

SUB 2022-040

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: June , 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: Final Plat Approval for Wild Horse Ranch (Phases 13-16) Subdivision.

Unincorporated: Stansbury Park

Planner: Trish DuClos

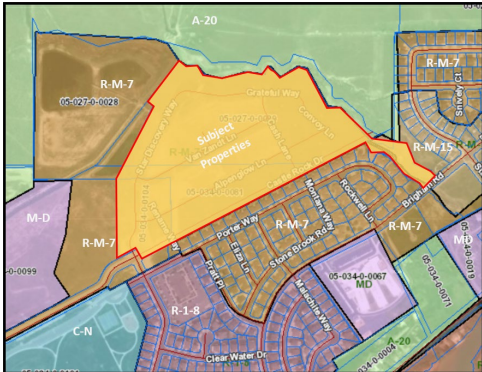
Planning Staff Recommendation: Approval

Applicant Name: Micah Peters (Clearwater Homes)

PROJECT DESCRIPTION

Micah Peters (Clearwater Homes) is requesting final 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, after this staff report is submitted, will be forwarded to the Tooele County Planning Commission for review and will be summarized at the meeting.

REVIEWING AGENCIES RESPONSE

All reviewing agencies have approved the final plats and civil drawings 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.

Since these phases were submitted with the old subdivision code they have vested rights with that code and its processes.

In the meeting held on June 5, 2024, planning commission voted to approve the preliminary plat with conditions that the final plats address the trail system maintenance and the fence that will be placed around the canal.

Since the trail is part of the public right-of-way, Tooele County's road department is responsible to maintain the trail. The park strips are maintained by Stansbury Service Agency. Once the access road is abandoned the maintenance of the trail will be by either the HOA or Stansbury Service Agency.

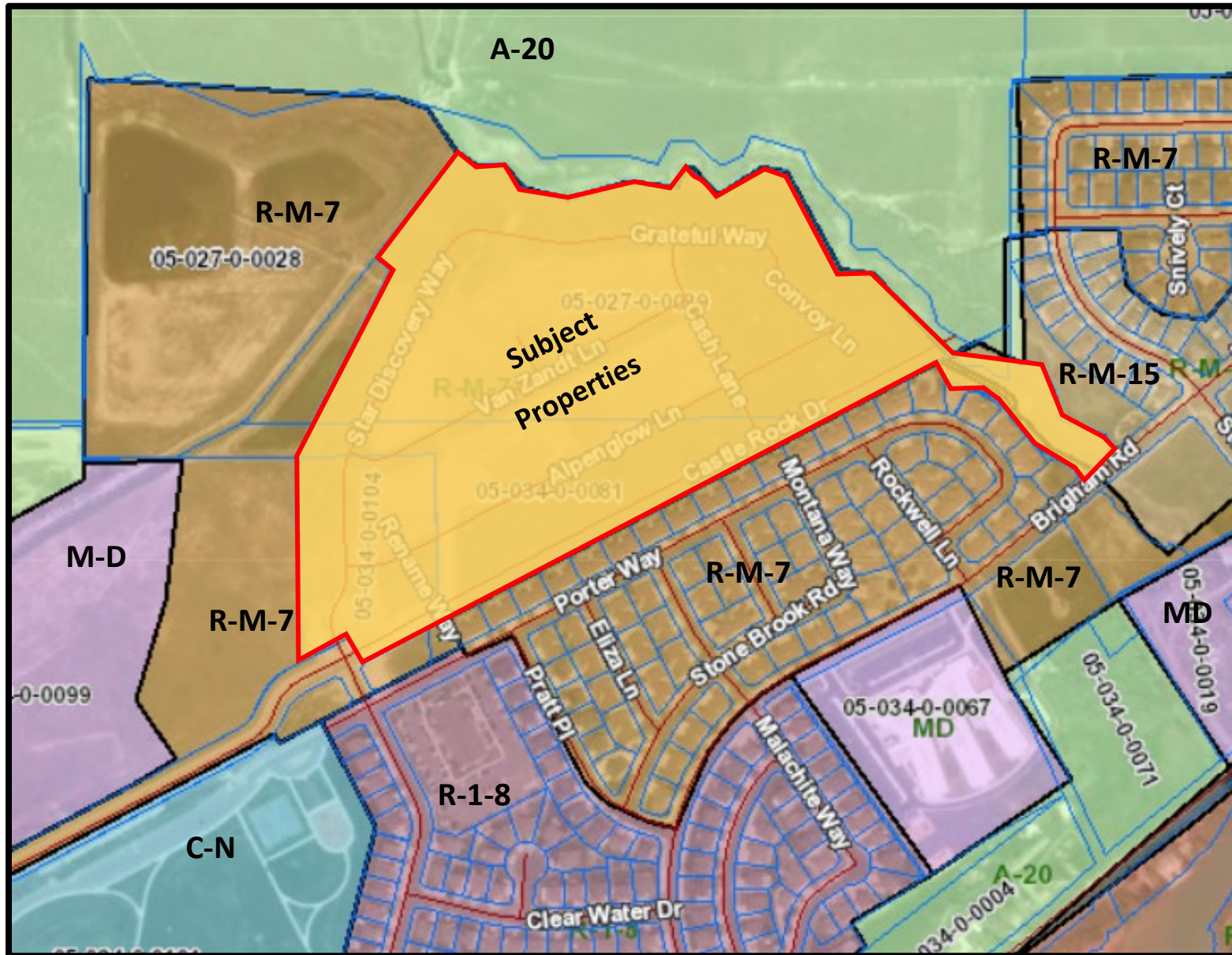
The fence detail is provided on the overall site plan page which is part of the civil drawings. These pages are attached.

PLANNING STAFF RECOMMENDATION

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

SUB 2022-040: Final 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)



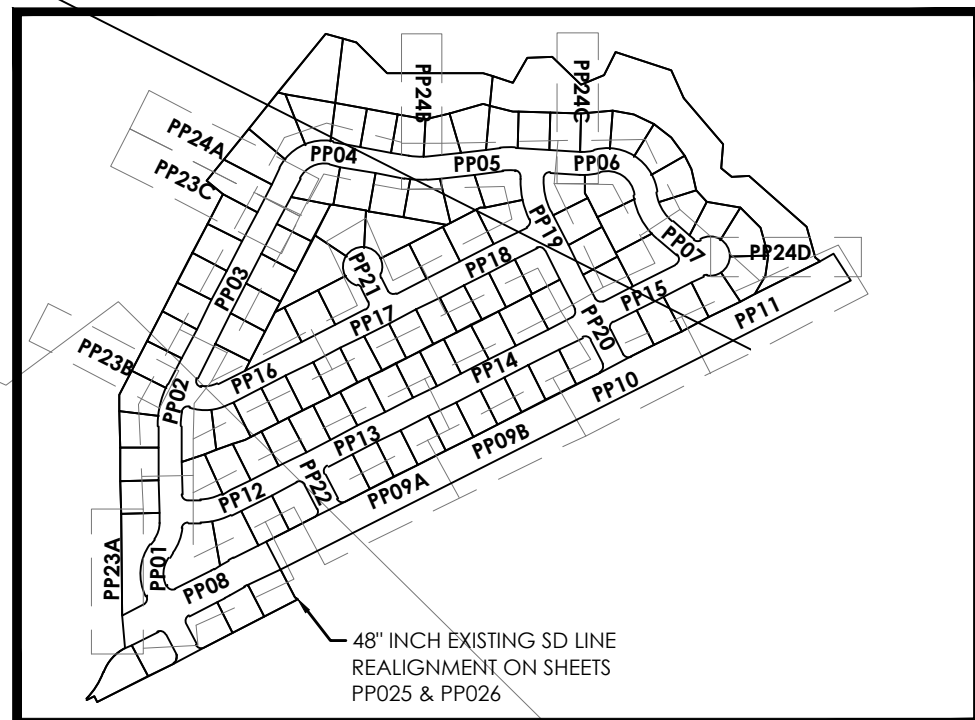
LEGEND

BOUNDARY
ROW
LOT LINE
CENTERLINE
EASEMENT
15" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
END OF ROAD

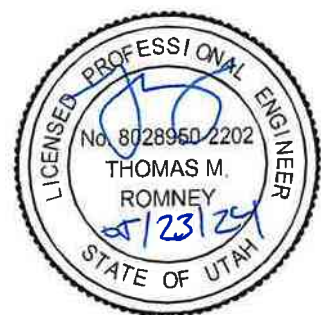
SIGN
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE, & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
SPOT ELEVATION
AREA OF RECYCLED ROADBASE

NOTE

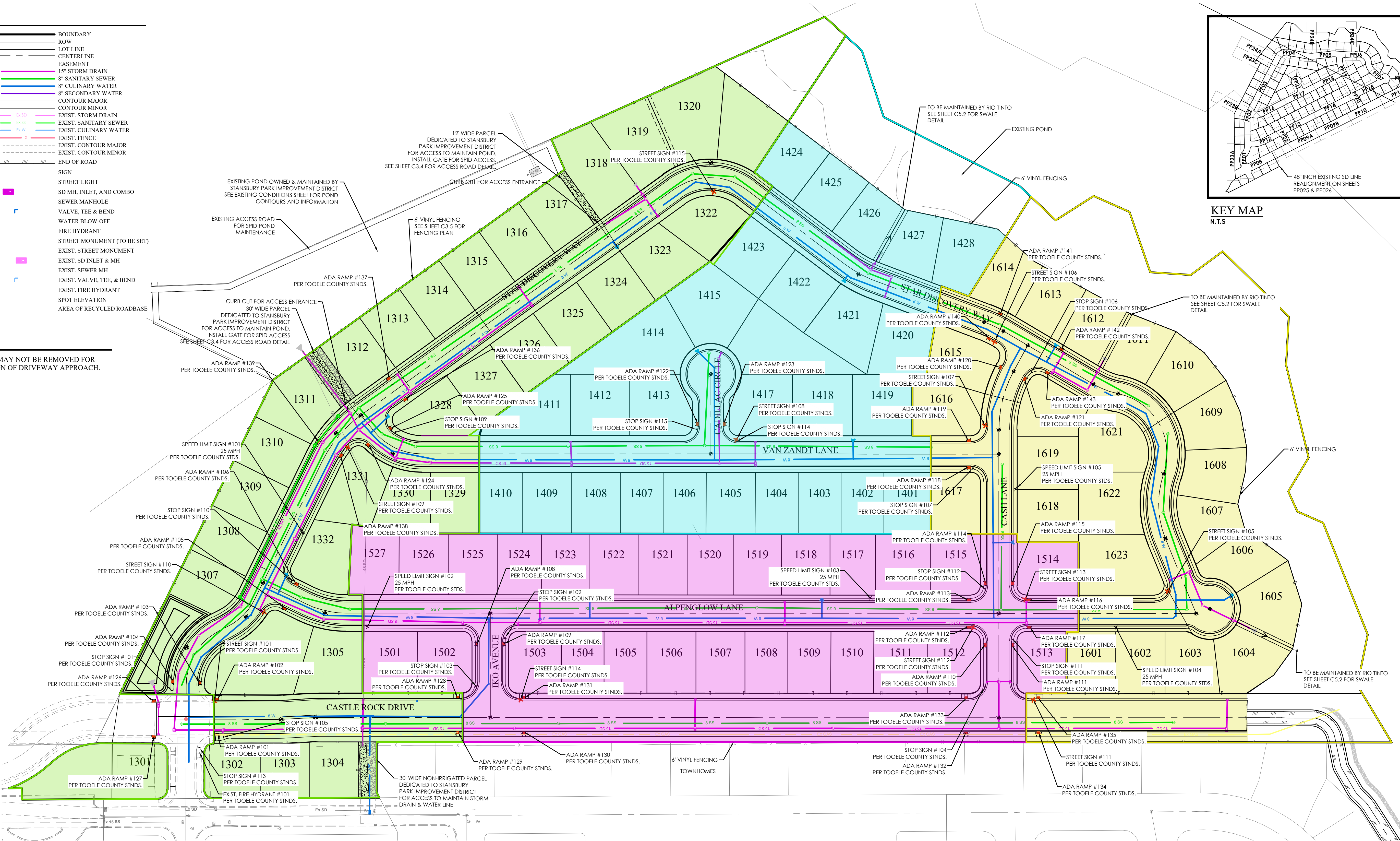
1. ADA RAMPS MAY NOT BE REMOVED FOR INSTALLATION OF DRIVEWAY APPROACH.



