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**PUBLIC NOTICE**

Notice is Hereby Given that the Tooele City Council will meet in a Work Session, on Wednesday, May 20, 2020 at the hour of 5:30. The Meeting will be Held at the Tooele City 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:**

- **Budget Discussion**
- **Annexation Plan**
- **PUE Vacation Request - 808 East 240 South**  
Presented by Jim Bolser
- **Zoning Map Amendment Request in Tooele Research & Development – West Side of 1200 West From 90 South to Approximately 470 South**  
Presented by Jim Bolser

**6. Closed Meeting**

- Litigation & Property Acquisition

**7. 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: May 14, 2020

Re: Harris Garage Easement Vacation Request

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Subject:

Lot 115 of the Crestview Estates Subdivision is owned by Mr. Richard Harris. Mr. Harris has applied for a permit to construct a detached accessory garage on his property at 808 East 240 South in the R1-7 zoning district. In preparation and planning for the positioning of the building in the rear yard of the home, Mr. Harris desires to locate the building within 5' of the side property line on the west side of the lot. This property line has a public utility easement (PUE) running along it that is 5' in width. Mr. Harris desires to have that easements vacated to allow the placement of the accessory garage closer to that property line. A building permit has not yet been submitted for this garage and this request is being made in preparation for submitting an application. Mr. Harris 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. Crestview Estates Subdivision plat recorded June 29, 1998
2. A close up screen capture of Lot 115 of the Crestview Estates Subdivision with highlighted easement at issue
3. Mapping of the subject property
4. Utility provider correspondence

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

# CRESTVIEW ESTATES SUBDIVISION

LOCATED IN THE NE 1/4 AND THE SE 1/4  
OF SECTION 27, T3S, R4W, SLB&M  
TOOELE CITY, TOOELE COUNTY, UTAH



SCALE 1" = 100'

## SURVEYOR'S CERTIFICATE

8 APRIL 1998  
DATE

*V.R. Hill*  
UTAH SURVEYOR NO. 6707  
HILL, JAMISON AND ASSOCIATES, INC.  
298-2236



## DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 0°20'00" EAST ALONG THE SECTION LINE 1323.47 FEET AND SOUTH 89°38'24" WEST 283.68 FEET AND SOUTH 89°52'58" WEST 93.36 FEET FROM THE EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH AND RUNNING THENCE SOUTH 89°52'58" WEST 281.10 FEET ALONG THE NORTH LINE OF OAK VIEW HEIGHTS SUBDIVISION NO. 3; THENCE SOUTH 89°44'22" WEST 500.89 FEET ALONG THE NORTH LINE OF OAK VIEW HEIGHTS NO. 1 TO A FENCE; THENCE NORTH 0°39'43" EAST 358.30 ALONG SAID FENCE TO A FENCE CORNER; THENCE LEAVING SAID FENCE AND RUNNING NORTH 4°21'21" WEST 74.60 FEET; THENCE NORTH 0°15'52" EAST 144.36 FEET; THENCE NORTH 89°44'08" WEST 20.00 FEET TO A FENCE; THENCE NORTH 0°15'52" EAST 100.00 FEET ALONG SAID FENCE TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE NORTH 84°35'35" WEST 186.57 FEET TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE SOUTH 72°58'25" WEST 273.70 FEET; THENCE LEAVING SAID FENCE AND RUNNING NORTH 18°36'00" WEST 183.29 FEET; THENCE NORTH 51°25'57" EAST 110.65 FEET; THENCE NORTH 38°32'31" WEST 8.43 FEET TO THE SOUTHERLY LINE OF EAST HIGHLANDS NO. 5, 5A AND 6 THE FOLLOWING 3 COURSES AND DISTANCES: NORTH 60°11'17" EAST 631.01 FEET TO THE SOUTHEAST CORNER OF THE LOT 49 EAST HIGHLANDS NO. 5, NORTH 56°05'28" EAST 110.00 FEET, NORTH 49°56'28" EAST 158.40 FEET TO THE SOUTHEAST CORNER OF LOT 71 EAST HIGHLANDS NO. 6; THENCE NORTH 33°49'55" EAST 21.85 FEET TO THE SOUTHWEST CORNER OF LOT 113 VINE STREET VILLAS; THENCE SOUTH 70°04'27" EAST 103.25 FEET; THENCE SOUTH 7°26'18" EAST 81.50 FEET; THENCE SOUTH 35°50'29" EAST 75.66 FEET; THENCE NORTH 61°45'21" EAST 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 22.247 ACRES.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS CRESTVIEW ESTATES SUBDIVISION DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 14<sup>th</sup> DAY OF April, A.D., 1998.

