



Planning and Zoning

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

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

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

SUB 2020-01

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Parcel ID: 05-037-0-0018

Property Address: 16 West Bates Canyon Road

Request: Preliminary Plat Approval for the proposed Legacy Estates Subdivision

Meeting Date: September 2, 2020

Current Zone: R-1-10 (Single Family, 10,000 SF)

Unincorporated: Stansbury Park

Planners: Jeff Miller

Planning Staff Recommendation: Approval

Applicant Name: Jack Walters

PROJECT DESCRIPTION

Jack Walters is requesting final plat approval for the proposed 10-Lot Legacy Estates Subdivision. The proposed subdivision received preliminary plat approval from the Tooele County Planning Commission on August 19, 2020.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located immediately west of the Autumn Cove Subdivision on the north side of Bates Canyon Road. To the northwest, is a large area of developed and undeveloped parcels in the RR-1 (Rural Residential, 1 Acre Minimum) Zone. To the northeast, is a large area of developed subdivisions in the R-1-10 zone. To the west across Bates Canyon Road, is a large area of undeveloped parcels in the RR-5 (Rural Residential, 5 Acre Minimum) Zone.

LAND USE CONSIDERATIONS (R-1-10 Zone)

Requirement	Standard	Compliance Verified
Height	35 Feet	N/A
Front Yard Setback	20 Feet On corner lots, two front yards are required	Can Comply
Side Yard Setback	Main Building: 8 Feet Accessory Buildings: 3 Feet, provided they do not encroach on any easement On corner lots, two side yards are required	Can Comply
Rear Yard Setback	Main Building: 20 Feet Accessory Buildings: 3 Feet, provided they do not encroach on any easement	Can Comply
Lot Width	80 Feet	Yes
Lot Coverage	45 Percent	Can Comply
Lot Area	10,000 Square Feet	Yes
Required Improvements	Street Grading, Street Base, Curb and Gutter, Sidewalk, On-Site Surface Drainage 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 subdivision is consistent with the Tooele County General Plan Updated 2016.

ISSUES OF CONCERN/PROPOSED MITIGATION

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

NEIGHBORHOOD RESPONSE

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

***Continued on the next page**

REVIEWING AGENCIES RESPONSE

AGENCY: County Surveying

DATE: 8/5/2020

RECOMMENDATION: Approved, no further comments.

AGENCY: Ensign Engineering

DATE: 7/23/2020

RECOMMENDATION: Approved, no further comments.

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

PLANNING STAFF ANALYSIS

Minimum lot sizes in the R-1-10 zone are required to be a minimum of 10,000 square feet.

The proposed subdivision qualifies for the Standard Subdivision approval process per section 13-4 of Title 13 (Subdivision) of the Tooele County Code. As such, concept plan approval is not a required component of a Standard Subdivision.

***16-1-3. Purposes of Residential District R-1-10:** The purposes of Residential District R-1-0 are to provide areas for medium to low density single-family residential neighborhoods and to minimize costs of infrastructure, development and maintenance.*

The proposed subdivision is compliant with Title 13 (Subdivision) of the Tooele County Code.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Tooele County Planning Commission makes a motion to grant approval to the Final Plat for the proposed 10-Lot Legacy Estates Subdivision, subject to the following conditions of approval:

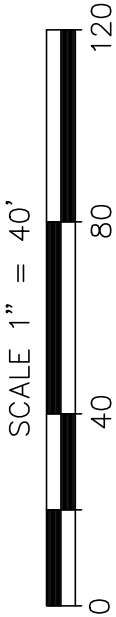
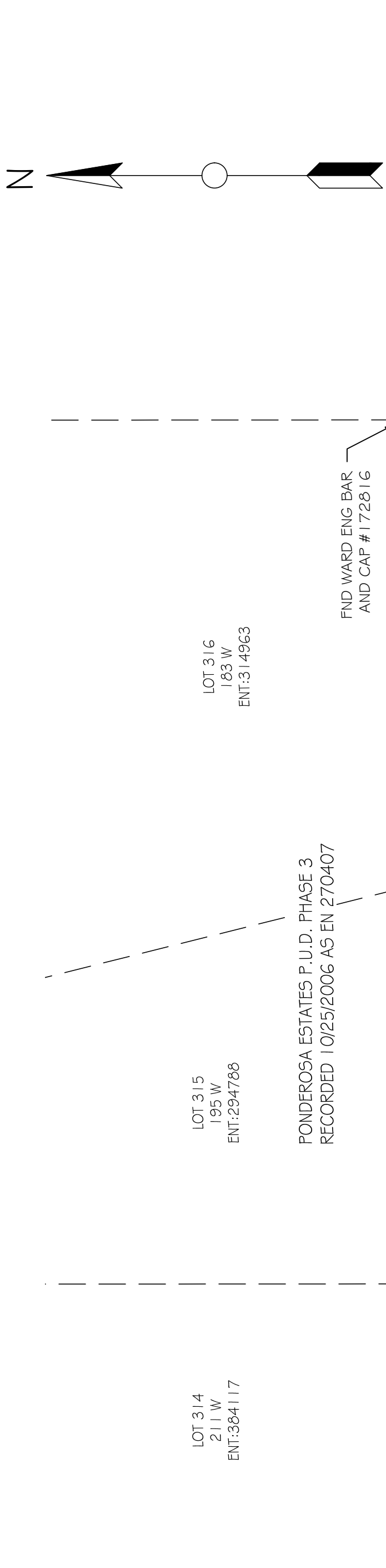
1. The civil bonding must be in place prior to recordation of the Final Plat.
2. Building permits cannot be applied for until the Final Plat has been recorded.

