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**SUB 2020-08**

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## **Park Townhomes Subdivision Summary and Recommendation**

**Public Body:** Tooele County Planning Commission**Parcel ID:** 05-033-0-0036**Property Address:** 6347 North Gateway Drive**Request:** Final Approval for The Park Townhomes Subdivision.**Meeting Date:** September 2, 2020**Current Zone:** R-M-15**Unincorporated:** Stansbury Park**Planner:** Jeff Miller**Planning Commission Recommendation:** Concept Plan Approval on August 5, 2020, Preliminary Plat on August 19, 2020.**Planning Staff Recommendation:** Approval.**Applicant Name:** Don Bean

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### **PROJECT DESCRIPTION**

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Don Bean (on behalf of D.R. Horton) is requesting final plat approval for the proposed 64-lot The Park Townhomes Subdivision on a parcel in Stansbury Park with approximately 5.38 acres.

The subject property was rezoned on May 15, 2018 by the Tooele County Commission with a zoning condition restricting the height of structures to no more than two stories with apartments being limited to townhome style buildings.

Conditional use approval was granted on June 13, 2019 for Multi-family dwellings (townhomes) on the subject property. Since receiving conditional use approval for multi-family dwellings, this project has been sold to D.R. Horton. During the approval processes for the rezone and the conditional use permit, there were many comments from the public indicating that many would prefer to have the townhomes sold as individual units, with the majority of the townhomes being owner occupied. With the proposed concept plan, D.R. Horton will be moving forward with selling each of these townhomes as individual units, once the preliminary and final plats have been approved.

The Park Townhomes have already broken ground and started construction. With the proposed subdivision, there have been no alternations made to the site plan associated with the conditional use permit.

## SITE & VICINITY DESCRIPTION (see attached map)

The subject property is currently undeveloped and located west of SR-36, north of the Mill Pond, and immediately adjacent to County Club Drive, and Gateway Drive. To the north is a large area of parcels in the C-S zone, and occupied by a variety of commercial uses, including the University Clinic.

To the east across SR-36 is a large area of parcels in the A-20 zone, and currently undeveloped. Further east is a parcel in the C-G (Commercial General) zone, which is currently occupied by a gravel pit. To the south across the Mill Pond is a large area of parcels in the R-1-10 zone, which are occupied by single-family homes, as well as the Stansbury Park Golf Course. Immediately west of the subject property is a large parcel zoned R-M-7 (Medium to High Density Residential) and occupied by higher density single-family homes. Further west, in the R-1-10 zone are some condominiums, which have been built at a higher density as well. The subject property is located in an area that is compatible with higher density residential uses.

## LAND USE CONSIDERATIONS (R-M-15 Zone)

| Requirement               | Standard                                                                                             | Proposed                                                                                                                                                                                                                                                                                                                          | Compliance Verified |
|---------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Height                    | 55 Feet *zoning condition limits height of structures to 2 stories.                                  | 2 stories, townhomes (under 55 feet)                                                                                                                                                                                                                                                                                              | Yes                 |
| Front Yard Setback        | 25 Feet                                                                                              | 25 Feet or More for the proposed development site.                                                                                                                                                                                                                                                                                | Yes                 |
| Side Yard Setback         | Main Building: 8 Feet<br>Accessory Buildings: 3 Feet, provided they do not encroach on any easement. | 8 Feet or More for the proposed development site.                                                                                                                                                                                                                                                                                 | Yes                 |
| Rear Yard Setback         | Main Building: 20 Feet<br>Accessory Buildings: 3 Feet, provided they do not encroach on any easement | 20 Feet or More for the proposed development site.                                                                                                                                                                                                                                                                                | Yes                 |
| Lot Width                 | 70 Feet                                                                                              | More than 70 Feet                                                                                                                                                                                                                                                                                                                 | Yes                 |
| Parking                   | 1.5 Spaces for Each Residential Dwelling Unit                                                        | At least 2 spaces per Residential Unit with most units having an additional 2 spaces in the driveway.<br><br>There are 21 guest parking stalls above the amount listed above.<br><br>Required minimum is 102 stalls. The applicant is providing 289 stalls, which should prevent the need for any parked cars along Gateway Drive | Yes                 |
| Maximum Building Coverage | 50 Percent                                                                                           | Less than 50 Percent                                                                                                                                                                                                                                                                                                              | Yes                 |

