



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 2018-02

Roadway Dedication Summary and Recommendation

Public Body: Tooele County Commission

Meeting Date: December 20, 2018

Affected Parcel IDs: 05-038-0-0030, 05-038-0-0045,
05-038-0-0042, & 05-038-0-0044

Current Zone: A-20 (Agricultural, 20 Acre Min)
& RR-5 (Rural Residential, 5 Acre Min)

Property Address: Unaddressed parcels

Request: Recommendation of approval for the proposed road dedication for Village Boulevard East
Unincorporated: Stansbury Park

Planners: Jeff Miller

Planning Commission Recommendation: Not yet received

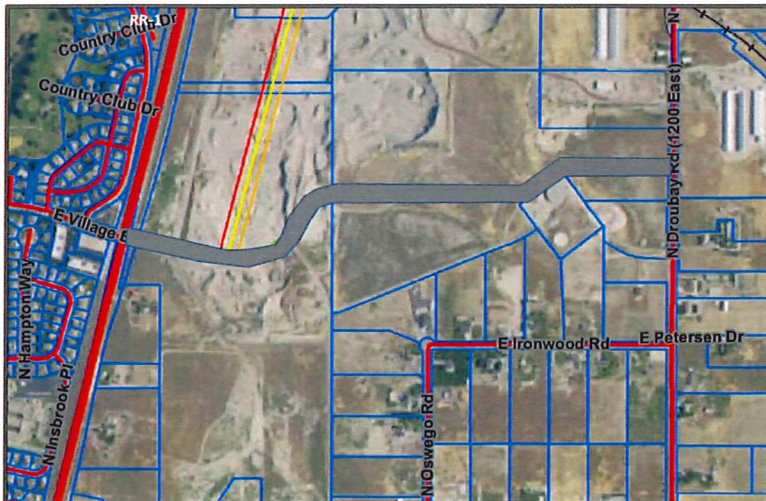
Planning Staff Recommendation: Approval

Applicant Name: Tooele County

PROJECT DESCRIPTION

Tooele County is requesting a recommendation of approval for a proposed road dedication for Village Boulevard East. This proposed roadway will connect SR-36 with Droubay Road. At a future date, the proposed extension of Center Street will connect with Village Boulevard East. It is anticipated that construction of the currently proposed dedicated roadway will occur in 2019.

SITE & VICINITY DESCRIPTION



A majority of the parcels included in the road dedication are comprised of large parcels in the C-G (Commercial General) Zone. There is a small portion of the road dedication that is zoned RR-5 (Rural Residential, 5 Acre Minimum). There are large parcels in the A-20 (Agricultural, 20 Acre Minimum) Zone to the south along SR-36, and to the north along Droubay Road. There is a large area of a parcels zoned RR-5 (Rural Residential, 5 Acre Minimum) south of the proposed roadway along Droubay Road.

