

Planning and Zoning

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

Phone: (435) 843-3160 • Fax: (435) 843-3252

<https://tooeleco.org/>

SUB 2022-040

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: June 5, 2024

Parcel IDs: 05-034-0-0104, 05-034-0-0081, 05-027-0-0029

Current Zone: R-M-7

Approximate Site Location: Located North of Castle Rock Drive, and north of Old Mill PUD phase 2.

Request: Preliminary Plat Approval for Wild Horse Ranch (Phases 13-16) Subdivision.

Unincorporated: Stansbury Park

Planner: Trish DuClos

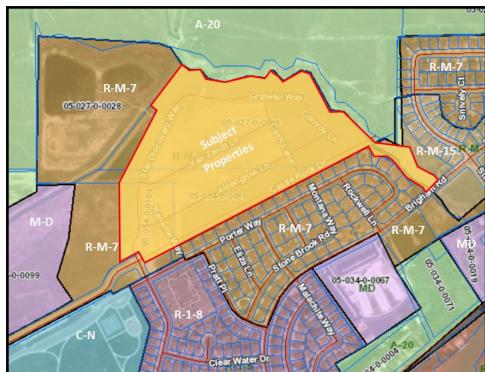
Planning Staff Recommendation: Approval

Applicant Name: Micah Peters (Clearwater Homes)

PROJECT DESCRIPTION

Micah Peters (Clearwater Homes) is requesting preliminary plat approval for the proposed phases 13-16 of Wild Horse Ranch subdivisions. 110 residential lots total and 8 alpha lots/open space. These properties are part of the Leucadia Development Agreement, Contract # 09-12-12.

SITE & VICINITY DESCRIPTION (see attached map)



The proposed phases are located on the North side of Castle Rock Drive and North of Old Mill PUD phase 2 subdivision. It is Northeast of Porter Way Park. The subject properties are located in an R-M-7 (multiple residential, 7,000 square feet minimum) zone. It is completely surrounded by the same zone. There are a mix of all different zones around the R-M-7 zone.

LAND USE CONSIDERATIONS (R-M-7 Zone)

Requirement	Standard	Compliance Verified
Height	35 Feet	N/A
Front Yard Setback	20 Feet	Can Comply
Side Yard Setback	Main Building: 8 Feet Accessory Buildings: 3 Feet, provided they do not encroach on any easement.	Can Comply
Rear Yard Setback	Main Building: 20 Feet	Can Comply

	Accessory Buildings: 3 Feet, provided they do not encroach on any easement.	
Lot Width	70 Feet	Yes
Lot Area	7,000 Square Feet per lot (*Zoning Administrator Determination), maximum density of seven dwelling units per acre.	Yes
Maximum Building Coverage	45 Percent	Can Comply
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, 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

The proposed subdivisions are compatible with the Tooele County General Plan Update 2022.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed subdivision.

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors will be forwarded to the Tooele County Planning Commission for review and will be summarized on October 6, 2021.

REVIEWING AGENCIES RESPONSE

All reviewing agencies have approved the preliminary plats for Wild Horse Ranch phases 13-16.

PLANNING STAFF ANALYSIS

16-2-1. Purposes of Multiple Residential Districts (R-M-7)

The purposes of Multiple Residential District (R-M-7) are to provide for areas for medium to high density residential density with the opportunity for varied housing styles and character.

