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**PUBLIC NOTICE**

Notice is Hereby Given that the Tooele City Council will meet in a Work Session, on Wednesday, May 6, 2020 at the hour of 6:00 p.m. The meeting will be held at the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah.

**\*\*NOTICE\*\* We have implemented for all public meetings Governor Herbert's and Mayor Winn's emergency declarations regarding public gatherings, yet we still want to encourage public participation in our government. Citizens will not be able to attend this meeting at city hall. The public may join the City Council meeting electronically by logging on to Facebook, at Tooele City <https://www.facebook.com/tooelecity>.**

- 1. Open City Council Meeting**
- 2. Roll Call**
- 3. Mayor's Report**
- 4. City Council Members' Report**
- 5. Discussion:**
  - Capital Facilities Plan**  
Presented by Lewis Young Robertson & Burningham
  - City Council's Policy Regarding Multi-Family Rezones**  
Presented by Chairman Scott Wardle
  - PUE Vacation Request**  
Presented by Jim Bolser
  - Zoning Map Amendment Request**  
Presented by Jim Bolser
- 6. Adjourn**

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Michelle Y. Pitt  
Tooele City Recorder

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2113 or [michellep@tooelecity.org](mailto:michellep@tooelecity.org), Prior to the Meeting.

MEMORANDUM

To: Tooele City Council  
Debbie Winn, Mayor

Cc: Michelle Pitt, City Recorder  
Roger Baker, City Attorney

From: Jim Bolser, AICP, Director 

Date: April 29, 2020

Re: Dow Garage Easement Vacation Request

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Subject:

Lot 9 of the Stonehaven Subdivision, Phase 2 is owned by Mr. Dan Dow. Mr. Dow has applied for a permit to construct a detached accessory garage on his property at 556 Mayor Drive which exceeds the maximum lot coverage in the R1-7 zoning district and which is taller than the maximum allowable height. Both aspects are permissible only with a Conditional Use Permit approved by the Planning Commission. The Planning Commission heard Mr. Dow's Conditional Use Permit request on April 22, 2020 and issued a unanimous approval for that request. In preparation and planning for the positioning of the building in the rear yard of the home, Mr. Dow desires to locate the building within 5' of the rear property line and within 3' of the southern side property line of the lot. Both property lines have a public utility easement (PUE) running along them that is 7' in width. Mr. Dow desires to have those easements vacated, at least in part, to allow the placement of the accessory garage closer to those property lines. Mr. Dow has sought out all public utilities, including the City's Public Works Department, and received written responses from each regarding his request to vacate the PUEs. In order for a PUE to be vacated it would take a formal action of the City Council to do so. The intent of this discussion request is to present the documentation to the Council for your consideration as to whether or not the Council has an interest in vacating these easements. Should the Council desire to move forward with a formal action to vacate, the item will be brought back to the Council during a future business meeting with the proper mechanism to do so. Attached to this memo is the following documentation for reference:

1. Stonehaven Subdivision, Phase 2 plat recorded September 30, 1996
2. A close up screen capture of Lot 9 of the Stonehaven Subdivision, Phase 2 with highlighted easement at issue
3. Mapping of the subject property
4. Utility provider correspondence
5. Applicant-provided site plan and proposed building drawings

As always, should you have any questions or concerns please feel free to contact me at any time.

# Stonehaven Subdivision Phase 2

A Subdivision Being a Part of the Southeast Quarter of Section 22, T.2S., R.4W., S.L.B. & M.  
Tooele City, Tooele County, Utah

### Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 162195, as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described herewith and have subdivided said tract of land into lots and streets hereinafter to be known as "Stonehaven Subdivision Phase 2" and that the same has been correctly surveyed and staked on the ground as shown.

Date: September 12, 1996  
Utah Surveyor No. 162195



### Boundary Description

Beginning at the Southwest Corner of Lot 16 of Stonehaven Subdivision Phase 1 in Tooele City, Tooele County, Utah; which point is also S 0°30'54"E 557.40 ft., and S 89°29'05"E 33.00 ft., from the Center of Section 22, T.2S., R.4W., S.L.B. & M., and running thence along the boundary of said Stonehaven Subdivision Phase 1 in the following five courses: N 89°29'05"E 50.00 ft., N 83°35'00"E 80.42 ft., N 79°19'53"E 65.95 ft., N 64°11'48"E 180.27 ft., East 121.31 ft., thence S 0°30'54"E 674.78 ft. along the boundary of Eastridge Subdivision; thence N 89°34'43"E 519.23 ft. along the North boundary of 500 North Street; thence N 0°30'54"W 570.50 ft. along the East boundary of 7th Street to the Point of Beginning.

Containing: 7.3660 Acres

### Owner's Dedication

Know all men by these presents that we the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets, to be hereafter known as "Stonehaven Subdivision Phase 2", do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use and do warrant and defend and save the city harmless against any easement or other encumbrances on the dedicated streets which will interfere with the city's use, maintenance and operation of the streets.

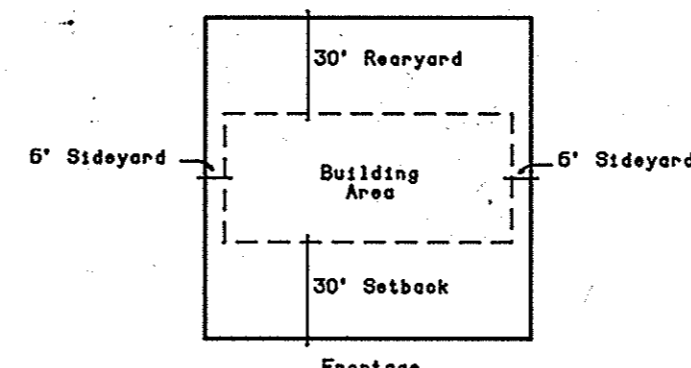
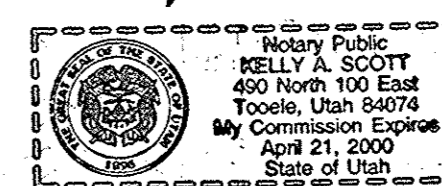
In witness whereof, I have hereunto set our hand this 12th day of September, 1996.

E. Gary England, President England Construction, Inc.

### Corporate Acknowledgement

On the 12th day of September, 1996 there personally appeared before me, E. Gary England, who being duly sworn did say that he is the President of England Construction, Inc., a Utah corporation, organized and existing under the laws of the State of Utah, and that the owner's dedication was signed on behalf of said Company for the uses and purposes herein mentioned.

