

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, December 18, 2019
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Steve Pruden, Chair
Dave McCall
Scott Wardle
Brad Pratt
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Ron Kirby, Police Chief
Matt Johnson, Assistant City Attorney
Kami Perkins, Human Resource Director
Cylee Pressley, Deputy Recorder
Jami Carter, Librarian

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pruden called the meeting to order at 5:00 p.m.

2. Roll Call

Steve Pruden, Present
Dave McCall, Present
Scott Wardle, Present
Brad Pratt, Present
Melodi Gochis, Present

3. Discussion:

- Training
Presented by Dave Church

Mr. Church talked about the different forms of government. He pointed out that Tooele City has a Charter. The Utah Constitution allows communities to have a Charter which is a way of personalizing government to their own unique situation. Tooele City's Charter was first adopted in 1965, and most recently updated in 2006. It is similar to the constitution. It's the base of Tooele City's government and personal to the City. Tooele City is similar to a strong-Mayor form of government, or mayor/council form. Changes to the Charter can only be made by the voters. Tooele City is the only Charter City in the State of Utah.

Mr. Church went on to say that the Council is the legislative body. The Mayor is the administrative body. Voters give the Council a way to vote for them. The legislative powers allow the council to propose and adopt ordinances and resolutions, and budget all funds. They are able to review, examine, and comment on executive decisions. The Council can examine the books and documents of the City except as prohibited by state or federal law.

The Mayor's job is to faithfully carry out the laws, ordinances, and resolutions. If the Council has not spoken on the matter, or if there is no procedure, the Mayor is free as the executive director to make decisions as she feels is best. Sometimes there are gray areas of the duties. Where there are gaps and laps, the Mayor, as chief executive, will direct the staff.

If the council passes a law, the Mayor can veto, but she can be overridden by 4 votes of the Council. Legislative power is the power to make policy. Administrative power is to carry out policy, and appoint those who carry out the policy. The Charter says that the Mayor will appoint, with the advice of the Council. Departments will be established by ordinance of the council, and with the consent of the council, the Mayor will appoint heads of the department. The Mayor can only fire heads of departments with the consent of the Council. The Council does not get to choose who the department head is.

Council, as a legislative body, can have their own staff.

In general, a Council member doesn't have any authority to tell anyone what to do. The body has the power to directly instruct the Mayor and indirectly instruct the department heads.

Mr. Church then talked about the RDA, saying that it is not covered in the Charter. The RDA is a creature of State law. It is more like a business. As such it has its own body of State law that says the RDA is covered by a Board. The Agency Board must be the legislative body. State law now says in the strong-Mayor form of government, that the Mayor will be the executive director of the RDA. There is no reference for the Charter form of government. Mr. Baker has said that the Tooele City will operate similar to the strong-Mayor form, with the Mayor as the director, and the Council as the Board.

- Security Estimates
Presented by Chairman Steve Pruden

Chairman Pruden stated that there have been some security issues at City Hall, the pool and the golf course. There was a break-in at the golf course. The north side of the golf clubhouse is not visible from the street. Cody Lopez, golf professional, has asked for cameras on the clubhouse. There have also been issues of security at the pool, specifically on the west side of the pool. The Parks Department is asking for installment of cameras there. City Hall also has had an issue where a female employee was in the building after hours, and the bathrooms in the basement were locked. The City has expenditures in the 41 monies to meet those security issues.

Chairman Pruden said that the estimate for City hall is \$28,000, the golf course is \$16,000 and the pool is \$19,000, which is about \$50,000 total. The estimates came from Wasatch Electric, the company that is doing the cameras for the police station.

Council Member Wardle asked what the total of the general fund is. He recommended that the Council do a budget amendment so that the amount could be taken out of the general fund rather than the 41 fund. The Council's general opinion was to take it out of the general fund rather than the 41 fund.

There was a discussion on who would be in charge of the cameras and if they're motion sensed, who would get the alert when motion caused the cameras to come on. There was also a discussion about installing keyless entry at City Hall. The Mayor will decide who will monitor the cameras.

