



Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

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tooeleco.org/government/county-departments/community-development/

SUB 2023-054

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: March 13, 2024

Parcel IDs: 17-006-0-0002, 20-054-0-0103 and 20-054-0-0104

Current Zone: R-1-10

Property Location: 5369 N Stallion Way, or 34 W Sunny Brook Ln (decision is made at building permit)

Request: Plat amendment to consolidate lots 103 and 104 of the Maplewood Subdivision into Lot 1 of the Mayla P. Warr PUD subdivision.

Unincorporated: Stansbury Park

Planner: Trish DuClos

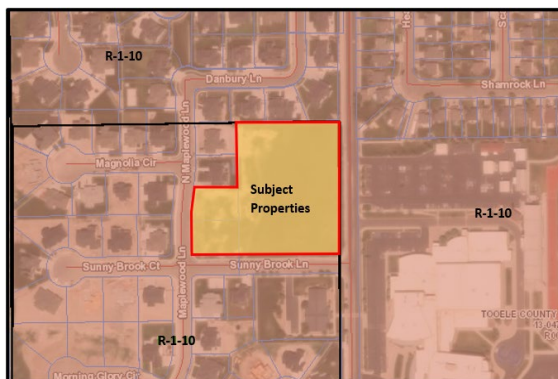
Planning Staff Recommendation: Approval.

Applicant Name: Corp of the Presiding Bishop/Chad Spencer

PROJECT DESCRIPTION

Corp of the Presiding Bishop/Chad Spencer are requesting final plat approval for an amended subdivision. The plat amendment consolidates lots 103 and 104 of the Maplewood Subdivision into Lot 1 of the Mayla P. Warr PUD subdivision. It vacates easement along the old lot lines.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located on the corner of Stallion Way and Sunny Brook Ln in Stansbury Park. The amended lot is 3.64 acres. It is located in a large R-1-10 (residential, 10,000 sf min.) zone. The property is proposed to have a church built on it. Churches are allowed in residential zones with a CUP (Conditional Use Permit).

ZONE CONSIDERATIONS (R-1-10)

Requirement	Standard R-1-10	Compliance Verified
Height	35 Feet	Will Comply
Front Yard Setback	20 Feet	Will Comply
Side Yard Setback	Main Building: 8 Feet Accessory Buildings: 3 Feet.	Will Comply Will Comply
Rear Yard Setback	Main Building: 20 Feet Accessory Buildings: 3 Feet	Will Comply

Request: Mayla P. Warr PUD Amended Final Plat

Lot Width	80 Feet	Yes
Lot Coverage	45%	Will Comply
Lot Area	10,000 sf	Yes
Required Improvements	Street Grading, Street Base, On-Site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal and Street Monuments.	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

GENERAL PLAN CONSIDERATIONS

Staff finds the subdivision is cohesive with the Tooele County General Plan 2022.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern.

NEIGHBORHOOD RESPONSE

Any neighbor or affected entity responses received after this staff report is submitted will be addressed at the meeting.

REVIEWING AGENCIES RESPONSE

Reviewing agencies such as County Surveying, Engineering, North Tooele Fire District, Rocky Mountain, Rocky Mountain, Dominion, Roads, Treasurer, Attorney, Health have all approved the subdivision and signed the mylar.

