

SUB 2021-106

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: August 18, 2021

Parcel ID: Portions of 04-071-0-008, 04-071-0-0038 & 04-070-0-0091

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 12)

Unincorporated: Lake Point

Planner: Jeff Miller

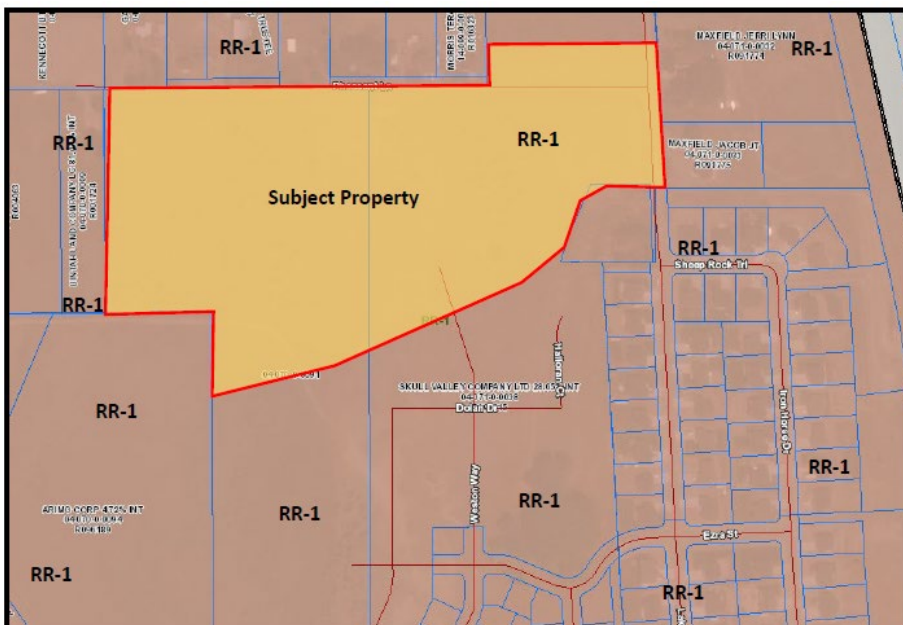
Planning Staff Recommendation: Approval

Applicant Name: Chris Robinson

PROJECT DESCRIPTION

Chris Robinson is requesting preliminary plat approval for the proposed 48-lot Pastures at Saddleback (Plat 12) Subdivision. The proposed subdivision includes a parcel A for access to the trail system within the Pastures at Saddleback Subdivision.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located north of Saddleback Boulevard and west of Lakeshore Drive. The proposed phase is located North of the Pastures at Saddleback (Plat 12), and West of Pastures as Saddleback (Plat 4). 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	<p>Main Building: 15 Feet</p> <p>Accessory Buildings: 1) from the front setback to distance ten feet behind the main dwelling – 15 Feet.</p> <p>2) from a distance 10 feet behind the dwelling to the rear of the lot – 10 Feet</p>	Can Comply
Rear Yard Setback	<p>Main Building: 30 Feet</p> <p>Accessory Buildings: 10 Feet</p>	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 recently met with concerned residents of Lake Point regarding the Saddleback Development Agreement. In an effort to be more transparent with the residents, an updated open space spreadsheet (verified by staff) has been attached to this staff report, as well as an additional section added to this staff report to further discuss elements of the development agreement.

***Continued on the next page.**

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, August 18, 2021.

REVIEWING AGENCIES RESPONSE

AGENCY: County Surveying

DATE: 8/4/2021

RECOMMENDATION: Approved, Address mapper comments at the time of recording.

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

Saddleback Development Agreement Analysis

Per the attached "open space spreadsheet", the developer has agreed to set aside approximately 50% of the "property" as open space. Under the "recitals" section of the development agreement, subsection B states that the 4,430 acres (original acres) owned by Saddleback shall be hereto known as the "property". At full build out, approximately 2,215 acres of the "property" will be set aside as open space. The location of any open space areas is not binding on Saddleback and will be determined by mutual agreement of Saddleback and the County as each phase is approved (set aside per the open space spreadsheet).

The developer is authorized per the development agreement to grant the title of open space parcels to, "the County, or another governmental, quasi-governmental or non-profit organization, by grant of an open space easement." Furthermore, the "open space parcels will be protected by a conservation easement or similar deed restriction at the time the...parcel is created (by) plat recordation."