KEY MAP
N.T.S.



WILD HORSE PHASE 13-16
STANSBURY PARK, UT
OVERALL SITE PLAN

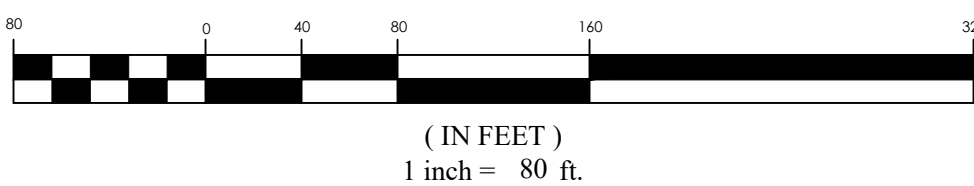


PHASE LEGEND

- PHASE 13
PHASE 14
PHASE 15
PHASE 16



GRAPHIC SCALE



TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

APPROVED THIS _____ DAY OF _____

A.D. 20____, BY THE TOOELE COUNTY BUILDING AND DEVELOPMENT SERVICES.

DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

THE STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____

A.D. 20____

MANAGER

THE STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____

A.D. 20____

ENGINEER

REVISION BLOCK		DESCRIPTION
#	DATE	
1	01/26/24	CASTLEROCK DRIVE UPDATE
2		
3		
4		
5		
6		

OVERALL SITE PLAN

Scale: 1"=80'
Date: 03/12/24
Sheet: C3.1

Drawn: MEC
Job #: 20-0142



LEGEND

—	VINYL FENCE
—	BOUNDARY
—	ROW
—	LOT LINE
—	CENTERLINE
—	EASEMENT
—	15" STORM DRAIN
—	8" SANITARY SEWER
—	8" CULINARY WATER
—	8" SECONDARY WATER
—	CONTOUR MAJOR
—	CONTOUR MINOR
—	EXIST. STORM DRAIN
—	EXIST. SANITARY SEWER
—	EXIST. CULINARY WATER
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—	STREET LIGHT
—	SD MH, INLET, AND COMBO
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—	EXIST. VALVE, TEE, & BEND
—	EXIST. FIRE HYDRANT
—	SPOT ELEVATION
—	AREA OF RECYCLED ROADBASE



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THE STANSBURY PARK IMPROVEMENT DISTRICT

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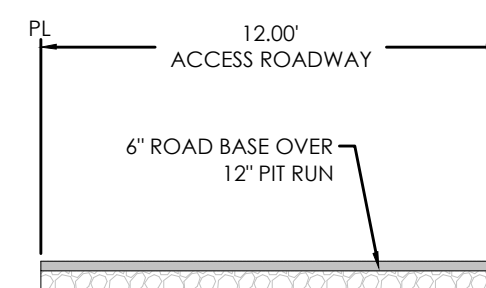
MANAGER

THE STANSBURY PARK IMPROVEMENT DISTRICT

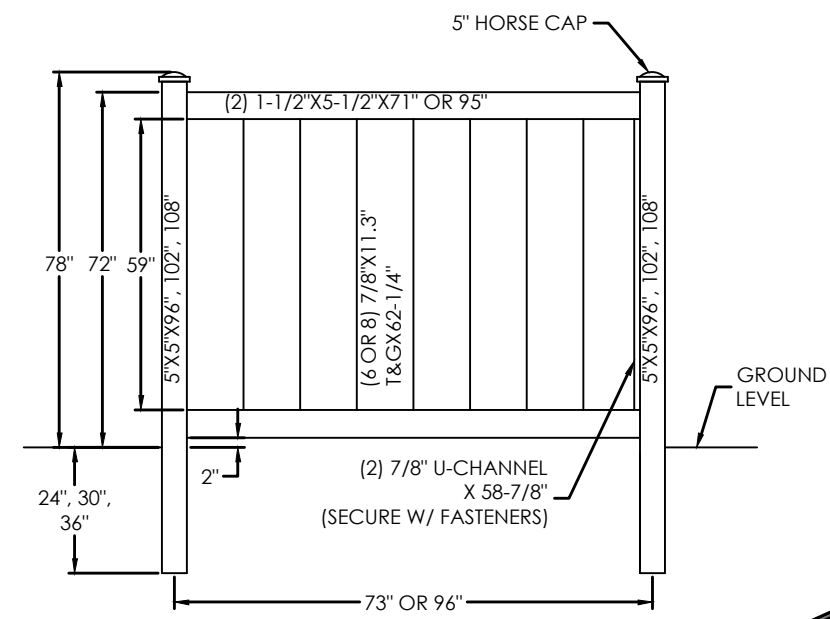
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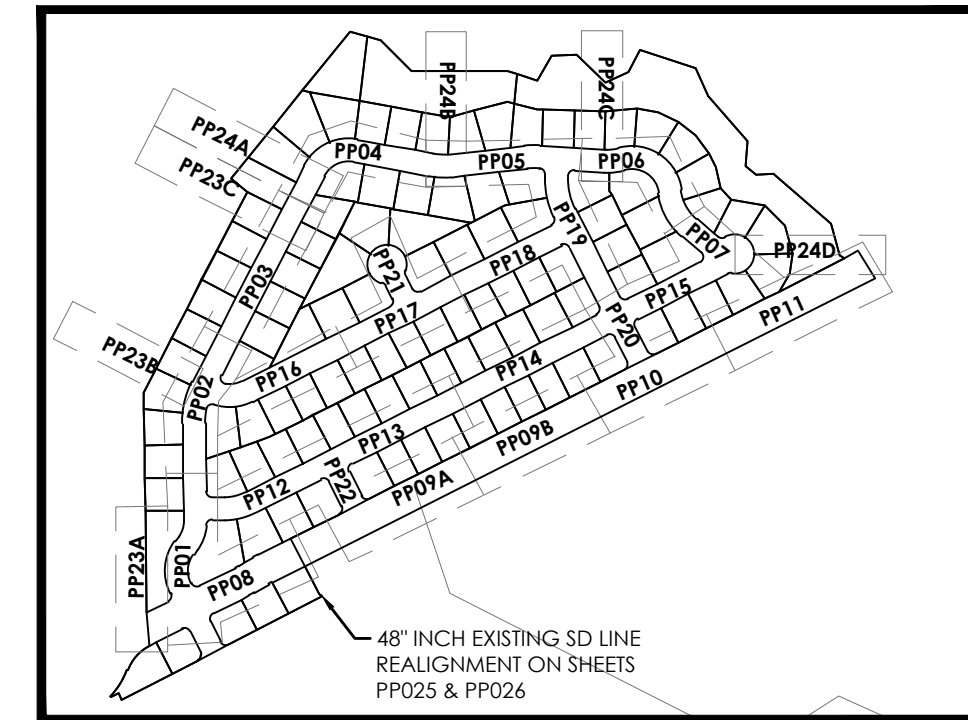
ENGINEER