- Resolution 2019-91 A Resolution of the Tooele City Council Approving A Contract with Musco Sports Lighting, LLC, for the Installation of Court Lighting at the Pickle Ball Courts at Elton Park
Presented by Darwin Cook

Mr. Cook stated that the Elton Park tennis courts were repaired and updated to pickle ball courts. The Parks Department would now like to light the six pickle ball courts at a cost of \$131,565. The lights should be completed by April 15th.

- Resolution 2019-84 A Resolution of the Tooele City Council Reappointing Matt Robinson to the Planning Commission
Presented by Matt Johnson

Mr. Johnson stated that the City Council appoints three members of the Planning Commission. The Planning Commission desires to reappoint Matt Robinson.

Mr. Bolser added that in last week's Planning Commission meeting the Board voted on Tyson Hamilton as the Chair, with Chris Sloan as Vice-Chair.

- Resolution 2019-85 A Resolution of the Tooele City Council Acknowledging the Mayor's Reappointments of Melanie Hammer and Ray Smart to the Planning Commission
Presented by Mayor Debbie Winn

Mayor Winn stated that Ray Smart has been serving on the Planning Commission as an alternate. She would like to move him to the full-time position vacated by Tony Graf. Mr. Smart will be appointed for four years, which will help stagger the terms of the members. This leaves an opening for one alternate. The Mayor indicated she currently has 18 applications for that position.

- Resolution 2019-88 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Linda Vista Subdivision
Presented by Paul Hansen

Mr. Hansen stated that Tooele City Code requires that completed public improvements be brought to the Council for acceptance. Mr. Hansen proposed that the Council accept the public improvements for the Linda Vista subdivision. He further explained that the work was done in March, and asked that the date be retroactive back to March.

- Resolution 2019-90 A Resolution of the Tooele City Council Declaring Surplus Certain I.T. Equipment, and Authorizing its Disposal
Presented by Michelle Pitt

Ms. Pitt stated that there is surplus IT-related equipment at the library and City Hall. A list has been provided to the Council of the items. She asked that the Council declare the items surplus so that they can be disposed of, according to policy.

- Resolution 2019-92 A Resolution of the Tooele City Council Approving a Contract with Nickerson Company, Inc., for Repairs to Well 14
Presented by Steve Evans

Mr. Evans stated that material started pulling through the well into the filter at the sites. Unfortunately, it needs some work so that we can see where the material is coming in. The estimate for the work is \$61,665.00.

- Minor Subdivision Request by Zenith Tooele LLC for Lexington Greens Consisting of 5 Lots Located at Approximately 400 West 1200 North in the MR-16 Multi-Family Residential Zoning District
Presented by Jim Bolser

Mr. Bolser stated that the Planning Commission heard this subdivision request last week and forwarded a positive recommendation to the Council. This is the second phase of Lexington Greens and the request is to split it in to five parcels for the purposes of ownership, not entitlement of development. If they want to develop these lots, they would have to bring this back to the City. On Monday, staff was notified that the County had found an old plat with a

right-of-way dedicated to the County through the property that had not been found before. Staff has since found out it was not a right-of-way but it was a deeded parcel in 1912. The County was not previously aware of this either. When it was brought to the County Recorder's attention, they found this parcel, shaped like a road, deeded to the County as a fee ownership parcel. It is the County Attorney's position that it was for the purpose of a right-of-way, and it is up to the City Council as to how to deal with it as a City responsibility where the property has now been annexed into the City. Mr. Bolser indicated that this matter is on the business meeting's agenda tonight. Mr. Bolser stated that the applicant is aware of these issues and has been working with the County Recorder's Office. There was a question of whether the Council was interested in moving forward with this with conditions pertinent to this issue, or if they wanted to table it. Mr. Bolser requested that any Council decision include at least a condition that before the plat is signed, it can't be recorded until the property issues are rectified. The applicant is aware of the issues and is working with the County.

The Council was concerned with the way that this right-of-way was given to the County because there is a question of whether it was given to the County specifically as fee ownership, or a right of use.

Mr. Johnson said the Attorney's Office has the same concerns. Right now the County owns a parcel right in the middle of the other parcel. The County is not the applicant and not represented on the application at all. Mr. Johnson felt it would be more prudent to table this matter, or to add a condition to the motion that it not be signed or recorded until it is resolved.