Per the agreement, the developer is "entitled to an overall gross density...of not less than one (1) permanent dwelling unit per gross acre for each of the approximately 2,585 acres to be zoned residential." The developer is allowed to have 517 multi-family residential units (20% of the total allowed density).

"To the extent the total open space dedicated by Saddleback exceeds the required Fifty Percent (50%) at any point in time, Saddleback shall be entitled to a credit for such open space for later phases (per an open space bank, indicated on the open space spreadsheet).

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.

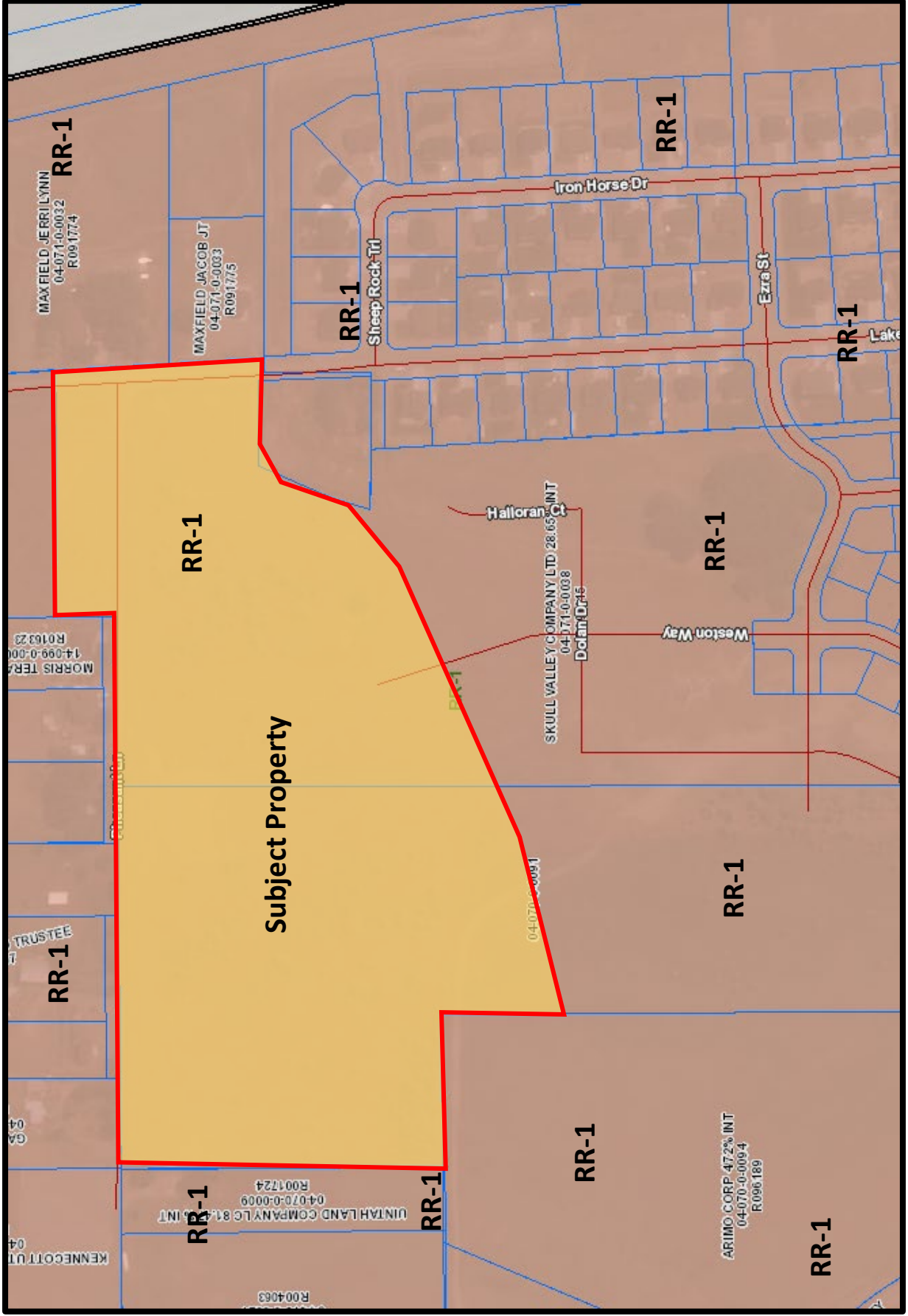
The proposed subdivision is subject to a 50 year development agreement between Saddleback and the County.