BDL ASSOCIATES, A UTAH GENERAL PARTNERSHIP

BY: *Vernon L. Maxwell*  
VERNON L. MAXWELL

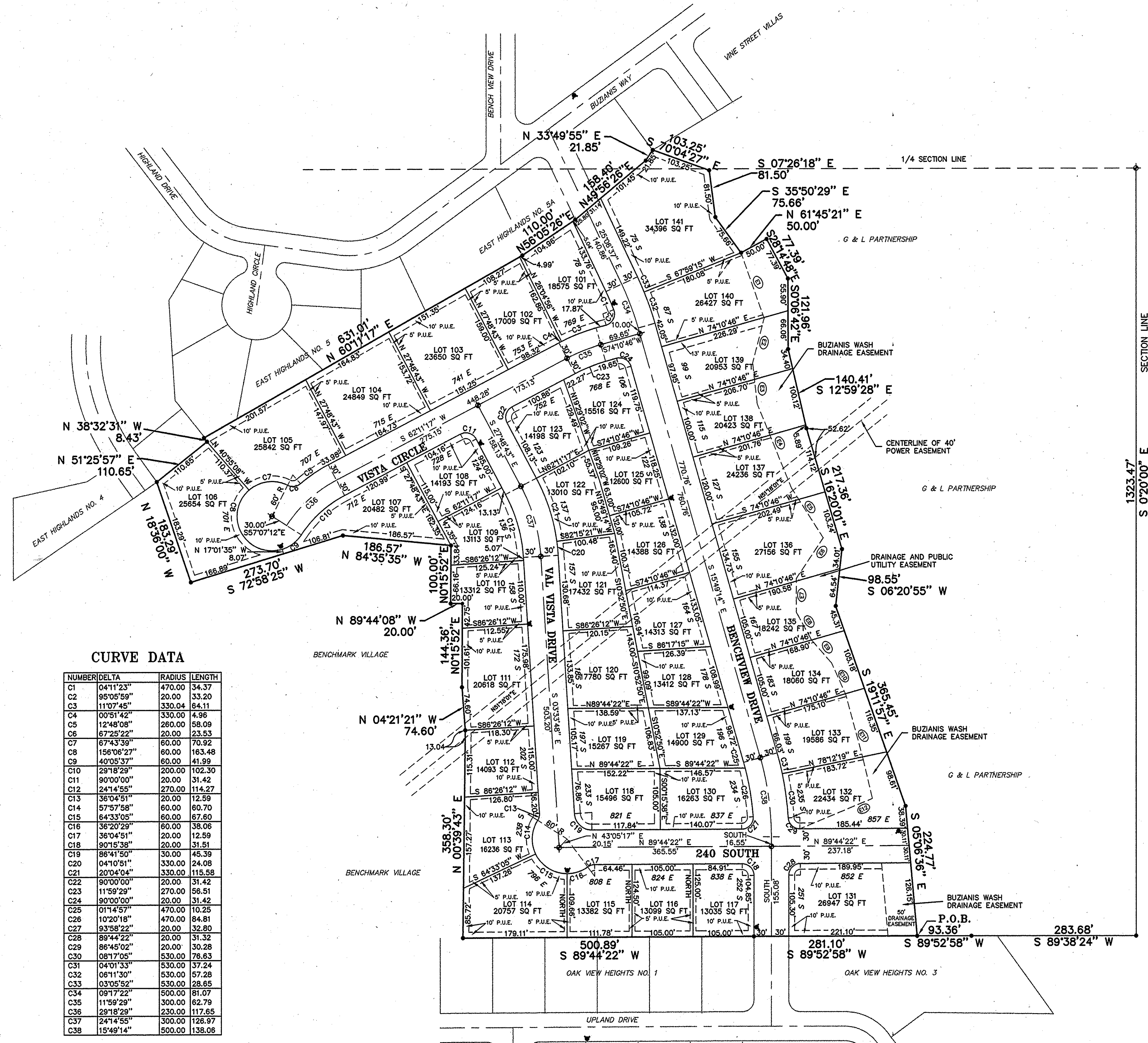
## ACKNOWLEDGMENT

ON THIS 14<sup>th</sup> DAY OF April, A.D., 1998, PERSONALLY APPEARED BEFORE ME, *Vernon L. Maxwell*, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS VERNON L. MAXWELL, A GENERAL PARTNER OF BDL ASSOCIATES, A UTAH GENERAL PARTNERSHIP, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY AUTHORITY OF SAID PARTNERSHIP, AND HE ACKNOWLEDGED TO ME THAT SAID PARTNERSHIP EXECUTED THE SAME.

