



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 2018-01

Roadway Dedication Summary and Recommendation

Public Body: Tooele County Commission

Meeting Date: December 20, 2018

Affected Parcel IDs: 05-033-0-0043, 05-033-0-0034,
& 05-033-0-0040

Current Zone: A-20 (Agricultural, 20 Acre Min)
& C-G (Commercial General)

Property Address: Unaddressed parcels

Request: Recommendation of approval for the proposed road dedication for the extension of Center Street
Unincorporated: Stansbury Park/Lake Point

Planners: Jeff Miller

Planning Commission Recommendation: Not yet received

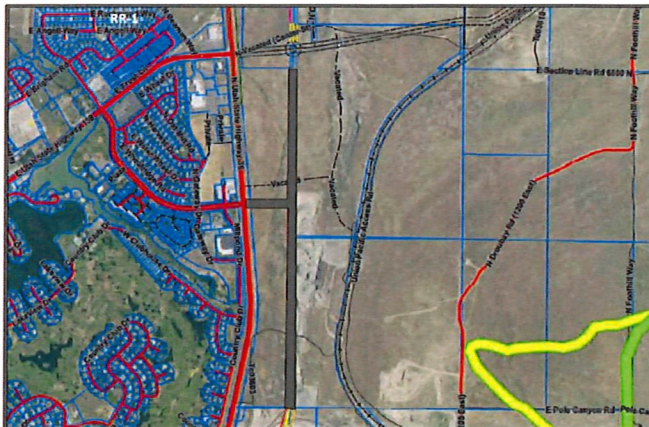
Planning Staff Recommendation: Approval

Applicant Name: Tooele County

PROJECT DESCRIPTION

Tooele County is requesting a recommendation of approval for a proposed road dedication for the extension of Center Street. The Center Street extension is located south of the re-aligned intersection of Pole Canyon and Center Street. Part of the road dedication includes an extension of Stansbury Parkway between SR-36 and the proposed Center Street extension. At a future date, there will be another proposed extension of Center Street further south with a connection to Village Boulevard East. It is anticipated that construction of the currently proposed dedicated roadway will occur in 2019.

SITE & VICINITY DESCRIPTION



The immediate vicinity surrounding the proposed road dedication is generally comprised of large parcels in the A-20 (Agricultural, 20 Acre Minimum) Zone, with a few parcels zoned C-G (Commercial General) at the southern end of the area being dedicated for the proposed roadway. There are some gravel pits in operation in the general vicinity. There is a large parcel in the MG-EX, east across the railroad tracks.

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 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 dedication on mylar with this office. Also, please submit the road vacation 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