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

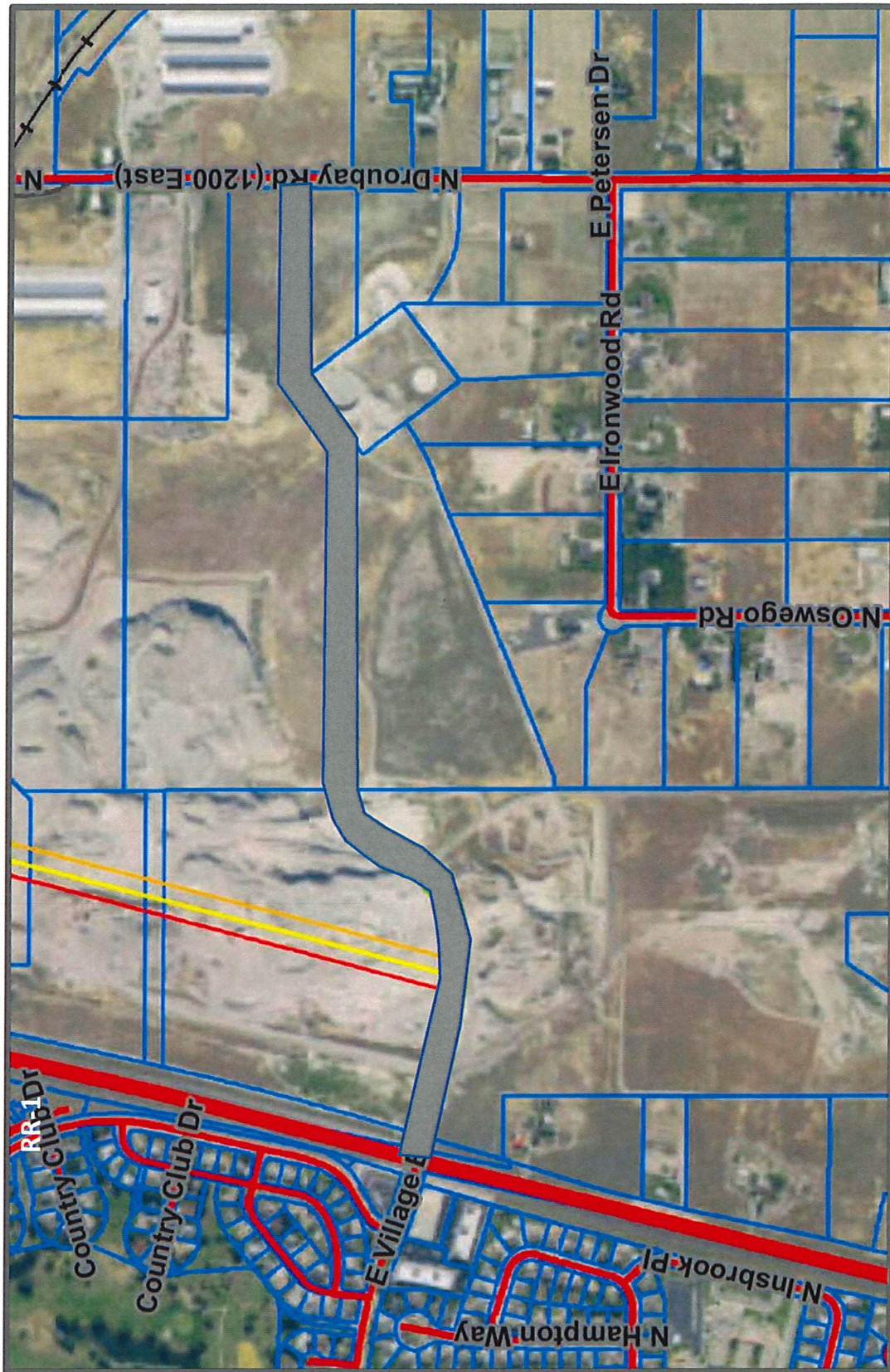
Planning Staff has reviewed the proposed road dedication and has found that it is cohesive with surrounding uses, the Tooele County General Plan Update 2016, and the Tooele County Land Use Ordinance.

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.

