
SUB 2020-101

Amended Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission**Meeting Date:** December 16, 2020**Parcel ID:** 08-044-B-0101**Current Zone:** RR-1 (Rural Residential, 1 Acre Min).**Property Addresses:** 624 West 3700 North**Request:** Approval of the proposed Erda Acres Plat 2, Lot 101 Amended Subdivision**Unincorporated:** Erda**Planner:** Jeff Miller**Planning Staff Recommendation:** Approval**Applicant Name:** Holly Jones

PROJECT DESCRIPTION

Holly Jones is requesting approval of the proposed Erda Acres Plat 2, Lot 101 Amended Subdivision. This proposed subdivision is amending the existing lot 101 (4.92 acres) in the Erda Acres Plat 2 Subdivision and creating a total of four lots. All existing infrastructure has been installed previously in the Spiral Springs Subdivision and has been approved for connection to the proposed lots.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property currently has an existing house, which is accessed off of a cul-de-sac (3700 North). There is also over 300 feet of frontage along Spiral Springs Road. The property is surrounded in all directions by existing parcels in the RR-1 zone, with most lots currently occupied by existing homes. Further to the west is a large undeveloped parcel in the RR-1 zone. Further to the east, on the east side of Cochrane Lane is a large undeveloped parcel that has previously been approved for a planned unit development (PUD). That particular development is currently under appeal, with a pending decision by the County Commission. Further to the west is Tooele City.

ZONE CONSIDERATIONS (RR-1 Zone)

Requirement	Standard	Compliance Verified
Height	35 Feet	N/A
Front Yard Setback	30 Feet	Can Comply
Side Yard Setback	Main Building: 15 Feet Accessory Buildings: 1) from the front setback to distance ten feet behind the main dwelling – 15 Feet. 2) from a distance 10 feet behind the dwelling to the rear of the lot – 10 Feet	Can Comply
Rear Yard Setback	Main Building: 30 Feet Accessory Buildings: 10 Feet	Can Comply
Lot Width	125 Feet	Yes
Lot Coverage	Maximum Building Coverage of 20%	Can Comply
Lot Area	1 Acre Minimum (up to 6% reduction in lot sizes equal to the cumulative square footage of land dedicated to the County for 1200 East, which will be a collector class type road).	N/A
Required Improvements	Street Grading, Street Base, On-Site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal and Street Monuments.	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

GENERAL PLAN CONSIDERATIONS

The proposed amended subdivision is consistent with the Tooele County General Plan Updated 2016.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed amended subdivision.

NEIGHBORHOOD RESPONSE

Any comments that are received from the surrounding neighbors or the general public will be forwarded over to the Tooele County Planning Commission for review and will be summarized on Wednesday, December 16th.

REVIEWING AGENCIES RESPONSE

AGENCY: County Surveying

DATE: October 19, 2020

RECOMMENDATION: Approval, no further redlines.

AGENCY: Paul Hansen Associates (Engineering)

DATE: October 14, 2020

RECOMMENDATION: Approval, no further redlines.

AGENCY: North Tooele Fire District

DATE: October 14, 2020

RECOMMENDATION: Approved fire access with turnaround has been provided.

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 requested subdivision amendment and has found that it is cohesive with surrounding uses and zones, the Tooele County General Plan Update 2016, the Tooele County Land Use Ordinance, and Title 17 of the Utah State Code regarding approval of amended subdivisions.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Tooele County Planning Commission makes a motion to grant approval for the proposed Erda Acres Plat 2, Lot 101 Amended Subdivision.

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624 West 3700 North (Parcel ID: 08-044-B-0101)