|                       |                                                                                                                                                                     |                                                                             |     |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----|
| Lot Area              | 8,000 Square Feet for the first dwelling unit, 2500 Square Feet for each additional dwelling unit, maximum density is 15 dwelling units per acre.                   | 64 Dwelling Units (80.7 is maximum density allowable according to acreage). | Yes |
| Required Improvements | Street Grading, Street Base, Curb, Gutter, and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments. | Improvements have been provided.                                            | 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 adjacent to an area that is anticipated to be either a Mixed-Use Center or Mixed-Density Residential/Cluster. The proposed townhome development associated with the proposed subdivision is an appropriate use in either one of these areas.

## ISSUES OF CONCERN/PROPOSED MITIGATION

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

## NEIGHBORHOOD RESPONSE

When this item was heard by the Tooele County Planning Commission on August 5<sup>th</sup> and August 19<sup>th</sup>, there weren't any comments that were received from the public.

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

## REVIEWING AGENCIES RESPONSE

AGENCY: Stansbury Park Improvement District (SPID)      DATE: June 12, 2019  
Approval. Make changes to survey control prior to holding the pre-construction meeting.

AGENCY: Ensign Engineering      DATE: May 29, 2020.  
Approval.

AGENCY: County Surveying      DATE: June 29, 2020.  
Approval.

AGENCY: North Tooele Fire District      DATE: May 29, 2020.

Approval.

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

## **PLANNING COMMISSION RESPONSE**

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On August 19, 2020, the Tooele County Planning Commission made a motion to approve the preliminary plat for the proposed The Park Townhomes Subdivision.

## **PLANNING STAFF ANALYSIS**

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Staff has reviewed the proposed final plat for the proposed The Park Townhomes Subdivision and has found that the proposed subdivision and development is cohesive with the surrounding uses and zones, the Tooele County General Plan Update 2016, and the Tooele County Land Use Ordinance.

The civil plans were approved for the proposed townhouse development during the site plan review and conditional use approval processes.

