



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 2019-14

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Parcel ID: 05-037-0-0078

Meeting Date: September 2, 2020

Current Zone: R-1-10 (Residential, 10,000 SF Min).

Property Address: 279 East Bates Canyon Road

Request: Preliminary Plat Approval for the Proposed Sunnyside Estates Subdivision

Unincorporated: Stansbury Park

Planners: Jeff Miller

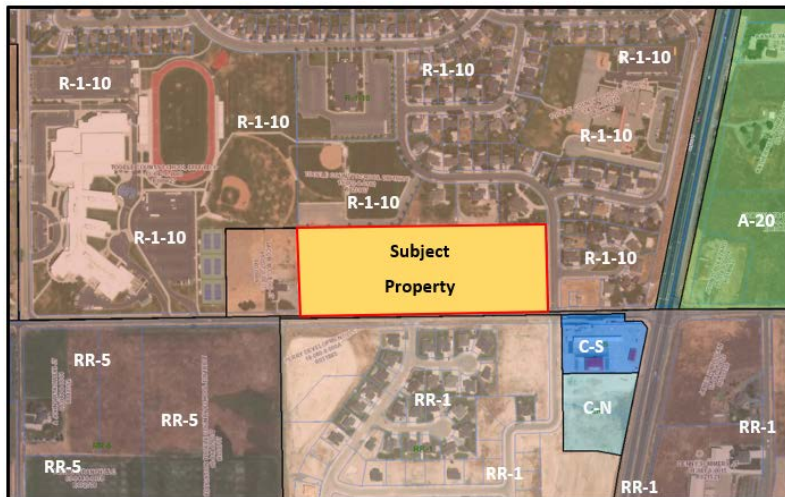
Planning Commission Recommendation: Concept Plan on April 15, 2020.

Applicant Name: Jack Walters

PROJECT DESCRIPTION

Jack Walters is requesting preliminary plat approval for the proposed 30-lot Sunnyside Estates Subdivision. The Concept Plan was approved by the Tooele County Planning Commission on April 15, 2020.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located along Bates Canyon Road, and immediately west of Cambridge Way. There is an existing house located towards the west end of the property, which is anticipated to remain on one of the newly created lots.

The property is surrounded to the west, north and east by parcels in the R-1-10 (Single Family Residential, 10,000 SF Minimum) zone, with a variety of uses in the general vicinity (Stansbury Park High School, meetinghouse for the Church of Jesus Christ of Latter-day Saints, Rose Springs

Elementary, and additional single-family residential uses).

The Reserves Subdivision (established as a Conservation Subdivision) is located to the west across Bates Canyon Road in the RR-1 (Rural Residential, 1 Acre Minimum) zone. The Conservation Subdivision allowed for similarly sized lot sizes in the Reserves Subdivision.

There is a large area of parcels in the RR-5 Zone to the southwest, with an anticipated middle school to be constructed by the school district in the future at some point.

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 subject property is located within an area that is envisioned to be comprised of "Mixed Density Residential/Cluster" (with 2-4 units per acre at build out), according to the Future Land Use Map (**Map 2-6**) of the Tooele County General Plan Update 2016. The proposed Sunnyside Estates Subdivision has an anticipated density of 2.75 residential units per acre and is cohesive with the General Plan as well as existing uses in the general vicinity.

ISSUES OF CONCERN/PROPOSED MITIGATION

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

NEIGHBORHOOD RESPONSE

When this item was presented to the Tooele County Planning Commission for Concept Plan approval, planning staff had received a few e-mails from concerned neighbors regarding the proposed subdivision. Most of these e-mails were concerned about the additional impacts to traffic that this subdivision could have, especially in regard to impacting the rush hour commutes in the general vicinity and additional school traffic along Cambridge Way.

Any additional 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
RECOMMENDATION: Approved, no further comments.

DATE: 07/10/2020

AGENCY: North Tooele Fire District
RECOMMENDATION: Approved, no further comments.

DATE: 07/21/2020

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

DATE: 07/21/2020

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 reviewed the proposed Sunnyside Estates Preliminary Plat and has found that it is cohesive with the surrounding residential uses in the general vicinity, the Tooele County Land Use Ordinance, and the Tooele County General Plan Update 2016.