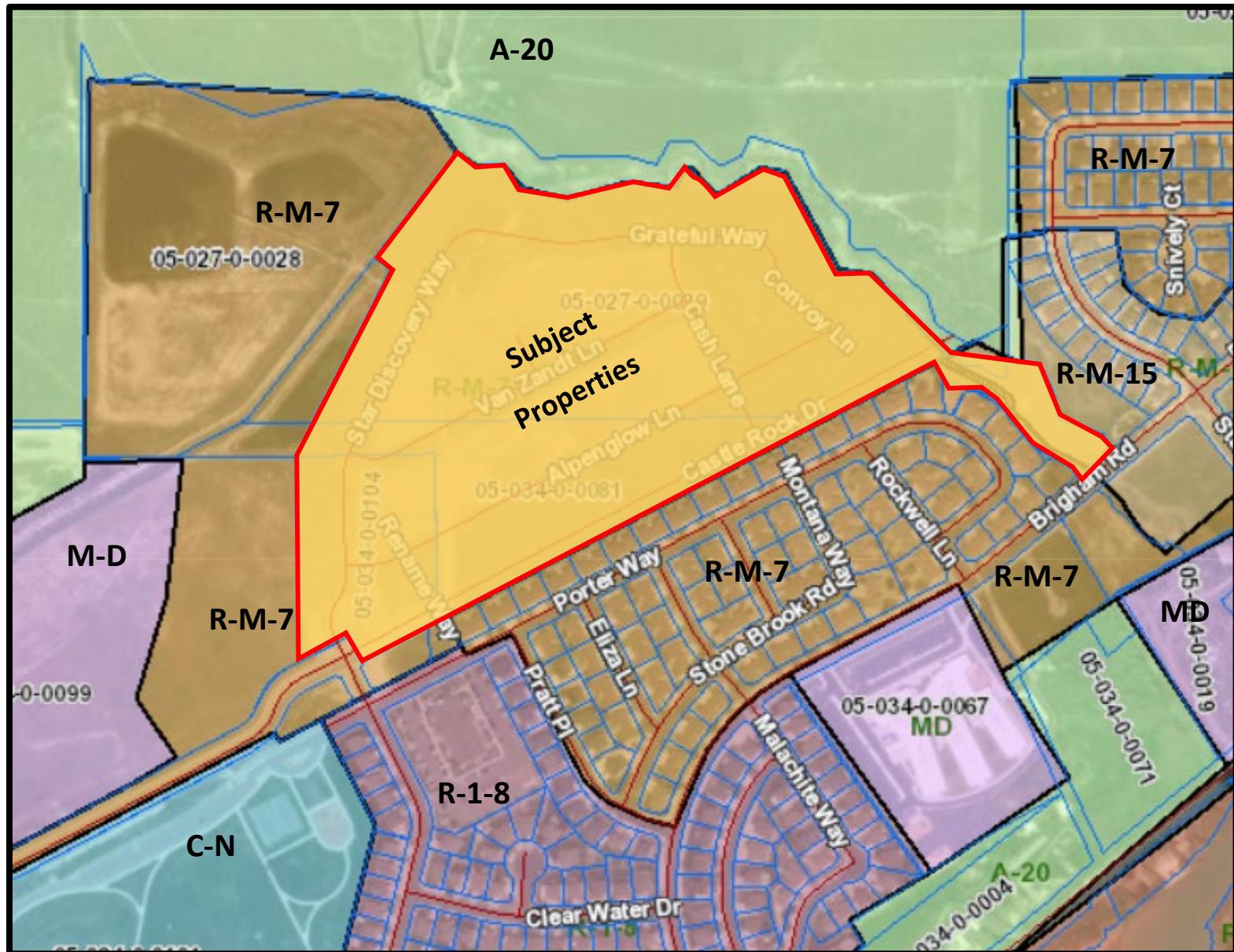
There are still civil comments to address for final approval. The applicant has requested we get preliminary approval and he will submit for final once all comments are addressed. Since these phases were submitted with the old subdivision code they have vested rights with that code and its processes. Final plat approval will also come before planning commission.

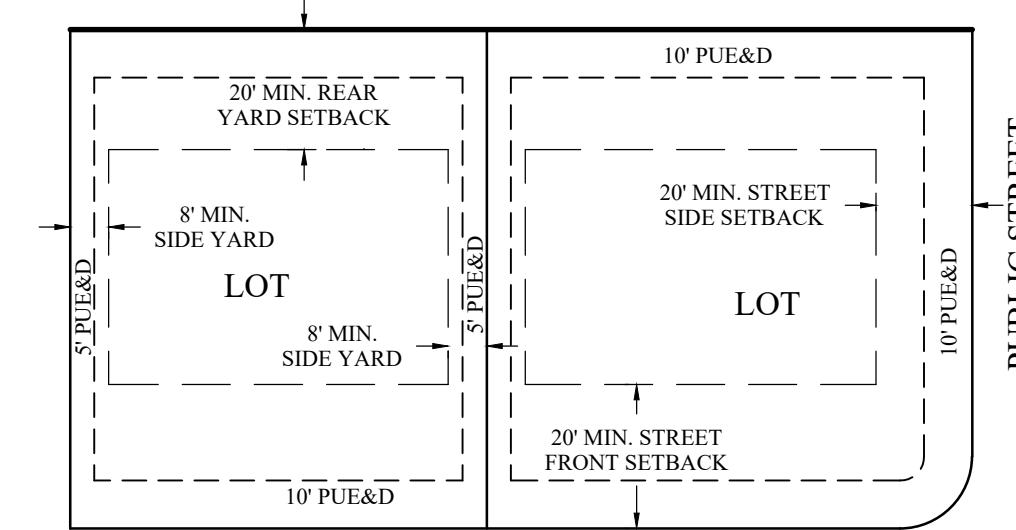
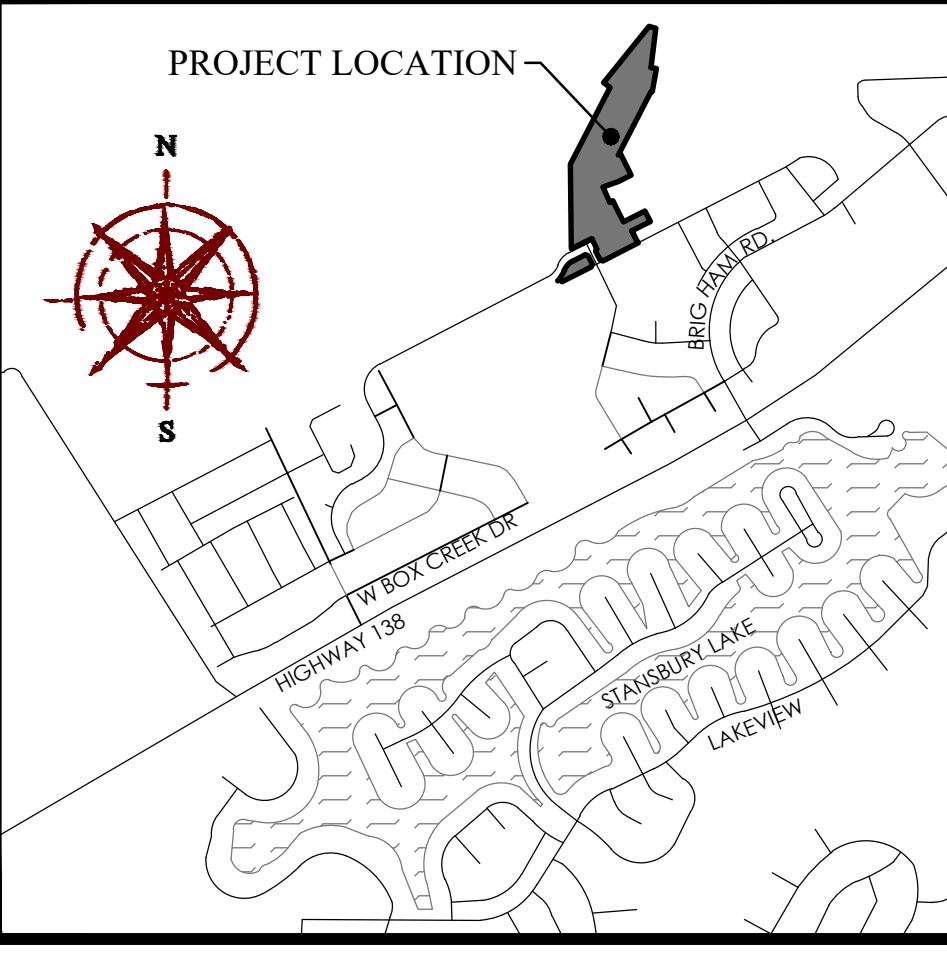
PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant preliminary plat approval for the proposed Wild Horse Ranch Phases 13-16 Subdivisions.