## **PLANNING STAFF RECOMMENDATION**

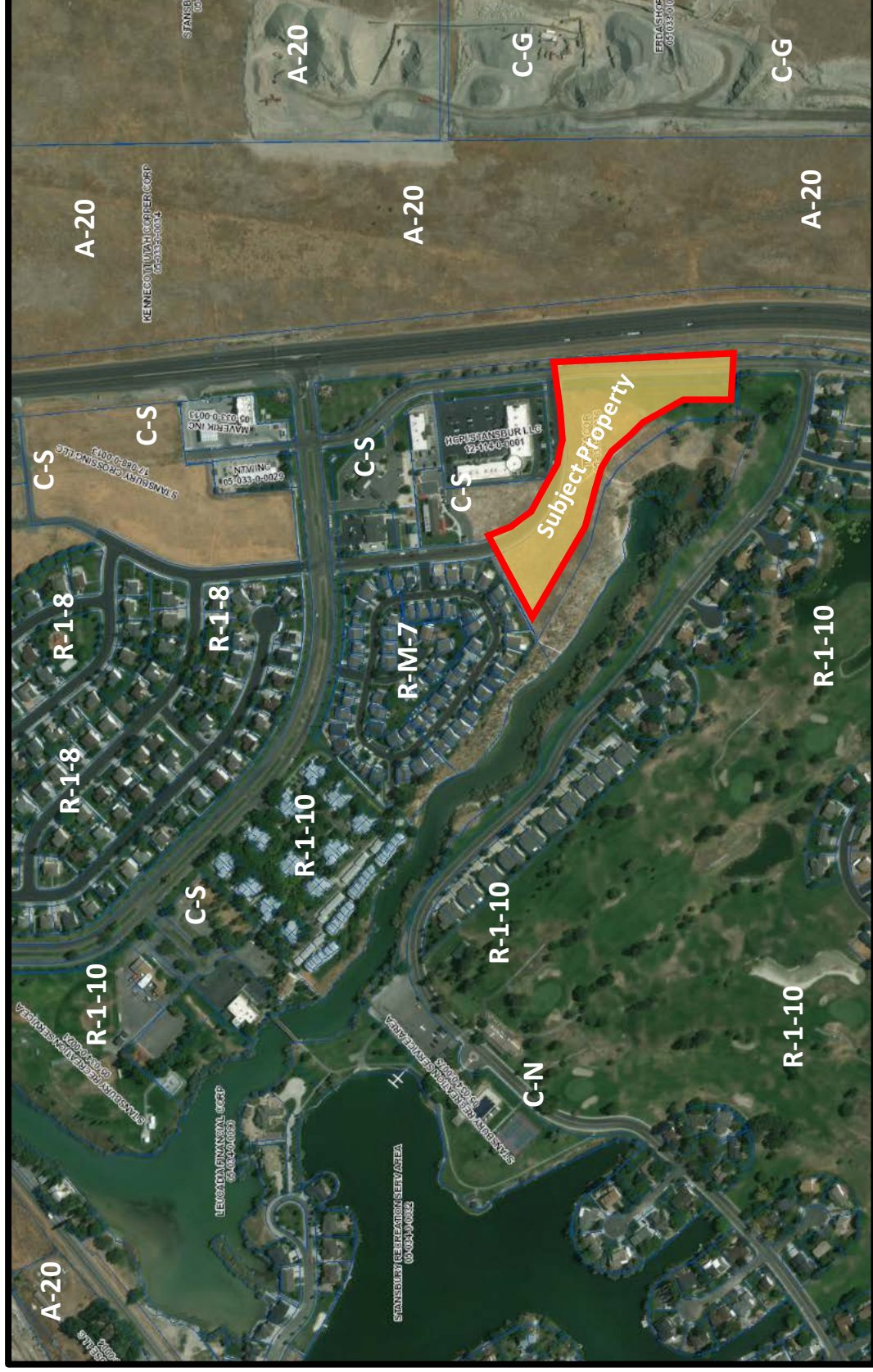
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Planning Staff recommends that the Tooele County Planning Commission make a motion to grant approval to the proposed preliminary plat for the proposed The Park Townhomes Subdivision.



# SUB 2020-08: Final Plat Approval for The Park Townhomes Subdivision

6347 North Gateway Drive (Parcel ID: 05-033-0-0036)









THE PARK TOWNHOMES  
FINAL PLAT  
SUBDIVISION  
LOCATED IN THE SW1/4 OF SECTION 15, T2S, R4W,  
SALT LAKE BASE & MERIDIAN  
STANSBURY PARK, TOOELE COUNTY, UTAH

