such changes only by the criteria listed above. Furthermore, I (We) understand that planning commission may impose conditions listed in Chapter 31. The fees associated with this application will not be refunded or returned once the notice of this application is submitted to planning commission. I (We) understand the process of this requested change must first go through Planning Commission for a recommendation to the County Council. The process will then proceed to go through County Council. Knowing this process, I (We) understand the application will take the needed time to ensure all processes are properly met and either board may make further changes to the request, or possible denial in whole.

PROPERTY OWNER'S SIGNATURE

DATE

APPLICANT'S SIGNATURE

DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

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

(Property owner)

(Property owner)

(Property owner)

(Property owner)

Notary

STATE OF UTAH)

:ss

County of Tooele)

Dated this _____ day of _____, 20 _____, the property owners above personally
appeared before me and acknowledged that he/she signed the above Notice and that the statements
contained therein are true.

My Commission Expires

Notary Public