In regard to Title 13 (Subdivisions) of the Tooele County Code, this application is compliant with Sections 13-2-3 & 13-5-4 regarding the Preliminary Plat phase of the Major Subdivision approval process.

If the preliminary plat is approved as proposed, the final plat approval for this subdivision will be presented to the Tooele County Planning Commission for further review and approval at a future date.

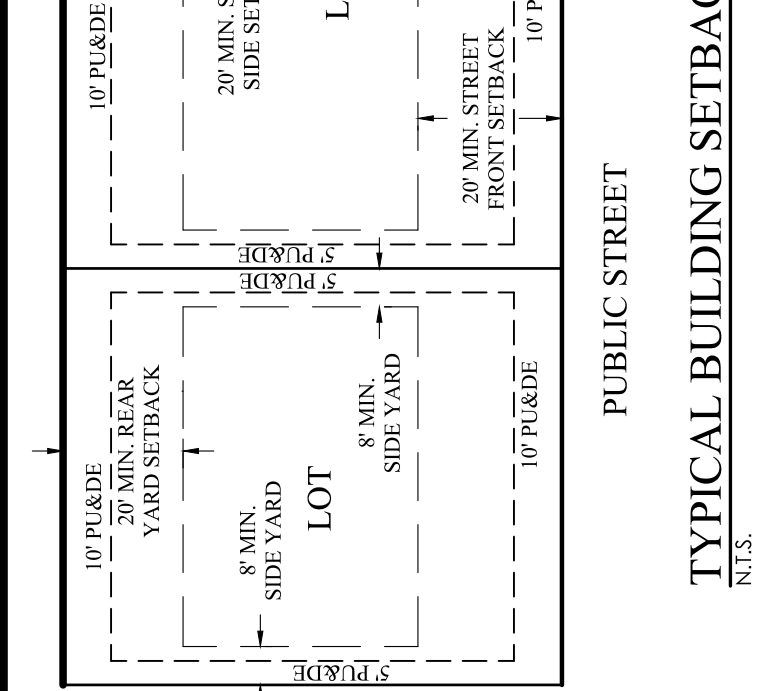
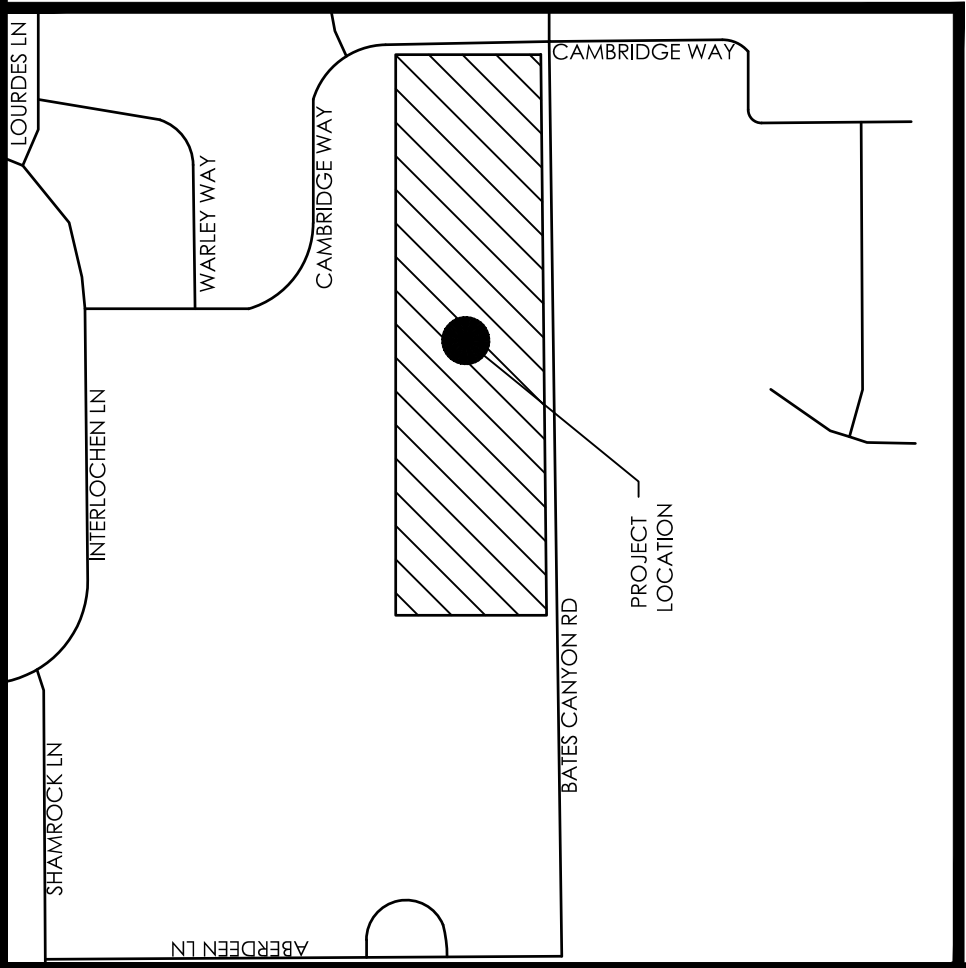
PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant approval for the proposed preliminary plat for the Sunnyside Estates Subdivision.