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 48-lot Pastures at Saddleback (Phase 12) Subdivision.

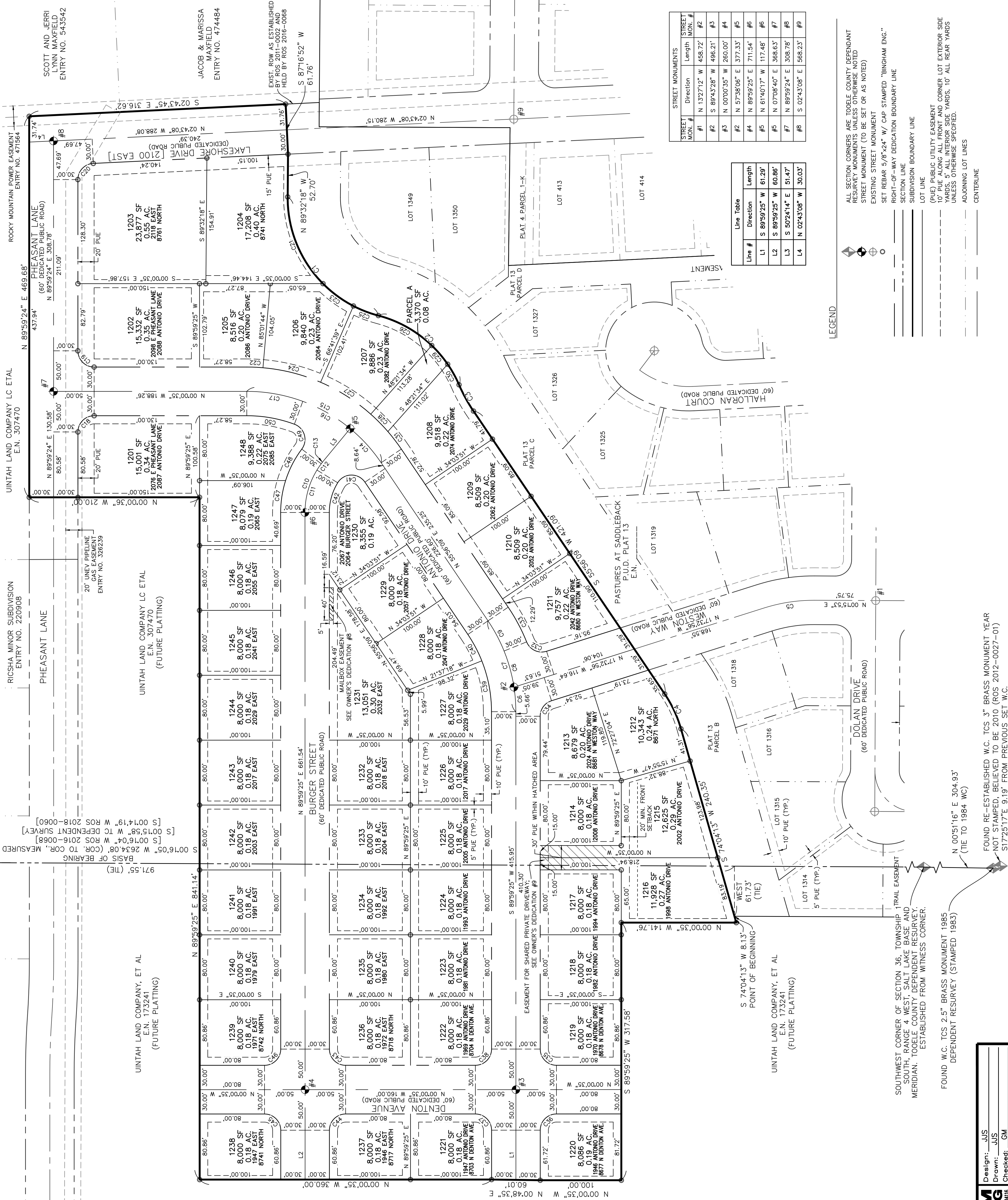
SUB 2021-106: Preliminary Plat Approval for Pastures at Saddleback (Plat 12)

Located north of Saddleback Boulevard and West of Lakeshore Drive (Parcel Ids: Portions of 04-071-0-0008, 04-071-0-0038 & 04-070-0-0091).



