



Planning and Zoning

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

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<http://www.co.tooele.ut.us/Building/planning.htm>

SUB 2020-76

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: September 2, 2020

Parcel ID: Portions of 04-070-0-0091 & 04-071-0-0031

Current Zone: RR-1 (Rural Residential, 1 Acre Min)

Property Location: Located north of Saddleback Boulevard and west of Lakeshore Drive.

Request: Preliminary Plat Approval for Pastures at Saddleback (Plat 11)

Unincorporated: Lake Point

Planner: Jeff Miller

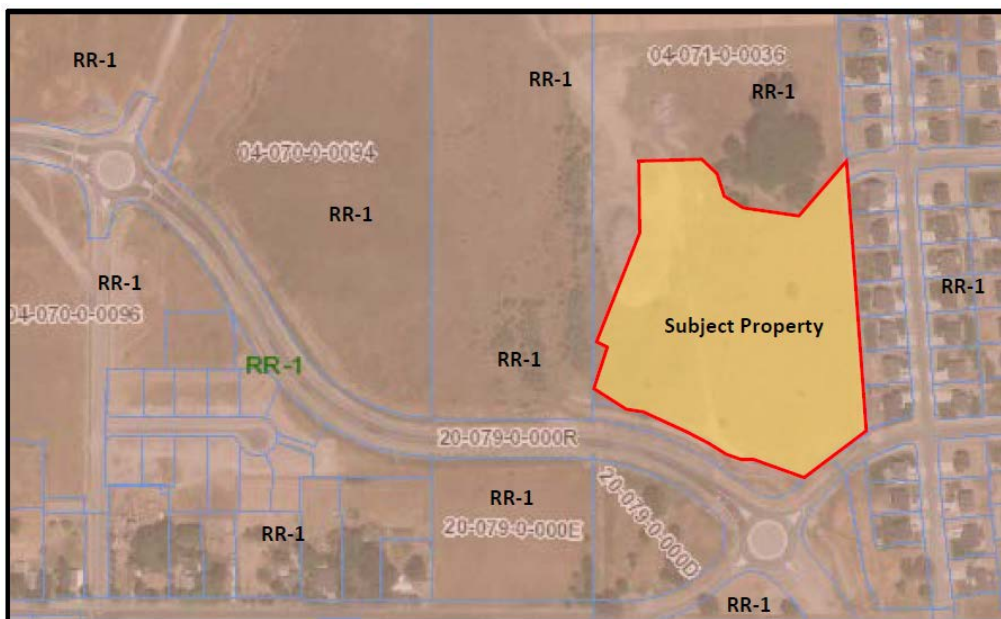
Planning Staff Recommendation: Approval

Applicant Name: Chris Robinson

PROJECT DESCRIPTION

Chris Robinson is requesting preliminary plat approval for the proposed 41-lot Pastures at Saddleback (Plat 11) Subdivision.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located north of Saddleback Boulevard and west of Lakeshore Drive. The Pastures at Saddleback (Plat 3) Subdivision is located immediately east of the proposed subdivision. The subdivision is surrounded in all directions by parcels in the RR-1 (Rural Residential, 1 Acre Minimum), with most of the developed parcels being located east of the proposed subdivision.

ZONE CONSIDERATIONS (RR-1 Zone)

Requirement	Standard	Compliance Verified
Height	35 Feet	N/A
Front Yard Setback	30 Feet	Can Comply
Side Yard Setback	Main Building: 15 Feet Accessory Buildings: 1) from the front setback to distance ten feet behind the main dwelling – 15 Feet. 2) from a distance 10 feet behind the dwelling to the rear of the lot – 10 Feet	Can Comply
Rear Yard Setback	Main Building: 30 Feet Accessory Buildings: 10 Feet	Can Comply
Lot Width	125 Feet	Yes
Lot Coverage	Maximum Building Coverage of 20%	Development Agreement allows flexibility
Lot Area	1 Acre Minimum	Development Agreement allows flexibility
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

According to the future land use map (map 2-6) of the Tooele County General Plan Update 2016, the subject property is located within a large area of Lake Point, which has been identified as “Mixed-Density Residential/Cluster”, which is envisioned to be comprised of residential development between two to four residential units per acre. As development occurs in this area, it will be necessary to thoroughly analyze existing residential development in the immediate vicinity to ensure that any increases in residential development are appropriate and cohesive.

ISSUES OF CONCERN/PROPOSED MITIGATION

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

NEIGHBORHOOD RESPONSE

Any comments that are received from the surrounding neighbors or the general public will be forwarded to the Tooele County Planning Commission for review and summarized on Wednesday, September 2, 2020.

REVIEWING AGENCIES RESPONSE

AGENCY: County Surveying

DATE: 08/24/2020

RECOMMENDATION: Approved, no further comments.

AGENCY: North Tooele Fire District

DATE: 07/30/2020

RECOMMENDATION: Approved, "The first district urges the Developer to prioritize the future road development to provide the second access road that links to Pheasant Lane or back to the traffic circle on Saddleback Blvd in the next phase.

AGENCY: Ensign Engineering

DATE: 08/24/2020

RECOMMENDATION: Approval for Preliminary Plat, final plan set approval is pending.

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

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, and the Tooele County Land Use Ordinance, as well as the previously approved development agreement between Chris Robinson and Tooele County.