Notary Public: J. Scott Balling  
Residence: Tooele County Utah  
My Commission Expires: 21 April 2000



### Typical Building Setback

### Curve Information

Curve	Radius	Angle	Length	Chord	Tangent
A	20.00'	90°00'00"	31.42'	28.28'	20.00'
B	520.00'	10°08'13"	92.00'	91.88'	46.12'
C	520.00'	11°01'05"	100.00'	99.85'	50.15'
D	520.00'	4°29'40"	40.79'	40.78'	20.41'
E	50.00'	19°14'23"	16.79'	16.71'	8.47'
F	60.00'	39°40'41"	41.55'	40.73'	21.65'
G	60.00'	50°32'55"	52.93'	51.23'	28.33'
H	60.00'	62°00'15"	64.93'	61.81'	36.05'
I	50.00'	17°20'29"	15.13'	15.08'	7.62'
J	230.00'	3°47'27"	15.22'	15.21'	7.61'
K	230.00'	17°25'16"	70.00'	69.73'	35.27'
L	230.00'	15°27'51"	62.08'	61.89'	31.23'
M	170.00'	6°26'35"	19.12'	19.11'	9.57'
N	170.00'	38°36'18"	114.54'	112.39'	59.54'
O	170.00'	9°04'55"	26.95'	26.92'	13.50'
P	20.00'	89°03'49"	31.09'	28.05'	19.66'
Q	20.00'	90°56'11"	31.74'	28.51'	20.33'
R	230.00'	6°25'19"	25.85'	25.83'	12.94'
S	230.00'	19°10'54"	77.00'	76.64'	38.86'
T	230.00'	9°19'44"	37.45'	37.41'	18.77'
U	170.00'	30°17'05"	89.66'	88.82'	45.00'
V	170.00'	23°59'45"	70.75'	70.24'	35.90'
W	30.00'	113°47'30"	59.58'	50.26'	45.01'
X	580.00'	7°35'26"	76.64'	76.78'	38.48'
Y	580.00'	6°05'02"	82.00'	81.93'	41.07'
AA	20.00'	89°03'49"	31.09'	28.05'	19.66'
BB	20.00'	90°56'11"	31.74'	28.51'	20.33'
R-1	25.00'	119°15'51"	52.04'	43.14'	42.67'
R-2	200.00'	54°07'51"	188.95'	182.00'	102.19'

### Narrative

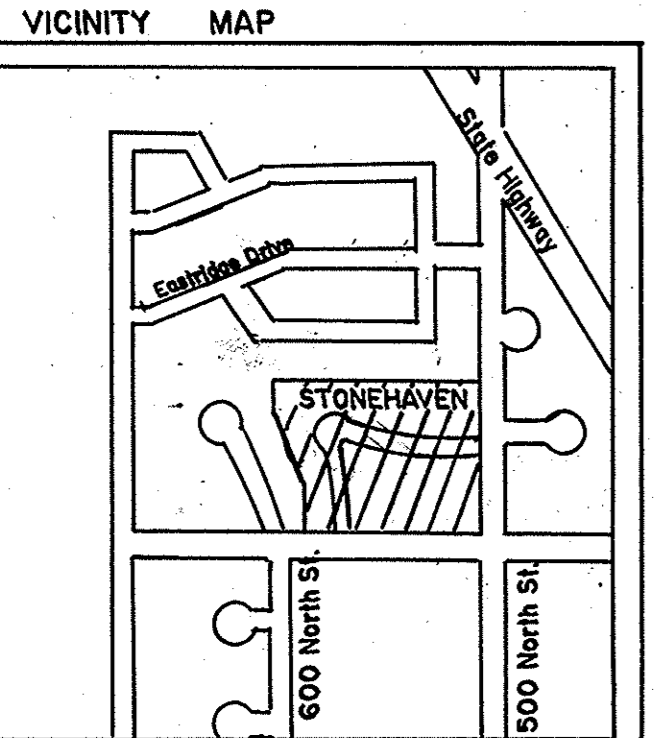
**PURPOSE OF SURVEY:**  
To subdivide property into building lots.

**BASIS OF ESTABLISHMENT:**  
Our survey instrument was set on the P.K. nail monument at the Centerline Intersection of 500 North Street and 7th Street, the South Quarter Corner of Section 22 was back-sited as a basis of bearing. From this point all corners were radially located. Rebars and caps were set on all back corners. Nails are to be set in the curb on a 10 ft. offset on all front corners.

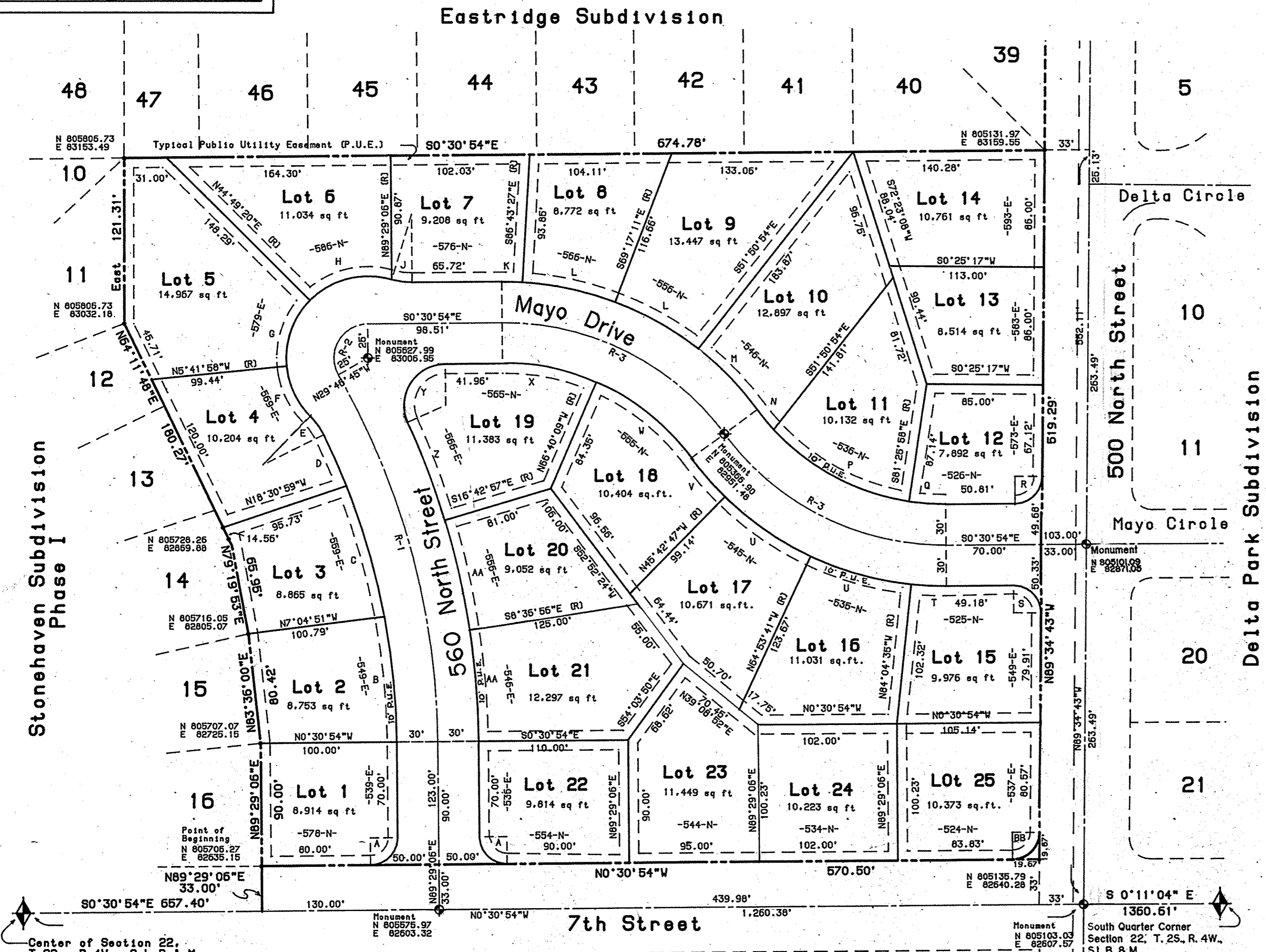
**FOUND MONUMENTS:**  
A brass monument was found at the South Quarter Corner of Section 22 and a P.K. nail was found at the Centerline Intersection of 500 North Street and 7th Street.