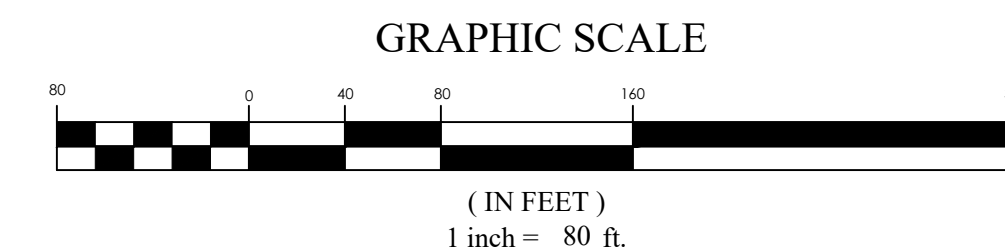
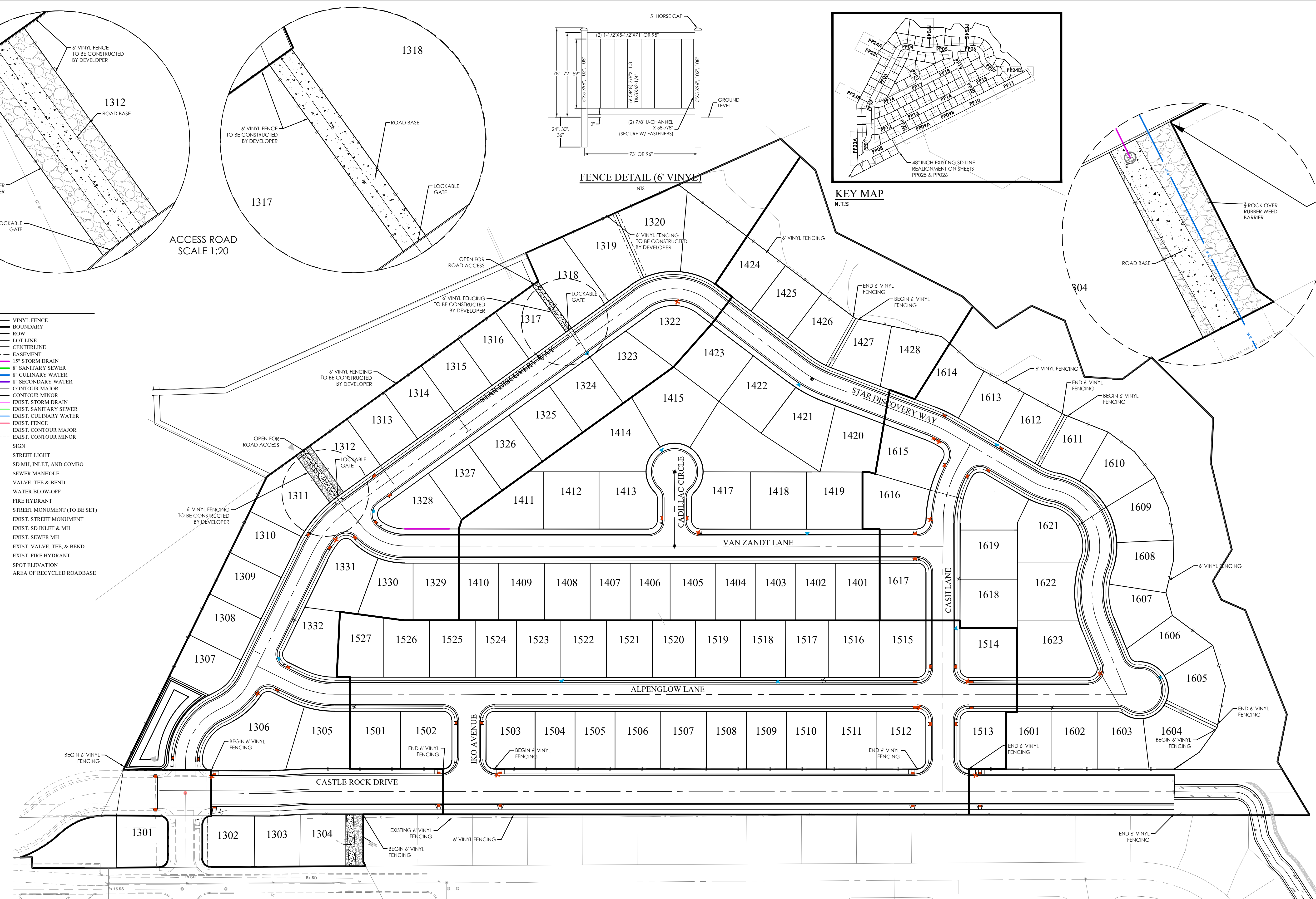
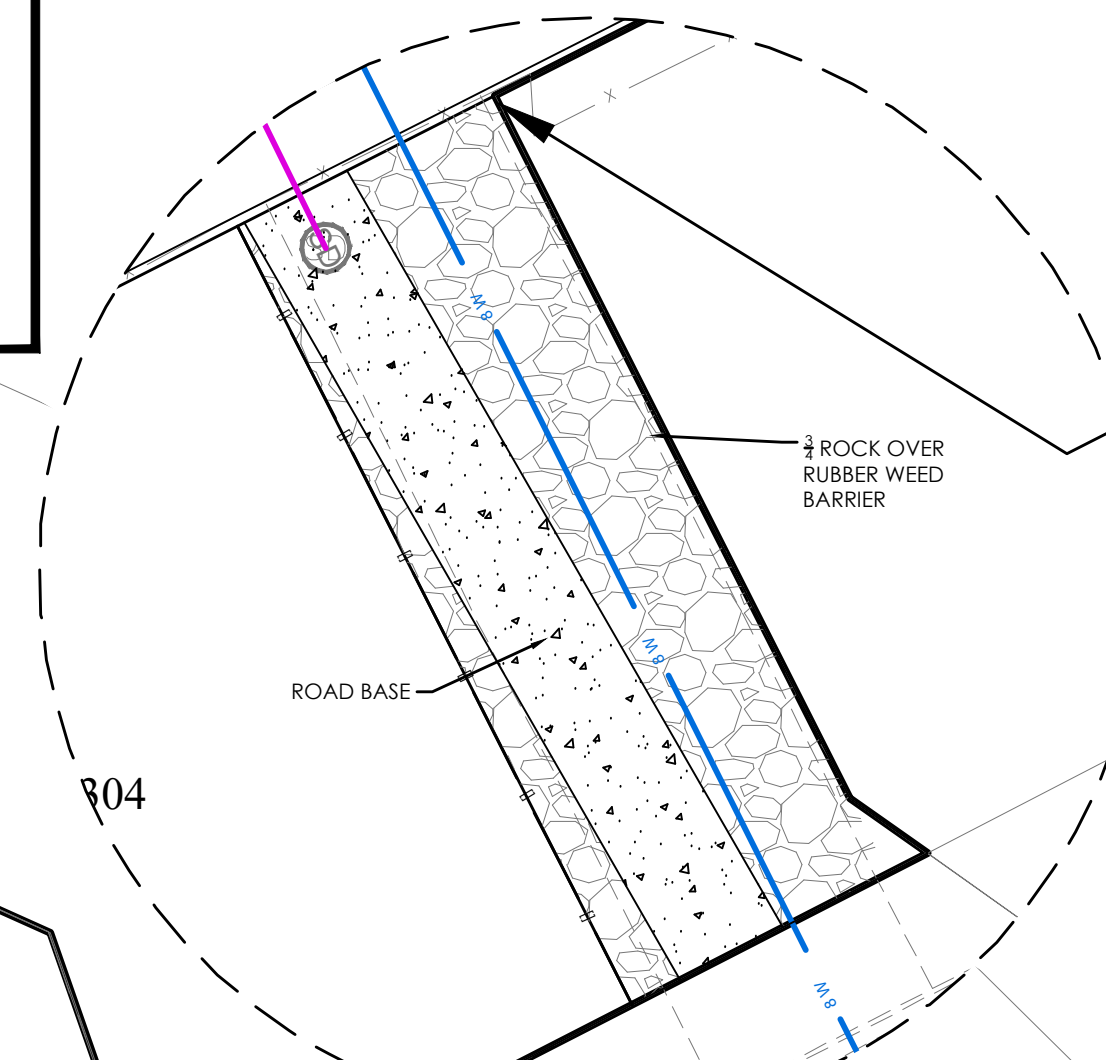
12' ROW UTILITY ACCESS ROAD PARCEL E
N.T.S.



FENCE DETAIL (6' VINYL)
N.T.S.



KEY MAP
N.T.S.



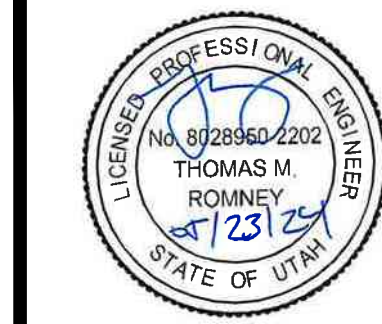
WILD HORSE PHASE 13-16 STANSBURY PARK, UT FENCING PLAN

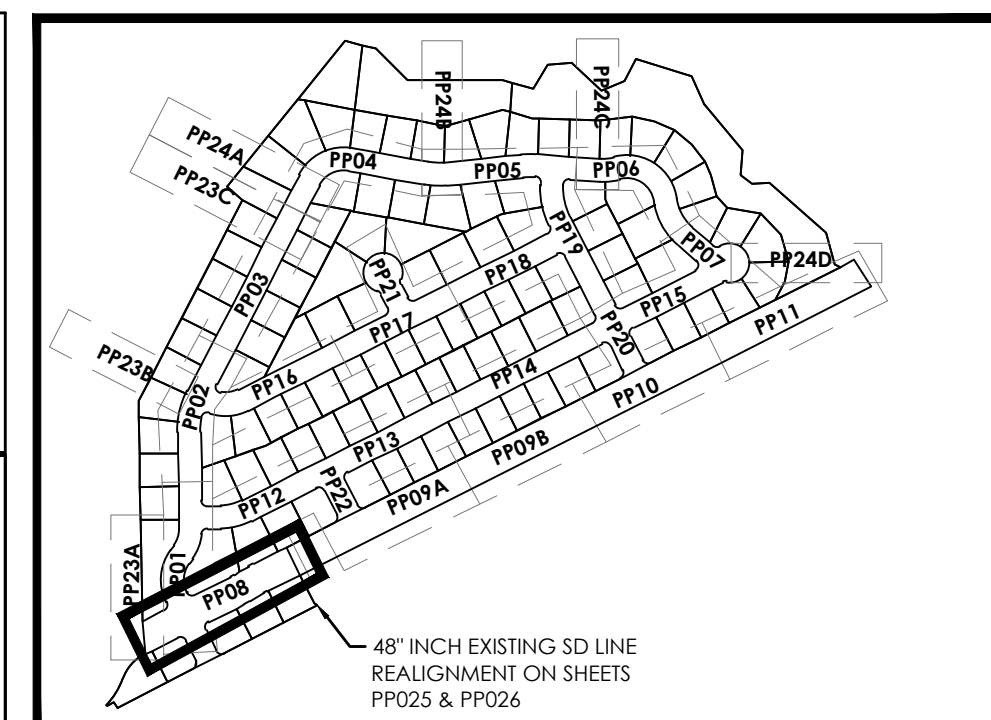
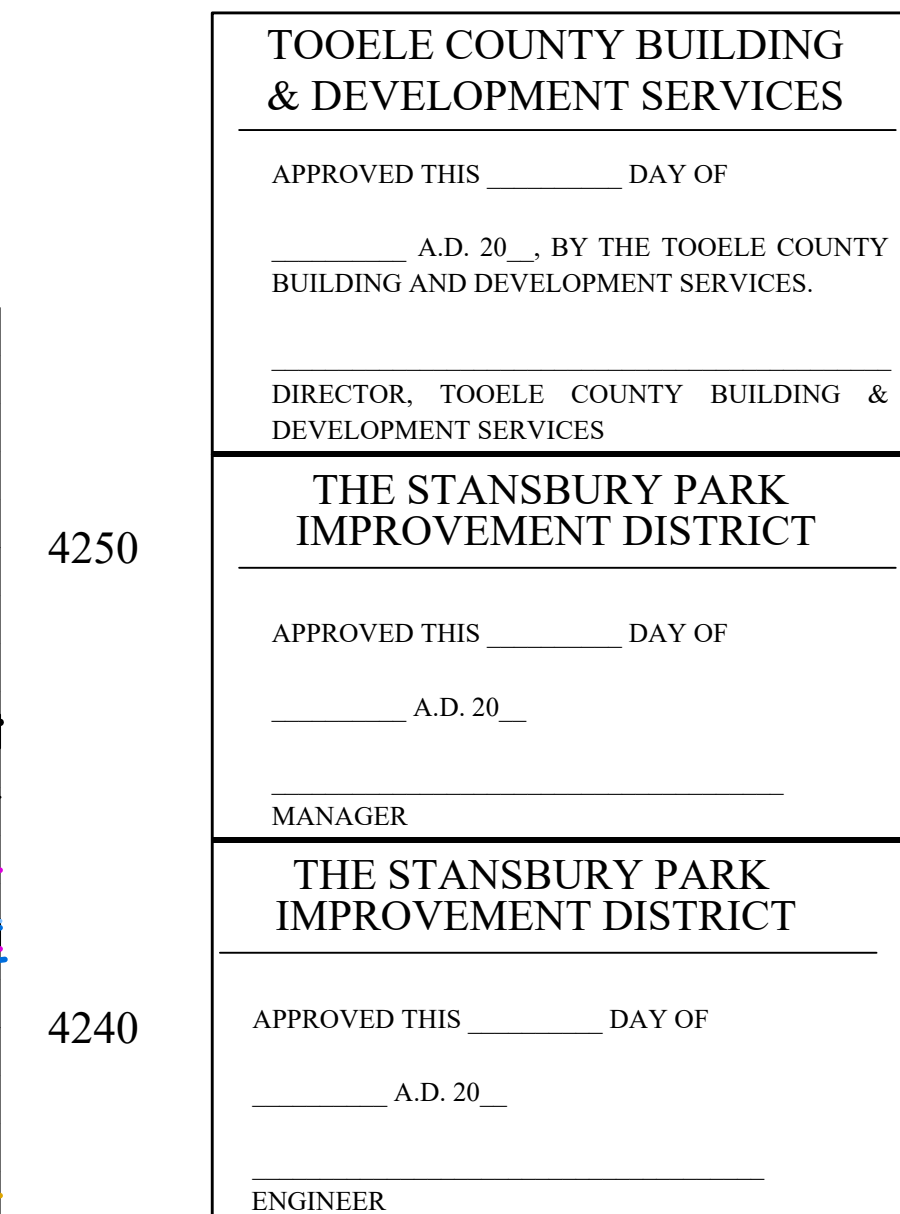
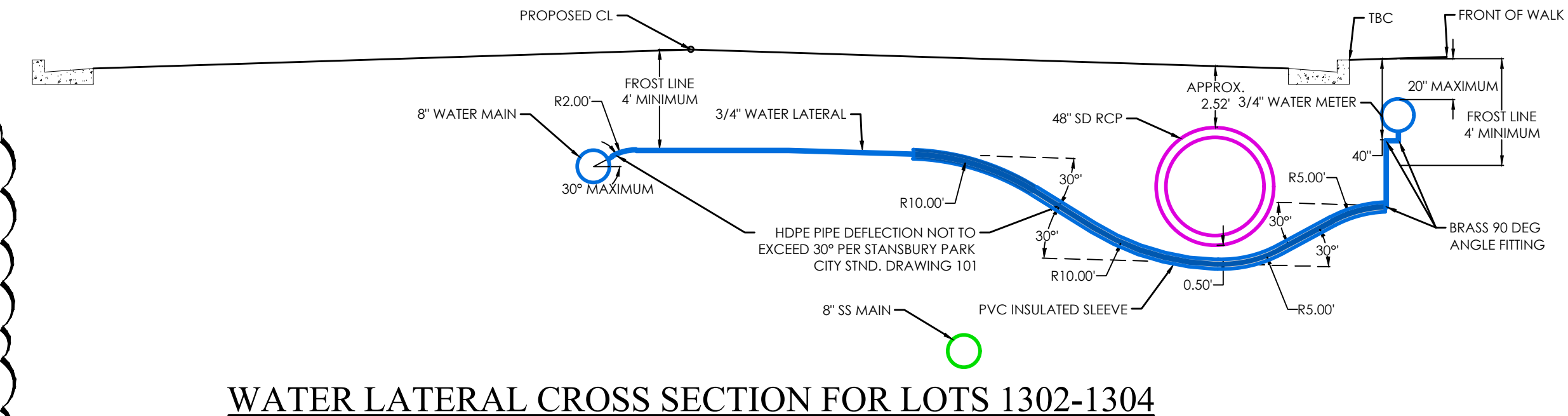
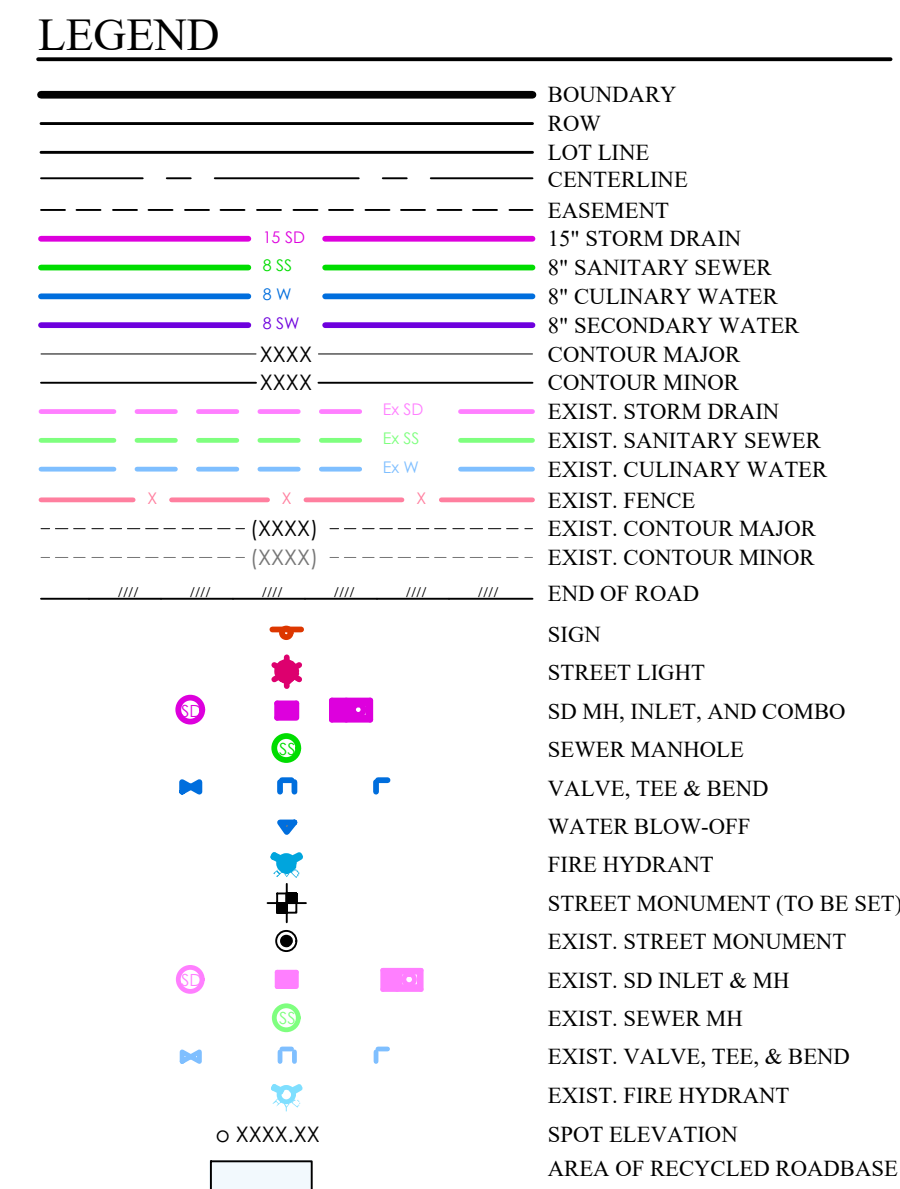
REVISION BLOCK	DATE	DESCRIPTION
1	01/26/24	CASTLEROCK DRIVE UPDATE
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FENCING PLAN