Mr. Bolser said it could vacate the right-of-way if that's in fact what it is, but asked if it was the County's or the City's job to do. He added that when he asked the County Recorder if it was a fee ownership transfer he said it was. Mr. Hansen said that another development is going all the way through this right-of-way already.

The Council will table this matter at their business meeting tonight.

- Ordinance 2019-35 An Ordinance of the Tooele City Council Amending the Tooele City Zoning Map for Property at Approximately 2100 North Main Street Presented by Jim Bolser

Mr. Bolser said that the Planning Commission last week forwarded this amendment with a positive recommendation. He explained that this is located immediately on the east side of SR36, on the west side of 400 East. The property has split zoning of General Commercial and Light Industrial. The applicant would like to make the whole property Light Industrial for the purpose of building a self-storage facility.

Council Member Pratt asked if the General Commercial was touching SR36. Mr. Bolser said that it was. Chairman Pruden said he didn't like it because this area is the gateway to the community. He felt it should be tucked further away for aesthetics value. He added that he would like the gateway to be more inviting. Council Member Wardle said he was in the same position. He would like to make Jeff England's letter a part of the record. Council Member Pratt said that the other side is zoned Light Industrial, and the storage units should be built there.

Council Member Gochis said that she was part of the Planning Commission meeting and heard the negative comments that were made. She also would like to add the England letter as part of the record. She indicated she was leaning towards a negative response, but was on the fence because of the taxing benefits this would bring to the City. Council Member McCall felt that a point was made at Planning Commission that you're not going to get an access to SR36 from this location, except at the light. He asked what type of building will go there without access to SR36. He said that SR36 will have to be widened in to a six-lane highway which will cause land to be taken for that purpose. He felt that storage units would work well there.

This matter will go to the business meeting on January 15th. Mr. Bolser was asked to talk with the applicant to let him know the feeling of the Council.

Staff did not receive the letter from Mr. England. Mr. Bolser asked to have it forwarded to staff.

- Subdivision Preliminary Plan Request by Perry Development, LLC, for Overlake 2A Consisting of 90 Lots Located at Approximately 2000 North 400 West in the R1-7 Residential Zoning District
Presented by Jim Bolser

Mr. Bolser said that this is an L-shaped piece of property across from Clark Johnson Jr. High. This is the next phase by Perry Homes for the Overlake Development. It is outside of the North Tooele City Special Service District. It meets City Codes and will come before the Council in January.

- Minor Subdivision Request by Kevin Boyle for Desert Cove Subdivision Consisting of 5 Lots Located at 242 East 400 North in the R1-7 Residential Zoning District
Presented by Jim Bolser

Mr. Bolser stated that this is located at the southeast corner of 400 North and First Street. There are two existing homes that will remain on the property. The back of the properties will be used as flag lots. No dedication of right-of-way is required. The Planning Commission forwarded this with positive recommendation.

- Subdivision Final Plat Request by Bach Homes for Copper Canyon Phase 9 Consisting of 36 Lots Located at Approximately 600 West Tooele Boulevard in the R1-7 PUD Residential Zoning District
Presented by Jim Bolser

Mr. Bolser said that this subdivision final plat request is the next phase of Copper Canyon. It meets the terms of the development agreement as well as the City Code.

- Multi-Operational Businesses
Presented by Jim Bolser

Mr. Bolser passed out proposed language for a change to Section 7-2 in the City Code. This was discussed in the Council's last work session meeting. Mr. Bolser took the comments from that meeting and made some amendments and clarifications in how this proposed section would be administered. This will be brought back at the work session in the 2nd meeting in January.

- Resolution 2019-86 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for Water and Sewer Modeling Fees Associated with New Developments
Presented by Steve Evans

Mr. Evans stated that the last increase recommended by the third-party engineering firm of Hansen Allen & Luce was in 2018. That firm has proposed an increase in the water modeling fee of about 3%, to be applied mid-year. Mr. Evans gave an example of a development paying fees for a development of 100 lots, at the current fee rate can cost the City approximately \$4500 for water. He asked the Council to reassess the water modeling fees so that the developer pays for it, rather than the City. Mr. Evans added that the City doesn't currently have a wastewater fee. He proposed that a wastewater fee be added.

Chairman Pruden asked about developments that have already paid their fees, and if their fees would be increased. Council Member Gochis felt it was fair to put the cost on the developer, not the City. Chairman Pruden agreed with Council Member Gochis that the citizens shouldn't have to pay for it.