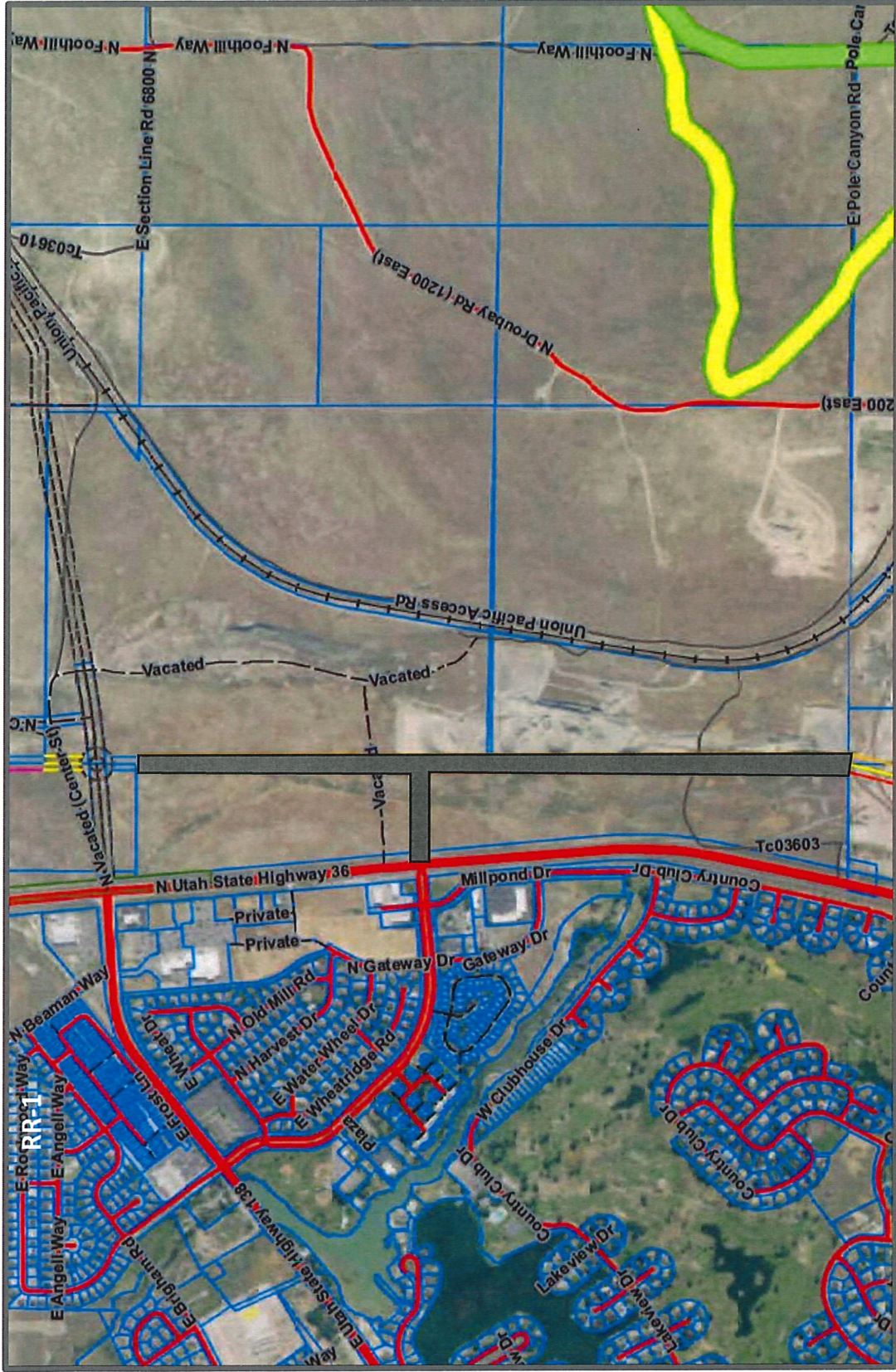
Planning Staff has reviewed the proposed road dedication and has found that it is cohesive with surrounding uses, the Tooele County General Plan Update 2016, and the Tooele County Land Use Ordinance.

PLANNING STAFF RECOMMENDATION

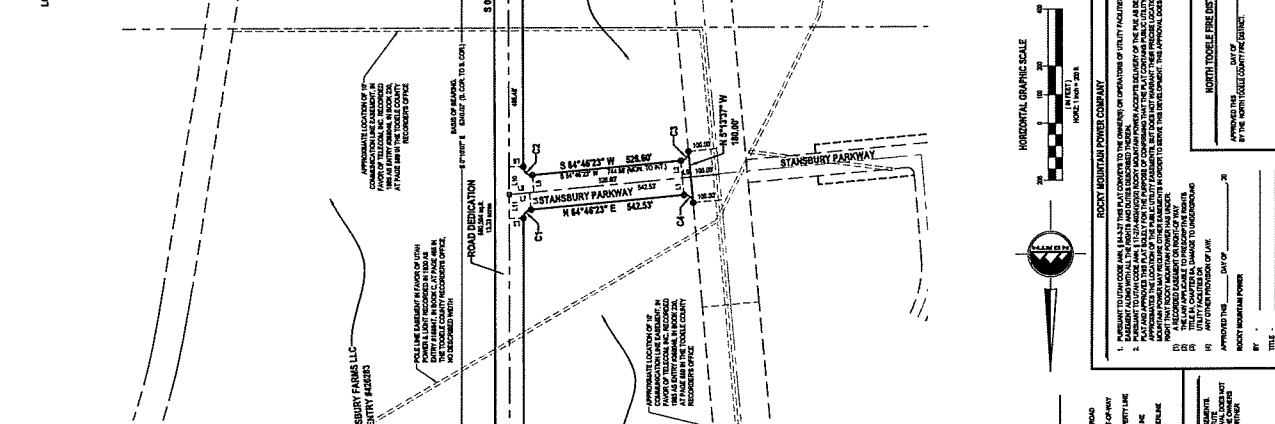
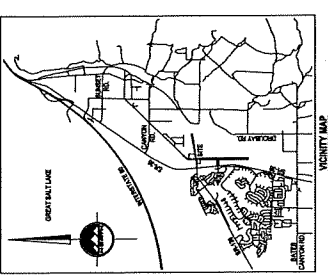
Staff recommended that the Tooele County Planning Commission makes a motion to recommend approval to the Tooele County Commission for the proposed road dedication.

