



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

VAC-DED 2018-02

Roadway Dedication and Vacation Summary and Recommendation

Public Body: Tooele County Commission Meeting Date: December 20, 2018
Affected Parcel IDs: 05-033-0-0043, 05-028-0-0056,
05-028-0-0028, 05-028-0-0029 & 05-028-0-00R1 Current Zone: A-20 (Agricultural, 20 Acre Min)

Property Address: Unaddressed parcels
Request: Recommendation of approval for the proposed vacation and road dedication for the realignment of Pole Canyon Road and Center Street

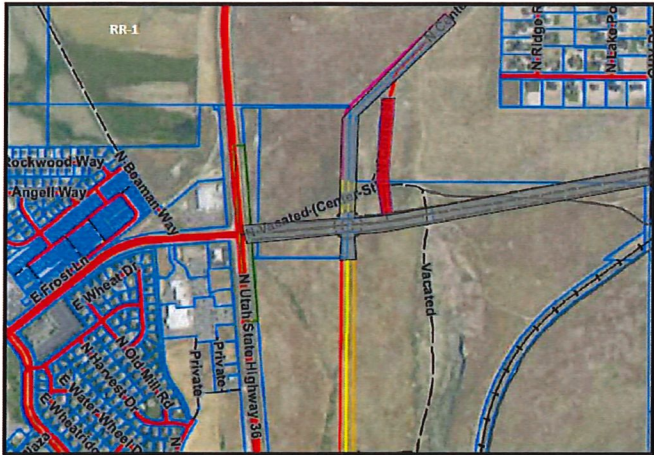
Unincorporated: Stansbury Park/Lake Point

Planners: Jeff Miller
Planning Commission Recommendation: Not yet received
Planning Staff Recommendation: Approval
Applicant Name: Tooele County

PROJECT DESCRIPTION

Tooele County is requesting a recommendation of approval for a proposed vacation to an existing right-of-way and road dedication for the realignment of Pole Canyon Road and Center Street east of SR-36. The proposed vacation and dedication plat will correct an issue that has existed for a number of years, where the actual pavement for Pole Canyon Road is not within the currently dedicated area for Pole Canyon. It is anticipated that construction of the realigned roadway will occur in 2019.

SITE & VICINITY DESCRIPTION



The immediate vicinity surrounding the proposed road vacation (highlighted in red) and dedication (highlighted in light gray) is a large area of undeveloped parcels in the A-20 (Agricultural, 20 Acre Minimum) Zone. To the north, there are single family residences in the RR-1 (Rural Residential, 1 Acre Minimum) Zone. It is anticipated that 1200 East will eventually connect to the proposed extension of Pole Canyon Road. Southeast of the proposed roadway is a large area across the railroad tracks that is comprised of large undeveloped parcels in the MU-40 (Multiple-Use, 40 Acre Minimum) Zone.

GENERAL PLAN CONSIDERATIONS

The proposed road vacation and 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 vacation and dedication.

NEIGHBORHOOD RESPONSE

Planning Staff has not received any response from the surrounding neighbors or the general public 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 will hear this request at their regularly scheduled meeting on Wednesday, December 19, 2018. Their recommendation will be presented to the County Commission at a special meeting to be held on December 20, 2018.

REVIEWING AGENCIES RESPONSE

AGENCY: County Surveying

DATE: December 10, 2018

RECOMMENDATION: Approved, please file the road vacation and dedication on mylar with this office. Also, please submit the road vacation and 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 road vacation and dedication 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 road vacation and dedication.

VAC-DED 2018-02: Proposed Vacation and Road Dedication for Pole Canyon and Center Street

Unaddressed Parcels (05-033-0-0043, 05-028-0-0056, 05-028-0-0028, 05-028-0-0029, & 05-028-0-00R1)