SUB 2022-040: Preliminary Plat Approval for Wild Horse Ranch (Phases 13-16).

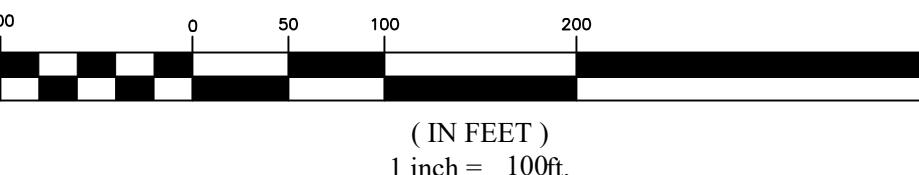
Located North of Castle Rock Drive and north of Old Mill phase 2 subdivision (Parcel IDs: 05-034-0-0104, 05-034-0-0081, 05-027-0-0029)





TYPICAL PUBLIC UTILITIES AND DRAINAGE EASEMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 100ft.

VICINITY MAP

N.T.S.

LEGEND

- BOUNDARY SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING BACK
- EXIST. PROPERTY LINE
- EXIST. FENCE
- 5/8x24" REBAR AND CAP (FOCUS ENGINEERING) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- EXIST. STREET MONUMENT
- BOUNDARY TO MONUMENT
- (B-M)
- (M-M)
- MONUMENT TO MONUMENT

NOTES:

- NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES.
- NO FENCING ALLOWED IN EASEMENTS.
- #5x24" REBAR & CAP (FOCUS ENGINEERING) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
- CENTURYLINK IS HEREBY GRANTED A NON-EXCLUSIVE 5' UTILITY, TELECOM, AND CABLE EASEMENT ON THE FRONT AND REAR LOT CORNERS OF ALL PLATTED LOTS.
- ENGINEER AND SURVEYOR SHALL PROVIDE AN AS-BUILT DRAWING OF ALL PLATED RETENTION FACILITIES, TOGETHER WITH A LETTER OF CERTIFICATION FROM ENGINEER FOR EACH INDIVIDUAL LOT, THAT CERTIFIES THE APPROVED RETENTION FACILITIES ARE CONSTRUCTED ACCORDING TO THE APPROVED PLANS, AND THAT THEY PROVIDE THE REQUIRED 100-YEAR 24-HOUR EVENT VOLUME. CERTIFICATION SHALL BE RECEIVED AND REVIEWED BY TOOELE COUNTY.
- ENGINEER AND SURVEYOR SHALL PROVIDE AN AS-BUILT DRAWING OF EACH INDIVIDUAL LOT AND CERTIFY A "LETTER OF CERTIFICATION" THAT THE FINISHED GRADED LOT IS IN CONFORMANCE TO THE SUBDIVISION GRADING PLAN AND MATCHES THE GRADING INTENT, AND DESIGNED GRADES AT THE FRONT AND REAR LOT CORNERS. CERTIFICATION SHALL BE SUBMITTED AND REVIEWED BY TOOELE COUNTY BUILDING DEPT. PRIOR TO OBTAINING BUILDING PERMIT.
- IT IS FURTHER AGREED THAT THE MEASURED DISTANCE OF THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 16, T2S, R4W, SLB&M WAS DIFFERENT THAN WHAT WAS ORIGINALLY SHOWN ON SUBDIVISION PLATS FOR WILD HORSE RANCH. TO RE-ESTABLISH AND PERPETUATE THE RELATIONSHIP OF THE SECTION MONUMENTS AND THE SUBDIVISIONS AS PLATTED, AND LOCATED ON THE SUBDIVISION PLAT, THE NORTH 1/4 CORNER OF SECTION 16 WAS HELD AND THE DISTANCE OF PREVIOUS PLATS OF 233.71 FEET ALONG THE SECTION LINE WAS USED TO ESTABLISH THE POSITION OF SAID NORTHWEST CORNER SECTION 16. SEE AFFIDAVITS RECORDED AS ENTRY NO. 537935 AND ENTRY NO. 564613 IN THE OFFICE OF THE TOOELE COUNTY RECORDER.
- PENELope ROSE LLC WILL RETAIN THE OWNERSHIP OF PARCEL A.
- PARCEL B IS TO BE DEEDED TO RINTO BY A SEPARATE DOCUMENT WHEN PLAT IS RECORDED
- PARCEL C IS AN AREA AND A RETENTION POND EASEMENT TO BE DEEDDED TO AND MAINTAINED BY THE WILD HORSE RANCH HOME OWNERS ASSOCIATION (HOA) BY A SEPARATE DOCUMENT WHEN PLAT IS RECORDED
- PARCEL D, E, AND F ARE TO BE DEEDDED TO AND MAINTAINED BY SPID (STANSBURY PARK IMPROVEMENT DISTRICT) BY A SEPARATE DOCUMENT WHEN PLAT IS RECORDED
- PARCEL G IS TO NOT BE SERVED BY GRAVITY OPERATED SEWER SYSTEM. PRIVATE EJECTOR PUMPS MAY BE REQUIRED.
- NO TREES ARE ALLOWED WITHIN THE PARKSTRIP OF LOTS 1307-1311, AND SHALL REMAIN CLEAR & UNOBSTRUCTED OF STRUCTURES AND ALL OTHER UTILITIES; FOR THE ACCESS, OPERATION, AND MAINTENANCE, OF STANSBURY PARK IMPROVEMENT DISTRICTS SEWER LINE (ENTRY NO. 335721)
- ALL NON-RESIDENTIAL PARCELS SHOWN HEREON ARE NON-IRRIGATED.

STANSBURY SERVICE AGENCY

APPROVED THIS ____ DAY OF
A.D. 20

CHAIRMAN

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO. 2016-0015-01

PREPARED FOR

CLEARWATER HOMES
300 WEST 180 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 599-1839

CONTACT: MICAH PETERS

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84041 PH: (801) 352-0075
www.focusutah.com

TOOELE COUNTY
HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF A.D. 20

DIRECTOR, TOOELE COUNTY HEALTH DEPARTMENT

WILD HORSE RANCH PHASE 13

SUBDIVISION

PRELIMINARY PLAT

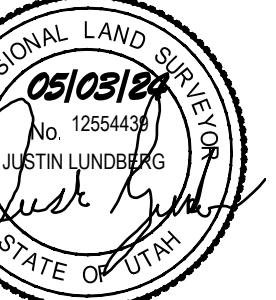
LOCATED IN THE SW 1/4 OF SECTION 9 AND THE
NW 1/4 OF SECTION 16, T2S, R4W,
SALT LAKE BASE & MERIDIAN
STANSBURY PARK, TOOELE COUNTY, UTAH

Boundary Line Table

LINE	DIRECTION	LENGTH
L1	S24°05'51"E	114.48
L2	N63°30'36"E	22.95
L3	S54°40'48"E	9.84
L4	N26°39'55"W	59.32
L5	N26°39'55"W	80.00
L6	S26°39'55"E	60.16
L7	N63°20'05"E	95.54

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, parcels, and streets, together with easements, hereafter to be known as WILD HORSE RANCH PHASE 13 and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.