DED 2018-01: Proposed Road Dedication for Center Street Extension

Unaddressed Parcels (05-033-0-0043, 05-033-0-0034, & 05-033-0-0040)



CENTER STREET DEDICATION PLAT
FINAL PLAT
LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN,
TOOELE COUNTY, UTAH



BOUNDARY DESCRIPTION

Approximate location of the centerline of Center Street, 150 feet wide, as shown on the plat, shall be the centerline of Center Street, 150 feet wide, as shown on the plat, and shall be subject to the same.

Approximate location of the centerline of Stansbury Parkway, 100 feet wide, as shown on the plat, shall be the centerline of Stansbury Parkway, 100 feet wide, as shown on the plat, and shall be subject to the same.

Approximate location of the centerline of Union Pacific Railroad, as shown on the plat, shall be the centerline of Union Pacific Railroad, as shown on the plat, and shall be subject to the same.

OWNER'S CERTIFICATE

I, the undersigned, being duly qualified under the laws of the State of Utah, do hereby certify that the above described plat is a true and correct representation of the actual conditions on the ground as shown on the plat, and that the same has been duly recorded in the office of the County Clerk of Tooele County, Utah, and that the same is subject to the same.

OWNER'S ACKNOWLEDGMENT

I, the undersigned, being duly qualified under the laws of the State of Utah, do hereby acknowledge that the above described plat is a true and correct representation of the actual conditions on the ground as shown on the plat, and that the same has been duly recorded in the office of the County Clerk of Tooele County, Utah, and that the same is subject to the same.

CORPORATE ACKNOWLEDGMENT

I, the undersigned, being duly qualified under the laws of the State of Utah, do hereby acknowledge that the above described plat is a true and correct representation of the actual conditions on the ground as shown on the plat, and that the same has been duly recorded in the office of the County Clerk of Tooele County, Utah, and that the same is subject to the same.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

I, the undersigned, being duly qualified under the laws of the State of Utah, do hereby acknowledge that the above described plat is a true and correct representation of the actual conditions on the ground as shown on the plat, and that the same has been duly recorded in the office of the County Clerk of Tooele County, Utah, and that the same is subject to the same.

APPROVED BY THE TOOELE COUNTY ENGINEER

APPROVED BY THE TOOELE COUNTY TREASURER

APPROVED BY THE TOOELE COUNTY ATTORNEY

LINE TABLE

LINE	BEARING	LENGTH	DELTA BEARING	DELTA LENGTH	CHORD BEARING	CHORD LENGTH
L1	S 64°48'23" W	624.67			S 64°48'23" W	624.67
L2	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L3	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L4	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L5	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L6	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L7	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L8	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L9	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L10	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L11	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L12	S 64°48'23" W	542.57			S 64°48'23" W	542.57
L13	S 64°48'23" W	542.57			S 64°48'23" W	542.57

CHORD TABLE

CHORD	BEARING	LENGTH	DELTA BEARING	DELTA LENGTH	CHORD BEARING	CHORD LENGTH
C1	S 64°48'23" W	624.67			S 64°48'23" W	624.67
C2	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C3	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C4	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C5	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C6	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C7	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C8	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C9	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C10	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C11	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C12	S 64°48'23" W	542.57			S 64°48'23" W	542.57
C13	S 64°48'23" W	542.57			S 64°48'23" W	542.57

TOOELE COUNTY ENGINEER

TOOELE COUNTY TREASURER

TOOELE COUNTY ATTORNEY

TOOELE COUNTY ENGINEER

TOOELE COUNTY TREASURER

TOOELE COUNTY ATTORNEY

TOOELE COUNTY ENGINEER

TOOELE COUNTY TREASURER

TOOELE COUNTY ATTORNEY

TOOELE COUNTY ENGINEER

TOOELE COUNTY TREASURER

TOOELE COUNTY ATTORNEY

TOOELE COUNTY ENGINEER

TOOELE COUNTY TREASURER

TOOELE COUNTY ATTORNEY

TOOELE COUNTY ENGINEER

TOOELE COUNTY TREASURER

TOOELE COUNTY ATTORNEY

TOOELE COUNTY ENGINEER

TOOELE COUNTY TREASURER

TOOELE COUNTY ATTORNEY

TOOELE COUNTY ENGINEER

TOOELE COUNTY TREASURER

TOOELE COUNTY ATTORNEY