
VAC 2019-01

Sunset Road Vacation Summary and Recommendation

Public Body: Tooele County Planning Commission**Meeting Date:** March 6, 2019**Parcel ID:** 05-016-0-0041**Property Location:** Between Cobblerock Road and Lakeshore Drive**Request:** Petition to vacate a portion of Sunset Road**Unincorporated:** Lake Point**Planners:** Jeff Miller**Planning Commission Recommendation:** Not yet received**Planning Staff Recommendation:** Approval**Applicant Name:** Chris Robinson

PROJECT DESCRIPTION



Chris Robinson is requesting a recommendation of approval for a proposed petition to vacate a portion of Sunset Road between Cobblerock Road and Lakeshore Drive. Sunset Road will be re-aligned with the proposed extension of Saddleback Boulevard (SUB 2018-08). These modifications will enable adequate access in Lake Point between existing development and the Pastures at Saddleback Subdivision.

ISSUES OF CONCERN/PROPOSED MITIGATION

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

NEIGHBORHOOD RESPONSE

Planning Staff has been contacted by a resident in Lake Point that was interested in seeing the proposed vacation plat. They mentioned that this portion of Sunset Road has been blocked for access for a few months now, and are wondering if there are additional roads that Chris Robinson will block off in the future in the Lake Point area.

PLANNING COMMISSION RESPONSE

This item will be presented to the Tooele County Planning Commission on March 6, 2019. Their recommendation will be presented to the Tooele County Commission at a future date.

REVIEWING AGENCIES RESPONSE

AGENCY: County Surveying
Approval. No further comments.

DATE: December 7, 2018

PLANNING STAFF ANALYSIS

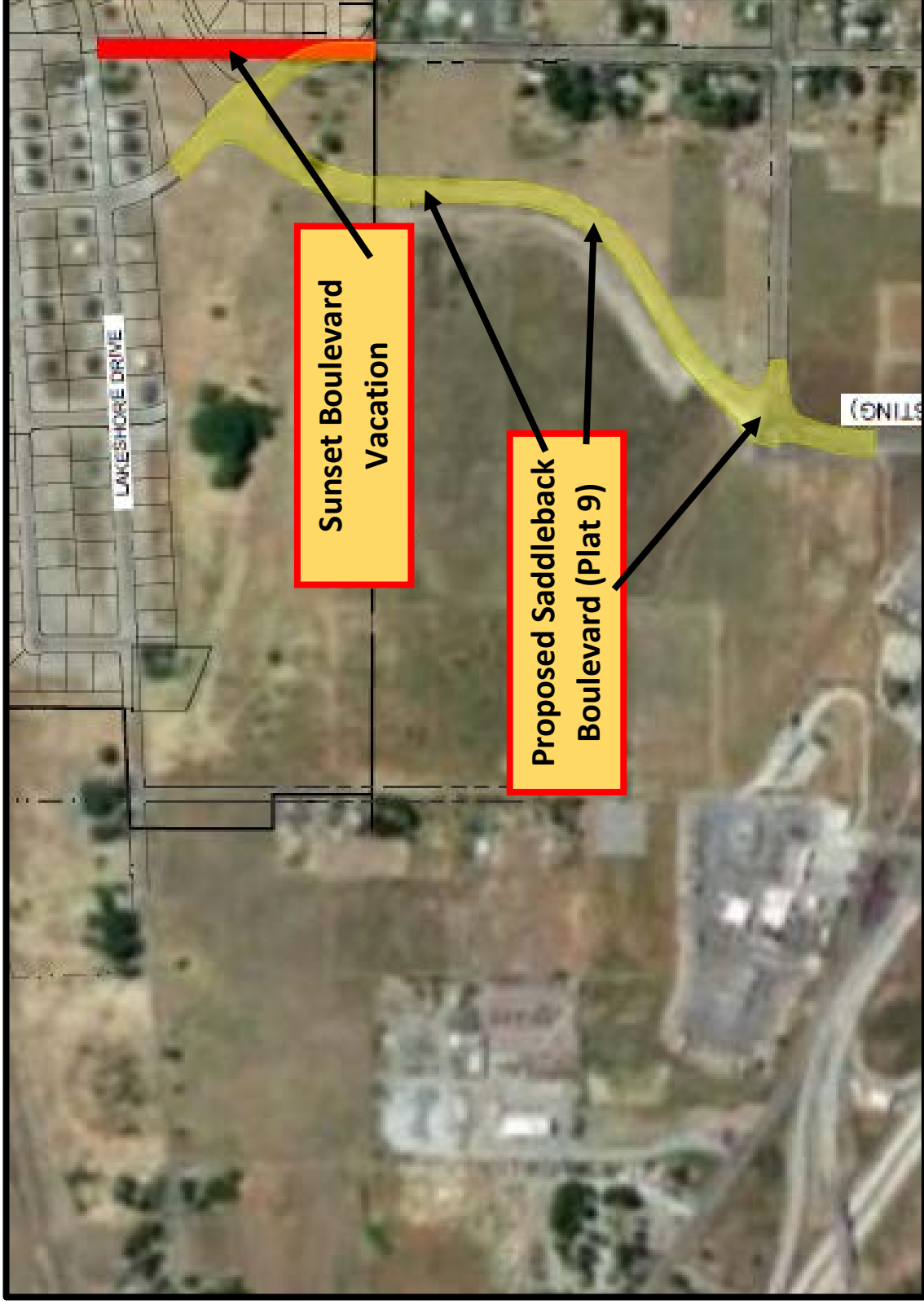
Planning Staff has reviewed the proposed road vacation, and has found that the proposed vacation, and re-alignment of Sunset Road is cohesive with the surrounding residential and commercial uses.

