



Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

Phone: (435) 843-3160 • Fax: (435) 843-3252

tooeleco.org/government/county-departments/community-development/

SUB 2023-085

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: June 19, 2024

Parcel IDs: This request would create a new lot within 04-098-0-0001.

Current Zone: MG-H (Hazardous Industries)

Request: Preliminary Plat Approval for a 1-lot subdivision "Clean Harbors Environmental Services Subdivision (Laydown Yard)"

Unincorporated: Tooele County

Planners: Trish DuClos

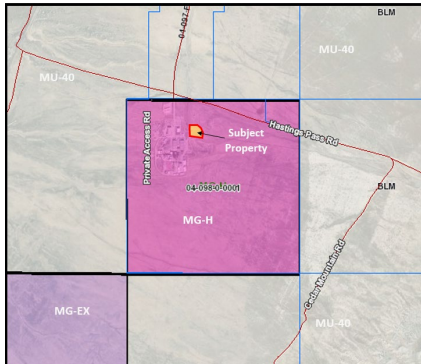
Planning Staff Recommendation: Approval

Applicant Name: Kenneth Banks and Jeff Caldwell with Clean Harbors

PROJECT DESCRIPTION

Kenneth Banks and Jeff Caldwell who work for Clean Harbors are requesting preliminary plat approval for the proposed 1-Lot "Clean Harbors Environmental Services Subdivision (Laydown Yard)". As the area develops and new addresses are requested, subdivisions are required. Only 1 address per parcel is allowed. Clean Harbors is requesting a new address for their laydown yard.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is currently zoned MG-H (Hazardous Industries). It is surrounded by MU-40 (multiple use, 40-acre minimum) zone, with a Large MG-EX zone Southwest of the property. The property is located just South of Hastings Pass Rd and approximately 2 miles South of Hwy I-80's Aragonite exit. The proposed lot is 2.101 acres in size.

LAND USE CONSIDERATIONS (MG-H Zone)

Requirement	Standard	Compliance Verified
Height	No max building height	N/A
Setbacks	Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no building or structure shall be located closer than 300 feet to any district boundary line.	No buildings proposed. Will Comply
Lot Coverage	Buildings and structures shall cover no more than 50% of the lot area except as may otherwise be allowed through planned unit development approval.	No building proposed. Will Comply

Request: Preliminary Plat Approval for Clean Harbors Environmental Services Subdivision (Laydown Yard).

File: 2023-085

Required Improvements	Street Grading, Street Base, Curb and Gutter, Sidewalk, On-Site Surface Drainage Facilities, culinary water facilities, Wastewater Disposal and Street Monuments, and any other infrastructure deemed necessary	Yes
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Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

GENERAL PLAN CONSIDERATIONS

The proposed development is consistent with the Tooele County General Plan Update 2022.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues with the proposed request.

NEIGHBORHOOD RESPONSE

No neighboring properties or affected entity responses have been submitted to staff. Any response that is received from the surrounding neighbors or the general public after this staff report is submitted will be forwarded over to the Tooele County Planning Commission for review and summarized in the meeting.

PLANNING STAFF ANALYSIS

The requested subdivision is consistent with the General Plan Update 2022 and Tooele County Land Use codes. Tooele County Land Use Code 17-3-1. Describes the purpose of the MG-H zone as, "The purpose of Hazardous Industries (MG-H) zoning districts are to provide areas in appropriate remote locations where hazardous and radioactive wastes may be stored, treated and disposed of in a safe manner. The regulations of this district are designed to protect the environmental quality of the district and adjoining areas."

