



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>

DED 2018-03

Roadway Dedication Summary and Recommendation

Public Body: Tooele County Commission

Meeting Date: December 20, 2018

Parcel ID: 05-036-0-0049

Current Zone: R-1-10

Property Address: Unaddressed parcel connecting Village Boulevard with the Proposed Subdivision.

Request: Recommendation of approval for the proposed Duke Lane Roadway Dedication Plat.

Unincorporated: Stansbury Park

Planners: Jeff Miller and Jason Losee

Planning Commission Recommendation: Not yet received

Planning Staff Recommendation: Approval with Conditions

Applicant Name: Joe White

PROJECT DESCRIPTION

Joe White is requesting a recommendation of approval for the proposed Duke Lane Roadway Dedication Plat. Duke Lane will connect Village Boulevard with the proposed The Pier at Stansbury Park PUD Subdivision.

SITE & VICINITY DESCRIPTION

The immediate vicinity surrounding the proposed road dedication (Duke Lane) is undeveloped land in the R-1-10 (Residential, 10,000 Square Foot Minimum) zone to the east and west. The proposed The Pier at Stansbury Park PUD Subdivision is located immediately south on undeveloped land in the RR-1 (Rural Residential, 1 Acre Minimum) zone. Immediately across Village Boulevard are residential uses in the R-1-10 zone.

GENERAL PLAN CONSIDERATIONS

The proposed road dedication is consistent with the Tooele County General Plan Update 2016.

ISSUES OF CONCERN/PROPOSED MITIGATION

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

NEIGHBORHOOD RESPONSE

Planning Staff has not received any response from the surrounding neighbors as of the completion of this report. Any response that is received will be presented to the County Commission on December 20, 2018.

PLANNING COMMISSION RESPONSE

The Tooele County Planning Commission made a motion to approve the proposed roadway dedication plat on August 15, 2018.

REVIEWING AGENCIES RESPONSE

AGENCY: County Surveying

DATE: July 16, 2018

RECOMMENDATION: Approved, please file the record of survey on mylar with this office. Also, please submit the road dedication plat on mylar to be signed by the Tooele County Survey Director.

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 Duke Lane Roadway Dedication Plat and has found that it is cohesive with surrounding uses, the Tooele County General Plan Update 2016, and the Tooele County Land Use Ordinance.

PLANNING STAFF RECOMMENDATION

Staff recommended that the Tooele County Planning Commission makes a motion to recommend approval to the Tooele County Commission for the proposed Duke Lane Roadway Dedication Plat.

SUB 2018-05: Duke Lane Roadway Dedication Plat

Unaddressed Parcel (05-036-0-0049)