Scale: 1"=80'
Date: 03/12/24
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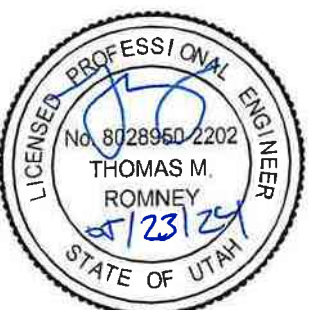
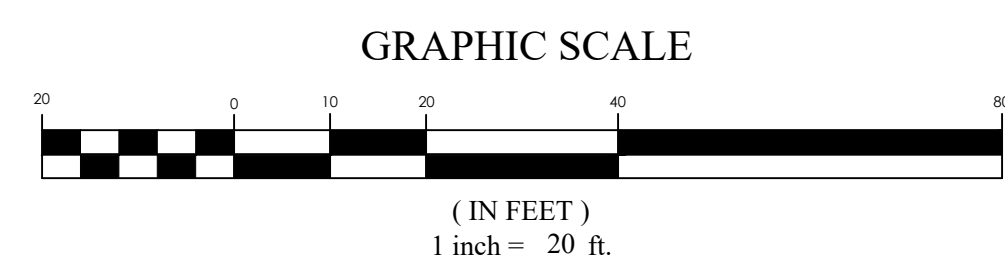
C3.5





KEY MAP
N.T.S

- ## NOTES:
1. FOR ALL WATER LATERALS UNDER STORM DRAIN LINE A 2" PVC SLEEVE IS REQUIRED.
 2. FOR ALL WATER LATERALS OVER 48" STORM DRAIN LINE A 3/4" POLY STYRENE INSULATION IS REQUIRED. SEE SHEET D01 FOR SPEC.
 3. SEWER AND STORM DRAIN MAIN LINES WITH LESS THAN 0.5% SLOPE REQUIRE PIPE CERTIFICATION PER SPID STD DWG 208A & 208B.
 4. ALL FIRE HYDRANT LATERALS EXCEEDING 20' REQUIRE BELL AND SPIGOT JOINT RESTRAINTS PER SPID. STANDARDS.



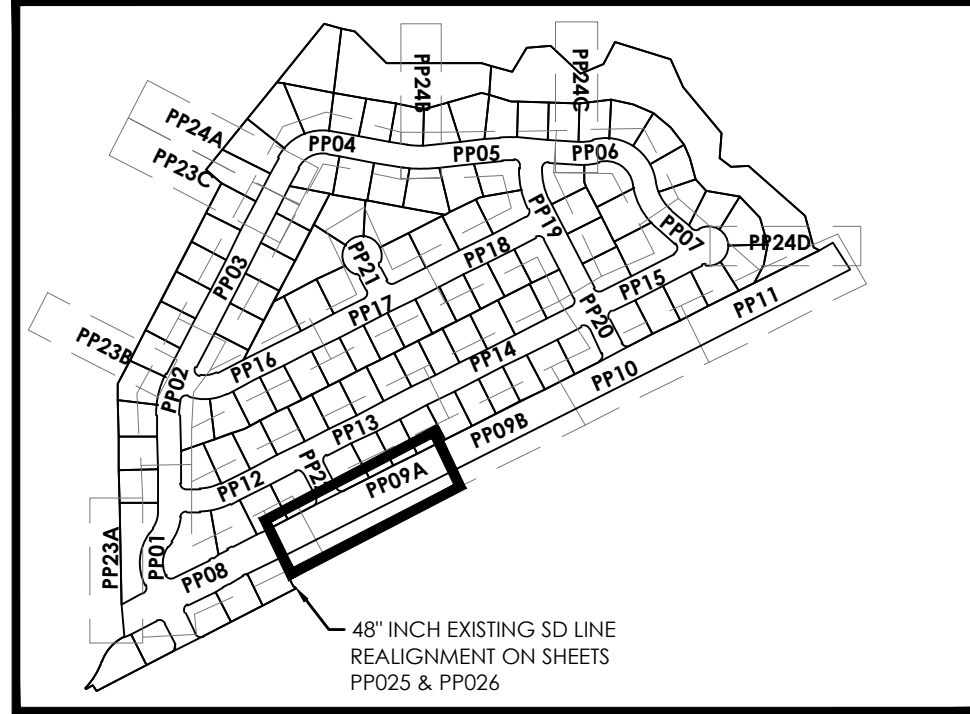
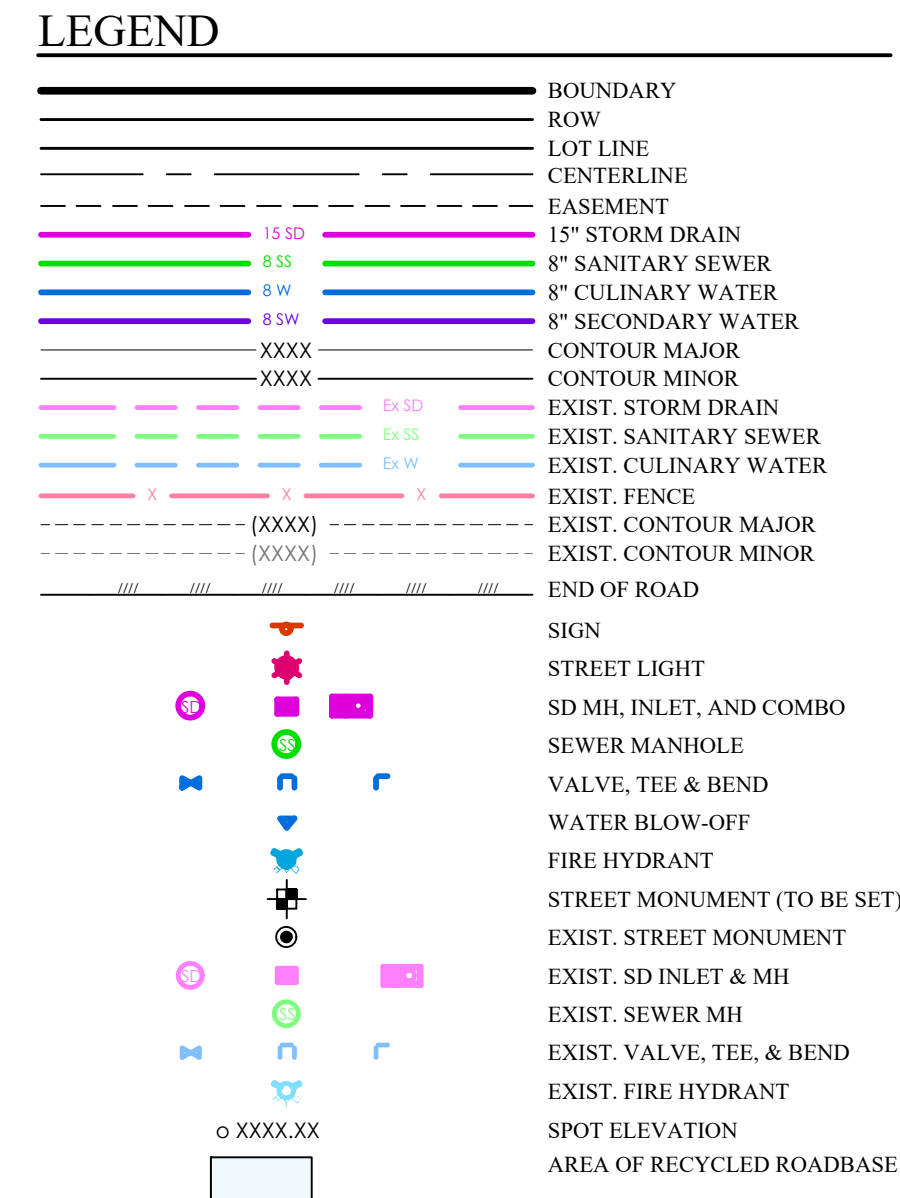
WILD HORSE PHASE 13-16
STANSBURY PARK, UT
CASTLE ROCK DRIVE