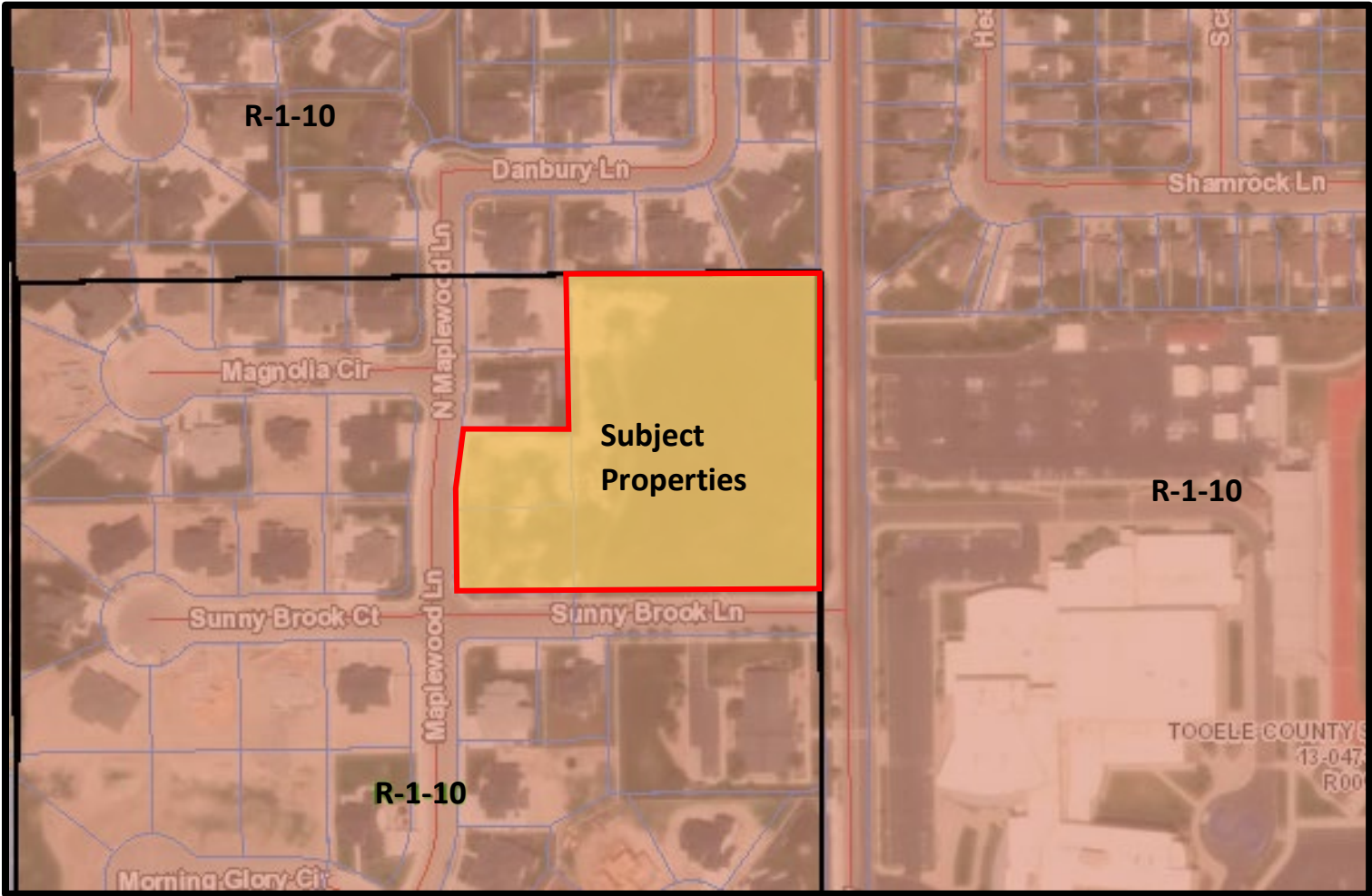
PLANNING STAFF ANALYSIS

Planning Staff has analyzed the proposed subdivision and has found that it is cohesive with surrounding zones and uses, the Tooele County General Plan (Update 2022), and the Tooele County Land Use Ordinance.

PLANNING STAFF RECOMMENDATION

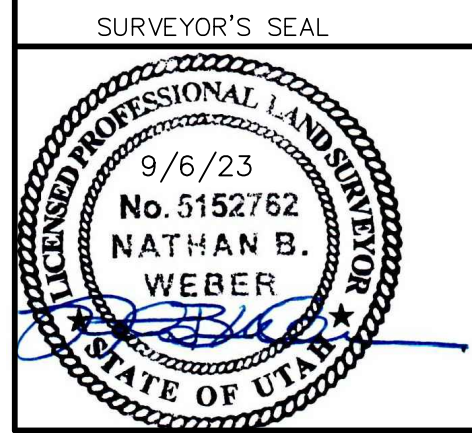
Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant approval to the Mayla P. Warr Final Amended Plat.

SUB 2023-054: Final Plat Approval for amended Sub Mayla P. Warr PUD.