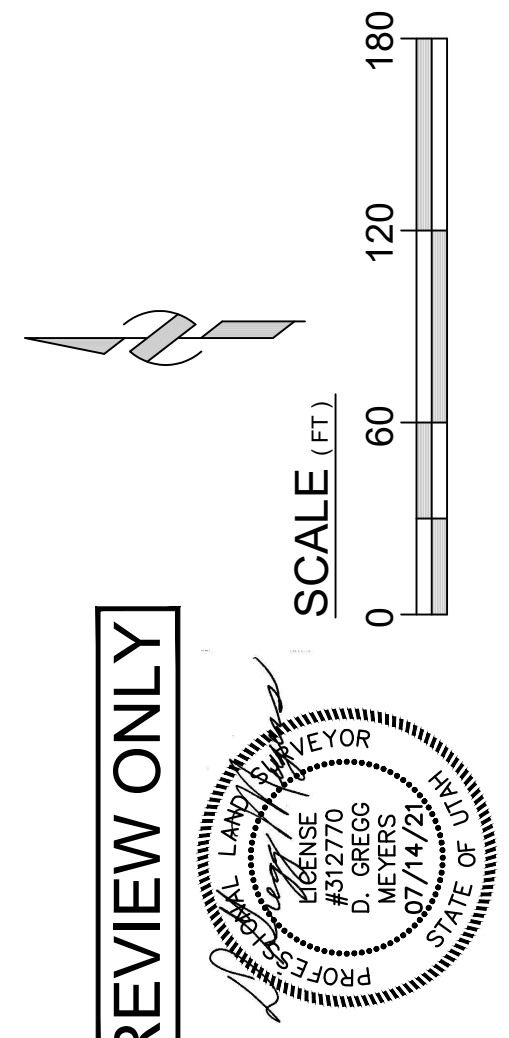
PRELIMINARY PLAT - PASTURES AT SADDLEBACK P.U.D. PLAT 12
 A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36,
 TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH

WEST QUARTER CORNER SECTION 36,
 TOWNSHIP 1 SOUTH, RANGE 4 WEST,
 SALT LAKE BASE AND MERIDIAN,
 FOUND TOELE COUNTY DEPENDANT
 RESURVEY MONUMENT STAMPED 1983
 (BRASS MONUMENT STAMPED 1983)