16 West Bates Canyon Road (Parcel ID: 05-037-0-0018)



FINAL PLAT - LEGACY ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH



LEGEND

- 8" X 24" REBAR WITH ALUMINUM CAP STAMPED RICHARDSON SURVEYING, INC PLUS 152050' (TO BE SET)

EASEMENT

SECTION LINE

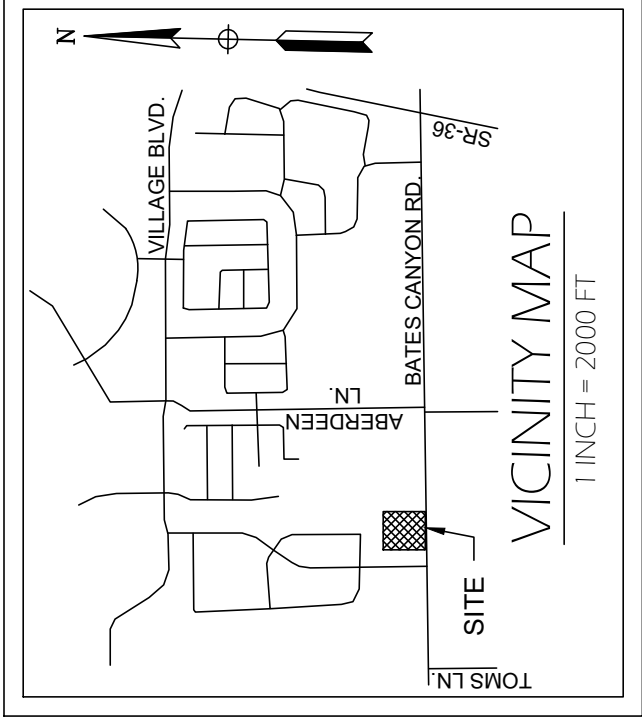
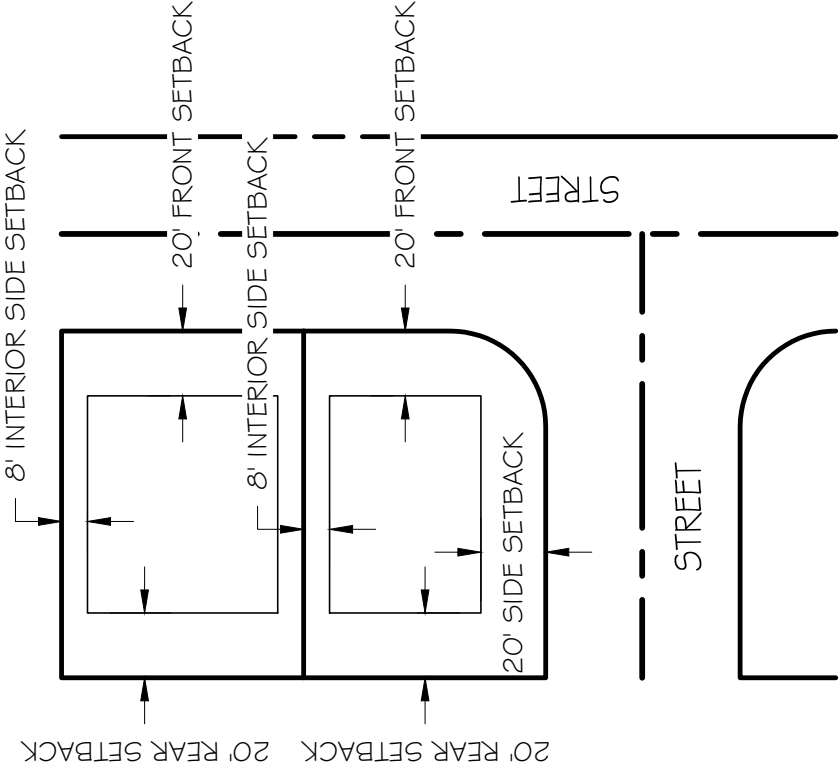
PROPERTY LINE

RIGHT OF WAY LINE

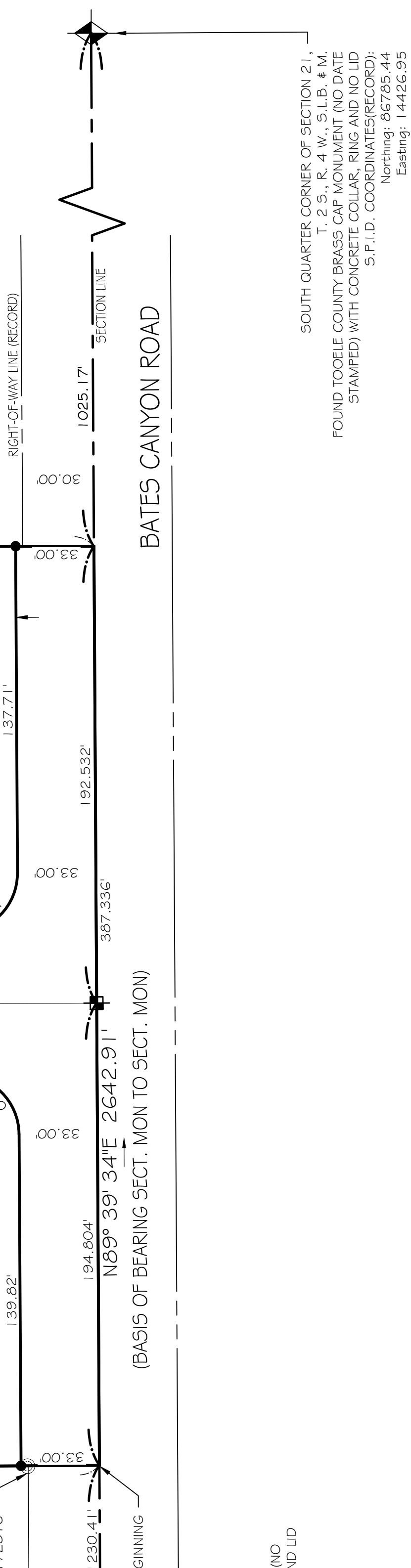
BRASS CAP STREET MONUMENT (TO BE SET)