Council Member Wardle asked for some examples, stating that this would more than double the fee. Mr. Bolser said that these fees were established before Mr. Evans's time. The City has data so that we can now adjust them to more applicable rates. Council Member Wardle asked if the fee should be imposed but graduated over two to three years. The City is already paying for it and it's built in to the budget. He indicated he wanted to understand it better. Steve Evans said he asked for a breakdown of the model. After he gets the models back, the City will have the ability to bid this out to compare rates. He said that right now the City is with Hansen Allen & Luce. Mr. Evans went on to say that it is a fee structure, not a straight fee.

It was decided to bring this matter back for more discussion in January.

4. Close Meeting to Discuss Litigation and Property Acquisition

There was not a closed meeting.

5. Adjourn

Council Member Pratt moved to adjourn. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall "Aye," Council Member Wardle "Aye," Council Member Pratt "Aye," Council Member Gochis "Aye," and Chairman Pruden "Aye."

The meeting adjourned at 6:51 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 7th day of January, 2019

Scott Wardle, Tooele City Council Chair

Michelle Pitt

From: Scott Wardle
Sent: Tuesday, January 7, 2020 5:55 PM
To: Michelle Pitt
Subject: FW: Ordinance 2019-35 2100 North Main Street Zoning map amendment request
Attachments: 2019.11.15 Tooele Mini Storage Zoning Analysis2.pdf

From: JEFF ENGLAND <jeffbengland@msn.com>
Sent: Tuesday, December 17, 2019 12:01 PM
To: Melodi Gochis <MGochis@TooeleCity.org>; Dave McCall <DMcCall@TooeleCity.org>; Brad Pratt <bpratt@TooeleCity.org>; Steve Pruden <SPruden@TooeleCity.org>; Scott Wardle <SWardle@TooeleCity.org>; JEFF ENGLAND <jeffbengland@msn.com>
Subject: Ordinance 2019-35 2100 North Main Street Zoning map amendment request

Dear Commissioners Gochis, McCall, Pratt, Pruden and Wardle:

First of all, I want to thank you all for the service and work you do on behalf of our city.

With the recent Planning Commission approval, and submission to the City Council, for the changing of the zoning from General Commercial to Light Industrial (5.53 acres) for the building of storage units at approx. 2100 North Main, I would be in opposition to this change.

We are the adjacent land owner and own approx. 35 acres directly East of this subject property. Our acreage is already zoned Light Industrial in which we are currently marketing to such businesses as storage units (already legal conforming for our Light Industrial zoning). We do have a potential buyer for several acres as a site for developing storage units, of which the business owner has been in touch with the appropriate city departments during their due diligence process.

It does make sense to combine zoning for the property, rather than have it split. However, in the Tooele Area we have over 2,000 vacant acres currently zoned for storage units and can fit about 100 storage units on one acre of land. If we are looking at the overall strength of the city's tax base, why would we consider rezoning any of the very limited and very prime, higher taxable "General Commercial" property in the "North Gateway Overlay Zone" to "Light Industrial" just to accommodate a single storage facility?

As noted in the Staff Report, the western half and majority of the property is currently zoned GC while a smaller portion on the eastern side of the property is currently zoned LI. It might be better for the facility to find an appropriate place to go that conforms with the current and very generous zoning situation and leave the main corridor at SR 36 (touching SR 36) General Commercial vs Light Industrial.

Again, thanks for the work you put into keeping our city a great place to work and live!

Vacant Land¹ in Tooele Area That Allows Mini Storage Under Current Zoning
Summary Sheet

Tooele City: **755.55** - Permitted Acres
0.00 - Conditional Acres
755.55 - Total Acres