### Notes

- All front easements are 10' wide P.U.E. All other easements are 7' typical public utility easements (P.U.E.) Unless other noted.
- All coordinates shown are based on Tooele County Surveyor's Office Datum.
- (R) indicates a radial line.



Scale: 1" = 60'  
July 1996



Balling Engineering  
Engineer/Surveyor

City Attorney  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 1996 by \_\_\_\_\_

City Engineer  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 1996 by \_\_\_\_\_

City Planning Director  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 1996 by \_\_\_\_\_

Tooele City Planning Commission  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 1996 by \_\_\_\_\_  
City Planning Commission Chairman: \_\_\_\_\_

Tooele City Council  
Presented to the City Council of Tooele City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 1996 at which time this subdivision was approved and adopted.  
City Recorder Attest: \_\_\_\_\_  
City Clerk: \_\_\_\_\_

Tooele County Recorder  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed for Record and Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 1996 at \_\_\_\_\_  
in Book \_\_\_\_\_ of \_\_\_\_\_  
County Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_

FINAL PLAT

43

42

41

40

674.78'

N 81  
E 1

**Lot 8**

8,772 sq ft

S86°43'27"E (R)

104.11'

93.85'

-556-N-

S69°17'11"E (R)  
116.56'

**Lot 9**

13,447 sq ft

133.05'

S51°50'54"E

-556-N-

**Lot 10**

12,897 sq ft

183.87'

-546-N-

S51°50'54"E  
141.81'

**Lot 11**

10,132 sq ft

-536-N-

10' R1

**Lot 14**

10,761 sq ft

140.28'

S72°23'08"W  
88.04'

S0°25'1

113.01

**Lot**

8,514 sq ft

S0°44'

81.72'

S0°25'

85.

**Lot**

7,892 sq ft

S67°14'

S7°25'58"E (R)  
107.92'

**Mayo Drive**

R-3

65-N-

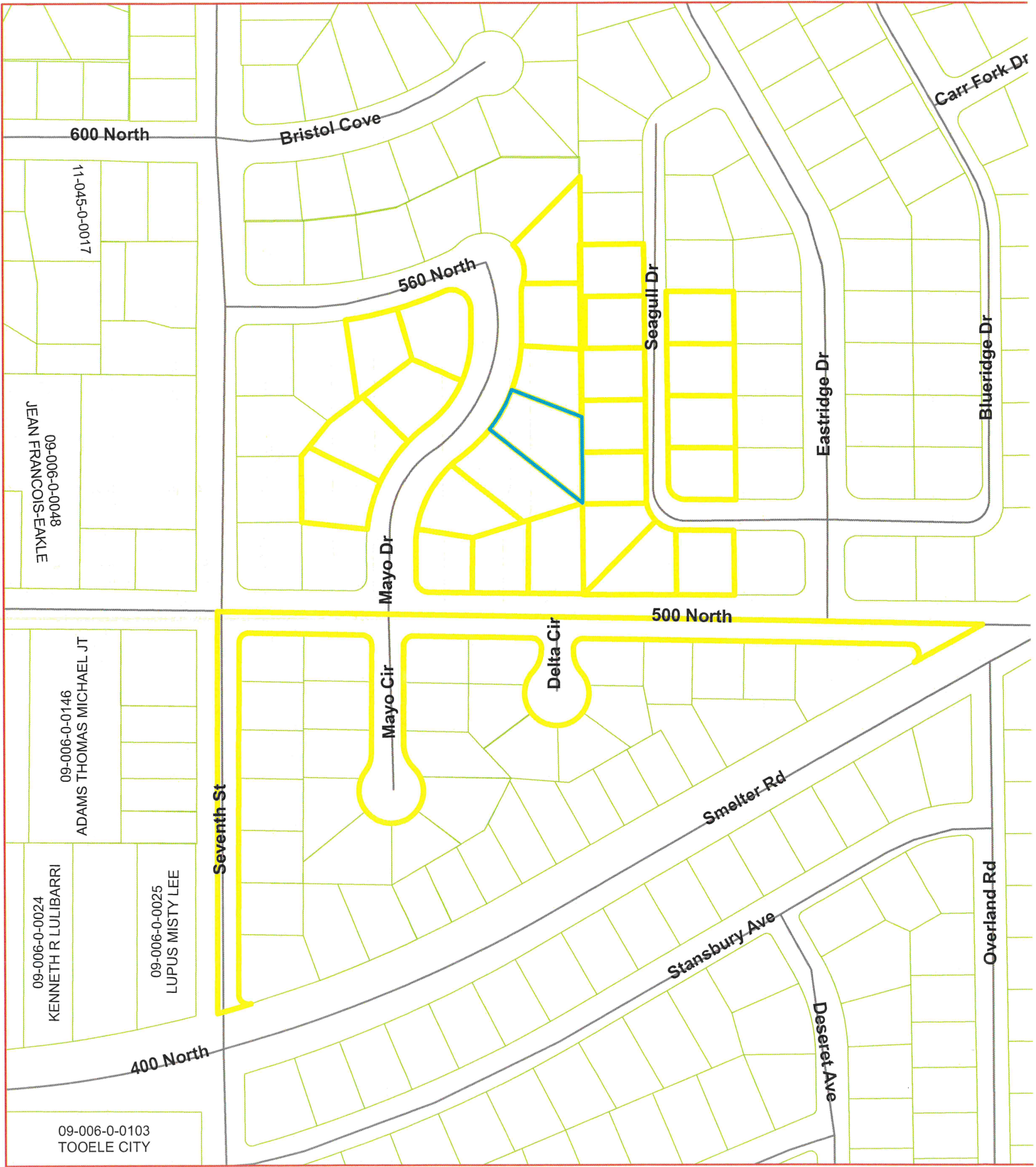
**Lot 19**

13 sq ft

N66°40'09"W (R)  
84.35'

-555-N-

Monument  
M2 805

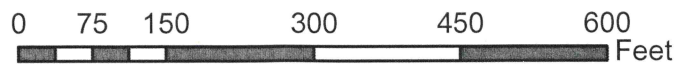


**GIS Map Disclaimer:**



This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

Dan Dow  
Parcel 11-91-9  
200 Foot Radius



mnelsen  
Date: 3/12/2020

April 06, 2020

Danny Dow  
556 Mayo Drive  
Tooele, Utah 84074

Dear Mr. Dow,

In reference to a release of easement footages on said property of 556 Mayo Drive, Tooele City Utah. Tooele City Water and Sewer departments are for said easement of 3' easement on South Property line and 5' easement of East Property line. This is only a staff recommendation and gives no rights to easements.



1438 West 2550 South  
Ogden, Utah 84401

March 5, 2020

Dan Dow  
Dand84@hotmail.com

RE: EASEMENT ENCROACHMENT

Request: 6811996

Dear Mr. Dow:

As you requested, Rocky Mountain Power hereby consents to a proposed encroachment of the utility easement on the south east corner of property located at or near 556 Mayo Dr, Tooele, Utah.


However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, addition, or removal of Power Company lines, conduit, or other power facilities, which are or may be located on said easement.