REVISION BLOCK		
#	DATE	DESCRIPTION
1	01/26/24	CASTLEROCK DRIVE UPDATE
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CASTLE ROCK
DRIVE

Scale: 1"=20'	Drawn: MEC
Date: 03/12/24	Job #: 20-0142
Sheet:	

PP08



KEY MAP
N.T.S

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TOOELE COUNTY BUILDING
& DEVELOPMENT SERVICES

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 _____ A.D. 20__, BY THE TOOELE COUNTY
 BUILDING AND DEVELOPMENT SERVICES.

DIRECTOR, TOOELE COUNTY BUILDING &
DEVELOPMENT SERVICES

THE STANSBURY PARK
IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____

_____ A.D. 20__

MANAGER

THE STANSBURY PARK IMPROVEMENT DISTRICT

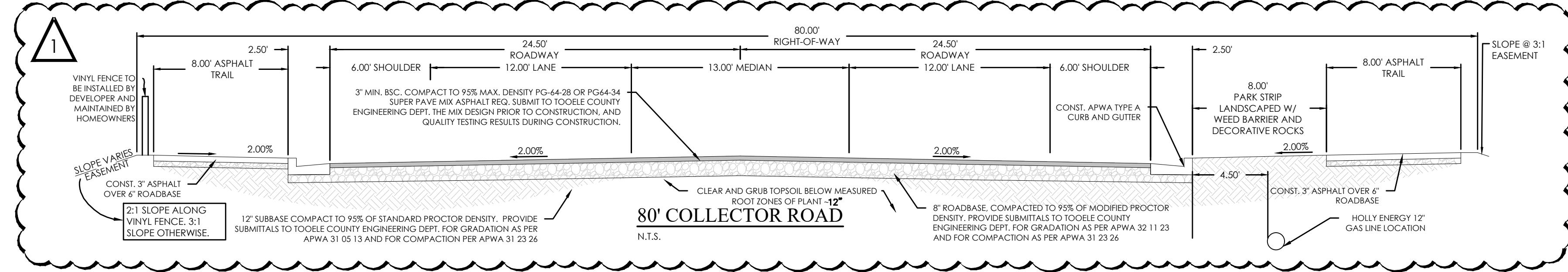
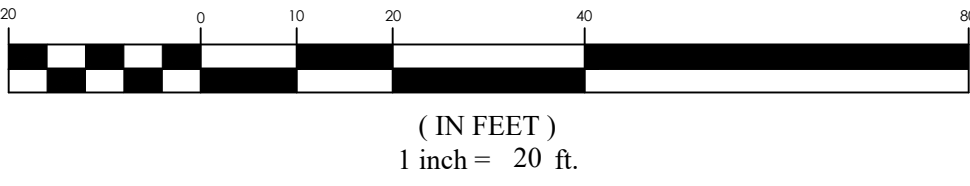
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_____ A.D. 20____

ENGINEER



GRAPHIC SCALE

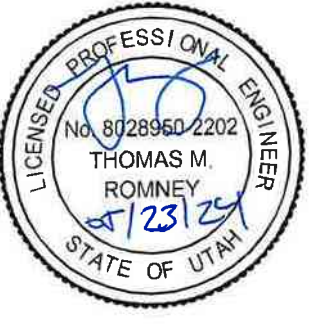


REVISION BLOCK		
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3	02-23-24	02-23-24
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5	02-23-24	02-23-24
6	02-23-24	02-23-24

CASTLE ROCK
DRIVE

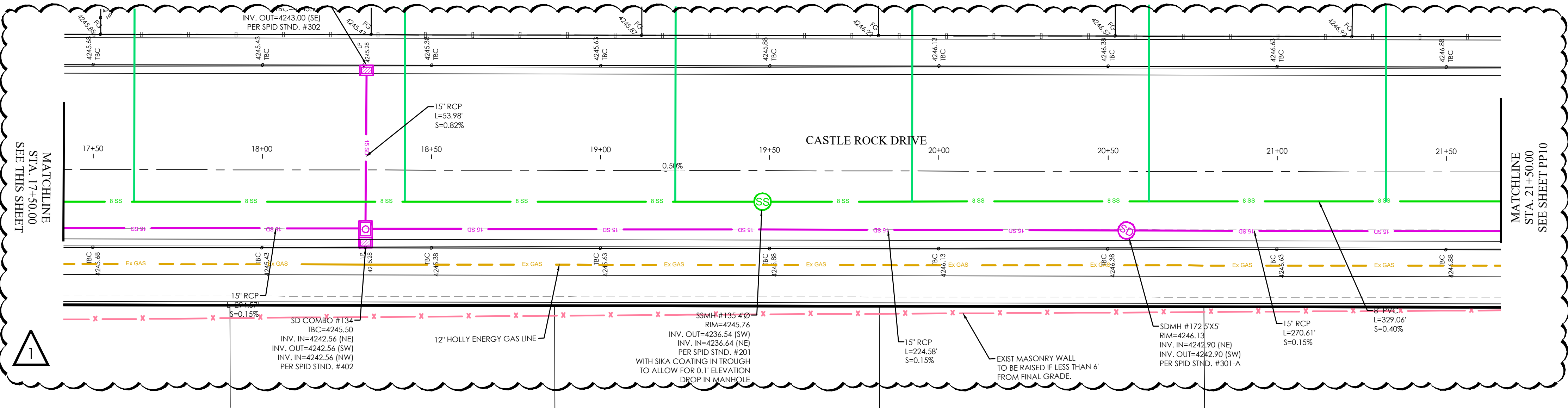
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PP09A

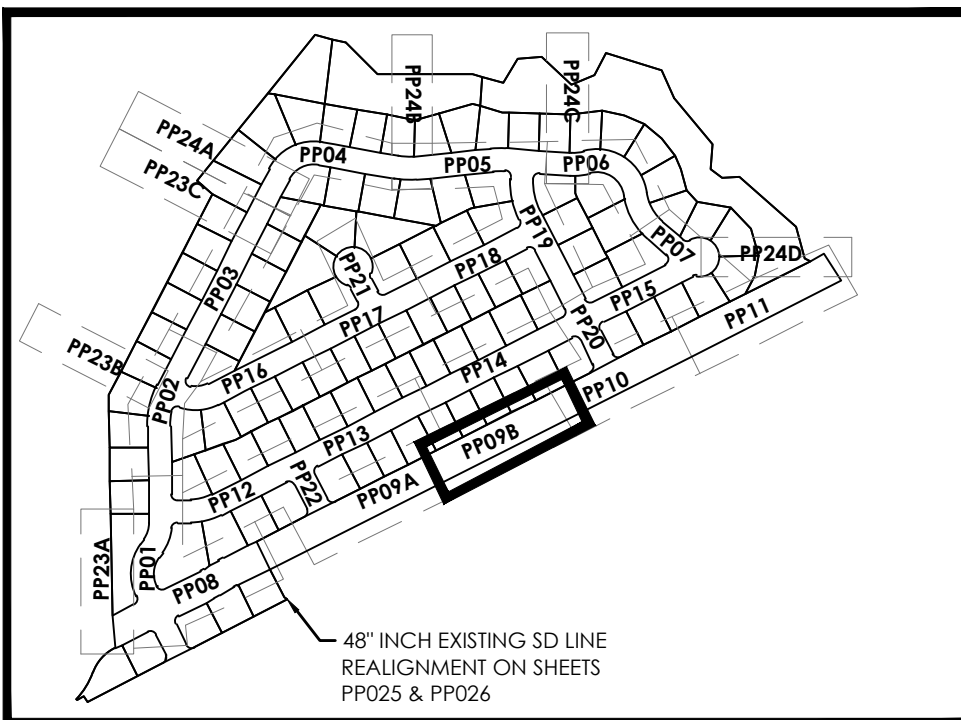
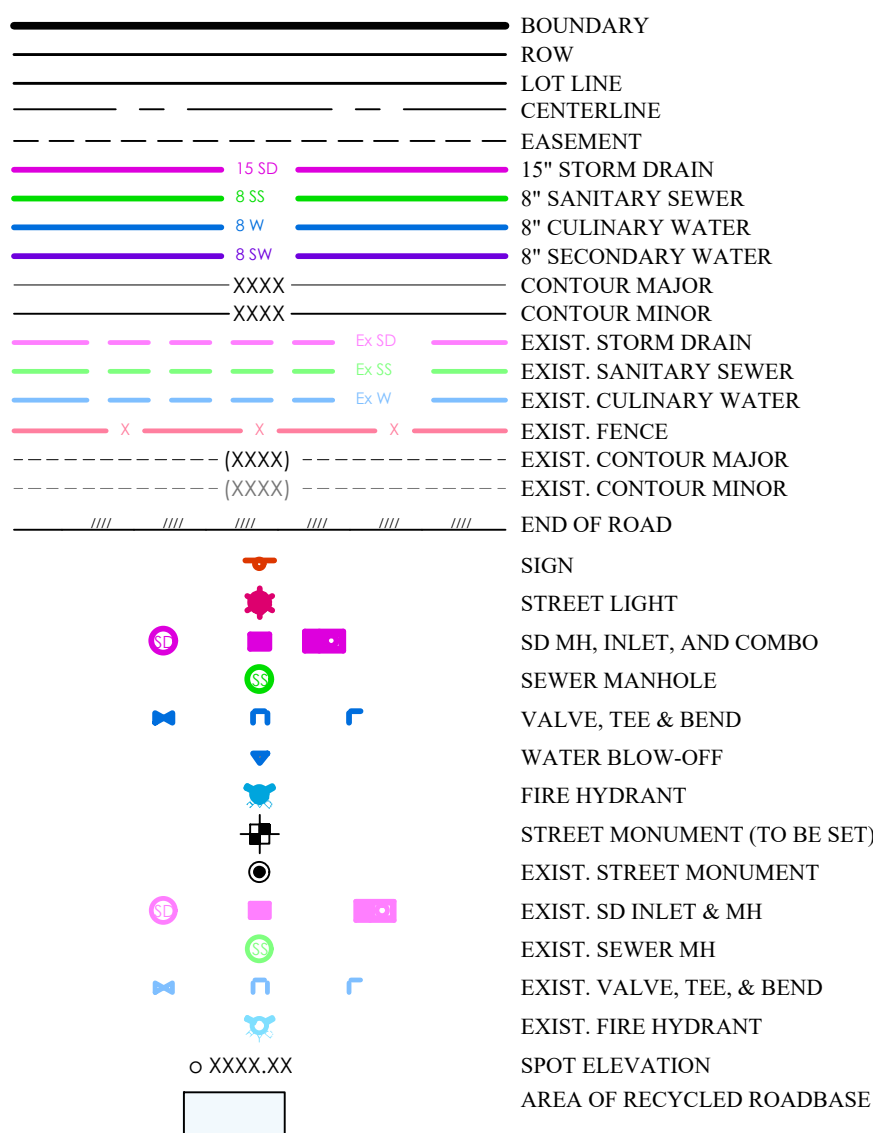


HORSE PHASE 13-16
STANSBURY PARK, UT
CASTLE ROCK DRIVE

CASTLE ROCK DRIVE PLAN



LEGEND



KEY MAP
N.T.S.