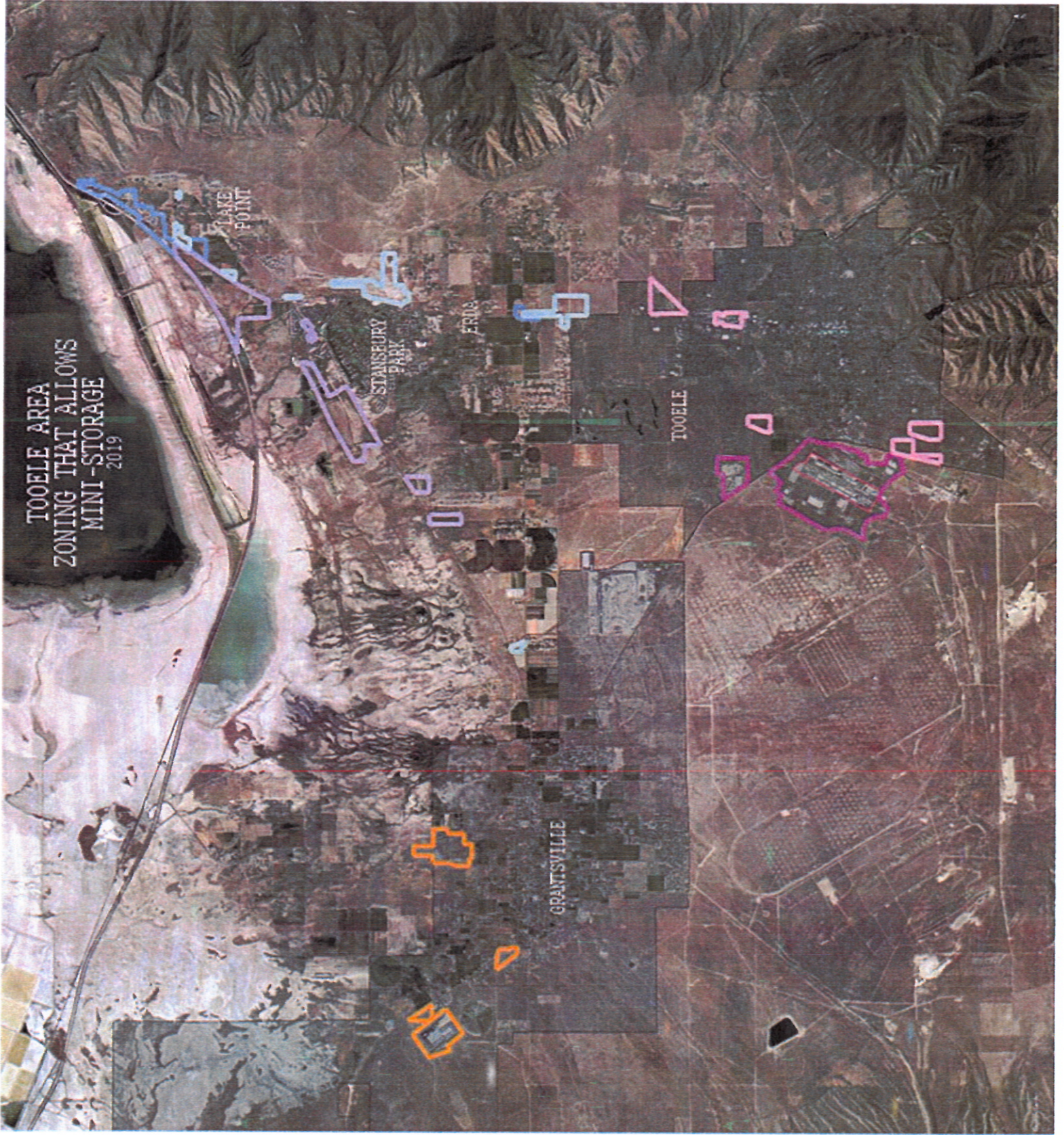
Tooele County:
(Unincorporated) **1,035.91** - Permitted Acres
134.43 - Conditional Acres
1,170.34 - Total Acres

Grantsville: **203.36** - Permitted Acres
0.00 - Conditional Acres
203.36 - Total Acres

Total Tooele Area: **1,994.82** - Permitted Acres
134.43 - Conditional Acres
2,129.25 - Total Acres

*1) Vacant land and portions of parcels that are not being utilized for any commercial or industrial use
Information is based on readily available public sources, user should verify all information.*

TOOELE AREA
ZONING THAT ALLOWS
MINI-STORAGE
2019



LAKE
POINT

STANSBURY
PARK

ERDA

TOOELE

GRANTSVILLE

Vacant Land¹ within Tooele City Limits where Mini Storage is allowed under current zoning