NOTARY PUBLIC: *Kathleen Smith*

RESIDENCE: *Soet Lake City, UT*

MY COMMISSION EXPIRES: *6-20-2002*



EAST QUARTER CORNER  
SECTION 27  
TOWNSHIP 3 SOUTH, RANGE 4 WEST  
SALT LAKE BASE & MERIDIAN

- ▲ FIRE HYDRANT LOCATION
- ◆ MONUMENT TO BE SET

- NOTES:
- ALL LOTS HAVE 10' EASEMENTS ALONG FRONT AND REAR LOT LINES AND 5' EASEMENTS ALONG SIDE LOT LINES UNLESS OTHERWISE NOTED.
  - NO FENCING OR LANDSCAPING, OTHER THAN GRASSES, IS ALLOWED IN THE BUZIANIS WASH DRAINAGE EASEMENT UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE CITY. IN NO CASE WILL ANY FENCING BE ALLOWED IN THE BOTTOM OF THE WASH.

### EASEMENT DATA

NUMBER	DIRECTION	DISTANCE
E1	S 19°19'52" E	120.00'
E2	S 14°29'22" W	79.58'
E3	S 06°19'05" E	71.04'
E4	S 22°06'42" E	135.84'
E5	S 32°16'49" E	103.14'
E6	S 33°34'40" W	84.07'
E7	S 00°00'00" W	57.89'
E8	S 28°34'20" E	55.34'
E9	S 41°08'13" E	52.80'
E10	S 24°07'13" E	59.52'
E11	S 14°18'59" E	185.15'
E12	S 67°47'39" W	135.34'

### CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH
C1	04°11'23"	470.00	34.37
C2	95°05'59"	20.00	33.20
C3	11°07'45"	330.04	84.11
C4	00°51'42"	330.00	4.96
C5	12°48'08"	260.00	58.09
C6	67°23'22"	20.00	23.53
C7	67°43'36"	60.00	70.92
C8	156°06'27"	60.00	163.48
C9	40°05'37"	60.00	41.99
C10	29°18'29"	200.00	102.30
C11	90°00'00"	20.00	31.42
C12	241°45'59"	270.00	114.27
C13	35°04'51"	20.00	12.59
C14	57°57'58"	60.00	70.70
C15	64°33'05"	60.00	67.60
C16	36°20'29"	60.00	38.06
C17	36°04'51"	20.00	12.59
C18	90°15'38"	20.00	31.51
C19	86°41'50"	30.00	45.39
C20	04°10'51"	330.00	24.06
C21	20°04'04"	330.00	115.58
C22	90°00'00"	20.00	31.42
C23	11°59'29"	270.00	56.51
C24	90°00'00"	20.00	31.42
C25	01°14'57"	470.00	10.25
C26	10°20'18"	470.00	84.81
C27	93°58'22"	500.00	61.07
C28	89°44'22"	20.00	32.80
C29	86°45'02"	20.00	30.28
C30	08°17'05"	530.00	76.83
C31	04°01'33"	530.00	37.24
C32	06°11'30"	530.00	57.28
C33	03°05'52"	530.00	28.65
C34	09°17'22"	500.00	61.07
C35	11°59'29"	300.00	82.79
C36	29°18'29"	230.00	117.65
C37	24°14'55"	300.00	126.97
C38	15°49'14"	500.00	138.08

DEVELOPER: BDL ASSOCIATES  
P.O. BOX 11838  
SALT LAKE CITY, UTAH 84147

ENGINEER: **HJA Hill, Jamison and Associates, Inc.**  
Engineering and Surveying  
181 North 200 West Suite #4, Bountiful, Utah 84010 (801)298-2236  
PROJECT 94-240