SUB 2019-14: Preliminary Plat Approval for Sunnyside Estates Subdivision.

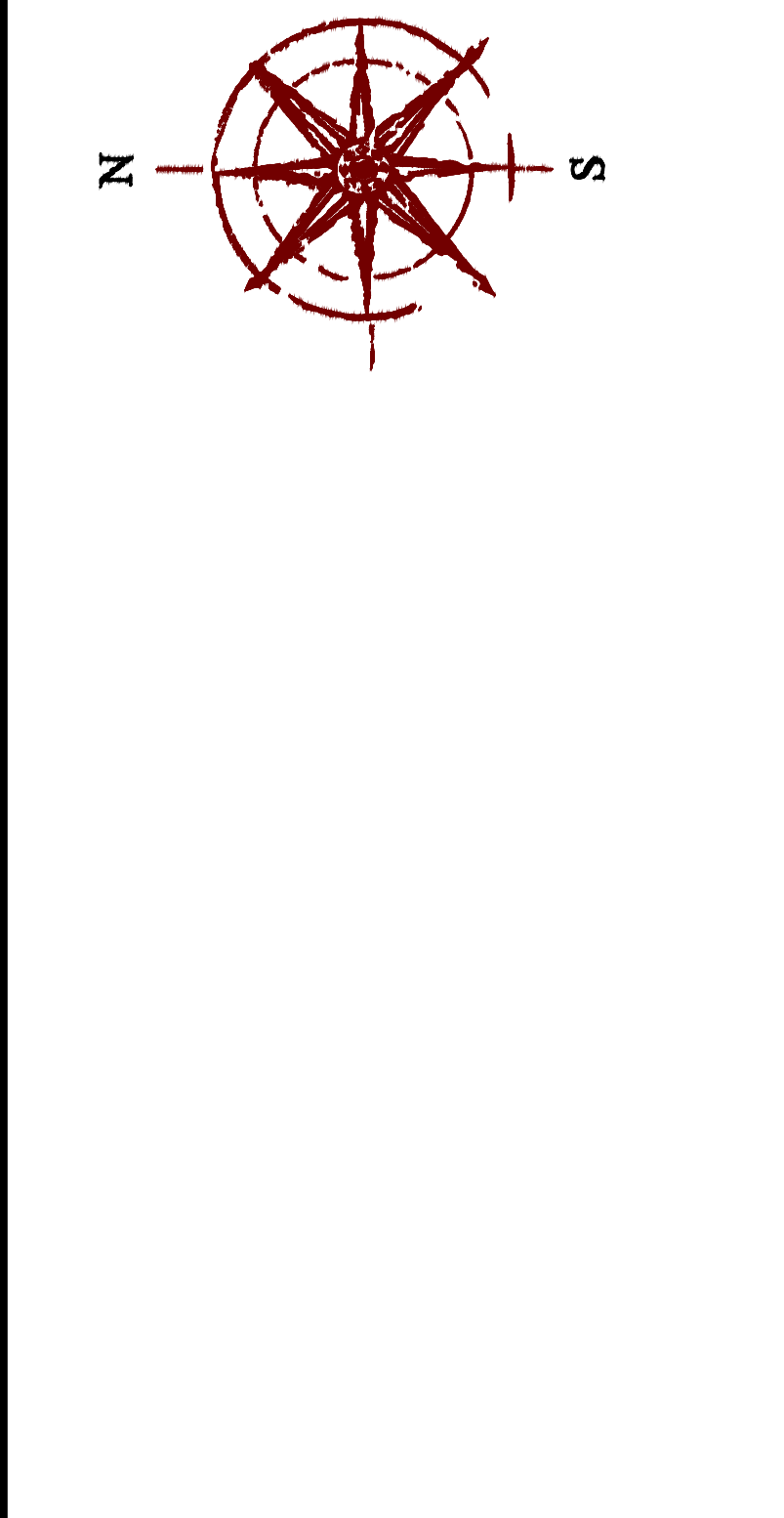
279 East Bates Canyon Road (Parcel ID: 05-037-0-0078)