Tooele City - East of Main Street Between 2000 N and 2400 N

Parcel	Acres	Jurisdiction	Zone	Mini Storage
02-144-0-0035	31.01	Tooele City	LI	Permitted
14-056-0-0002	2.10	Tooele City	LI	Permitted
15-085-0-0001	2.33	Tooele City	LI	Permitted
02-144-0-0028	4.64	Tooele City	LI	Permitted
02-144-0-0006	4.09	Tooele City	LI	Permitted
02-144-0-0007	2.97	Tooele City	LI	Permitted

Total: **47.14**

Tooele City - East of Main Street & Between 1000 N and 1500 N

Parcel	Acres	Jurisdiction	Zone	Mini Storage
17-033-0-0003	12.69	Tooele City	LI	Permitted
08-046-0-0008	1.00	Tooele City	LI	Permitted
08-046-0-0040	0.76	Tooele City	LI	Permitted
20-042-0-0002	0.55	Tooele City	LI	Permitted
02-127-0-0038	0.49	Tooele City	LI	Permitted

Total: **15.49**

Tooele City - West Side

Parcel	Acres	Jurisdiction	Zone	Mini Storage
02-087-0-0041	46.92	Tooele City	LI	Permitted
02-018-0-0003	16.65	Tooele City	LI	Permitted
02-018-0-0006	7.17	Tooele City	LI	Permitted
02-018-0-0008	7.17	Tooele City	LI	Permitted
02-018-0-0009	7.17	Tooele City	LI	Permitted
02-018-0-0010	7.17	Tooele City	LI	Permitted
02-018-0-0001	20.00	Tooele City	LI	Permitted
02-010-0-0050	61.46	Tooele City	LI	Permitted
02-010-0-0050	8.69	Tooele City	LI	Permitted
02-010-0-0020	3.17	Tooele City	LI	Permitted

Total: **185.57**

Tooele City - West Side - Depot

Parcel	Acres	Jurisdiction	Zone	Mini Storage
02-132-0-0036	40.57	Tooele City	LI	Permitted
18-081-0-0101	107.47	Tooele City	LI	Permitted
20-035-0-001B	70.08	Tooele City	LI	Permitted
16-005-0-0103	57.99	Tooele City	LI	Permitted
20-035-0-001A	2.00	Tooele City	LI	Permitted
20-035-0-0002	26.32	Tooele City	LI	Permitted
16-002-0-0001	2.90	Tooele City	LI	Permitted
17-066-0-3401	17.54	Tooele City	LI	Permitted
17-069-0-3601	52.30	Tooele City	LI	Permitted
18-098-0-000A	10.00	Tooele City	LI	Permitted
02-017-0-0014	11.74	Tooele City	LI	Permitted
20-075-0-3706	4.00	Tooele City	LI	Permitted
20-075-0-3707	5.12	Tooele City	LI	Permitted
17-009-0-1302	19.64	Tooele City	LI	Permitted
02-017-0-0076	32.68	Tooele City	LI	Permitted
02-017-0-0077	47.00	Tooele City	LI	Permitted

Total: **507.35**

	755.55	- Permitted Acres
	0.00	- Conditional Acres
Tooele City:	755.55	- Total Acres

1) Vacant land and portions of parcels that are not being utilized for any commercial or industrial use
Information is based on readily available public sources, user should verify all information.

Vacant Land¹ in Unincorporated Tooele County where Mini Storage is allowed under current zoning