CITY ATTORNEY  
APPROVED THIS 17<sup>th</sup> DAY OF June, A.D., 1998

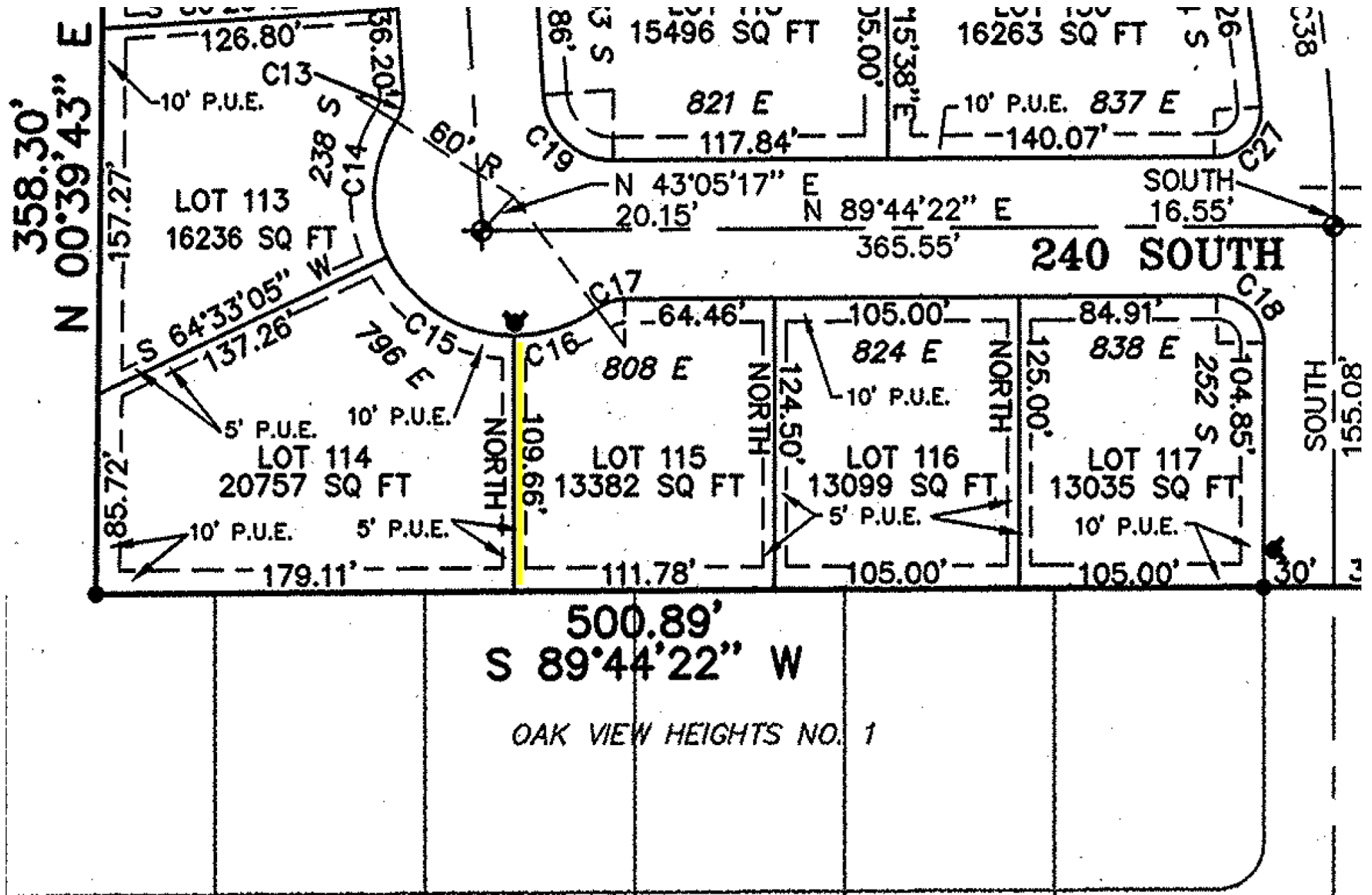
CITY ENGINEER  
APPROVED THIS 18<sup>th</sup> DAY OF June, A.D., 1998

LAND USE TECHNICIAN  
APPROVED THIS 16<sup>th</sup> DAY OF April, A.D., 1998

TOOELE CITY PLANNING COMMISSION  
APPROVED THIS 22<sup>nd</sup> DAY OF April, A.D., 1998

TOOELE CITY COUNCIL  
APPROVED THIS 16<sup>th</sup> DAY OF May, A.D., 1998

TOOELE COUNTY RECORDER  
ENTRY NO. 114015  
FEE PAID \$71.00, FILED FOR RECORD AND RECORDED THIS 20<sup>th</sup> DAY OF June, A.D., 1998, AT 11:33 AM BOOK NO. 514 PAGE NO. 407 OF THE OFFICIAL RECORDS.