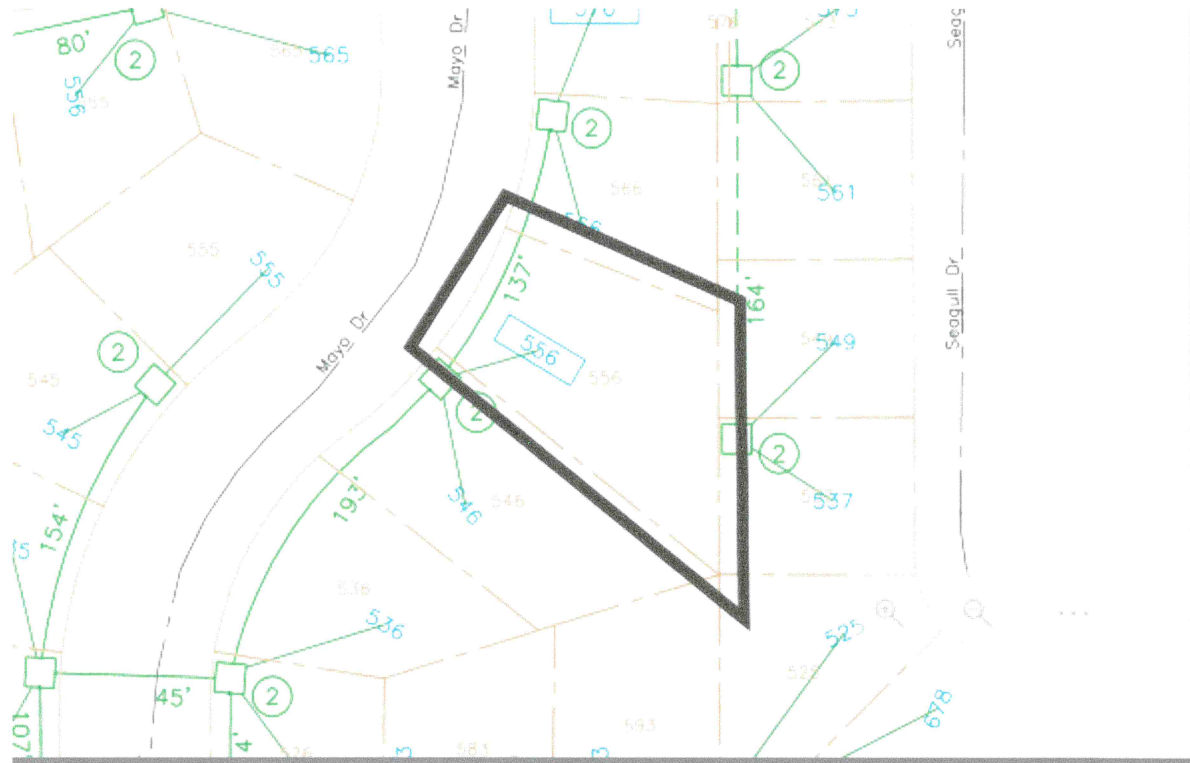
As consideration for the Power Company granting you permission to encroach upon said easement, it will be necessary for you to hold the Power Company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

Please acknowledge the receipt of this letter and your consent to the aforementioned terms by returning an executed copy of this letter to me.

Sincerely,

Kade Campbell  
Estimator  
(435) 833-7946

Consented to this 11 day of March 2020   
Dan Dow





Space above for County Recorder's use  
PARCEL I.D.# 11-091-0-0009

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY, dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Tooele County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 9, Stonehaven Phase 2 Subdivision, located in the Southeast quarter of Section 22, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah; said Subdivision recorded in the Office of the County Recorder for Tooele County, Utah.

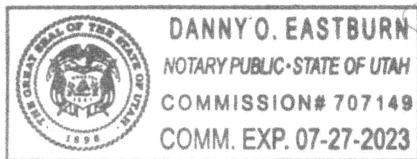
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on February 25, 2020.

QUESTAR GAS COMPANY,  
Dba Dominion Energy Utah

By: *Yulian Jenkins*  
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On February 25, 2020, personally appeared before me *Yulian Jenkins*, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY, dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



*Danny Eastburn*  
Notary Public



February 25, 2020  
Dan W Dow  
556 N Mayo Dr  
Tooele, Utah, 84074  
DanD84@hotmail.com

Dear Mr. Dow,

I have examined our records regarding CenturyLink QC facilities for parcel # 11-091-0-0009, Tooele, in the Stonehaven Subdivision Phase 2, Lot 9. CenturyLink has no objection to a garage along the south and east edges of this parcel. However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, repair, construction, or removal of CenturyLink lines, conduit, or other telephone facilities, which are located on this easement. We can allow encroachment up to 2' on the west side of the Blue Staked marked cable.

As consideration for CenturyLink granting you permission to encroach upon said easement, it will be necessary for you to hold CenturyLink harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. CenturyLink shall not be responsible for any damages to structures or property located on said easement.

Kind regards,

Teresa Hinton  
Local Network Engineer  
Kearns/Midvale/Murray  
1425 W 3100 South  
West Valley City, UT 84119  
801-974-8181





Comcast Cable Communications, Inc.  
1350 E. Miller Ave.  
Salt Lake City, Utah 84106  
801-401-3041 Tel  
801-255-2711 Fax

March 2, 2020

Dan Dow  
556 Mayo Drive  
Tooele, Utah 84074

To whom it may concern,

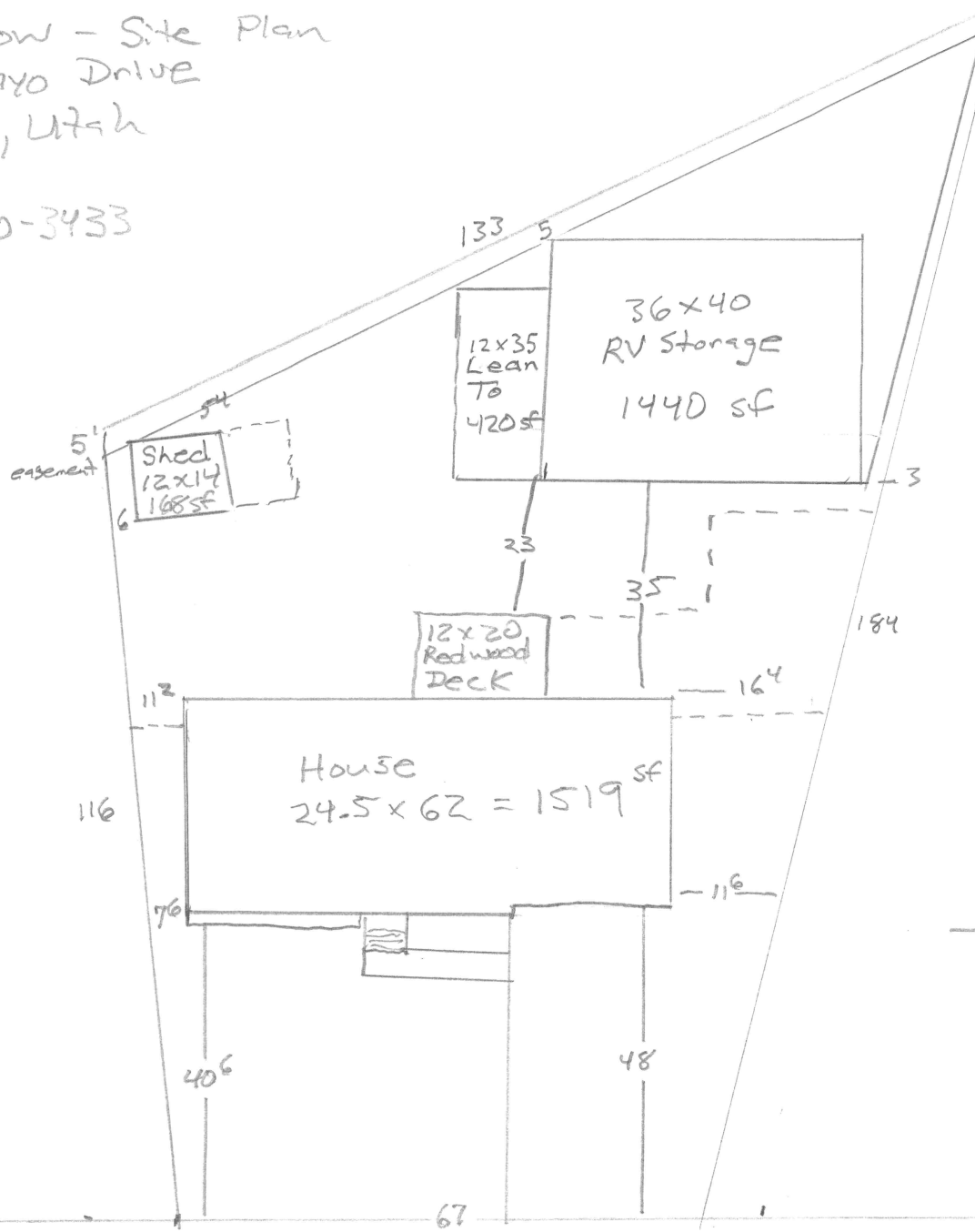
Comcast of Utah II grants permission to encroach upon the easement, which exists along the South and East lines of the property located at 556 Mayo Drive, Tooele, Utah 84074. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,  
*Courtney Filizetti*