NOTES:

- FOR ALL WATER LATERALS UNDER STORM DRAIN LINE A 2" PVC SLEEVE IS REQUIRED.
- FOR ALL WATER LATERALS OVER 48" STORM DRAIN LINE A 3/4" POLY STYRENE INSULATION IS REQUIRED. SEE SHEET D01 FOR SPEC.
- SEWER AND STORM DRAIN MAIN LINES WITH LESS THAN 0.5% SLOPE REQUIRE PIPE CERTIFICATION PER SPID STD DWG 208A & 208B.
- ALL FIRE HYDRANT LATERALS EXCEEDING 20' REQUIRE BELL AND SPIGOT JOINT RESTRAINTS PER SPID. STANDARDS.

TOOELE COUNTY BUILDING
& DEVELOPMENT SERVICES

APPROVED THIS _____ DAY OF
_____, A.D. 20____, BY THE TOOELE COUNTY
BUILDING AND DEVELOPMENT SERVICES.

DIRECTOR, TOOELE COUNTY BUILDING &
DEVELOPMENT SERVICES

THE STANSBURY PARK
IMPROVEMENT DISTRICT

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

MANAGER

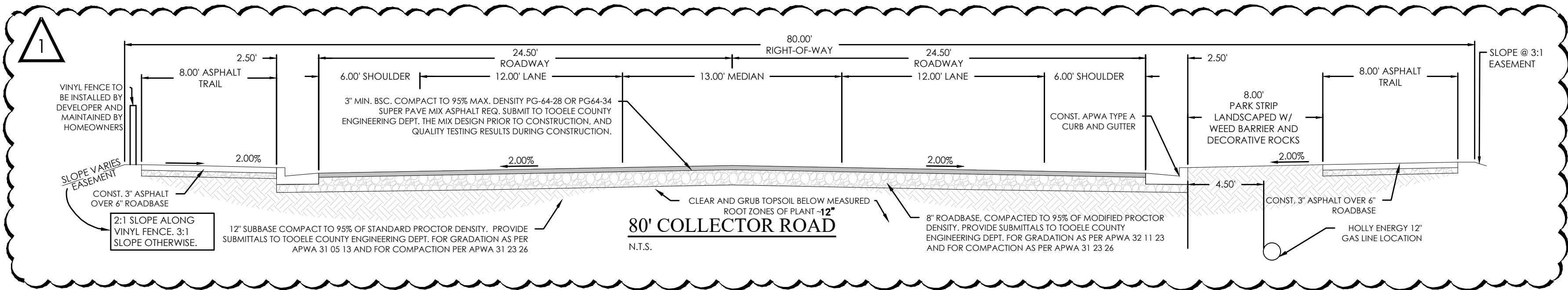
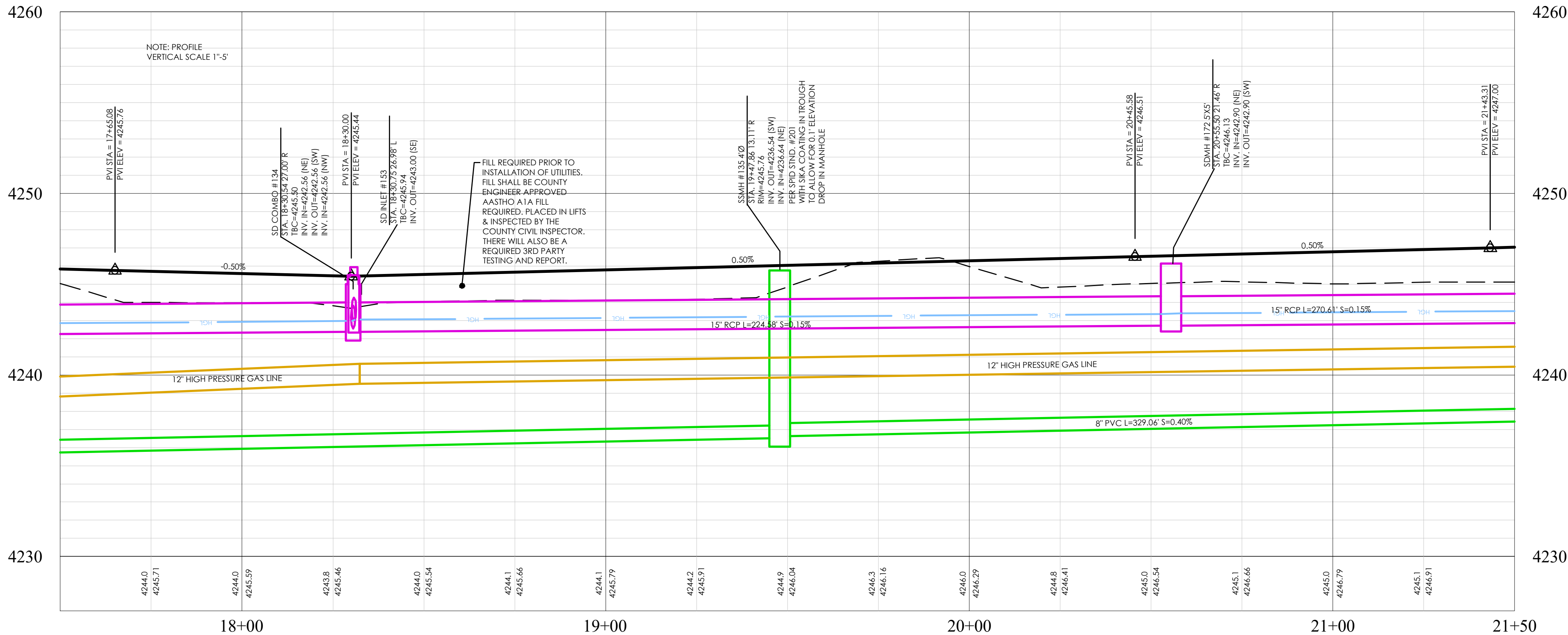
THE STANSBURY PARK
IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF

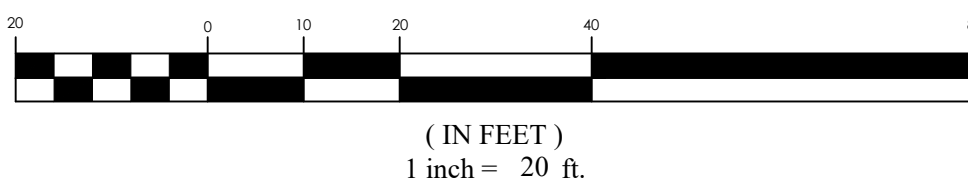
_____, A.D. 20____

ENGINEER

CASTLE ROCK DRIVE PROFILE



GRAPHIC SCALE



WILD HORSE PHASE 13-16
STANSBURY PARK, UT
CASTLE ROCK DRIVE

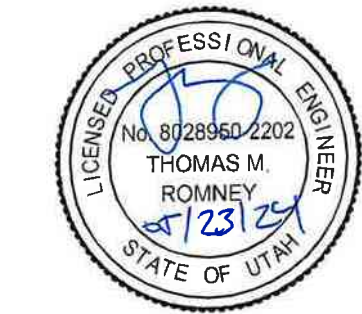
REVISION BLOCK		DESCRIPTION
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1	01/26/24	CASTLEROCK DRIVE UPDATE
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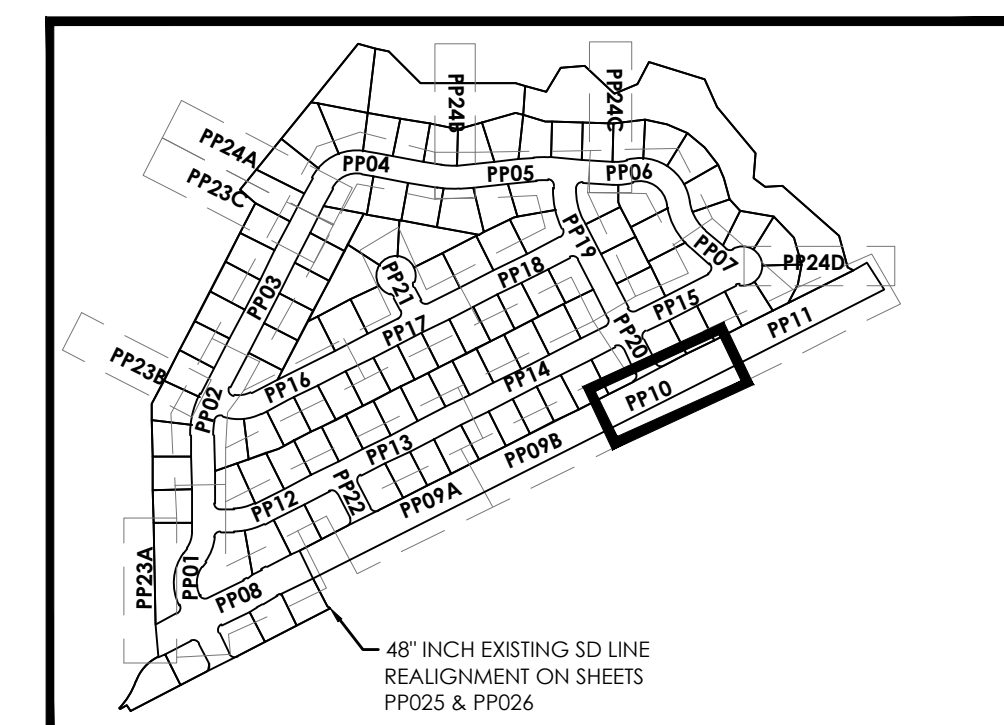
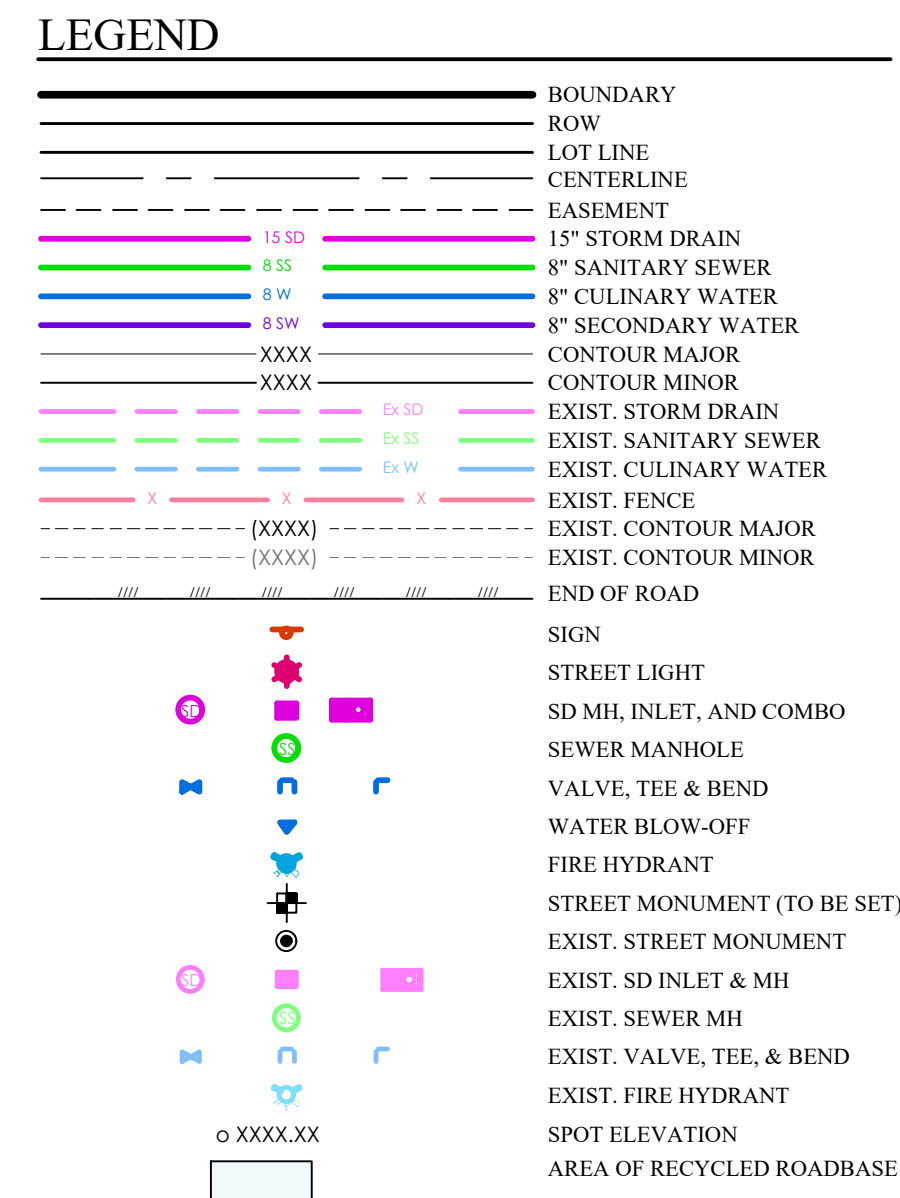
CASTLE ROCK
DRIVE

Scale: 1"=20'
Date: 03/12/24
Sheet:

Drawn: MEC
Job #: 20-0142

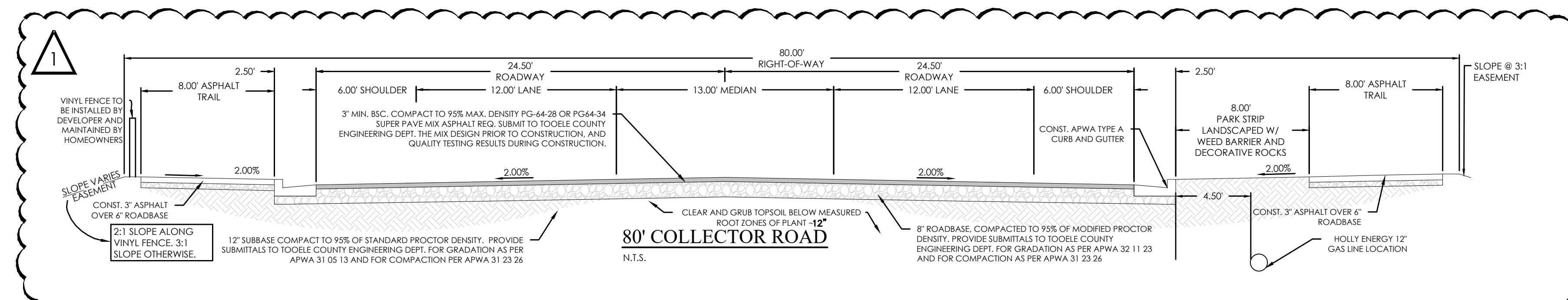
PP09B





1. FOR ALL WATER LATERALS UNDER STORM DRAIN LINE A 2" PVC SLEEVE IS REQUIRED.
2. FOR ALL WATER LATERALS OVER 48" STORM DRAIN LINE A 3/4" POLY STYRENE INSULATION IS REQUIRED. SEE SHEET D01 FOR SPEC.
3. SEWER AND STORM DRAIN MAIN LINES WITH LESS THAN 0.5% SLOPE REQUIRE PIPE CERTIFICATION PER SP1D STD DWG 208A & 208B.
4. ALL FIRE HYDRANT LATERALS EXCEEDING 20' REQUIRE BELL AND SPIGOT JOINT RESTRAINTS PER SPID. STANDARDS.

TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES APPROVED THIS _____ DAY OF _____ A.D. 20__, BY THE TOOELE COUNTY BUILDING AND DEVELOPMENT SERVICES. _____ DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES	THE STANSBURY PARK IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____ A.D. 20__ _____ MANAGER	THE STANSBURY PARK IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____ A.D. 20__ _____ ENGINEER
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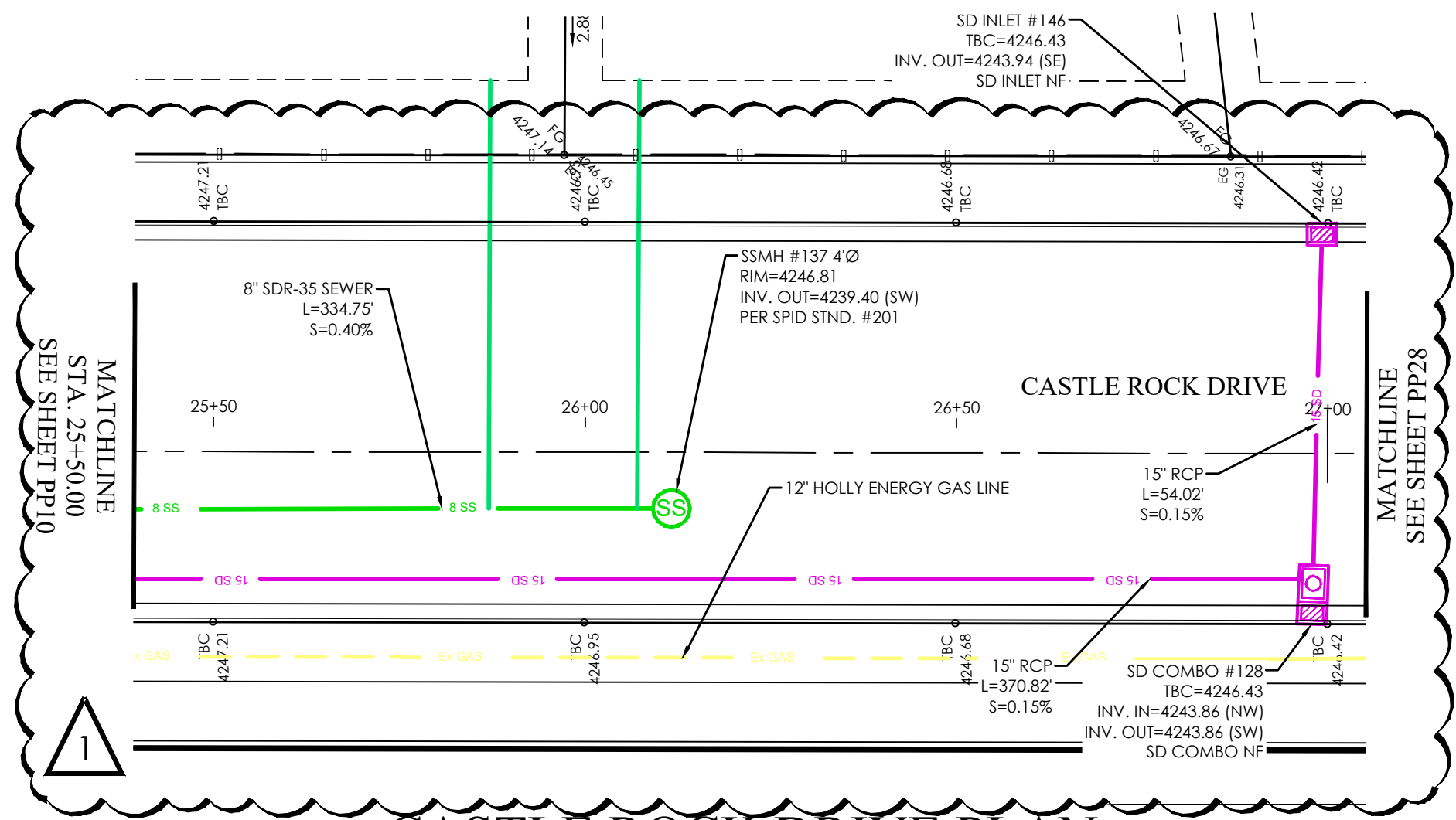


(IN FEET)
1 inch = 20 ft.