358.30'  
N 00°39'43" E

LOT 113  
16236 SQ FT

LOT 114  
20757 SQ FT

LOT 115  
13382 SQ FT

LOT 116  
13099 SQ FT

LOT 117  
13035 SQ FT

15496 SQ FT

16263 SQ FT

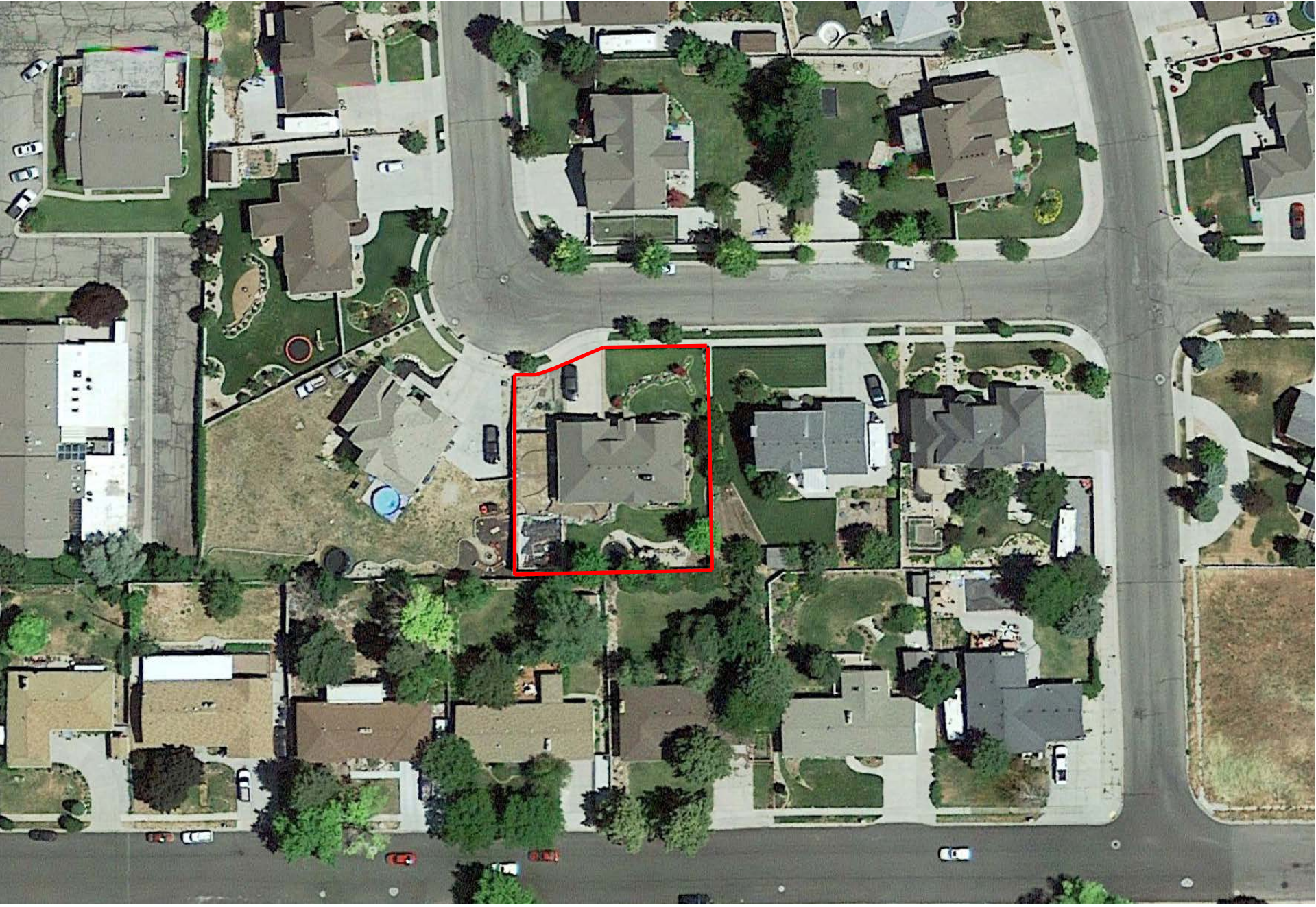
500.89'  
S 89°44'22" W

OAK VIEW HEIGHTS NO. 1

LIPI AND DRIVE

240 SOUTH

80.55'  
SOUTH



April 23, 2020

Richard Harris  
808 East 240 South  
Tooele, Utah 84074

Dear Mr. Harris,

In reference to a release of easement footages on said property of 808 East 240 South, Tooele City Utah. Tooele City Water and Sewer departments are for said release of easement of 5' easement on South Property line and 5' easement of East Property line, and 5' easement on the West Property line. This is only a staff recommendation and gives no rights to easements.

April 10, 2020

Richard Harris  
Rharris719@gmail.com

RE: EASEMENT ENCROACHMENT  
Request: 6831432

Dear Mr. Harris:

As you requested, Rocky Mountain Power hereby consents to a proposed encroachment of the utility easement on the West side of the property located at or near 808 E. 240 S., Tooele, UT.