Courtney Filizetti  
Authorized Representative

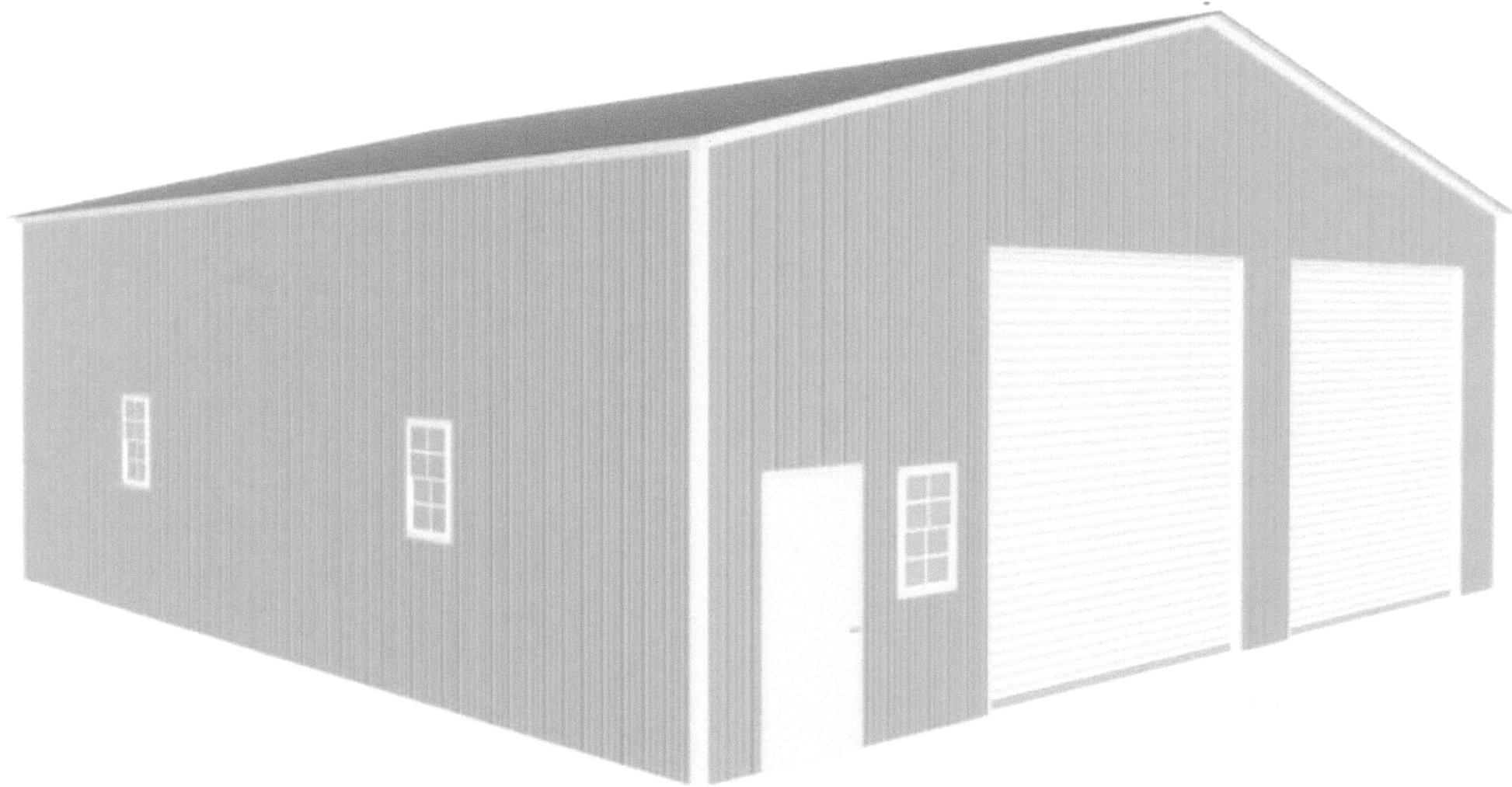
DAN DOW - Site Plan  
 556 MAYO DRIVE  
 TOOELE, UTAH  
 84074  
 435-830-3433



Stonehaven Subdivision Lot 9  
 13,447 Sq. ft or .31 acre  
 35% of 13,477 = 4,706 allowed SF