05/05/184

DATE

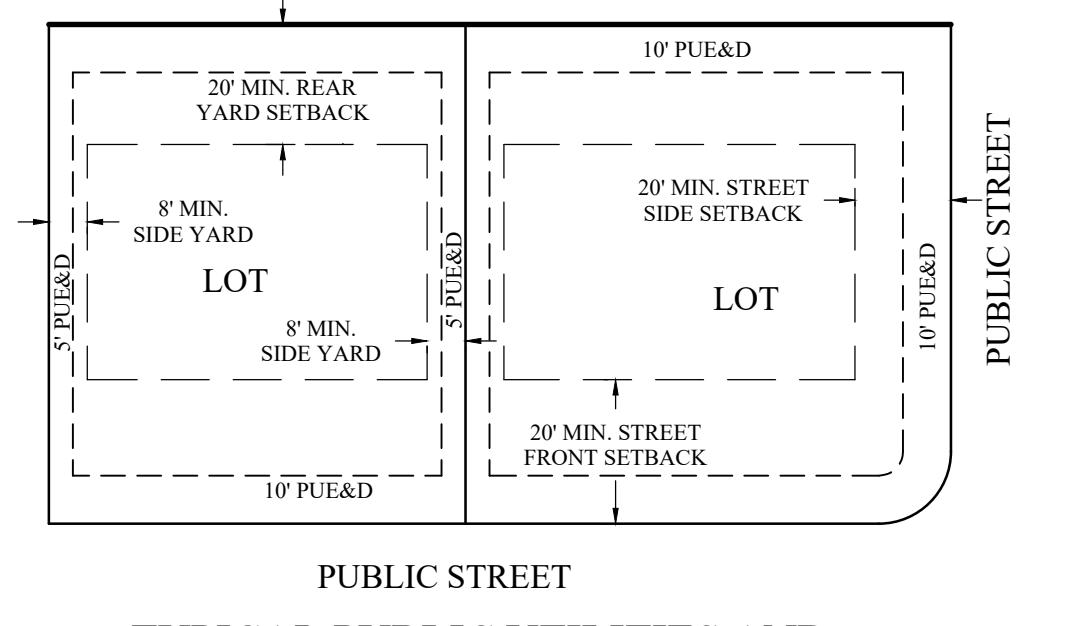
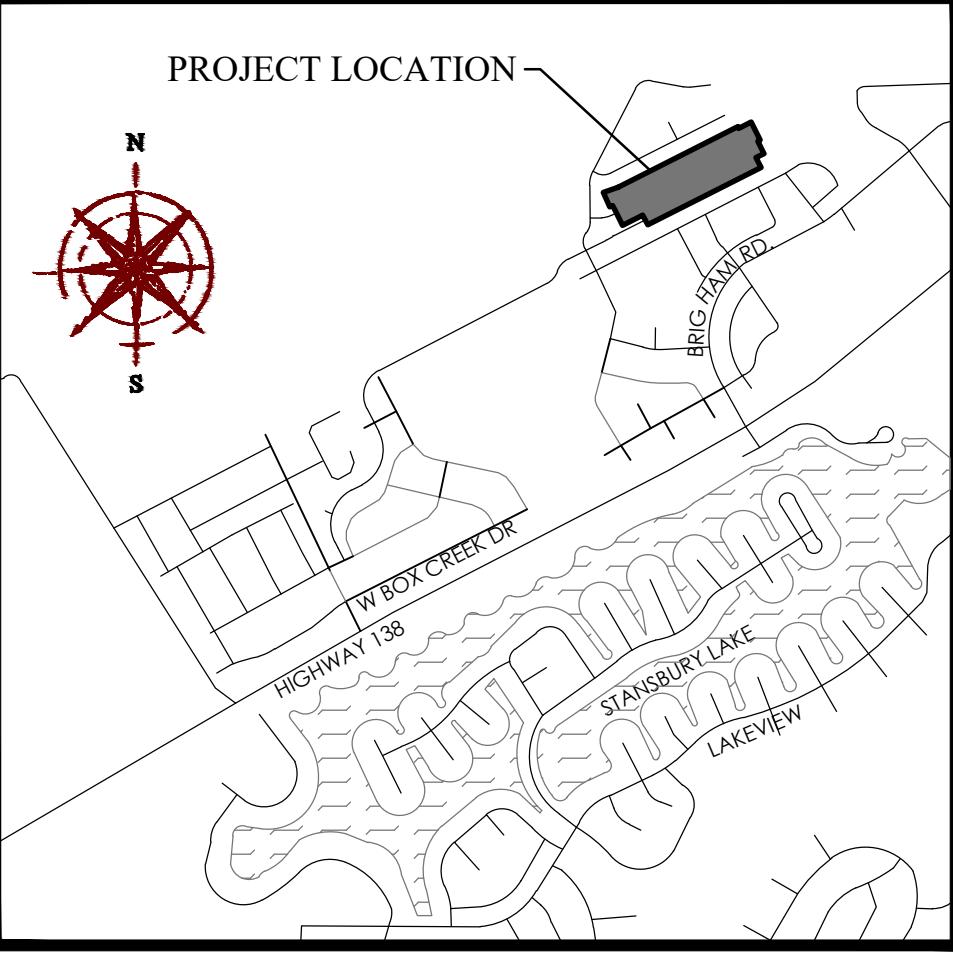
BOUNDRy DESCRIPTION

PHASE 13

LOTS 1302-1332

A portion of the SW1/4 of Section 9 and the NW1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