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,

*Jennifer Petersen*

Jennifer Petersen  
Estimator  
(435) 833-7926

Consented to this 20<sup>th</sup> day of April 2020

  
Richard Harris

Space above for County Recorder's use  
PARCEL I.D.# 12-084-0-0115

**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 115, Crestview Estates Subdivision, located in the Southeast quarter of Section 27, 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.

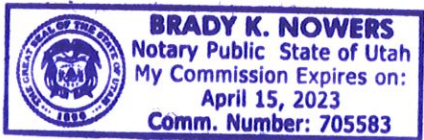
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on April 9, 2020.

QUESTAR GAS COMPANY,  
Dba Dominion Energy Utah

By: *Yuka Jenkins*  
Authorized Representative

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

On April 9, 2020, personally appeared before me *Yuka 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.



*Brady K. Nowers*  
Notary Public





Date: 04/13/2020

Re Lot:  
808 East 240 South  
Tooele, UT 84074

To Whom it may Concern;

As you requested, CenturyLink hereby consents to an encroachment of the utility easement in the property located at 808 East 240 South in Tooele, Utah for the construction of a detached garage located on the specified lot only. CenturyLink does not have existing facilities along the easement of this lot, but facilities may be placed in the future. If construction activities require that the garage will be built over the existing easement, a 4" conduit can be placed by the home-owner for future CenturyLink needs. This will allow future placing of facilities while maintaining the integrity of the garage. Should any damage occur to CenturyLink facilities installed in said easement(s) the cost of any repairs required shall be at the expense of the homeowner.

However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, or removal of CenturyLink lines, conduit, or other communication facilities, which are or may be located on said easement. Also, all clearances must be maintained from CenturyLink lines.

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.