FOUND PROPERTY MARKER (REBAR W/CAIP)

FOUND SECTION CORNER MONUMENT



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	90.00	N45° 20' 35"W	35.35
C2	25.23	30.00	48.19	N23° 45' 16"E	24.49
C3	19.03	60.00	18.17	N38° 45' 49"E	18.95
C4	65.68	60.00	62.72	N1° 41' 00"W	62.45
C5	60.00	60.00	57.30	N61° 41' 34"W	57.53
C6	60.00	60.00	57.30	S61° 00' 41"W	57.53
C7	65.98	60.00	63.01	S0° 51' 33"W	62.71
C8	18.73	60.00	17.88	S39° 35' 16"E	18.65
C9	25.23	30.00	48.19	S24° 26' 07"E	24.49
C10	39.27	25.00	90.00	S44° 39' 34"W	35.36
C11	289.42	60.00	276.38	S69° 39' 34"W	80.00



SOUTH QUARTER CORNER OF SECTION 21,
T. 2 S., R. 4 W., S.L.B. 4 M.
FOUND TOOELE COUNTY BRASS CAP MONUMENT (NO
DATE STAMPED) WITH CONCRETE COLLAR, RING AND LID
S.P.I.D. COORDINATES(RECORD):
Northing: 86785.44
Easting: 14426.95

NOTES:

- PROPERTY CORNERS ALONG ROMA LANE WILL BE REFERENCED BY OFFSETS RIVETS PLACED ALONG THE LOT LINE EXTENDED TO THE TOP OF CURB AND GUTTER.
- PLUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
- THE INFORMATION HEREON IS SUBJECT TO AND CONDITIONAL UPON EASEMENTS, RIGHTS-OF-WAY, CODES, COVENANTS, CONDITIONS, AGREEMENTS, OBLIGATIONS, RESTRICTIONS OF RECORD, HISTORICAL USE, AND ACCORDING TO THE EXCEPTIONS AS DETAILED BY THE OWNERS' RECORDS AND SUBSEQUENT TITLE INSURANCE POLICIES WHICH ARE HEREBY MADE A PART OF THIS SURVEY. THIS SURVEY IS SUBJECT TO ANY FACTS, CONFLICTS OR DISCREPANCIES WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CORRECT TITLE INSURANCE POLICY.
- THIS SURVEY DOES NOT INCLUDE LOCATION NOR EVALUATION OF HAZARDOUS, DELICTERIOUS NOR ENVIRONMENTAL CONDITIONS WHICH MAY EXIST DUE TO THE CURRENT OR PROX USES OF THIS PROPERTY, OR DUE TO THE FORCES OF NATURE OR REASON OF THE LOCATION OF THIS PROPERTY IN OR NEAR SUCH HAZARDOUS, DELICTERIOUS OR ENVIRONMENTAL CONDITIONS. WHETHER MAN-MADE OR NATURAL. THIS SURVEY DOES NOT INCLUDE LOCATION NOR EVALUATION OF MINERAL RIGHTS, WATER RIGHTS NOR WATER FACILITIES.
- THIS PLAT IS WITHIN 300 FEET OF AN AGRICULTURE PROTECTION ZONE

SURVEYOR'S CERTIFICATE

I, Joseph Don Richardson, Professional Land Surveyor No. 4265 (152050), State of Utah, as President of RICHARDSON SURVEYING, INC., a Utah corporation, certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as LEGACY ESTATES SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°39'34" EAST, 1230.41 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE BOUNDARY OF THE PONDEROSA ESTATES P.U.D. PHASE 3 RECORDED 10/25/2006 AS WEST 452.36 FEET, AND (2.) SOUTH 89°59'14" EAST, 390.03 FEET TO THE WESTERLY BOUNDARY OF THE MAYLA P. WARR P.U.D., RECORDED 15 OCTOBER 2008 AS ENTRY NUMBER 315237; THENCE SOUTH 00°02'05" EAST, 449.961 FEET ALONG THE BOUNDARY OF LAST SAID P.U.D.; THENCE SOUTH 89°39'34" WEST, 387.336 FEET ALONG THE SECTION LINE AND CENTERLINE OF BATES CANYON ROAD, A PROPOSED SIXTY-SIX FOOT WIDE ROAD TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AGREEMENTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS, RIGHTS-OF-WAY, RESERVATIONS, AND COVENANTS OF RECORD, OR APPARENT USE, OR ENFORCEABLE IN LAW OR EQUITY.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets, together with easements, hereafter known as the

LEGACY ESTATES SUBDIVISION

The undersigned Owner(s) hereby convey(s) to any and all public utility companies a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage and for the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I/we have hereunto set my/our hand(s) this ____ day of A.D., 20__.

By: JACK WALTERS

By: BART POWELL

By:

By:

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF TOOELE

On the ____ day of _____, A.D., 20__.

personally appeared before me, the undersigned Notary public, in and for said County of Tooele, in the State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

My commission expires _____ Notary Public residing in _____



PREPARED BY:
RICHARDSON SURVEYING, INC.