SUNNYSIDE ESTATES
SUBDIVISION
PRELIMINARY PLAT

A PORTION OF THE SE1/4 OF SECTION 21, T2S, R4W,
SALT LAKE BASE & MERIDIAN
STANBURY PARK, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 00516307 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

SPENCER W. LLEWELLYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 00516307

DATE
06/26/2020

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the North line of Bates Canyon Road, located S89°39'29"W along the Section line 98.33 feet and N00°20'31"W 33.00 feet from the Southeast Corner of Section 21, T2S, R4W, SLB&M; thence S89°39'29"W along said North line of Bates Canyon Road 1,188.07 feet (Deed: 1,188.00 feet) to the Southeast corner of that Real Property described in Deed Entry No. 366870 from the Official Records of Tooele County; thence following the South line of the said Section 21, Township 2 South, Range 4 West, Salt Lake Base and Meridian NEIGHBORHOOD PHASE 2B, PLAT 7, P.L.D., 1906, 400.70 feet to the Southeast corner of that Real Property described in Deed Entry No. 221471 in the Office of the Tooele County Recorder, thence N89°39'29"E along said plat and along the South line of COUNTRY CROSSING NEIGHBORHOOD PHASE 2B, PLAT 7, P.L.D., according to the Official Plat thereof recorded November 15, 2005 as Entry No. 230151 in the Office of the Tooele County Recorder 1,190.66 feet (Deed: 1,190.60 feet) to the West line of Cambridge Way; thence S00°27'45"E along said street 400.68 feet to the point of beginning.

Contains: 10.94 acres +/-

3rd Review, July 2, 2020
Approved, July 2, 2020 with one correction to C31
NCH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HERON DESCRIBED ON THIS PLAT, AND HAVE HERETOFORE OWNED AND POSSESSED THE SAME AS PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREFTER TO BE KNOWN AS

SUNNYSIDE ESTATES
SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS THE SAME TO BE USED, AS PUBLIC THOROUGHFARES AND STREETS, AND TO BE OWNED BY THE TOOELE COUNTY, AND TO BE USED, AS PUBLIC THOROUGHFARES 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 THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF
HAND THIS _____ DAY OF _____ A.D. 20____

HAVE HERETO SET

MATHEW L DONALDSON,
IRA FBO UNDIVIDED 40% INTEREST

JACK WALTERS,
UNDIVIDED 50% INTEREST

RUSSELL BEETON,
UNDIVIDED 10% INTEREST

SUNWEST TRUST IN CUSTODIAN

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, THAT HE IS THE _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

SUNNYSIDE ESTATES
SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE SE1/4 OF SECTION 21, T2S, R4W,
SALT LAKE BASE & MERIDIAN
STANBURY PARK CITY, TOOELE COUNTY, UTAH

STANBURY SERVICE AGENCY

THE STANBURY PARK
IMPROVEMENT DISTRICT

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

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

CHAIRMAN _____

MANAGER _____