Along SR-36 - Between Tooele City & I-80

Parcel	Acres	Jurisdiction	Zone	Mini Storage
09-023-R-0034	4.67	Tooele County	CG	Permitted
03-007-0-0039	3.14	Tooele County	CG	Permitted
03-007-0-0038	8.41	Tooele County	CG	Permitted
15-078-0-0001	5.35	Tooele County	CG	Permitted
05-050-0-0033	6.00	Tooele County	CG	Permitted
05-050-0038	6.00	Tooele County	CG	Permitted
19-097-0-0004	8.00	Tooele County	CH	Conditional
05-050-0-0031	8.35	Tooele County	CH	Conditional
05-028-0-0027	2.70	Tooele County	CG	Permitted
05-028-0-0027	0.17	Tooele County	CG	Permitted
05-028-0-0033	88.00	Tooele County	MD	Permitted
05-022-0-0002	43.27	Tooele County	MD	Permitted
05-028-0-0050	8.50	Tooele County	MD	Permitted
05-028-0-0018	78.72	Tooele County	MD	Permitted
05-028-0-0017	113.35	Tooele County	MD	Permitted
05-021-0-0010	71.51	Tooele County	MD	Permitted
05-021-0-0012	59.89	Tooele County	MD	Permitted
05-017-0-0052	17.05	Tooele County	MD	Permitted
04-070-0-0080	9.76	Tooele County	CH	Conditional
04-070-0-0084	5.09	Tooele County	CH	Conditional
15-055-0-0001	1.27	Tooele County	CH	Conditional
19-003-0-0301	0.61	Tooele County	CH	Conditional
04-070-0-0059	2.40	Tooele County	CH	Conditional
04-070-0-0016	1.96	Tooele County	CH	Conditional
04-070-0-0015	2.56	Tooele County	CH	Conditional
13-032-0-0003	4.85	Tooele County	CH	Conditional
13-032-0-0004	2.33	Tooele County	CH	Conditional
04-070-0-0092	5.25	Tooele County	CH	Conditional
04-070-0-0031	5.40	Tooele County	CH	Conditional
04-070-0-0035	2.10	Tooele County	CH	Conditional
04-070-0-0004	5.50	Tooele County	CH	Conditional
04-070-0-0027	13.04	Tooele County	CH	Conditional
04-066-0-0005	4.97	Tooele County	CH	Conditional
04-066-0-0012	4.35	Tooele County	CH	Conditional
04-065-0-0023	3.30	Tooele County	CH	Conditional
05-017-0-0019	1.70	Tooele County	CG	Permitted
05-017-0-0049	1.67	Tooele County	CG	Permitted
05-017-0-0048	0.66	Tooele County	CG	Permitted
05-017-0-0010	1.34	Tooele County	CG	Permitted
11-037-0-0002	1.19	Tooele County	CG	Permitted
05-017-0-0009	2.25	Tooele County	CG	Permitted
05-017-0-0041	2.02	Tooele County	CG	Permitted
05-017-0-0036	11.81	Tooele County	CG	Permitted
05-017-0-0050	43.34	Tooele County	CH	Conditional
05-021-0-0021	1.70	Tooele County	CG	Permitted
Total:	675.5			

SR-138 - Between Stansbury Park & Grantsville

Parcel	Acres	Jurisdiction	Zone	Mini Storage
05-034-0-0074	42.49	Tooele County	MD	Permitted
05-034-0-0073	5.02	Tooele County	MD	Permitted
05-035-0-0015	264.00	Tooele County	MD	Permitted
05-036-0-0006	35.98	Tooele County	MD	Permitted
05-035-0-0036	40.00	Tooele County	MD	Permitted
05-035-0-0002	50.61	Tooele County	MD	Permitted
05-062-0-0006	46.80	Tooele County	MD	Permitted
05-066-0-0033	5.00	Tooele County	CG	Permitted
05-066-0-0032	4.94	Tooele County	CG	Permitted
Total:	494.84			

1,035.91 - Permitted Acres
 134.43 - Conditional Acres
Tooele County: 1,170.34 - Total Acres

*1) Vacant land and portions of parcels that are not being utilized for any commercial or industrial use
 Information is based on readily available public sources, user should verify all information.*

**Vacant Land¹ in Grantsville where Mini Storage
is allowed under current zoning**

Grantsville				
Parcel	Acres	Jurisdiction	Zone	Mini Storage
01-043-0-0001	80.00	Grantsville	MD	Permitted
01-043-0-0016	62.07	Grantsville	MD	Permitted
19-044-0-0003	9.26	Grantsville	MD	Permitted
01-045-0-0009	15.06	Grantsville	MD	Permitted
01-045-0-0004	1.24	Grantsville	MD	Permitted
17-013-0-0004	3.23	Grantsville	MD	Permitted
01-065-0-0004	8.00	Grantsville	MD	Permitted
01-040-A-0019	24.50	Grantsville	MD	Permitted

Total: **203.36**

203.36	- Permitted Acres
0.00	- Conditional Acres
Grantsville: 203.36	- Total Acres

1) Vacant land and portions of parcels that are not being utilized for any commercial or industrial use
Information is based on readily available public sources, user should verify all information.