Sincerely,

David Sloan  
David.sloan2@centurylink.com  
Engineer II  
CenturyLink

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

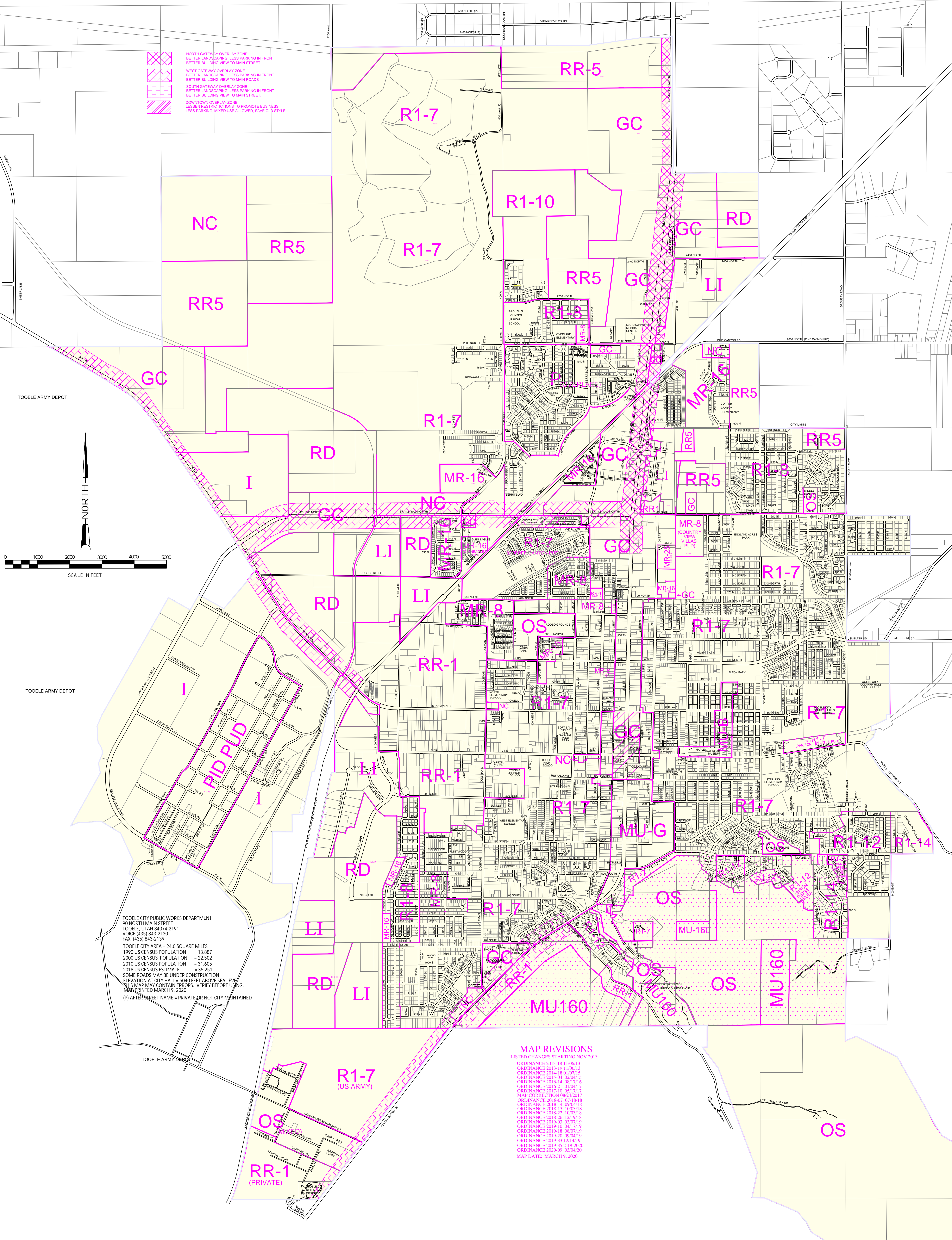
801-645-6013

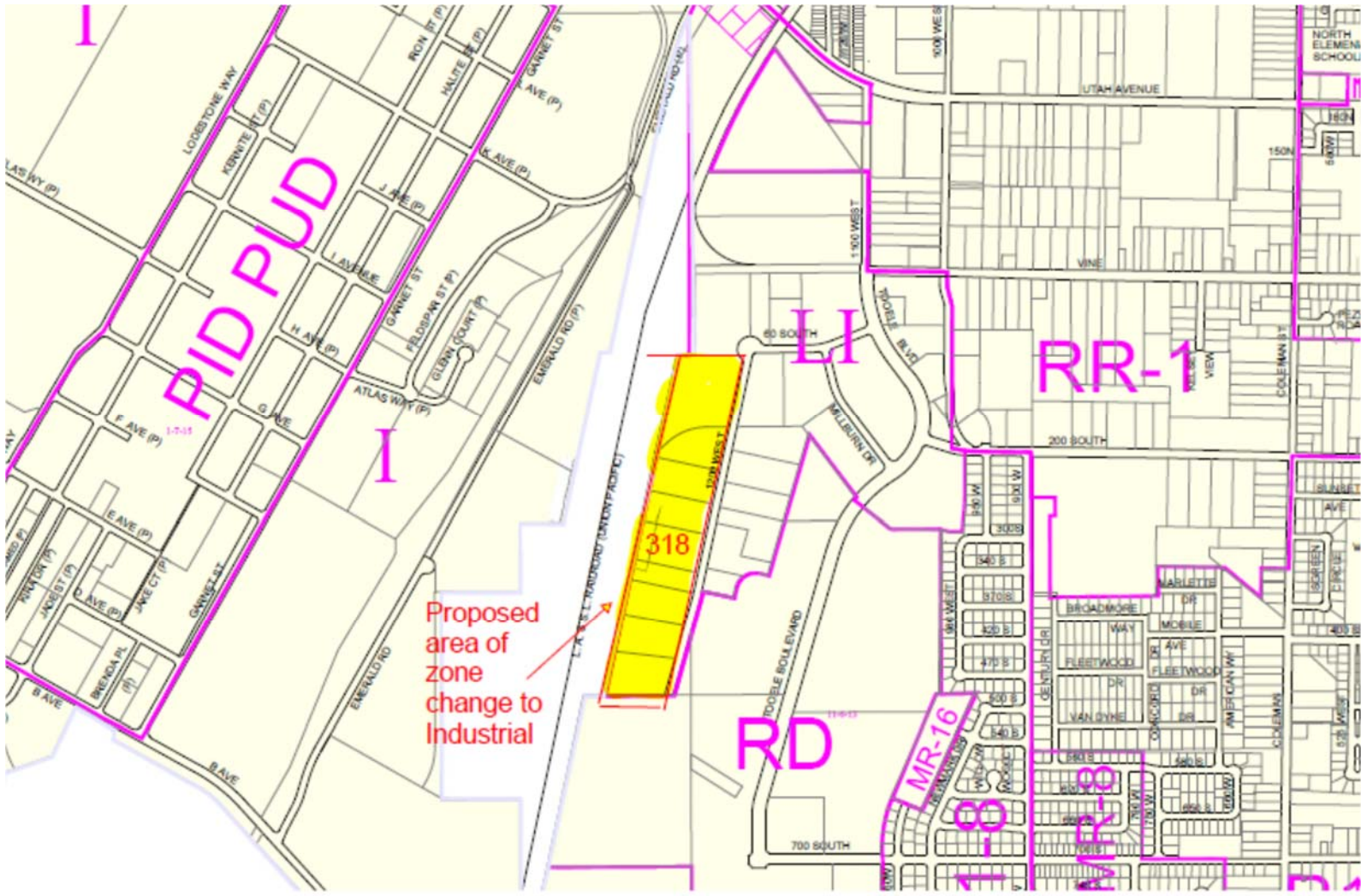
[Amber.d.snyder13@gmail.com](mailto:Amber.d.snyder13@gmail.com)