PLANNING STAFF RECOMMENDATION

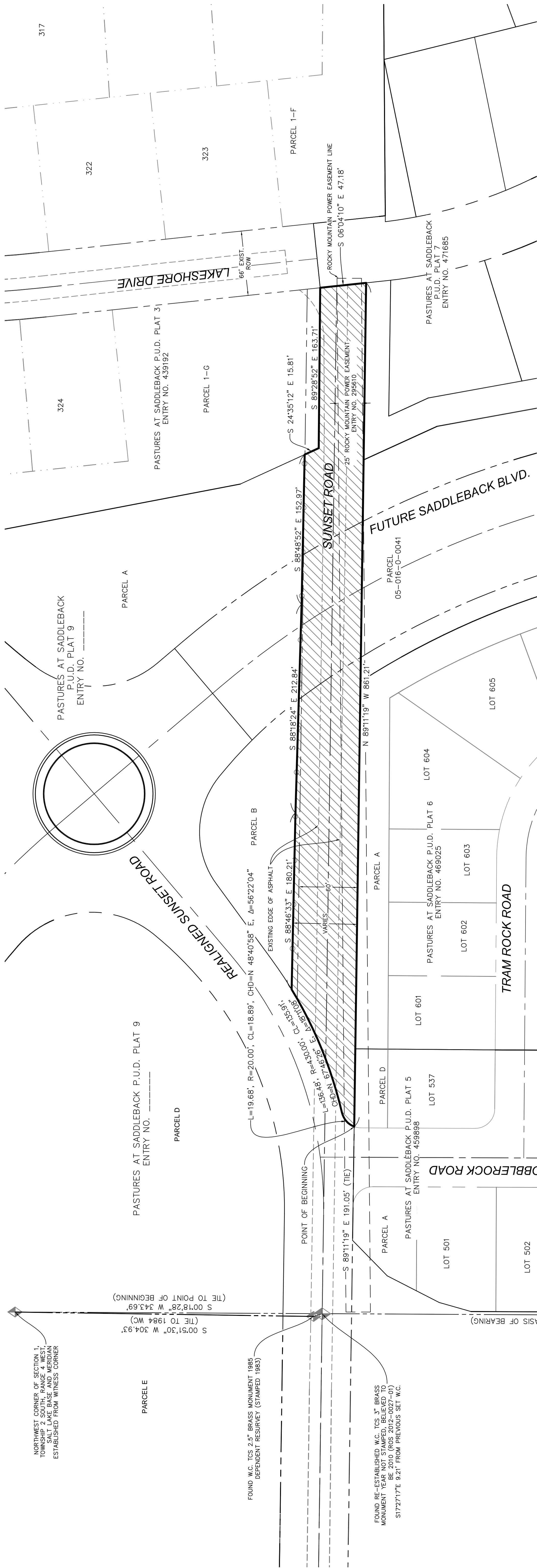
Planning Staff recommends that the Tooele County Planning Commission makes a motion to recommend approval of the proposed "Portion of Sunset Road Vacation Plat" to the Tooele County Commission.

VAC 2019-01: Proposed Petition to Vacate a Portion of Sunset Boulevard

Located between Cobblers Rock and Lakeshore Drive (Parcel ID: 05-016-0-0041)



PORTION OF SUNSET ROAD VACATION PLAT
(VACATION OF THAT PORTION OF SUNSET ROAD ALONG THE NORTH LINES OF PASTURES AT SADDLEBACK P.U.D. PLATS 5 & 6 EAST TO LAKESHORE DRIVE)
A ROAD LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH



LEGAL DESCRIPTION OF PRESCRIPTIVE RIGHT-OF-WAY TO BE VACATED

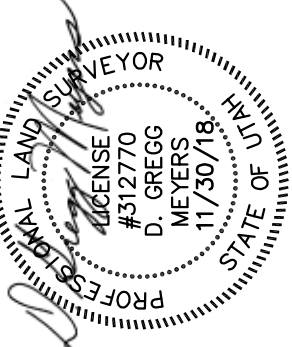
Beginning at the northeast corner of the Cobblerock Road right-of-way as dedicated in Pastures at Saddleback P.U.D. Plat 5 as recorded as Entry No. 459898 in the office of the Tooele County Recorder, said point lies South 00°18'28" West along the section line 343.69 feet to the south right-of-way line of Sunset Road and South 89°11'19" East along said south line 191.05 feet from the Northwest Corner of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, (basis of bearing being South 00°18'28" West between the Northwest Corner and West Quarter Corner of Section 1, T2S, R4W), and running thence along the south right-of-way line of Sunset Road as dedicated in Pastures at Saddleback P.U.D. Plat 9 as recorded as Entry No. 439192 in said office the following two (2) courses and distances: 1) northeasterly along the arc of a 20.00 foot radius non-tangent curve to the right, the center of which bears South 69°30'04" East, through a central angle of 56°22'04" a distance of 19.68 feet and 2) northeasterly along the arc of a 430.00 foot radius reverse curve to the left, the center of which bears North 13°08'00" West, through a central angle of 181°1'08" a distance of 136.48 feet to an existing historic fence; thence along said fence line the following three (3) courses and distances: 1) South 88°46'33" East 180.21 feet, 2) South 88°18'24" East 212.84 feet and 3) South 88°48'52" East 152.97 feet to the west line of Pastures at Saddleback P.U.D. Plat 3 as recorded as Entry No. 439192 in said office, and the east line of said Plat 9; thence along the boundary of said Plat 3 and said Plat 9 the following two (2) courses and distances: 1) South 24°35'12" East 15.81 feet and 2) South 89°28'52" East 163.71 feet to the northwest corner of that portion of Lakeshore Drive vacated by Ordinance No. 2017-10 as recorded as Entry No. 459894 in said office, the west line of Pastures at Saddleback P.U.D. Plat 7 as recorded as Entry No. 471685 in said office, and the east line of said Plat 9; thence South 06°04'10" East along said west line of Plat 7 and said east line of Plat 9 47.18 feet to the north line of said Plat 7 and south line of said Plat 9; thence North 89°11'19" West along said north line of Plat 7, the south line of Plat 9, the north line of Plat 9, the north line of said Plat 5 861.21 feet to point of beginning, as recorded as Entry No. 469025 in said office, and the north line of said Plat 5 861.21 feet to point of beginning.

Containing 47,072 Square Feet or 1.081 Acres.

SURVEYOR'S CERTIFICATE

I, D. Gregg Meyers, a Professional Land Surveyor, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act holding License No. 312770, do hereby certify that this plat represents the results of a survey made by me and that the area shown hereon for the location of Sunset Road (being a prescriptive right-of-way) is true and correct to the best of my knowledge and belief.

Date: November 30, 2018



D. Gregg Meyers
P.L.S. 312770

REVIEW ONLY

On this _____ day of _____, 201____, personally appeared before me Wade Bitner, signer of the hereon Owner's Vacation and Consent to Record, who being duly sworn did say that he is the Chair of the County Commission of Tooele County and that he signed this plat titled "PORTION OF SUNSET ROAD VACATION PLAT" on behalf of Tooele County, by Authority of a resolution of the Tooele County Commission, and said Chairman Bitner acknowledged to me that said Tooele County executed the same.

Notary Public

ACKNOWLEDGMENT
(County)

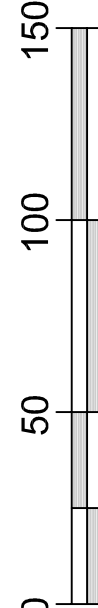
State of Utah)
County of Tooele) S.S.

OWNER'S VACATION AND CONSENT TO RECORD

Tooele County hereby vacates any and all interest in that portion of Sunset Road located within Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian, as more particularly described herein this plat entitled PORTION OF SUNSET ROAD VACATION PLAT.

Executed this _____ day of _____, 201____.

SCALE (FT.)



B BINGHAM
ENGINEERING

Design: JJS
Drawn: JJS
Checked: GM
Reviewed: JRL

282 N. High Brothers Dr. Ste. 100, Salt Lake City, UT 84115
(801) 532-2520 www.binghamnet.com

DEPARTMENT OF COMMUNITY DEVELOPMENT		TOOELE COUNTY PLANNING COMMISSION		TOOELE COUNTY SURVEY DEPARTMENT		TOOELE COUNTY COMMISSION		TOOELE COUNTY DEPT. OF ENGINEERING		APPROVAL AS TO FORM	
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 201____		APPROVED THIS _____ DAY OF _____ A.D., 201____ R.O.S.#: 2016-0068		APPROVED THIS _____ DAY OF _____ A.D., 201____		APPROVED THIS _____ DAY OF _____ A.D., 201____		I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.		APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 201____	
DIRECTOR OR PLANNER _____		CHAIR, TOOELE COUNTY PLANNING COMMISSION _____		TOOELE COUNTY SURVEY DIRECTOR _____		CHAIRMAN, TOOELE COUNTY COMMISSION _____		DATE _____		TOOELE COUNTY ATTORNEY _____	
RECORDED ENTRY No. _____											
State of Utah, County of Tooele, Recorded and Filed at the request of: _____											
Date: _____ Time: _____ Book: _____ Page: _____											
Fee \$ _____ Tooele County Recorder _____											
Date 11/30/2018 Proj. # 5378 Sht 1 of 1											

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