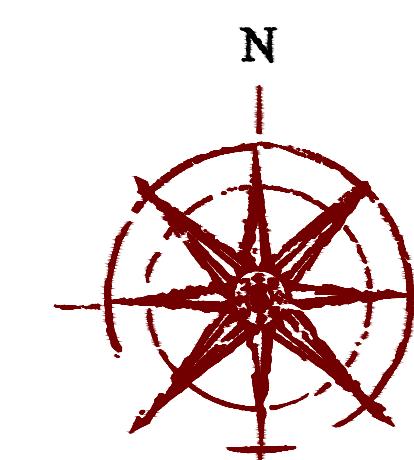
Beginning at a point Southeastly line of that Real Property described in Deed Entry No. 33721 of the Official Records of Tooele County located S89°42'06"W along the Section line 717.38 feet and South 95.03 feet from the North 1/4 Corner of Section 16, T2S, R4W, SLB&M; thence along said deed the following (2) courses: 1) N27°19'50"E 585.85 feet; 2) N50°41'33"W 54.00 feet to the southerly line of that Real Property described in Deed Entry No. 380004 of the Official Records of Tooele County; thence N38°59'38"E along said deed 488.99 feet to the southerly line of that Real Property described in Deed Entry No. 329649 of the Official Records of Tooele County; thence S74°38'58"E along said deed 46.17 feet, thence S06°52'01"W 268.49 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 130.00 feet (radius bears: S06°52'01"W) a distance of 7.69 feet through a central angle of 03°23'24" Chord: S10°26'16"E 7.69 feet, thence S79°44'34"E 29.75 feet; thence S10°15'26"W 60.00 feet; thence S14°35'31"W 100.29 feet; thence S27°18'58"W 457.27 feet; thence S09°07'10"E 16.72 feet; thence S26°51'57"E 160.00 feet; thence S63°08'03"W 96.60 feet; thence S70°35'46"E 112.27 feet; thence S24°05'11"E 164.48 feet; thence N63°08'36"E 22.95 feet; thence S26°14'54"E 160.24 feet; thence S62°01'41"E (plat: S54°41'04"E) 9.84 feet to the northerly right-of-way line of Porter Way as described and dedicated as part of STARSIDE PHASE 2-PARCEL 9 P.U.D. according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S62°48'02"W, along said right-of-way and extension thereof, 222.61 feet; thence S27°10'09"W 18.60 feet; thence S62°34'10"W 21.27 feet to the Northerly right-of-way; thence running Westerly along said right-of-way the following three (3) courses: (1) Northeastly along the arc of a non-tangent curve to the left having a radius of 194.00 feet (radius bears: N45°51'46"W) a distance of 82.40 feet through a central angle of 23.42 feet through a central angle of 89°27'57" Chord: S18°04'03"W 21.11 feet to the northerly right-of-way line of Porter Way as described and dedicated as part of STARSIDE PHASE 2-PARCEL 9 P.U.D. according to the Official Plat thereof on file in the Office of the Tooele County Recorder; 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WILD HORSE RANCH PHASE 15

SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SE1/4 OF SECTION 9 AND THE
NW1/4 & NE1/4 OF SECTION 16, T2S, R4W,
SALT LAKE BASE & MERIDIAN
STANSBURY PARK CITY, TOOKEE COUNTY, UTAH



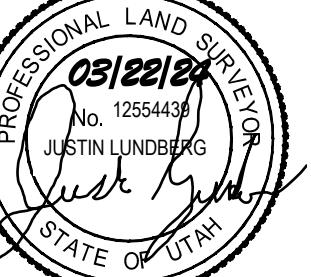
GRAPHIC SCALE

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SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, and streets, together with easements, hereafter to be known as WILD HORSE RANCH PHASE 15 and the same has, or will be, correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439



03/22/24

BOUNDARY DESCRIPTION

A part of the SE1/4 of Section 9 and the NW1/4 & NE1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°42'06"E along the Section line 496.06 feet and South 249.27 feet from the North 1/4 Corner of Section 16, T2S, R4W, SLB&M; thence N70°35'46"E 112.27 feet; thence N63°08'03"E 974.27 feet; thence S26°51'57"E 13.79 feet; thence N63°08'03"E 0.00 feet; thence S26°51'57"E 146.17 feet; thence N63°08'36"W 19.49 feet; thence S26°51'57"E 100.14 feet; thence S63°08'19"W 65.51 feet; thence S26°51'41"E 80.00 feet to the Northwesterly line of OLD MILL P.U.D. Phase 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence along said plat S63°08'19"W 919.70 feet to and along the Northwesterly line of OLD MILL P.U.D. Phase 2, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence N26°51'41"W 80.00 feet; thence S63°08'19"W 163.48 feet; thence N26°51'45"W 160.24 feet; thence S63°08'36"W 22.95 feet; thence N24°05'51"W 114.48 feet to the point of beginning.

Contains: 8.65 acres +/-

VICINITY MAP

N.T.S.