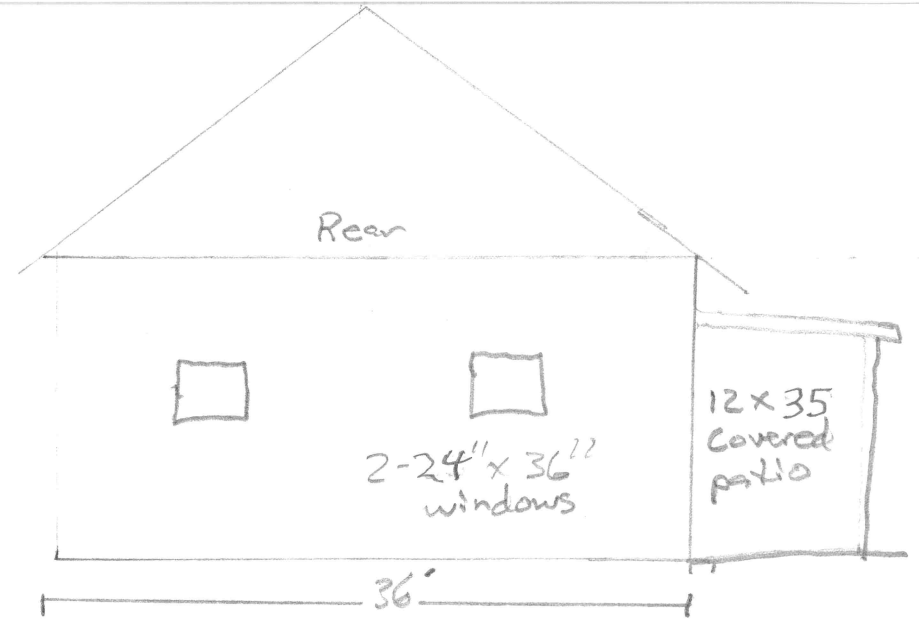
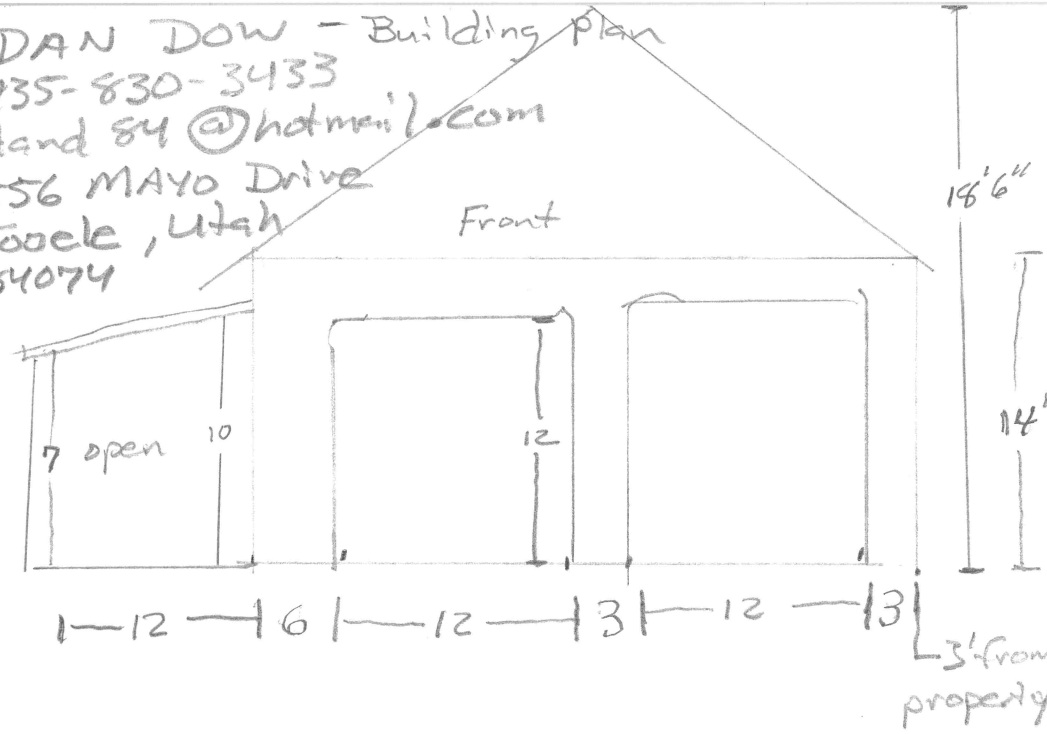
House	24.5 x 62	= 1519	
Shed	12 x 14	= 168	
Storage	36 x 40	= 1440	new
Patio	12 x 35	= 420	new
		<hr/>	
		3547	total

4706	allowed
3547	total
<hr/>	
1159	excess

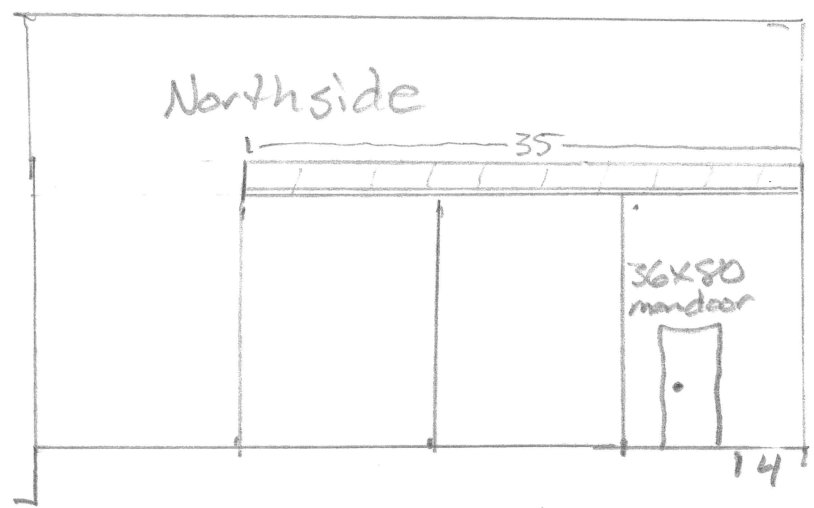


40' W x 40' L x 14' H

DAN DOW - Building Plan  
 435-830-3433  
 dand84@hotmail.com  
 556 MAYO Drive  
 Tooele, Utah  
 84074

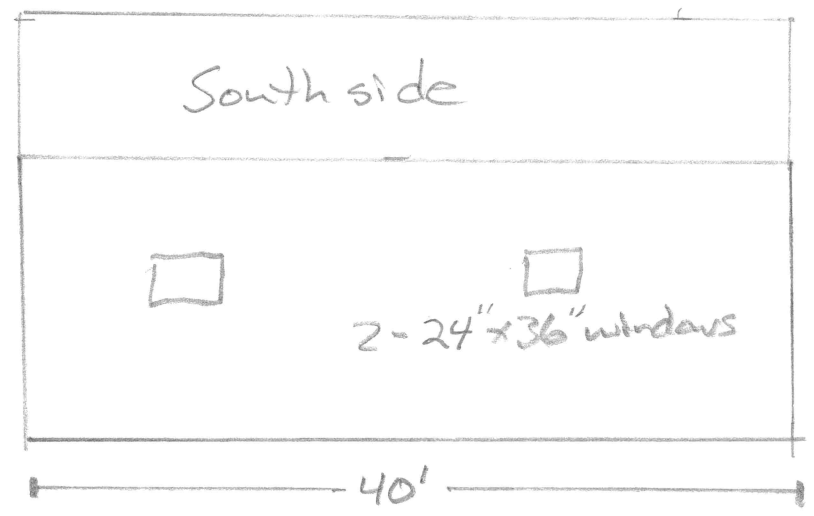


Roof - Brown  
 Siding - TAN  
 Doors + Trim - White



5' from property line

- 1- 12x35 Patio cover
- 2- 12x12 Overhead Door
- 4- 24x36 Windows
- 1- 36x80 mandoor




Frost Depth - 30"  
 Snow load - 40 psf  
 Wind speed - 115 mph

not to scale

MEMORANDUM

To: Tooele City Council  
Debbie Winn, Mayor

Cc: Michelle Pitt, City Recorder  
Roger Baker, City Attorney

From: Jim Bolser, AICP, Director 

Date: May 1, 2020

Re: Diamond A Properties Zoning Map Amendment Request

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Subject:

Diamond A Properties, also Alltech Electric, is the owner of Lot 307 of the Tooele City Commercial Park Subdivision, Phase 3, located at 318 South 1200 West. Diamond A Properties has approached the City about the potential of adding a new use onto the site, in connection with a change of ownership for the property that will allow Alltech Electric to become a tenant. The new use proposed to be added to the site would be the inclusion of a use that falls under the category of an "Auto Impound Yard" which currently is only permitted as a conditional use in the I Industrial zoning district. The subject area of the community is currently assigned the LI Light Industrial zoning district, although the rear of the subject and neighboring properties abuts the Union Pacific railroad corridor and industrial-zoned properties on the far side of the railroad corridor. The intended use of the property is for a towing company currently in the County's towing rotation to have a local towing yard to remain in compliance with state regulations to serve local law enforcement agencies. Their current yard is in the Salt Lake Valley. The proposed yard would be to the rear of the existing building against the railroad corridor. The request has been made to gauge the City Council's interest in entertaining a Zoning Map Amendment of the subject property and neighboring properties who have expressed similar interest to the applicant. Attached to this memo is the following documentation provided by the potential applicant for your review.