3448 SOUTH 100 WEST
BOUNTIFUL UTAH 84010
PHONE: (801) 518-6572
EMAIL: rsurvey@gmail.com

DEVELOPER: JACK WALTERS, BART POWELL
435-840-3010
205 NORTH MAIN STREET TOOELE, UT 84074

DRN: AKG DATE: 2020.06.17 SCALE: AS SHOWN V-101
DES: BVB DATE: 2020.06.17 JOB # 16-45010 NO. 1 OF 1
CKD: JDR DATE: 2020.06.17

LEGACY ESTATES
SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH

TOOELE COUNTY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF :
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES: _____
TOOELE COUNTY RECORDER

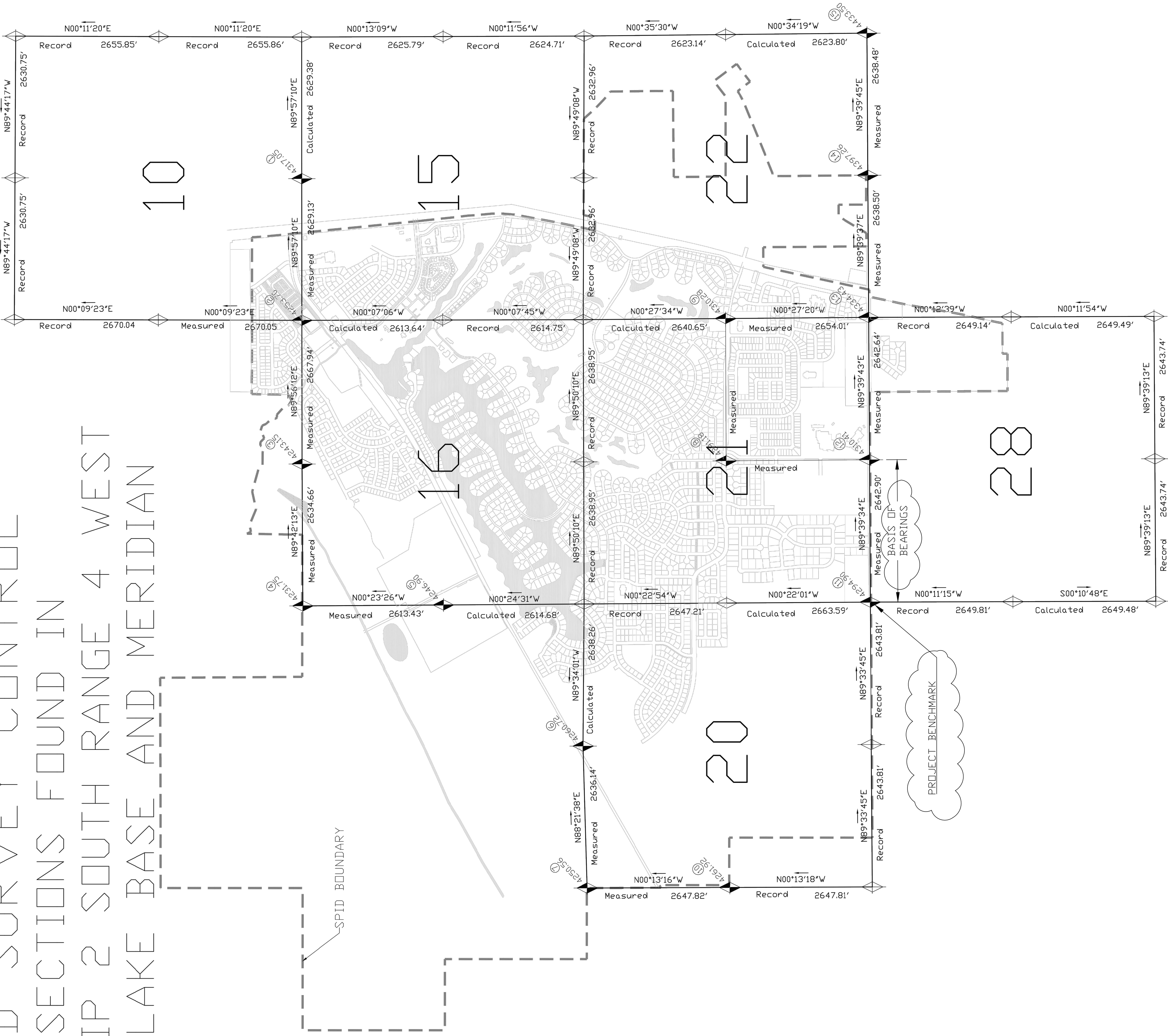
SPID SURVEY CONTROL

SECTIONS FOUND IN

TOWNSHIP 2 SOUTH RANGE 4 WEST

SALT LAKE BASE AND MERIDIAN

Point Table			
Point #	Northing	Easting	Description
1	97327.17	19644.64	SEC CDR N 1/4 15
2	97325.00	17015.52	SEC CDR NE 16
3	97322.05	14347.58	SEC CDR N 1/4 16
4	97308.42	11712.95	SEC CDR NW 16
5	94695.04	11730.77	SEC CDR W 1/4 16
6	92100.36	9111.22	SEC CDR N 1/4 20
7	92024.95	6476.17	SEC CDR NW 20
8	89445.21	14407.45	SEC CDR C 1/4 21
9	89454.96	17048.45	SEC CDR E 1/4 21
10	89377.15	6486.39	SEC CDR W 1/4 20
11	86769.74	11784.10	SEC CDR SE 20
12	86785.44	14426.95	SEC CDR S 1/4 21
13	86801.03	17069.55	SEC CDR SW 21
14	86816.67	19708.01	SEC CDR S 1/4 22
15	86832.22	22346.44	SEC CDR SW 22



◆ CALCULATED SECTION CORNER

◆ ELEVATION

◆ FOUND SECTION CORNER

--- SPID BOUNDARY

NOTES:

1. WARD ENGINEERING MAKES NO GUARANTEES, REPRESENTATIONS OR WARRANTIES OF ANY KIND EXPRESSED OR IMPLIED, AS TO THE CONTENT, ACCURACY, TIMELINESS, OR COMPLETENESS OF ANY OF THE DATA. THE DATA IS PROVIDED ON AN "AS IS, WHERE IS" BASIS. WARD ENGINEERING ASSUMES NO OBLIGATION OR LIABILITY FOR ITS USE BY ANY PERSON.
2. THIS CONTROL SYSTEM WAS SET UP ON A LOCAL PROJECT COORDINATE SYSTEM AND DOES NOT REPRESENT A GEODETIC NETWORK.
3. THIS CONTROL SYSTEM PROVIDES ENGINEERS, SURVEYORS, CONTRACTORS AND LAND DEVELOPERS A COMMON COORDINATE SYSTEM AND DATUM FOR PROJECTS LOCATED WITHIN THE STANSBURY PARK IMPROVEMENT DISTRICT BOUNDARY. EACH INDIVIDUAL PROJECT SHOULD TIE HORIZONTALLY AND VERTICALLY TO THE NEAREST SECTION CORNER AND PROVIDE A BASIS OF BEARING TO THE NEXT NEAREST SECTION CORNER ALONG THE SECTION LINE. IF INSUFFICIENT DATA FOR THE PROJECT EXISTS ON THIS MAP, WARD ENGINEERING SHALL BE NOTIFIED.

SPID SURVEY CONTROL
SECTIONS LOCATED IN
TS2 R4W S.L.B.M

231 West 800 South Suite A Salt Lake City, Utah 84101

Ward Engineering Group
Planning Engineering Surveying

PH: 801.487.8040
FX: 801.487.8668

CLIENT: SPID

DWG:

JOB NO: SPID

DO NOT SCALE THIS DRAWING
DIMENSIONS AND NOTES TAKE PRECEDENCE
OVER GRAPHIC REPRESENTATION

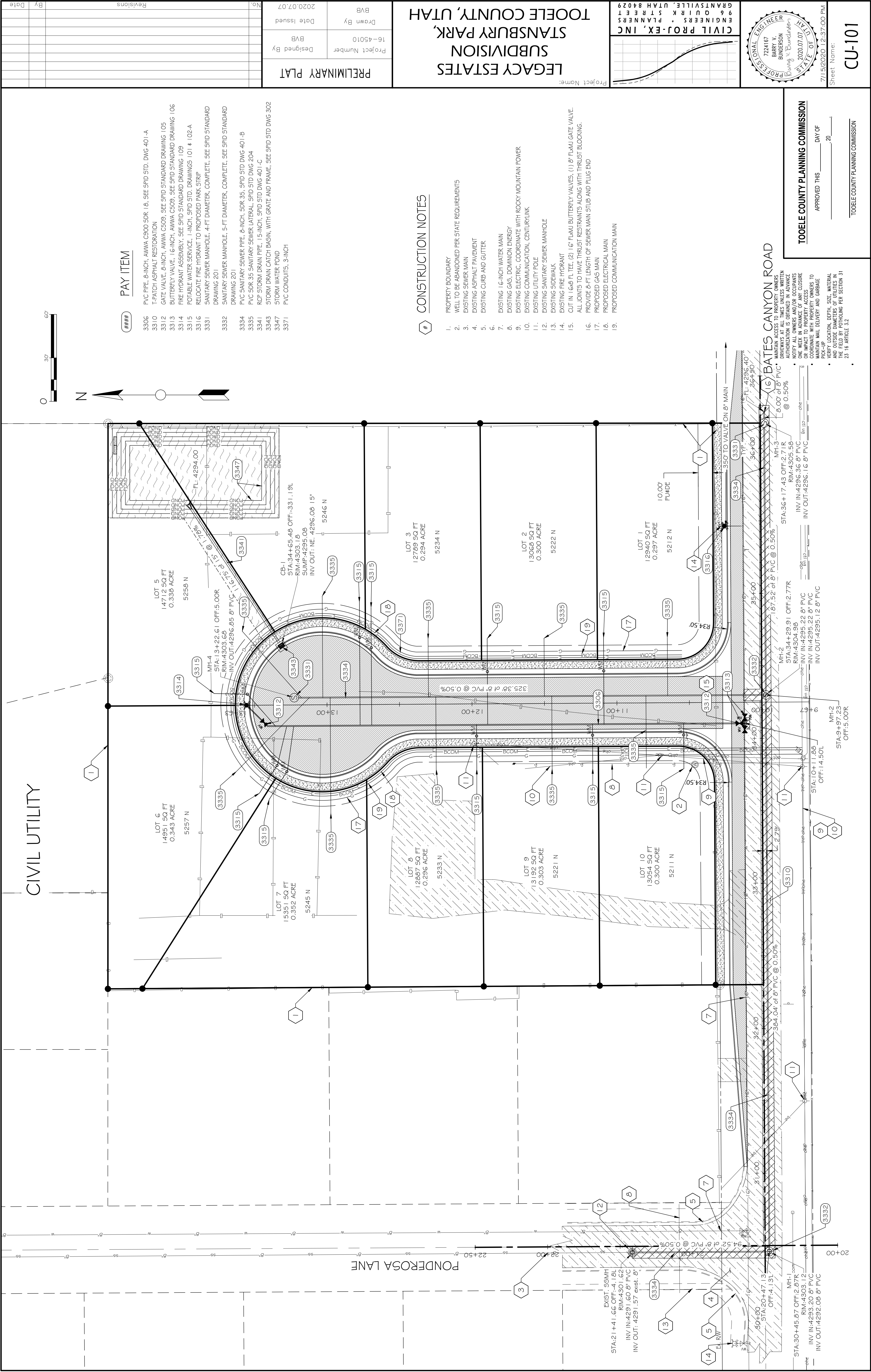
DRAWN BY: DBJ

DESIGN BY: DBJ

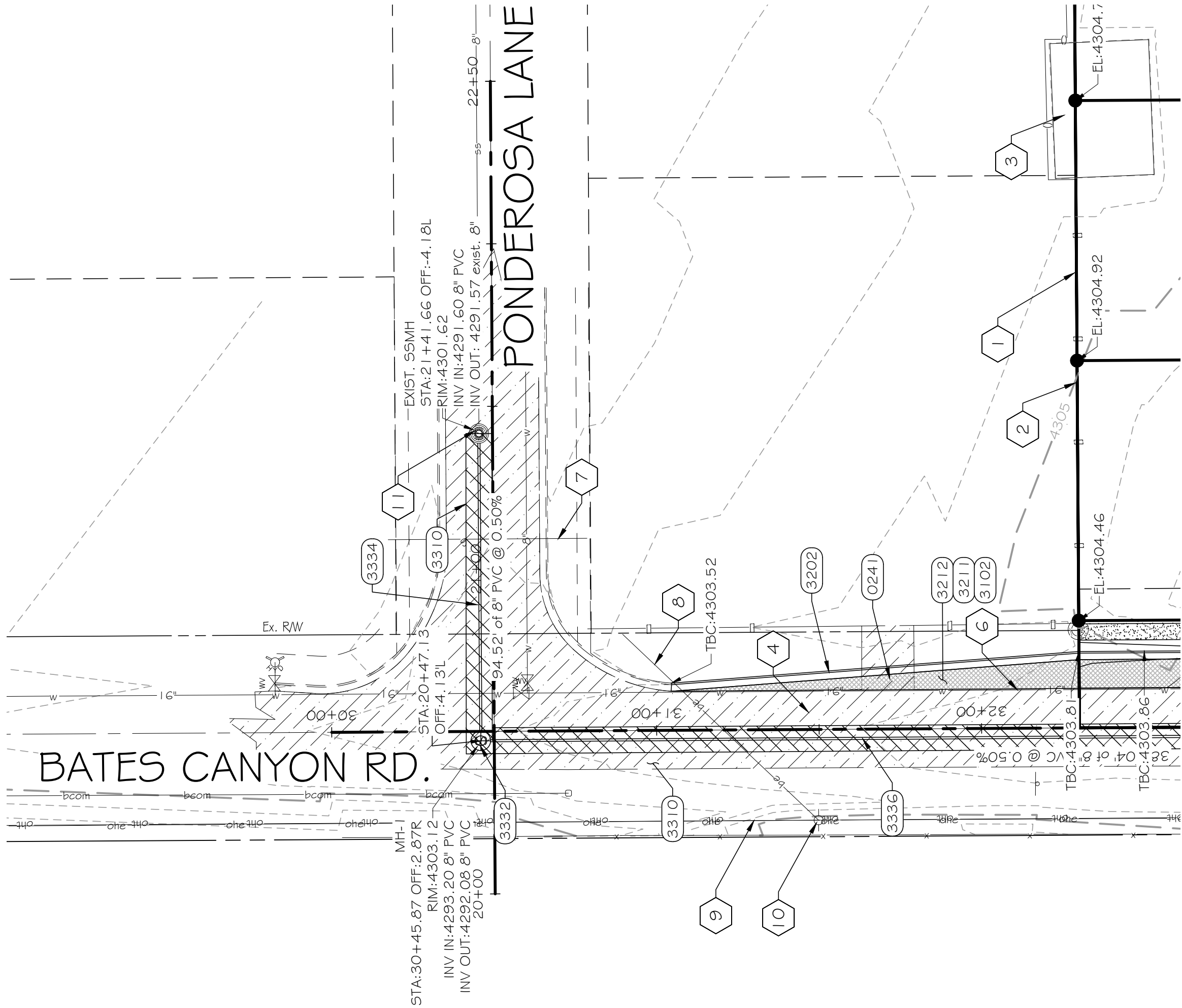
CHECKED BY: BM

DATE: 10/26/2016

REVISIONS	



CIVIL PAVING AND UTILITY



	20+40	20+80	21+20	21+60	22+00	22+40
4292	4299.03 4302.32	4302.71 4302.35	4302.07 4302.34	4301.71 4301.53	4301.29 4301.34	4301.29 4301.34
4296						
4300						
4304						
4308						
4312						
4316						
4320						

GENERAL NOTES:

- MAINTAIN ACCESS TO PROPERTY OWNERS DRIVEWAYS AT ALL TIMES UNLESS WRITTEN AUTHORIZATION IS OBTAINED IN ADVANCE
- NOTIFY ALL OWNERS AND/OR OCCUPANTS ONE WEEK IN ADVANCE OF ANY CLOSURE OR IMPACT TO PROPERTY ACCESS
- COORDINATE WITH PROPERTY OWNERS TO MAINTAIN MAIL DELIVERY AND GARBAGE PICK-UP
- VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POI-HOLING PER SECTION 31.23 16 TABLE 3.2

