

MEMO

To: Tooele County Planning Commission
From: Kent Page, AICP
RE: Update
Amended plat, Shady Brook Lane PUD
Amended plat, Cassity Subdivision
Date: May 27, 2010

Amended plat, Shady Brook Lane PUD Phase 1

Staff is working with the applicant, John Wheatley of Symphony Homes in recommending to the Planning Commission the use of the property known as "Lot 5." John Wheatley has also been working with the Stansbury Park Service District (SPID) how this property could be used as a buildable lot while keeping access to the public utilities found in the rear of this property. SPID and Symphony Homes are working on a development agreement addressing access of this property through a 10 foot wide gate off of Village Blvd. and any modifications to the existing utilities.

Staff has been unable to find documentation that Lot 5 has been conceptualized as a buildable lot; the plans suggest that this space has only been planned to be open space. Also challenging for development of this property is the designation of Aberdeen Lane as a Major Collector in the Tooele Valley Road Plan, and as a Major Collector no driveways are allowed. Staff has suggested to the applicant to consider access to this property from the cul-de-sac within the subdivision; this would require a long access easement or a variance from the 3 to 1 lot depth to lot width ratio.

Amended plat, Cassity Subdivision

Chapter 10 of Title 13 of the Tooele County Code requires that a public hearing be conducted for amending a plat when all of the owners in the subdivision have not signed the revised plat. As a Conservation Subdivision, staff is working with Ensign Engineering to verify if Lot 10 has the necessary open space as defined by Chapter 8 of Title 13 of the Tooele County Code. Open Space is broken down into primary and secondary; only 50% of the acreage of primary open space can be counted as open space while 100% of the acreage of secondary open space can be counted as open space.