MAYLA P.WARR P.U.D. – FINAL PLAT – 1ST AMENDED

AMENDING AND VACATING LOT 2 OF THE MAYLA P. WARR P.U.D. FINAL PLAT SUBDIVISION AND
AMENDING AND VACATING LOTS 103 & 104 OF THE MAPLEWOOD LANE SUBDIVISION
LOCATED IN STANSBURY PARK, TOOELE COUNTY, UTAH
LOCATED IN THE SOUTH HALF OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 51527462, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO AN AMENDED LOT AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MAYLA P.WARR P.U.D. – FINAL PLAT – 1ST AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY SURVEY

ALL OF LOT 2, MAYLA P. WARR P.U.D. – FINAL PLAT SUBDIVISION (ENTRY NO. 315237, TOOELE COUNTY RECORDER'S OFFICE) AND ALL OF LOTS 103 AND 104, MAPLEWOOD LANE SUBDIVISION (ENTRY NO. 482138, TOOELE COUNTY RECORDER'S OFFICE) ACCORDING TO THE OFFICIAL PLATS THEREOF, BEING A PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, STANSBURY PARK, TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21; AND RUNNING THENCE NORTH 89°39'37"EAST 20.30 FEET ALONG THE SECTION LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ABERDEEN LANE AND NORTH 0°11'19"WEST 937.97 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUNNY BROOK LANE, SAID POINT BEING ON A NON-TANGENT CURVE AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- (1) SOUTHWESTERLY 23.52 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°48'41"WEST, THROUGH A CENTRAL ANGLE OF 89°50'47"AND A LONG CHORD BEARING SOUTH 44°44'05"WEST 21.18 FEET) TO A POINT OF TANGENCY;
- (2) SOUTH 89°39'28"WEST 439.07 FEET TO A POINT OF CURVATURE; AND
- (3) NORTHWESTERLY 23.60 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 0°20'32"WEST, THROUGH A CENTRAL ANGLE OF 90°09'13"AND A LONG CHORD BEARING NORTH 45°15'55"WEST 21.24 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAPLEWOOD LANE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- (1) NORTH 0°11'19"WEST 89.48 FEET TO A POINT OF CURVATURE;
- (2) NORTHEASTERLY 18.95 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 89°48'41"EAST, THROUGH A CENTRAL ANGLE OF 6°23'15"AND A LONG CHORD BEARING NORTH 3°00'19"EAST 18.94 FEET) TO A POINT OF TANGENCY; AND
- (3) NORTH 6°11'56"EAST 84.21 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAPLEWOOD LANE SUBDIVISION;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES PROJECTED THE FOLLOWING TWO (2) COURSES:

- (1) NORTH 89°38'46"EAST 140.65 FEET; AND
- (2) NORTH 0°11'19"WEST 197.88 FEET TO A POINT ON THE SOUTHERLY LINE OF SHADY BROOK LANE PHASE 2B SUBDIVISION (ENTRY NO. 437567, TOOELE COUNTY RECORDER'S OFFICE);

THENCE NORTH 89°39'29"EAST 318.00 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID ABERDEEN LANE;
THENCE SOUTH 0°11'19"EAST 390.04 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SUNNY BROOK LANE TO A POINT OF CURVATURE AND THE POINT OF BEGINNING.

CONTAINS 159,493 SQ. FT. OR 3.661 ACRES, 1 LOT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO AN AMENDED LOT AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS:

MAYLA P.WARR P.U.D. – FINAL PLAT – 1ST AMENDED

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

SIGNATURE DATE

PRINTED NAME

TITLE

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF TOOELE

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF TOOELE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Notary Public residing at

MAYLA P.WARR P.U.D. - FINAL PLAT -
1ST AMENDED

AMENDING AND VACATING LOT 2 OF THE MAYLA P. WARR P.U.D. FINAL PLAT SUBDIVISION AND AMENDING AND VACATING LOTS 103 & 104 OF THE MAPLEWOOD LANE SUBDIVISION LOCATED IN STANSBURY PARK, TOOELE COUNTY, UTAH. LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN

TOOELE COUNTY COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____

PLANNER, TOOELE COUNTY

STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D., 20____

DIRECTOR, STANSBURY PARK IMPROVEMENT DISTRICT

NORTH TOOELE COUNTY FIRE DISTRICT

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____ A.D., 20____

NORTH TOOELE COUNTY FIRE DISTRICT

TOOELE COUNTY PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D., 20____

TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY TREASURER

APPROVED BY THE TOOELE COUNTY TREASURER _____ DAY OF _____ A.D., 20____

TOOELE COUNTY TREASURER



6891 South 700 West Ste. 150 Midvale, Utah 840447
Office@diamondlandsurveying.com Phone (801) 266-5099

STANSBURY PARK SERVICE AGENCY

APPROVED THIS _____ DAY OF _____ A.D., 20____

STANSBURY PARK SERVICE AGENCY

TOOELE COUNTY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D., 20____

TOOELE COUNTY ATTORNEY

TOOELE COUNTY ENGINEERING

APPROVED THIS _____ DAY OF _____ A.D., 20____

TOOELE COUNTY ENGINEERING DEPT.

TOOELE COUNTY SURVEY DEPARTMENT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT ROS: _____ AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION, ON THIS _____ DAY OF _____ A.D., 20____

TOOELE COUNTY SURVEY DIRECTOR

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____ A.D., 20____

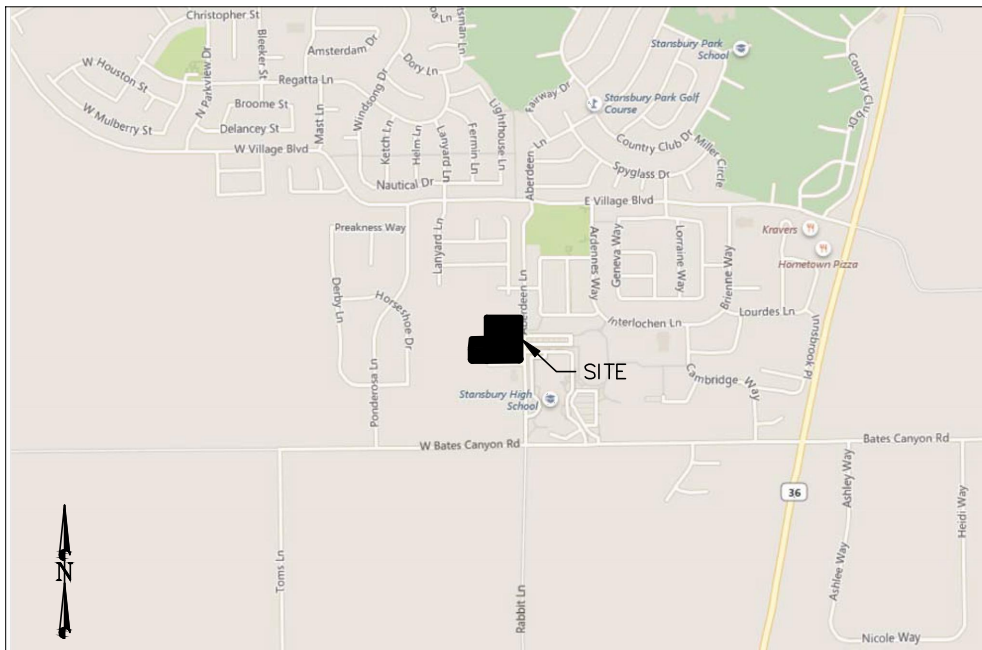
TOOELE COUNTY BOARD OF HEALTH

TOOELE COUNTY RECORDER

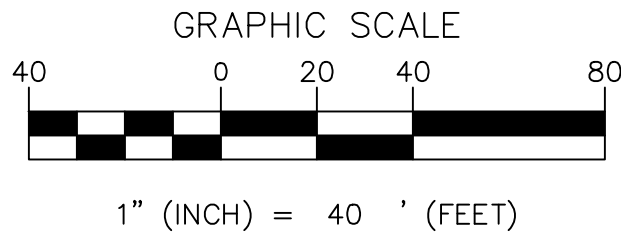
RECORDED NO. _____
STATE OF UTAH, COUNTY OF TOOELE RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

SEE \$ _____ TOOELE COUNTY RECORDER



VICINITY MAP
NOT TO SCALE



LEGEND

- Subdivision Boundary Line
- Easement Line
- Center Line
- Section Line
- Adjoiner Line
- Lot Line
- Dirt Road
- Fence
- 1/16th Corner Monument
- Property Corner
- Quarter Section Corner
- Section Corner Monument