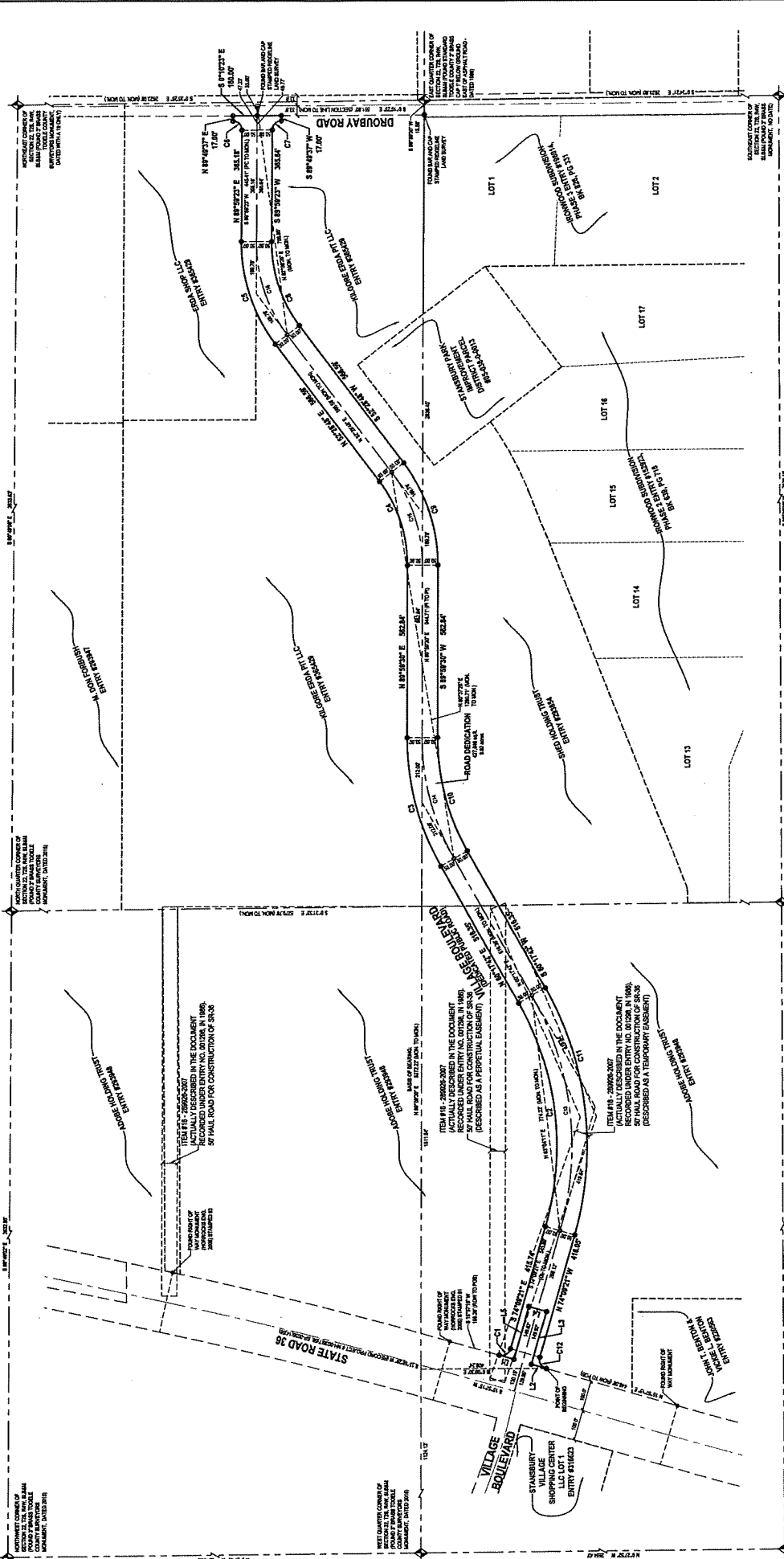
DED 2018-02: Proposed Road Dedication for Village Boulevard East

Unaddressed Parcels (05-038-0-0030, 05-038-0-0045, 05-038-0-0042, & 05-038-0-0044)



VILLAGE BOULEVARD ROAD DEDICATION PLAT

FINAL PLAT
 LOCATED IN THE EAST HALF AND SOUTHWEST QUARTER
 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST,
 SALT LAKE BASE & MERIDIAN,
 TOOELE COUNTY, UTAH



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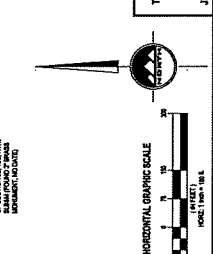
RECORDED IN THE OFFICE OF THE COUNTY CLERK, TOOELE COUNTY, UTAH, ON _____ DATE _____ TIME _____

FILED _____

EN SIGN

REGISTERED PROFESSIONAL ENGINEER
 No. 14548
 UTAH
 PROJECT NUMBER: 104
 SHEET NO. 2 OF 2
 DRAWN BY: JERRY HOUGHTON
 CHECKED BY: JERRY HOUGHTON
 DATE: 10/18/18

DEVELOPER
 TOOELE COUNTY BUILDING AND
 CONSTRUCTION DEPARTMENT
 47 SOUTH MAIN STREET
 TOOELE, UT 84601
 JERRY HOUGHTON 435-443-3180



LEGEND

	SECTION CORNER
	EXISTING STREET MONUMENT
	PROPOSED STREET MONUMENT
	SET OF BEAMS WITH YELLOW PLASTIC CAP OR NAIL
	ADJACENT PROPERTY LINE
	ADJACENT LOT LINE
	ADJACENT CONTOUR LINE
	CENTER POINT OF PLAT MONUMENT

THE PLAT IS SUBJECT TO ALL RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, TOOELE COUNTY, UTAH, AND TO ALL RECORDS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER, TOOELE COUNTY, UTAH.