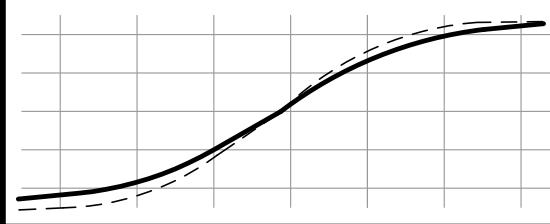
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0241	PAVEMENT REMOVAL	7-INCH THICK	CONCRETE CURB AND GUTTER, SEE TYPICAL SECTION
3102		7-INCH THICK	CURB THICK ROADBASE, SEE TYPICAL SECTION
3202		3-INCH THICK ASPHALT, 1/2 INCH MAX, PG 44-28	3-INCH THICK ASPHALT, 1/2 INCH MAX, PG 44-28
3211		DM-3/4 CLASS III, SEE TYPICAL SECTION	DM-3/4 CLASS III, SEE TYPICAL SECTION
3212			
3310	T-PATCH ASPHALT RESTORATION		
3332	SANITARY SEWER MANHOLE, 5-FT DIAMETER, COMPLETE, SEE STD DWG. 201		
3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35, SEE STD DWG. 401-B		
3336	PVC SANITARY SEWER PIPE, 24-INCH, SDR 35, SEE STD DWG. 401-B		

CONSTRUCTION NOTES

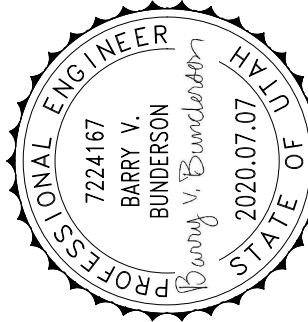
1. PROPERTY BOUNDARY
2. EXISTING FENCE
3. EXISTING STRUCTURE, TO BE REMOVED PRIOR TO CONSTRUCTION
4. EXISTING ASPHALT PAVEMENT, PROTECT IN PLACE
5. EXISTING FENCE, TO BE REMOVED PRIOR TO CONSTRUCTION
6. EXISTING 16-INCH WATER MAIN
7. EXISTING GAS DOMINION ENERGY
8. EXISTING ELECTRIC, 3 PHASE, 12.5 KV, COORDINATE WITH ROCK MOUNTAIN POWER
9. EXISTING COMMUNICATION
10. EXISTING UTILITY POLE
11. EXISTING SANITARY SEWER MANHOLE

PRELIMINARY PLAT		Project Number	16-45010
		Designed By	BVB
Date Issued	2020.07.07	No.	
Revisions		By	
		Date	

LEGACY ESTATES
SUBDIVISION
STANSBURY PARK,
TOOELE COUNTY, UTAH



CIVIL PROJ-EX, INC.
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029



7/15/2020 12:37:15 PM
Sheet Name:

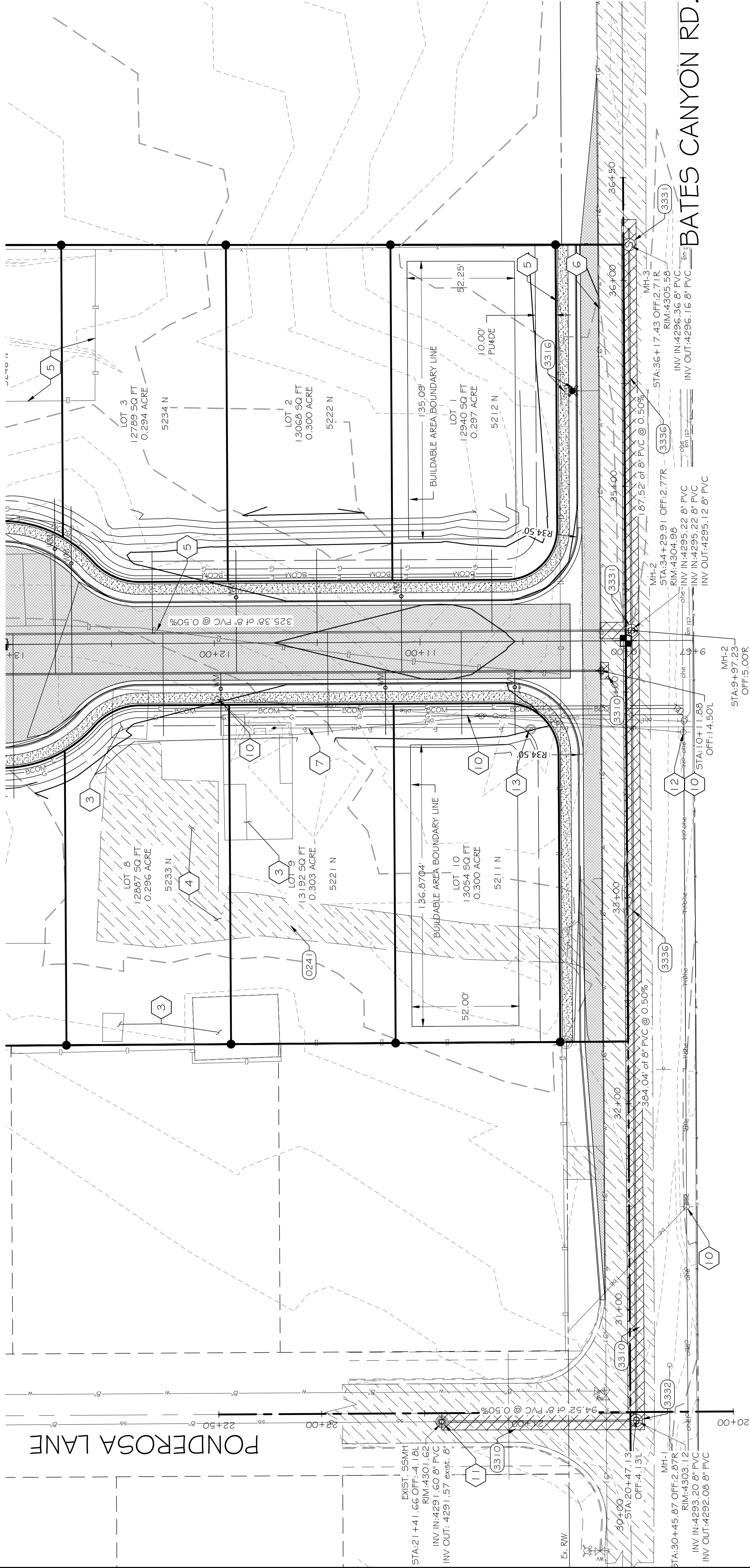
C-102

TOOELE COUNTY PLANNING COMMISSION

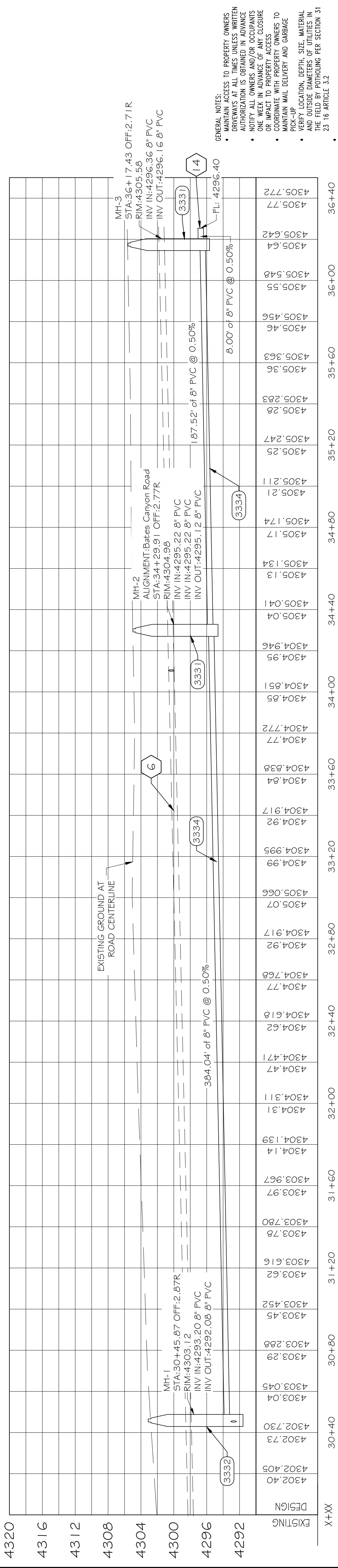
APPROVED THIS _____ DAY OF _____, 20____

TOOELE COUNTY PLANNING COMMISSION

CIVIL PAVING AND UTILITY



Bates Canyon Road



GENERAL NOTES:
• MAINTAIN ACCESS TO PROPERTY OWNERS DRIVEWAYS AT ALL TIMES UNLESS WRITTEN AUTHORIZATION IS OBTAINED IN ADVANCE
• NOTIFY ALL OWNERS AND/OR OCCUPANTS OF THE PROJECT PRIOR TO CONSTRUCTION OR IMPACT TO PROPERTY ACCESS
• COORDINATE WITH PROPERTY OWNERS TO MAINTAIN MAIL DELIVERY AND GARBAGE TRUCK ACCESS
• VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POPOHUNG PER SECTION 31 23 16 ARTICLE 3.2

LEGACY ESTATES SUBDIVISION STANSBURY PARK, TOOELE COUNTY, UTAH

Project Name:

PRELIMINARY PLAT

Project Number
16-45010

Drawn By
BVB

Date Issued
2020.07.07

No.

Revisions

By

Date

CIVIL PROJ-EX, INC
ENGINEERS & PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2020.07.07
DATE OF SEAL

7/15/2020 12:37:20 PM
Sheet Name:
C-103

TOOELE COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____.

TOOELE COUNTY PLANNING COMMISSION

CONSTRUCTION NOTES

1. PROPERTY BOUNDARY
2. EXISTING STRUCTURE, TO BE REMOVED PRIOR TO CONSTRUCTION
3. EXISTING ASPHALT PAVEMENT, TO BE REMOVED
4. EXISTING FENCE, TO BE REMOVED PRIOR TO CONSTRUCTION
5. EXISTING 16-INCH WATER MAIN
6. EXISTING GAS, DOMINION ENERGY, TO BE REMOVED
7. EXISTING ELECTRIC, 3 PHASE 12.5 KV, COORDINATE WITH ROCKY MOUNTAIN POWER
8. EXISTING COMMUNICATION - CENTURILINK
9. EXISTING UTILITY POLE
10. EXISTING SANITARY SEWER MANHOLE
11. OVERHEAD ELECTRICAL TRANSFORMER
12. WELL TO BE ABANDONED PER STATE REQUIREMENTS
13. PLUG NEW 8-INCH SEWER MAIN STUDS
- 14.

PAY ITEM

###	PAY ITEM
0241	PAVEMENT REMOVAL
3310	T-PATCH ASPHALT RESTORATION
3315	POTABLE WATER SERVICE, 1-INCH, STD. DRAWINGS 101 & 102-A
3316	RELOCATE FIRE HYDRANT TO PROPOSED PARK STRIP
3331	SANITARY SEWER MANHOLE, 4-FT DIAMETER, COMPLETE, SEE SPID STD DWG 201
3332	SANITARY SEWER MANHOLE, 5-FT DIAMETER, COMPLETE, SEE SPID STD DWG 201
3334	PVC SANITARY SEWER PIPE, 8-INCH, 50R 35, SEE SPID STD DWG 401-B
3342	STORM DRAIN CATCH BASIN, WITH GRATE AND FRAME, SEE SPID STD DWG 302
3347	STORM WATER POND