LEGEND

- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - BUILDING BACK
- - - EXISTING PROPERTY LINE
- - - EXIST. FENCE
- 5/8x24" REBAR AND CAP (FOCUS ENGINEERING) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- EXIST. STREET MONUMENT
- BOUNDARY TO MONUMENT
- MONUMENT TO MONUMENT

NORTHWEST CORNER OF
SECTION 16, T2S, R4W, SLB&M
1984 TOOKEE COUNTY MONUMENT

NOTES:

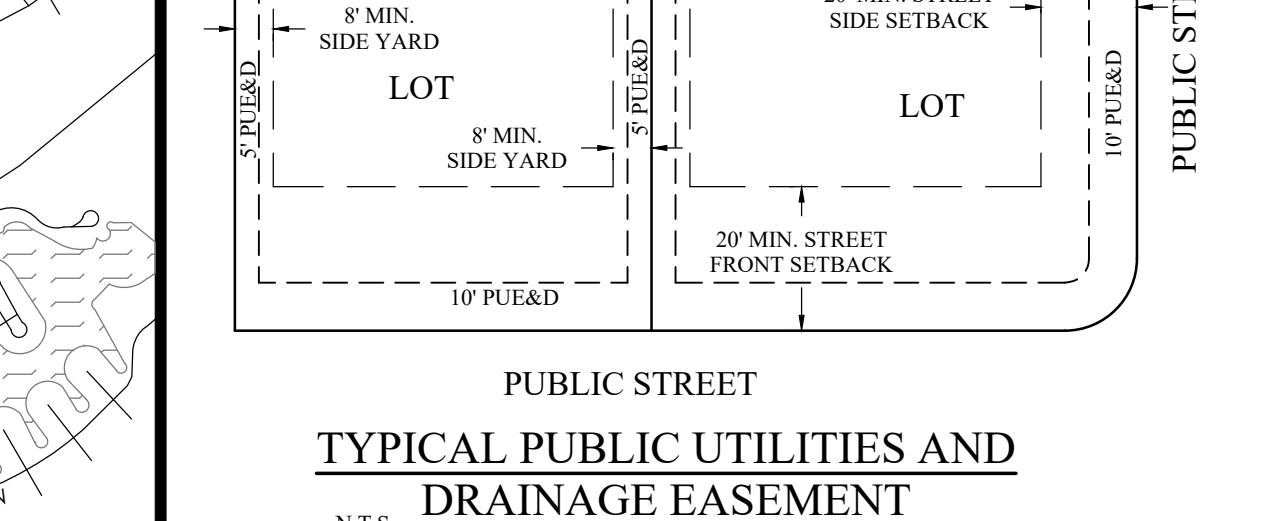
1. NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. NO FENCING ALLOWED IN EASEMENTS.
2. IT WAS FOUND THAT THE MEASURED DISTANCE OF THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 16, T2S, R4W, SLB&M WAS DIFFERENT THAN WHAT WAS ORIGINALLY SHOWN ON SUBDIVISION PLATS FOR WILD HORSE RANCH PHASE 14. THIS IS BELIEVED TO BE THE RESULT OF A MISTAKE IN THE SECTION MONUMENTS AND THE SUBDIVISIONS AS PLATED, AND LOCATED ON THE GROUND; SAID NORTH 1/4 CORNER OF SECTION 16 WAS HELD AND THE DISTANCE ON THE PREVIOUS PLATS OF 263.71 FEET ALONG THE SECTION LINE WAS USED TO ESTABLISH THE POSITION OF SAID NORTH 1/4 CORNER OF SECTION 16.
3. 5/8x24" REBAR & CAP (FOCUS) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
4. CENTURYLINK IS HEREBY GRANTED A NON-EXCLUSIVE 5' UTILITY, TELECOM, AND CABLE EASEMENT ON THE FRONT, REAR, AND SIDES OF ALL LOTS AND BLOCKS CONTAINED IN THIS PLAT.
5. ENGINEER AND SURVEYOR SHALL PROVIDE AN ASBUILT DRAWING OF ALL PRIVATE RETENTION FACILITIES, TOGETHER WITH A LETTER OF CERTIFICATION FROM ENGINEER FOR EACH INDIVIDUAL LOT. ALL PRIVATE RETENTION FACILITIES ARE CONSTRUCTED ACCORDING TO THE APPROVED PLANS, AND THAT THEY PROVIDE THE REQUIRED 100-YEAR 24-HOUR EVENT VOLUME. CERTIFICATION LETTERS SHALL BE RECEIVED AND REVIEWED BY TOOKEE COUNTY BUILDING DEPT. PRIOR TO OBTAINING BUILDING OCCUPANCY.
6. ENGINEER AND SURVEYOR SHALL PROVIDE AN ASBUILT DRAWING OF EACH INDIVIDUAL LOT AND CERTIFY IN A "LETTER OF CERTIFICATION" THAT THE FINISHED GRADED LOT IS IN CONFORMANCE TO THE SUBDIVISION GRADING PLAN AND AN ASBUILT DRAWING OF ALL PUBLIC UTILITY LINES AT THE FRONT AND REAR LOT CORNERS. CERTIFICATION SHALL BE SUBMITTED AND REVIEWED BY TOOKEE COUNTY BUILDING DEPT. PRIOR TO OBTAINING BUILDING OCCUPANCY.