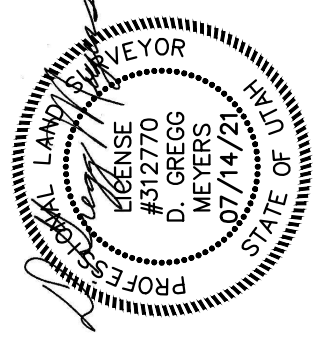


Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	198.29	150.00	75°44'24"	184.18'	S 52°35'30" W
C2	135.85	150.00	51°48'47"	131.07	S 40°37'42" W
C3	37.00	200.00	10°35'56"	36.94	S 81°14'07" W
C4	47.88	150.00	18°08'05"	47.28	S 65°00'12" W
C5	62.18	200.00	17°48'49"	61.93	N 08°38'32" E
C6	30.37	200.00	8°41'57"	30.34	N 85°38'28" E
C7	118.87	200.00	34°03'15"	117.13	N 72°57'47" E
C8	46.28	200.00	13°15'34"	46.18	N 74°39'40" E
C9	42.27	200.00	12°05'44"	42.14	N 61°59'01" E
C10	89.13	100.00	39°36'21"	67.76	N 70°12'25" W
C11	55.04	100.00	31°32'00"	54.34	N 74°14'36" W
C12	9.39	100.00	5°22'42"	9.38	N 55°47'15" W
C13	4.70	100.00	2°41'39"	4.70	N 51°45'04" W
C14	57.04	200.00	16°20'24"	56.84	N 47°45'57" E
C15	195.29	200.00	55°56'45"	187.62	N 27°57'47" E
C16	67.73	200.00	19°24'15"	67.41	N 29°53'38" E
C17	70.52	200.00	20°12'06"	70.15	N 10°55'28" E
C18	31.42	20.00	90°00'00"	28.28	N 44°50'36" W
C19	31.42	20.00	90°00'00"	28.28	S 44°59'24" W
C20	30.47	20.00	87°17'27"	27.61	N 46°21'52" W
C21	118.55	150.00	45°16'52"	115.48	S 67°49'16" E
C22	19.99	230.00	4°58'52"	19.99	N 02°28'50" E
C23	46.71	150.00	17°50'35"	46.52	S 36°15'33" W
C24	73.80	230.00	18°20'05"	73.29	N 14°08'18" E
C25	33.03	150.00	12°36'57"	32.96	S 21°01'47" W
C26	76.28	150.00	29°08'12"	75.46	N 29°17'25" E
C27	73.80	230.00	18°20'05"	73.29	N 32°28'23" E
C28	30.09	230.00	7°29'41"	30.08	N 45°23'16" E
C29	30.35	150.00	11°35'31"	30.30	N 49°39'16" E
C30	29.02	150.00	11°05'04"	28.97	N 60°59'33" E
C31	27.30	230.00	6°48'03"	27.28	N 52°32'08" E
C32	29.87	20.00	85°34'49"	27.17	S 25°14'28" W
C33	48.55	230.00	12°05'44"	48.46	N 61°59'01" E
C34	25.29	20.00	72°27'39"	23.64	N 53°46'46" W
C35	31.42	20.00	90°00'00"	28.28	S 44°59'25" W
C36	31.42	20.00	90°00'00"	28.28	N 45°00'35" W
C37	31.42	20.00	90°00'00"	28.28	N 44°59'25" E
C38	31.42	20.00	90°00'00"	28.28	S 45°00'35" E
C39	64.12	170.00	21°36'43"	63.74	N 79°11'03" E
C40	36.92	170.00	12°26'32"	36.84	N 62°09'25" E
C41	39.94	20.00	114°24'45"	33.63	N 01°16'13" W
C42	38.53	70.00	31°32'00"	38.04	N 74°14'36" W
C43	31.42	20.00	90°00'00"	28.28	S 44°59'25" W
C44	31.42	20.00	90°00'00"	28.28	N 45°00'35" W
C45	31.42	20.00	90°00'00"	28.28	N 44°59'25" E
C46	31.42	20.00	90°00'00"	28.28	S 45°00'35" E
C47	39.94	130.00	17°36'11"	39.78	N 81°12'30" W
C48	43.81	130.00	19°18'30"	43.60	N 62°45'09" W
C49	37.25	20.00	106°42'35"	32.09	N 73°32'49" E
C50	59.94	170.00	20°12'06"	59.63	N 10°55'28" E

2nd Review, 2021-07-30
 Approved, 2021-07-30
 NCH



REVIEW ONLY



STREET MON. #	Direction	Length	STREET MON. #
#1	N 132°17'12" W	488.72'	#3
#2	S 89°43'28" W	496.21'	#4
#3	N 00°00'35" W	260.00'	#5
#4	N 57°38'06" E	377.33'	#6
#5	N 89°59'25" E	711.54'	#7
#6	N 81°10'17" W	117.46'	#8
#7	N 07°08'40" E	368.63'	#9
#8	N 89°59'24" E	308.78'	#10
#9	S 02°43'08" E	588.23'	#11

Line #	Direction	Length
L1	S 89°59'25" W	61.29'
L2	S 89°59'25" W	60.86'
L3	S 50°24'14" E	51.47'
L4	N 02°43'08" W	30.03'

ALL SECTION CORNERS ARE TOOELE COUNTY DEPENDANT RESURVEY MONUMENTS UNLESS OTHERWISE NOTED
 STREET MONUMENT (TO BE SET OR AS NOTED)
 EXISTING STREET MONUMENT
 SET REBAR 5/8"x24" W/ CAP STAMPED "BINGHAM ENG."
 RIGHT-OF-WAY DEDICATION BOUNDARY LINE
 SECTION LINE
 SUBDIVISION BOUNDARY LINE
 LOT LINE
 (PUE) PUBLIC UTILITY EASEMENT
 10' PUE ALONG ALL FRONT AND CORNER LOT EXTERIOR SIDE YARDS, 5' ALL INTERIOR SIDE YARDS, 10' ALL REAR YARDS UNLESS OTHERWISE SPECIFIED.
 ADJOINING LOT LINES
 CENTERLINE

FOUND RE-ESTABLISHED W.C. TCS 3" BRASS MONUMENT YEAR NOT STAMPED, BELIEVED TO BE 2010 (ROS 2012-0027-01) S17°25'17" E 9.19' FROM PREVIOUS SET W.C.

FOUND W.C. TCS 2.5" BRASS MONUMENT 1985 DEPENDENT RESURVEY (STAMPED 1983) N 00°51'16" E 304.93' (TIE TO 1984 WC)