STANSBURY ANIMAL  
HOSPITAL PROPERTY LLC  
05-033-0-0055

STANSBURY GREENBELT  
SERVICE AREA OF TOOELE  
COUNTY  
ENTRY No. 141063

STANSBURY PARK  
SERVICE AGENCY  
05-034-0-0090

| Curve Table |        |           |          |                 |              |
|-------------|--------|-----------|----------|-----------------|--------------|
| CURVE       | RADIUS | DELTA     | LENGTH   | CHORD DIRECTION | CHORD LENGTH |
| C1          | 15.00  | 90°00'00" | 21.56    | S73°30'36"E     | 21.21        |
| C2          | 15.00  | 54°37'35" | 14.30    | S01°11'49"E     | 13.77        |
| C3          | 360.00 | 12°54'42" | 81.13    | S22°52'13"E     | 80.96        |
| C4          | 54.00  | 12°27'09" | 11.74    | N68°38'18"W     | 11.71        |
| C5          | 100.00 | 17°32'16" | 30.61    | N66°09'34"W     | 30.49        |
| C6          | 54.00  | 33°57'19" | 32.00    | N74°22'05"W     | 31.54        |
| C7          | 28.00  | 90°00'00" | 43.98    | N46°20'45"W     | 39.60        |
| C8          | 10.00  | 30°33'30" | 5.33     | S13°56'00"W     | 5.27         |
| C9          | 28.00  | 59°26'30" | 29.05    | S58°56'00"W     | 27.76        |
| C10         | 28.00  | 59°26'30" | 29.05    | S61°37'30"E     | 27.76        |
| C11         | 10.00  | 30°33'30" | 5.33     | S16°37'30"E     | 5.27         |
| C12         | 15.00  | 90°00'00" | 23.56    | S43°39'15"W     | 21.21        |
| C13         | 30.00  | 33°57'19" | 17.78    | S74°22'05"E     | 17.52        |
| C14         | 126.00 | 13°40'26" | 30.07    | S64°13'39"E     | 30.00        |
| C15         | 15.00  | 86°57'01" | 22.68    | S27°45'22"E     | 20.58        |
| C16         | 15.00  | 89°34'59" | 23.45    | S60°20'38"W     | 21.14        |
| C17         | 28.00  | 12°27'09" | 6.09     | N68°38'18"W     | 6.07         |
| C18         | 28.00  | 12°54'07" | 6.55     | N00°27'39"W     | 49.42        |
| C19         | 360.00 | 39°23'00" | 247.45   | N52°50'45"W     | 242.61       |
| C20         | 360.00 | 18°52'22" | 118.58   | N85°47'43"W     | 118.05       |
| C21         | 360.00 | 1°54'37"  | 12.00    | S72°29'33"E     | 12.00        |
| C22         | 600.00 | 3°51'11"  | 40.35    | N03°16'20"W     | 40.34        |
| C23         | 360.00 | 1°54'37"  | 12.00    | S75°23'25"E     | 12.00        |
| C24         | 15.00  | 26°48'58" | 7.02     | S74°53'53"W     | 6.96         |
| C25         | 15.00  | 6°51'10"  | 16.54    | N60°06'07"W     | 15.72        |
| C26         | 100.00 | 7°36'51"  | 13.29    | S71°07'16"E     | 13.28        |
| C27         | 100.00 | 9°55'25"  | 17.32    | S62°21'08"E     | 17.30        |
| C28         | 54.00  | 18°02'25" | 17.00    | S66°24'38"E     | 16.93        |
| C29         | 54.00  | 15°54'54" | 15.00    | S83°23'18"E     | 14.95        |
| C30         | 28.00  | 82°12'32" | 40.17    | S50°14'29"E     | 36.82        |
| C31         | 28.00  | 7°47'28"  | 3.81     | S89°14'29"E     | 3.80         |
| C32         | 28.00  | 18°43'30" | 9.15     | N38°34'30"E     | 9.11         |
| C33         | 28.00  | 40°42'59" | 19.90    | N68°17'45"E     | 19.48        |
| C34         | 28.00  | 40°42'59" | 19.90    | N70°59'15"W     | 19.48        |
| C35         | 28.00  | 18°43'30" | 9.15     | N41°16'00"W     | 9.11         |
| C36         | 15.00  | 30°59'37" | 8.11     | N14°09'04"E     | 8.02         |
| C37         | 15.00  | 59°00'23" | 15.45    | N59°09'04"E     | 14.77        |
| C38         | 28.00  | 11°25'28" | 53.16    | N05°03'05"E     | 53.80        |
| C39         | 28.00  | 15.00     | 3°14'45" | 0.85            | 0.85         |
| C40         | 15.00  | 44°43'03" | 1.24     | S28°28'30"W     | 1.23         |
| C41         | 330.00 | 20°46'09" | 139.69   | S44°50'26"E     | 139.03       |
| C42         | 42.00  | 12°27'09" | 9.13     | N68°38'18"W     | 9.11         |
| C43         | 42.00  | 17°32'16" | 34.28    | N66°09'34"W     | 34.15        |
| C44         | 112.00 | 33°57'19" | 24.89    | N74°22'05"W     | 24.53        |
| C45         | 42.00  | 33°57'19" | 24.89    | S07°13'50"E     | 24.69        |
| C46         | 330.00 | 90°00'00" | 518.36   | S57°50'46"E     | 466.69       |
| C47         | 330.00 | 43°12'31" | 248.86   | S52°50'46"E     | 243.01       |
| C48         | 360.00 | 1°54'39"  | 12.01    | S30°17'05"E     | 12.01        |
| C49         | 360.00 | 1°54'50"  | 12.03    | S32°15'30"E     | 12.02        |
| C50         | 330.00 | 26°00'41" | 149.81   | N18°14'10"W     | 148.53       |

| Easement Line Table |             |        |
|---------------------|-------------|--------|
| LINE                | DIRECTION   | LENGTH |
| (L.34)              | S27°35'17"W | 18.00  |
| (L.35)              | N15°08'08"E | 18.00  |
| (L.36)              | N32°36'34"E | 20.00  |
| (L.37)              | S32°36'34"W | 20.00  |
| (L.38)              | N88°39'15"E | 19.50  |
| (L.39)              | S88°39'15"W | 19.50  |