FROM TOWNE CITY LAND USE MATRIX

USE	DISTRICT							
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maximum individual lot Size 15,000 square feet)	GC General Commer- -cial	RC Region- al Commer- -cial	LI Light Indust- rial	I Indust- rial	RD Research & Develop- ment
Home Occupation (must comply with all requirements of a Home Occupation)	P	P	P	P	P	P	P	
Hotel	C	C		P	P	P		P
Junkyard/Salvage Yard							C	
Kennel						C	P	
Laundromat	C	C	C	P		P	P	
Light Manufacturing and Assembly						P	P	
Liquor Store				C	C			C
Membership Club				C		C	C	
Motel	C	C		P	P	P		P
Nursery	C	C				P	P	C
Nursing Home, Convalescent Care Facility	C	C	C	P	P			
Open Space Areas, Trails	P	P	P	P	P	P	P	P
Park and Ride Facilities				C	C	C	C	C
Personal Services	C	C		P	P	P		P
Pet Shop / Pet Grooming	C	C		C				
Public or Private Educational Facility	C	C		C	C	C	C	C
Personal Storage Facility (Mini- Storage)						P	P	
Private Club/Bar	C			C	C	C	C	C
Professional Office	C	C	C	P	P	P	P	P
Professional Office (located within an existing structure)	C	C	C	P	P	P	P	P

FROM TOOELE COUNTY LAND USE MATRIX

Table 17-5-3.9. Storage, shipping, transporting and warehousing.
(Ord.2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	H	N
	Railroad yards; shop and/or roundhouse for railroads	-	-	-	-	P	P	C
q	Storage units, self storage							
	1. Without outside storage	-	-	C1	P	P	P	-
	2. With off premise outside self service storage	-	-	C1	C1	C1	C1	-
	3. Dwelling unit for on-site manager with stipulations. A. The manager/caretaker must reside in the residence. B. The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood. C. The establishment shall conform to all applicable fire, building, and health codes. D. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel. E. The housing shall be attached to the main structure and the exterior design shall be compatible with the existing main structure through architectural use of building forms, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices. F. The housing unit shall have the same address as the main structure. G. The housing unit shall not be sold separately. H. The maximum height restriction shall not exceed thirty-five (35) feet. I. Two parking spaces shall be provided for the manager and caretaker. No off-site parking will be accepted for parking requirements. J. No entrance/exit can lead directly into the manager/caretaker dwelling unit. (Ord. 2008-11, 04/08/08)	-	-	C	C	C	C	-

FROM GRANTSVILLE LAND USE MATRIX

USE	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
COMMERCIAL							
Cabinet and Woodworking Mills	-	-	C	C	P	P	-
Bakery, Commercial	-	-	P	C	P	P	-
Blacksmith Shop	-	-	P	C	P	P	-
Carpet Cleaning	-	-	P	C	P	P	-
Commercial Laundries, Linen Service and Dry Cleaning	-	-	P	C	P	P	-
Convenience Store	C	P	P	C	P	P	-
Diaper Service	-	-	P	C	P	P	-
Gas Station (sales and/or minor repairs)	C	P	P	C	P	P	-
Greenhouse for Food and Plant Production	-	-	P	C	P	P	-
Heavy Equipment (Rental)	-	-	-	C	P	P	-
Heavy Equipment (Sales and Service)	-	-	-	C	P	P	-
Laboratory: Medical, Dental, Optical	-	-	P	C	-	-	-
Laboratory: Testing	-	C	P	C	P	P	-
Mini-warehouse	-	-	P	C	P	-	-
Motion Picture Studio	-	P	P	C	-	-	-
Photofinishing Lab	-	P	P	C	P	P	-
Plant and Garden Shop, including outdoor retail sales area	C	C	C	C	-	-	-
Precision Equipment Repair	-	-	P	C	P	P	-
Twin Commercial Units	C	C	C	C	C	C	-
Sign Painting/Fabrication	-	-	P	C	P	P	-
Welding Shop	-	-	P	C	P	P	-
Wholesale Distributors	-	-	P	C	P	P	-