OWNER/DEVELOPER
CLEARWATER HOMES
300 WEST 180 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 599-1839
CONTACT: MICAH PETERS

PREPARED BY

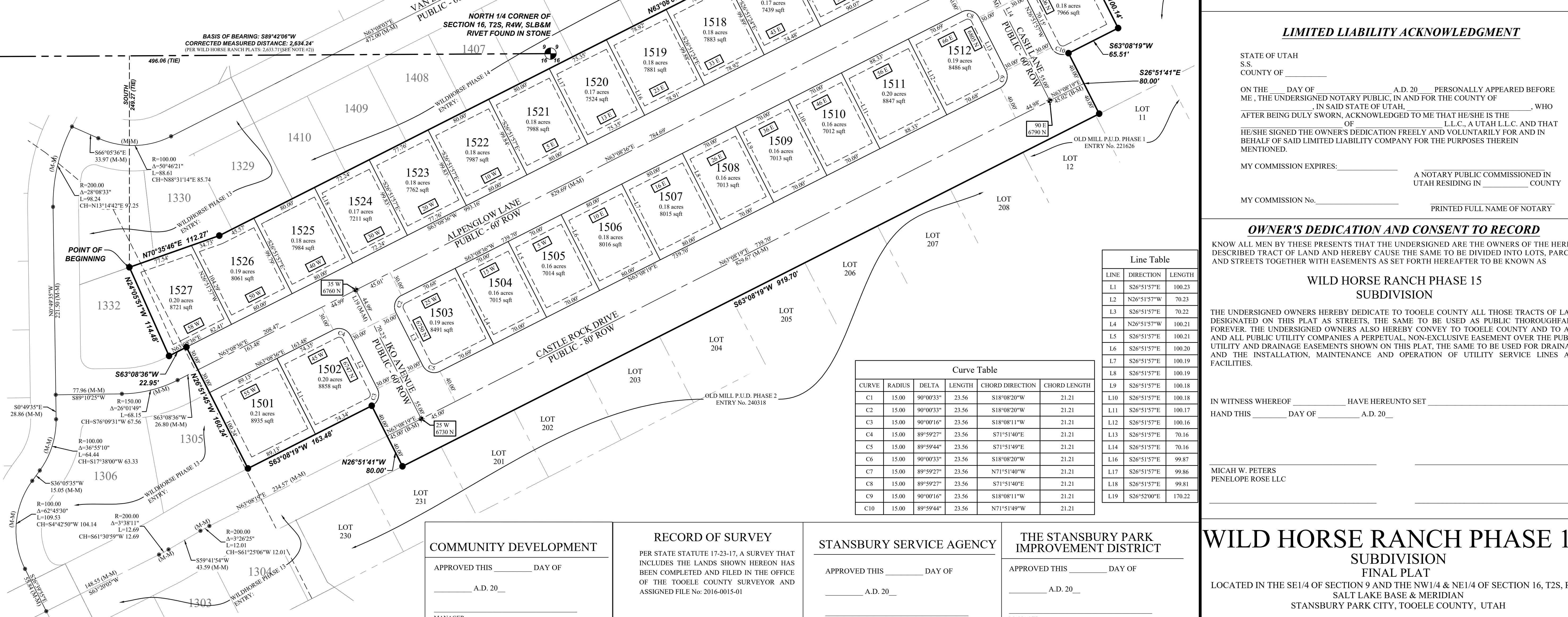


TOOELE COUNTY
HEALTH DEPARTMENT
APPROVED THIS ____ DAY OF ____ A.D. 20
DIRECTOR, TOOKELE COUNTY HEALTH DEPARTMENT



TYPICAL PUBLIC UTILITIES AND DRAINAGE EASEMENT

N.T.S.



COMMUNITY DEVELOPMENT	
APPROVED THIS ____ DAY OF A.D. 20	MANAGER

RECORD OF SURVEY	
PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOKEE COUNTY SURVEYOR AND ASSIGNED FILE NO: 2016-0015-01	
APPROVED THIS ____ DAY OF A.D. 20	STANSBURY SERVICE AGENCY
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20	THE STANSBURY PARK IMPROVEMENT DISTRICT
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20	TOOELE COUNTY SURVEY DEPARTMENT
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20	TOOELE COUNTY ENGINEERING DEPARTMENT
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20	TOOELE COUNTY PLANNING COMMISSION
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20	TOOELE COUNTY ATTORNEY
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20	TOOELE COUNTY TREASURER

TOOELE COUNTY RECORDER	
NO. _____	
STATE OF UTAH, COUNTY OF TOOKEE, RECORDED & FILED AT THE REQUEST OF _____	
DATE ____ TIME ____ BOOK ____ PAGE ____	
FEES \$	TOOELE COUNTY RECORDER

WILD HORSE RANCH PHASE 15 SUBDIVISION FINAL PLAT	
LOCATED IN THE SE1/4 OF SECTION 9 AND THE NW1/4 & NE1/4 OF SECTION 16, T2S, R4W, SALT LAKE BASE & MERIDIAN STANSBURY PARK CITY, TOOKEE COUNTY, UTAH	