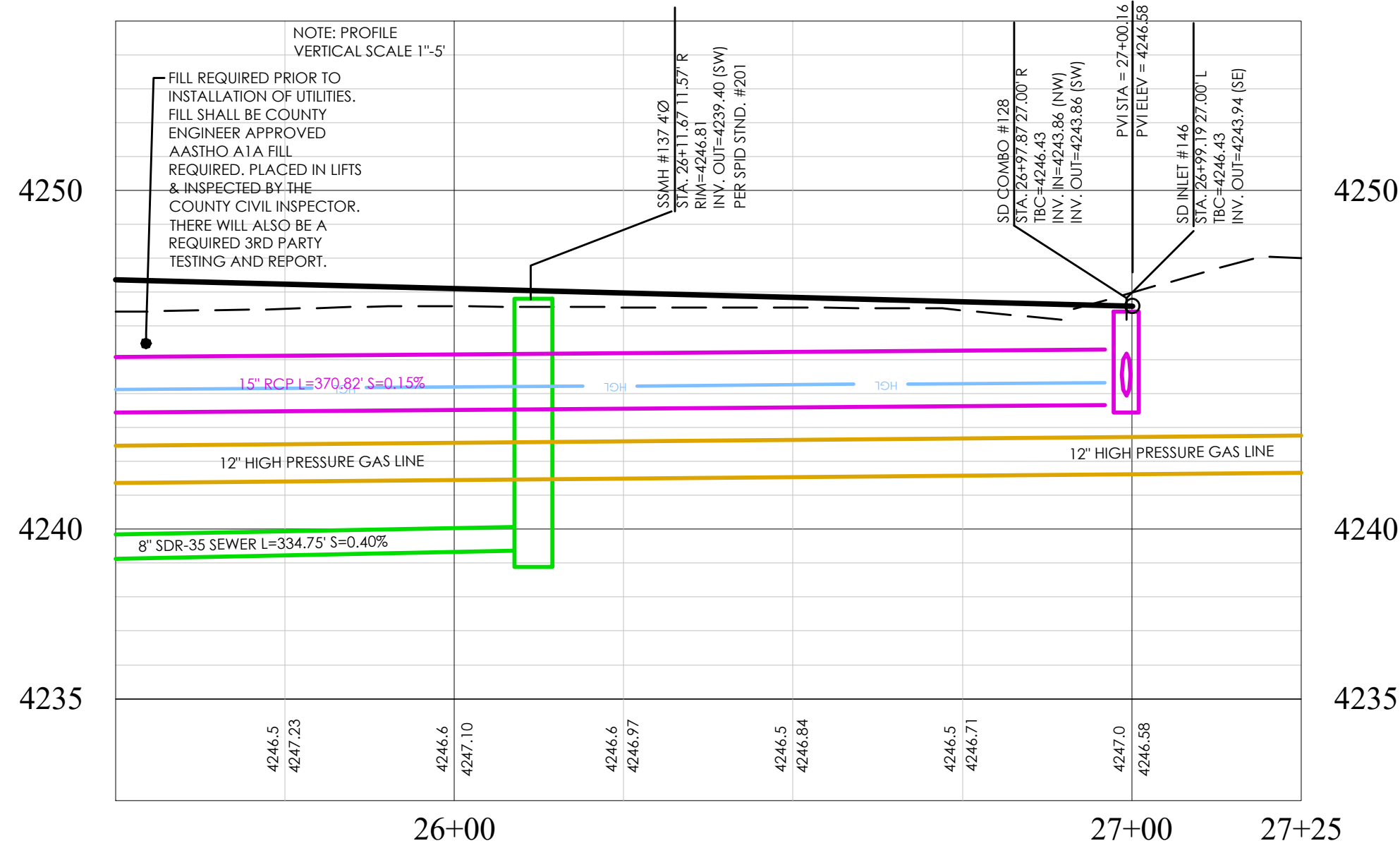


REVISION BLOCK		
#	DATE	DESCRIPTION
1	01/26/24	CASTLEROCK DRIVE UPDATE
2	02-24-24	02-24-24
3	02-24-24	02-24-24
4	02-24-24	02-24-24
5	02-24-24	02-24-24

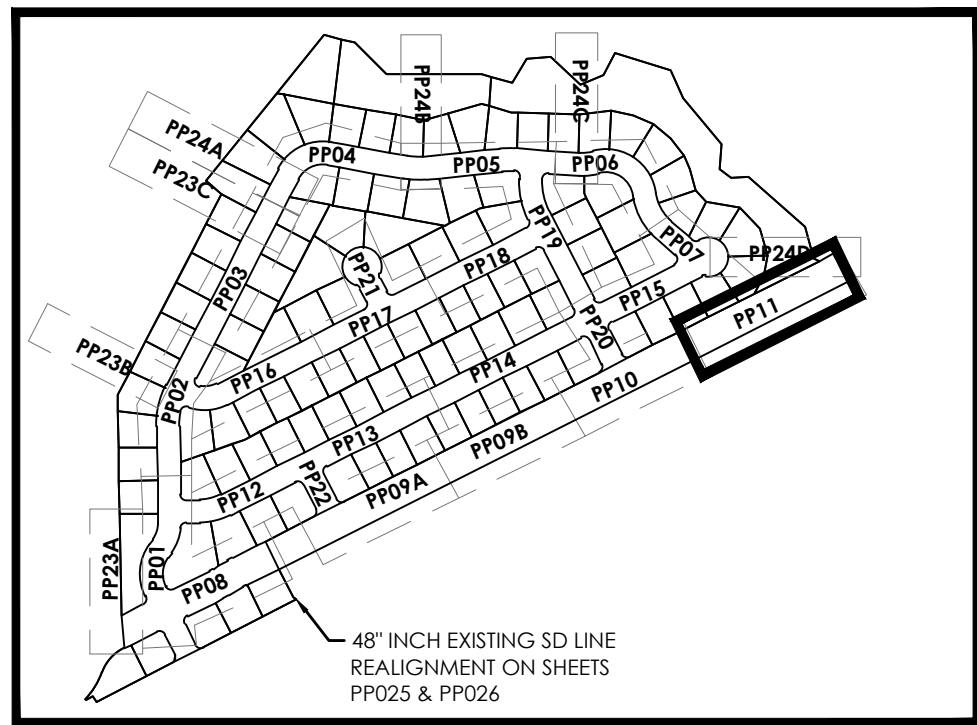
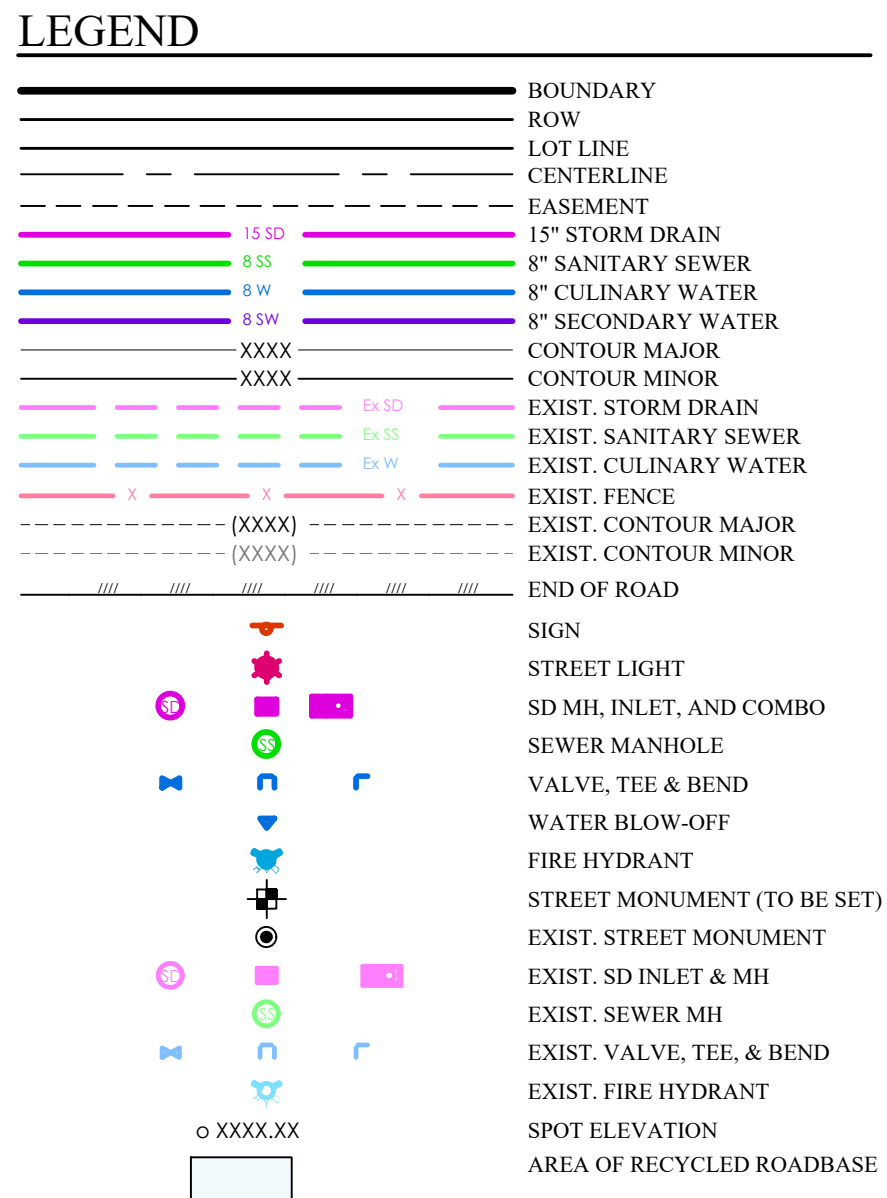
PP10



CASTLE ROCK DRIVE PLAN



CASTLE ROCK DRIVE PROFILE



KEY MAP
N.T.S.

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TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

APPROVED THIS _____ DAY OF

_____, A.D. 20____, BY THE TOOELE COUNTY BUILDING AND DEVELOPMENT SERVICES.

DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

THE STANSBURY PARK IMPROVEMENT DISTRICT

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_____, A.D. 20____

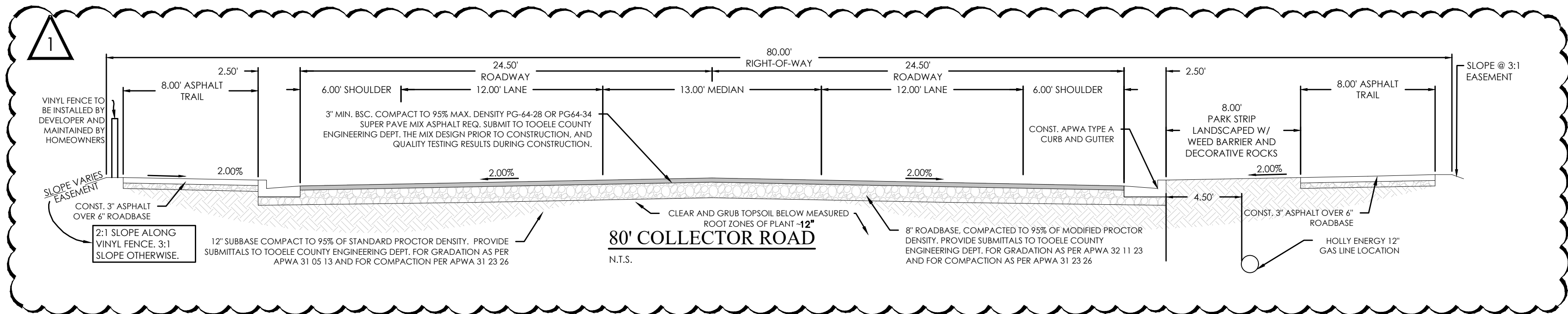
MANAGER

THE STANSBURY PARK IMPROVEMENT DISTRICT

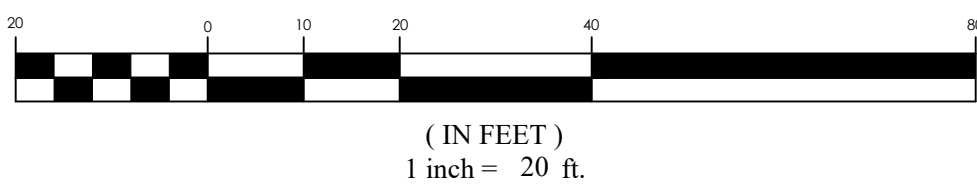
APPROVED THIS _____ DAY OF

_____, A.D. 20____

ENGINEER



GRAPHIC SCALE



WILD HORSE PHASE 13-16
STANSBURY PARK, UT
CASTLE ROCK DRIVE



REVISION BLOCK		DESCRIPTION
#	DATE	1 01/26/24 CASTLEROCK DRIVE UPDATE
2		
3		
4		
5		
6		

CASTLE ROCK DRIVE

Scale: 1"=20'	Drawn: MEC
Date: 03/12/24	Job #: 20-0142
Sheet:	PP11