As always, should you have any questions or concerns please feel free to contact me at any time.



## Jim Bolser

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**From:** Doug Allred <doug@alltechelectricutah.com>  
**Sent:** Friday, May 01, 2020 4:12 PM  
**To:** Jim Bolser  
**Cc:** Debbie Winn; David Allred; Amber  
**Subject:** FW: pictures with proposed changes (All-Tech Electric) 318 South 1200 West  
**Attachments:** tooele before and after frontage pic .jpg; tooele birds eye with fence lines .png; IMG\_1502.PNG; Zoning-Map-03-04-2020.pdf; Zoning Map Proposed Change.pdf

Mr. Bolser,

We, Diamond A Properties/ All-Tech Electric are proposing for the City Councils consideration a zone change for the properties on the West Side of 1200 West from 90 South to the last property on the South end of 1200 West (attached is a photo of the properties involved). As of right now I have spoken with the following property owners and asked for their support. All listed have agreed to support this change. In fact most were surprised it wasn't already zoned Industrial.

Mike Nielson (Norwesco Manufacturing) 90 South  
David Hamilton (Hamilton Services) 226 South  
Doug & David Allred (Diamond A Properties) 318 South  
Cliff & Kevin Jennings (Jennings Racing) 352 South  
Steve Culley (Affordable Lawn Care)

Current Zoning for this area is L-I (Light Industrial) and we would submit application for 318 South 1200 West to be changed to I (Industrial). This would expand the available uses for this property and all properties on the West side of 1200 West. Please note: All these properties border the railroad tracks to the West and 1200 West to the East. The West side of the railroad tracks is all zoned Industrial already. All we are proposing is to extend the I (industrial area further East). I have included a current zoning map with mark ups to show the property/properties we are looking to re-zone.

Below is a description of the intended uses for the property once this re-zone was complete. Currently in the building and on the frontage of this property it is used for a Contracting Business (All-Tech Electric) and a Powder Coating/ Sandblasting operation and neither of these operations would cease with the zone change.

If anything else is required, please reach out and I will get it over as quick as possible.

Thank you for your time and we appreciate you taking this to Council on our behalf.

Doug Allred  
All-Tech Electric, Inc.

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**From:** Amber <amber.d.snyder13@gmail.com>  
**Sent:** Friday, May 01, 2020 2:49 PM  
**To:** Doug Allred <doug@alltechelectricutah.com>  
**Subject:** pictures with proposed changes

Above are proposed changes to the property, which are minor. The frontage will only be effected by the signage that we are required to put up as per the Tax Commission. The only other changes that will be made will be three small half fences being put at the back of the property to divide the yard as is also required by the Tax Commission.

The purpose of our business is to bring in wrecks and/or impounds from the Tooele County Sheriffs Office Tow Rotation, and each vehicle will only be stored at the yard for thirty days or less (impound auctions are every 30 days). After the 30 days, they will be removed from property and there will never be more than a total of 24 vehicles total stored back there at any given time.

Please let me know if you need anything else.