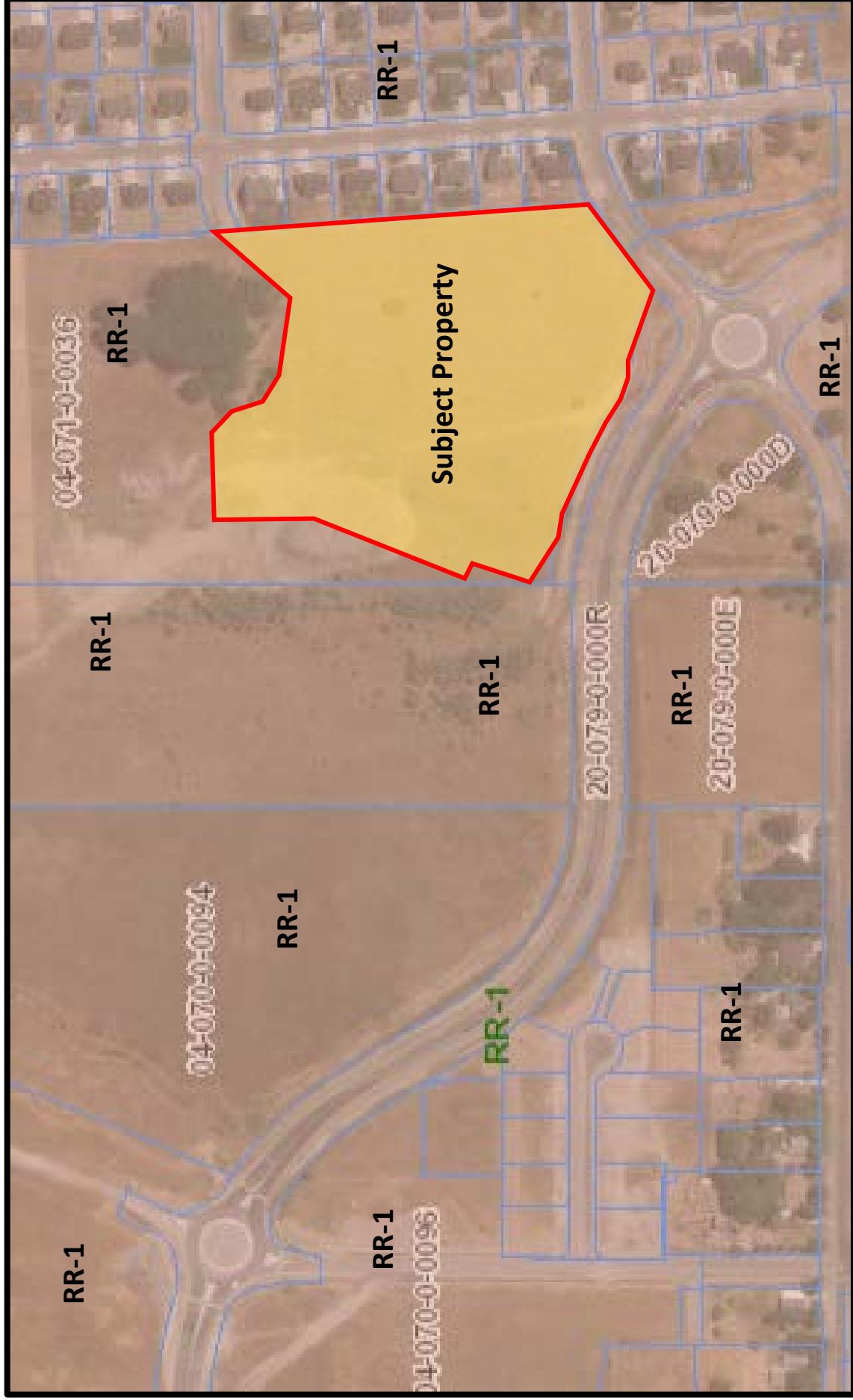
The proposed subdivision is subject to a development agreement and the concept plan for the Pastures at Saddleback Subdivision was approved previously by the planning commission.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant approval to the Preliminary Plat for the proposed 41-lot Pastures at Saddleback (Phase 11) Subdivision.

SUB 2020-076: Pastures at Saddleback (Plat 11)

Located north of Saddleback Boulevard and West of Lakeshore Drive (Parcel IDs: Portions of 04-070-0-0091 & 04-071-0-0031).



A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH

Line Table		
Line #	Direction	Length
L1	N 89°44'07" W	30.05'
L2	N 89°44'07" W	50.00'
L3	N 89°44'07" W	50.00'
L4	S 64°31'15" E	50.00'
L5	N 04°10'12" W	43.55'
L6	N 89°44'07" W	45.29'
L7	S 64°31'15" E	36.73'
L8	S 49°42'46" W	52.93'

Line Table		
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L1	N 89°44'07" W	30.05'
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REVIEW ONLY

SET REBAR 5/8"x24" W/ CAP STAMPED "BINGHAM ENG."
RIGHT-OF-WAY DEDICATION BOUNDARY LINE

A circular professional seal for a surveyor in the State of Utah. The outer ring contains the text "STATE OF UTAH" at the top and "PROFESSIONAL SURVEYOR" at the bottom. Inside the ring, the text "LICENSE #312770" is on the left and "D. GREGG MEYERS" is on the right. At the bottom center, it says "COMMISSION EXPIRES 08/24/20". A signature is written across the seal.

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BINGHAM
ENGINEERING
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Design:	JJS
Drawn:	JJS
Checked:	GM
Reviewed:	JRL