THE PARK TOWNHOMES

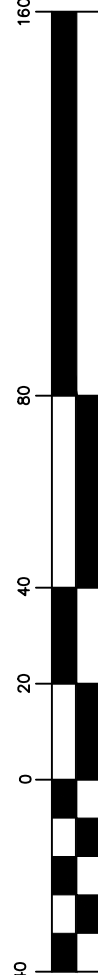
FINAL PLAT

SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 15, T2S, R4W,  
SALT LAKE BASE & MERIDIAN  
STANSBURY PARK, TOOELE COUNTY, UTAH



GRAPHIC SCALE



| Curve Table |        |           |                 |              |
|-------------|--------|-----------|-----------------|--------------|
| CURVE       | RADIUS | DELTA     | CHORD DIRECTION | CHORD LENGTH |
| C1          | 15.00  | 90°00'00" | S73°30'24"E     | 21.21        |
| C2          | 15.00  | 54°37'35" | S01°11'49"E     | 13.77        |
| C3          | 360.00 | 12°54'42" | S22°52'13"E     | 80.96        |
| C4          | 54.00  | 12°22'09" | N68°38'18"W     | 11.71        |
| C5          | 100.00 | 17°32'16" | N68°09'34"W     | 30.49        |
| C6          | 54.00  | 33°57'19" | N74°22'05"W     | 31.54        |
| C7          | 28.00  | 90°00'00" | N40°20'45"W     | 39.60        |
| C8          | 10.00  | 30°33'39" | S13°56'00"W     | 5.27         |
| C9          | 28.00  | 59°26'30" | S58°58'00"W     | 27.76        |
| C10         | 28.00  | 59°26'30" | S61°37'30"E     | 27.76        |
| C11         | 10.00  | 30°33'39" | S16°37'50"E     | 5.27         |
| C12         | 15.00  | 90°00'00" | S43°39'15"W     | 21.21        |
| C13         | 30.00  | 33°57'19" | S74°22'05"E     | 17.52        |
| C14         | 126.00 | 13°40'26" | S64°13'59"E     | 30.00        |
| C15         | 15.00  | 86°37'01" | S27°42'22"E     | 20.58        |
| C16         | 15.00  | 89°34'59" | S60°20'38"W     | 21.14        |
| C17         | 28.00  | 12°27'09" | N68°38'18"W     | 6.07         |
| C18         | 28.00  | 12°35'40" | N69°27'39"W     | 49.42        |
| C19         | 360.00 | 39°23'00" | N52°50'45"W     | 242.61       |
| C20         | 360.00 | 18°52'22" | N85°47'43"W     | 118.05       |
| C21         | 360.00 | 1°54'37"  | S73°29'33"E     | 12.00        |
| C22         | 600.00 | 3°51'11"  | N03°16'20"W     | 40.34        |
| C23         | 360.00 | 1°54'37"  | S75°23'25"E     | 12.00        |
| C24         | 15.00  | 26°48'58" | S74°53'53"W     | 6.96         |
| C25         | 15.00  | 6°11'10"  | N69°00'07"W     | 15.72        |
| C26         | 100.00 | 7°36'51"  | S71°07'16"E     | 13.28        |
| C27         | 100.00 | 9°55'25"  | S62°21'08"E     | 17.30        |
| C28         | 54.00  | 18°02'25" | S66°24'38"E     | 16.93        |
| C29         | 54.00  | 15°54'54" | S83°23'18"E     | 14.95        |
| C30         | 28.00  | 82°17'23" | S89°14'29"E     | 36.82        |
| C31         | 28.00  | 7°47'28"  | S05°14'29"E     | 3.80         |
| C32         | 28.00  | 18°42'39" | N38°54'40"E     | 9.11         |
| C33         | 28.00  | 40°42'59" | N68°17'45"E     | 19.48        |
| C34         | 28.00  | 40°42'59" | N70°59'15"W     | 19.48        |
| C35         | 28.00  | 18°43'30" | N41°16'00"W     | 9.11         |
| C36         | 15.00  | 30°59'27" | N14°09'44"E     | 8.02         |
| C37         | 15.00  | 59°00'23" | N39°09'04"E     | 14.77        |
| C38         | 28.00  | 11°01'29" | S45°39'53"W     | 5.38         |
| C39         | 28.00  | 11°25'28" | N05°03'05"E     | 46.66        |
| C40         | 15.00  | 3°14'45"  | N69°47'21"W     | 0.85         |
| C41         | 15.00  | 4°43'03"  | S28°38'30"W     | 1.23         |
| C42         | 330.00 | 20°46'09" | S44°50'26"E     | 119.03       |
| C43         | 42.00  | 12°27'09" | N08°58'18"W     | 9.11         |
| C44         | 112.00 | 17°32'16" | N66°09'34"W     | 34.15        |
| C45         | 42.00  | 33°57'19" | N74°22'05"W     | 24.53        |
| C46         | 330.00 | 90°00'00" | S09°13'50"E     | 466.69       |
| C47         | 330.00 | 43°12'31" | S52°50'46"E     | 243.01       |
| C48         | 360.00 | 1°54'39"  | S30°17'05"E     | 12.01        |
| C49         | 360.00 | 1°54'39"  | S32°11'50"E     | 12.02        |
| C50         | 330.00 | 20°00'41" | N18°14'00"W     | 148.53       |