# TOOELE CITY

## ZONING



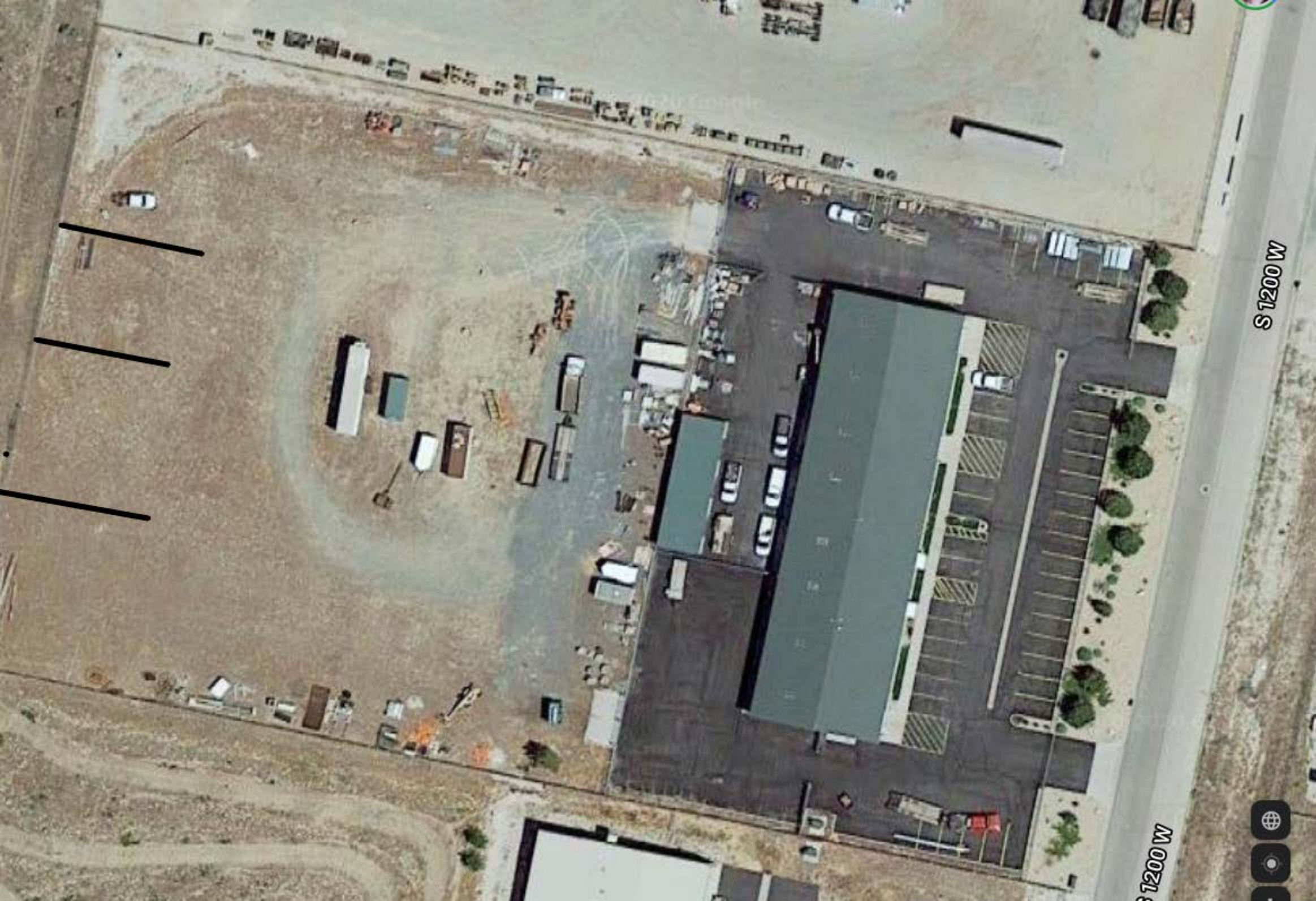


# CURRENT FRONTAGE



# PROPOSED CHANGES





S 1200 W

S 1200 W







Tooele Technical College



Utah State University  
Tooele Science and...



S Jennings Racing