Regards

Amber Snyder

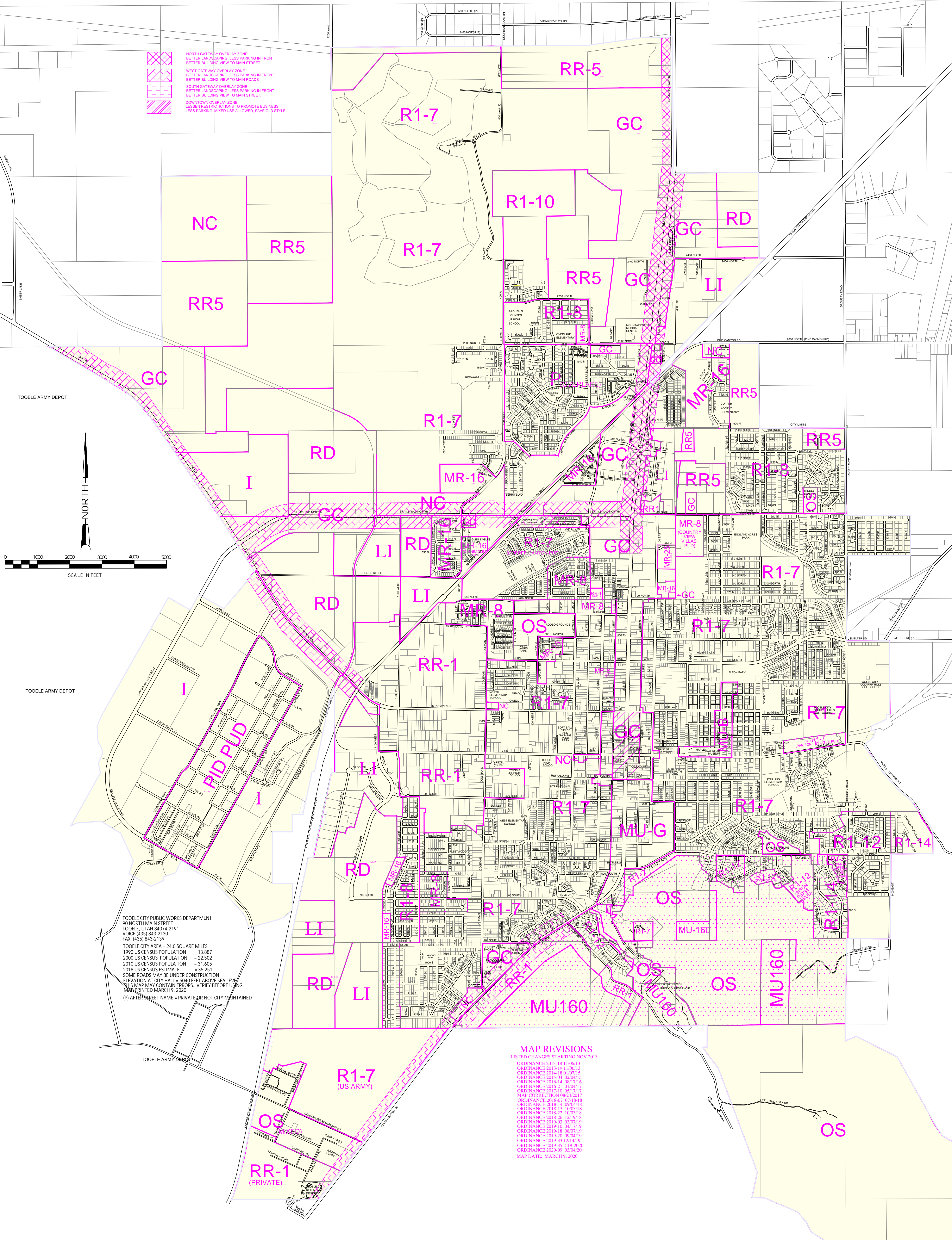
801-645-6013

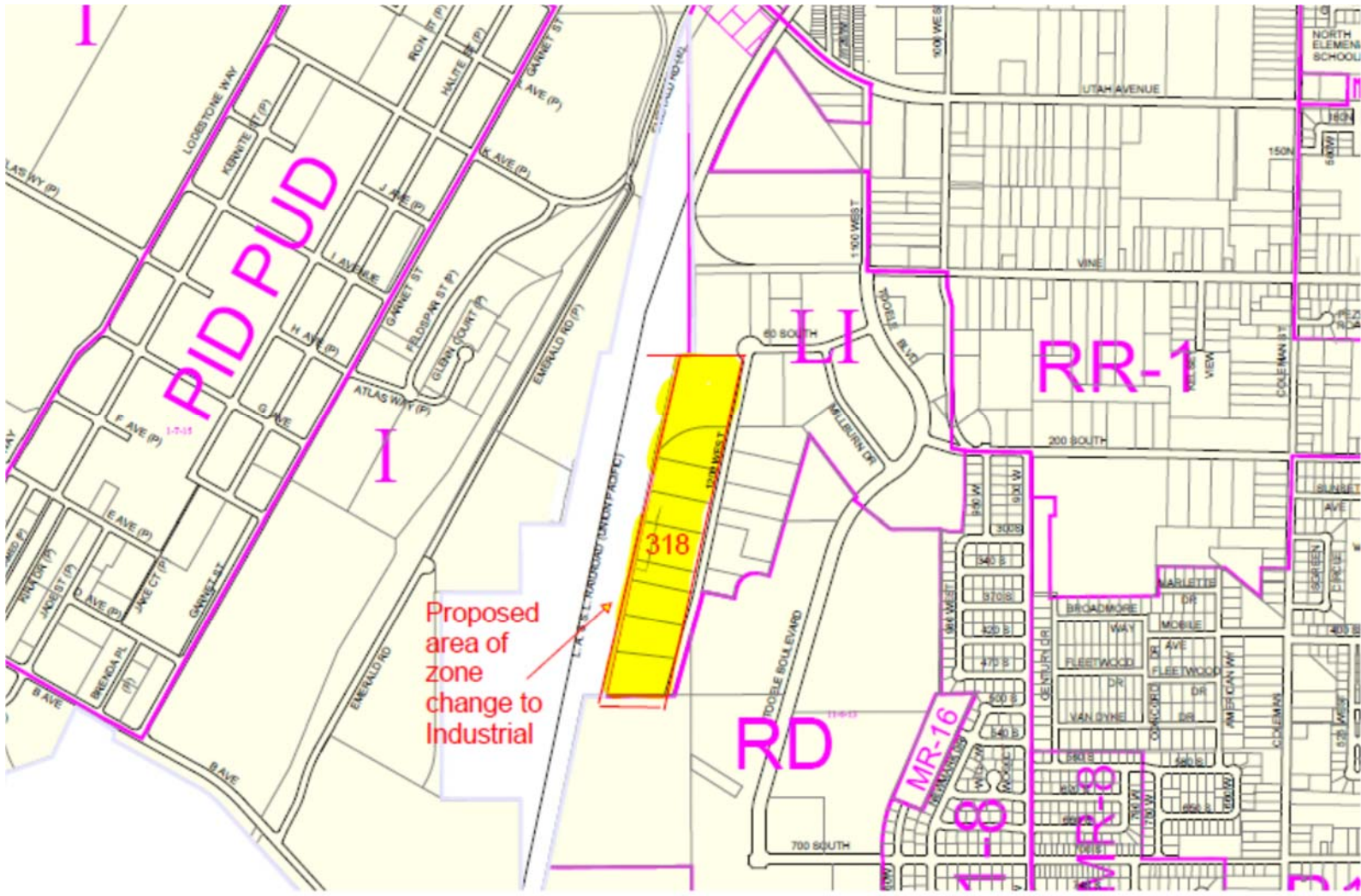
[Amber.d.snyder13@gmail.com](mailto:Amber.d.snyder13@gmail.com)



# TOOELE CITY

## ZONING



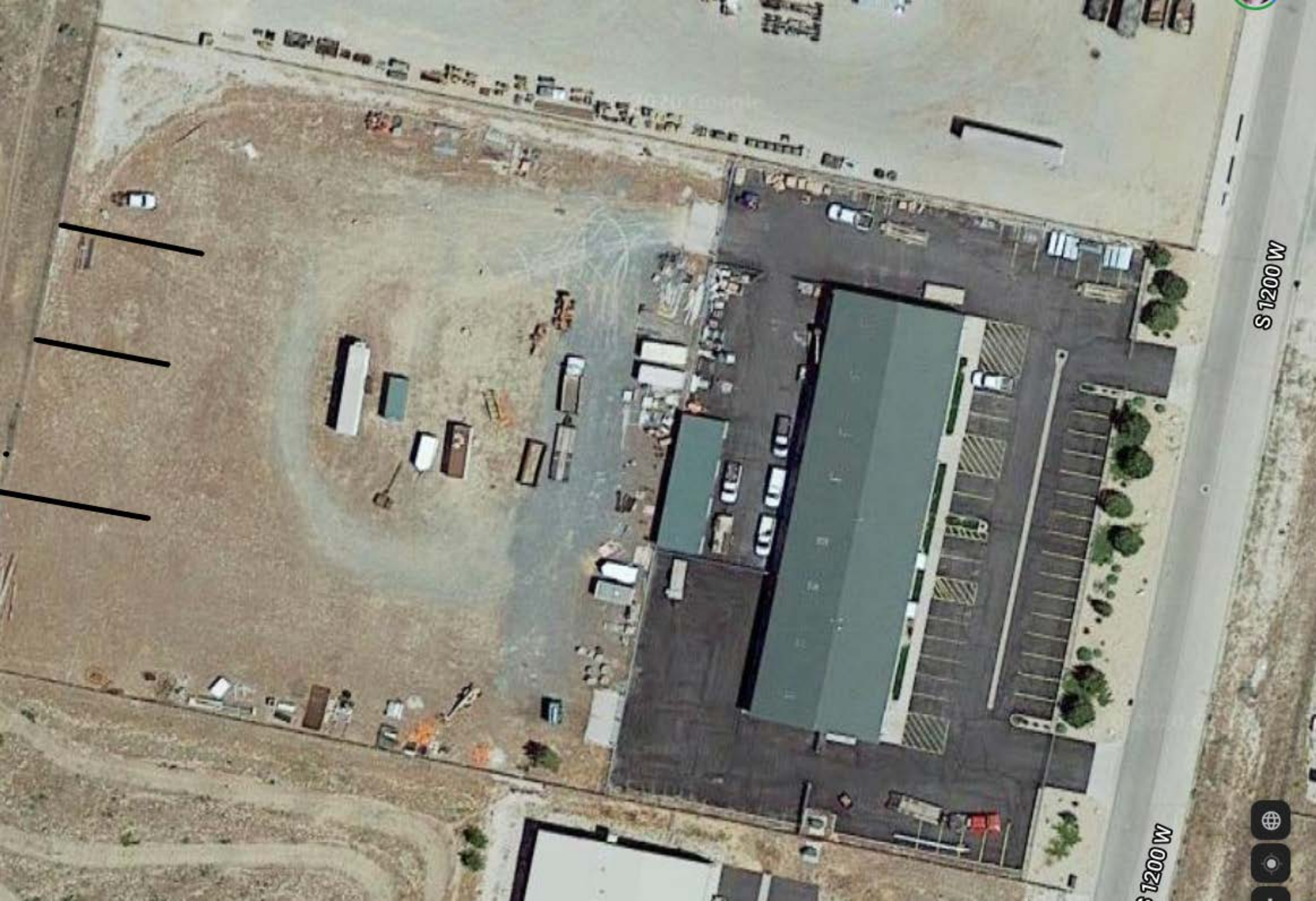


# CURRENT FRONTAGE



# PROPOSED CHANGES





S 1200 W

S 1200 W





Tooele Technical College



Utah State University  
Tooele Science and...



S Jennings Racing