| Easement Line Table |             |        |
|---------------------|-------------|--------|
| LINE                | DIRECTION   | LENGTH |
| (L34)               | S27°51'17"W | 18.00  |
| (L35)               | N15°08'00"E | 18.00  |
| (L36)               | N32°36'34"E | 20.00  |
| (L37)               | S52°26'34"W | 20.00  |
| (L38)               | N88°39'15"E | 19.50  |
| (L39)               | S88°39'15"W | 19.50  |

| Line Table |             |        |
|------------|-------------|--------|
| LINE       | DIRECTION   | LENGTH |
| L1         | S28°30'36"E | 12.23  |
| L2         | N61°53'11"E | 10.00  |
| L3         | S20°50'02"E | 10.77  |
| L4         | N08°19'01"E | 11.92  |
| L5         | N10°48'41"W | 12.16  |
| L6         | S32°36'34"W | 2.00   |
| L7         | S15°33'09"W | 7.57   |
| L8         | S15°33'09"W | 7.65   |
| L9         | N29°51'52"W | 9.90   |
| L10        | N74°51'52"W | 22.00  |
| L11        | S60°08'08"W | 9.90   |
| L12        | S27°35'17"W | 2.00   |
| L13        | S62°27'03"E | 8.27   |
| L14        | S83°59'22"W | 21.47  |
| L15        | S28°30'36"E | 17.85  |
| L16        | N28°30'36"W | 16.24  |
| L17        | N27°35'17"E | 21.39  |
| L18        | N27°35'17"E | 17.62  |
| L19        | N27°35'17"E | 17.85  |
| L20        | N27°35'17"E | 19.99  |

| Line Table |             |        |
|------------|-------------|--------|
| LINE       | DIRECTION   | LENGTH |
| L1         | S28°30'36"E | 12.23  |
| L2         | N61°53'11"E | 10.00  |
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| L5         | N10°48'41"W | 12.16  |
| L6         | S32°36'34"W | 2.00   |
| L7         | S15°33'09"W | 7.57   |
| L8         | S15°33'09"W | 7.65   |
| L9         | N29°51'52"W | 9.90   |
| L10        | N74°51'52"W | 22.00  |
| L11        | S60°08'08"W | 9.90   |
| L12        | S27°35'17"W | 2.00   |
| L13        | S62°27'03"E | 8.27   |
| L14        | S83°59'22"W | 21.47  |
| L15        | S28°30'36"E | 17.85  |
| L16        | N28°30'36"W | 16.24  |
| L17        | N27°35'17"E | 21.39  |
| L18        | N27°35'17"E | 17.62  |
| L19        | N27°35'17"E | 17.85  |
| L20        | N27°35'17"E | 19.99  |