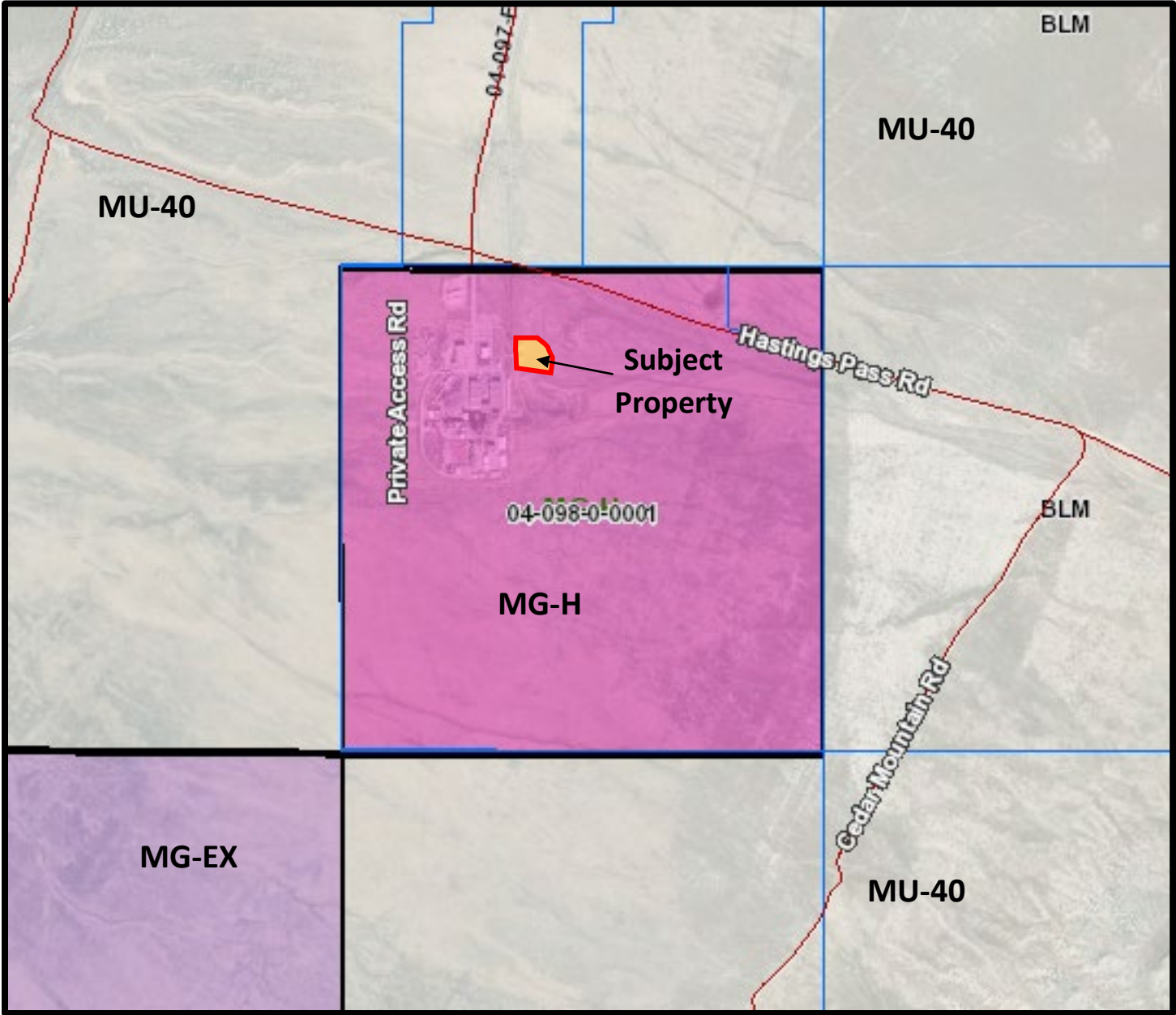
The proposed project for this site is a laydown yard for the trucks that utilize Clean Harbor's operations. This is currently allowed within their CUP #700-88 that encompasses the entire parent parcel 04-098-0-0001, of 620 acres. Clean Harbors will require a new address for the laydown and therefore needs a subdivision, because there is an address already given to parcel 04-098-0-0001.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Tooele County Planning Commission makes a motion to grant approval to the Preliminary Plat for the proposed 1-lot "Clean Harbors Environmental Services Subdivision (Laydown Yard)."

SUB 2023-085: Preliminary Plat Approval for Clean Harbors Enviro. Services Sub (Laydown yard)

Parcel: 04-098-0-0001 - Located South of Hwy I-80 and just off Hastings Pass Rd



CLEAN HARBORS ENVIRONMENTAL SERVICE SUBDIVISION
(LAYDOWN YARD) PRELIMINARY PLAT

LOCATED IN NW 1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SLB&M

TOOELE COUNTY, UTAH

NORTHWEST CORNER
SECTION 16
T. 1 S. R. 10 W.
FOUND GLO PIPE & CAP

N89°46'05"W 2644.72'

SECTION LINE - BASIS OF BEARINGS

N89°46'05"W 774.07'

NORTH QUARTER CORNER
SECTION 16
T. 1 S. R. 10 W.
FOUND GLO PIPE & CAP

SOUTH 1258.22'

P.O.B.

N 88°56'32" E 220.94'

1 SOUTH ARAGONITE ROAD

LOT 1
91,501 Sq. Feet
2.101 Acres

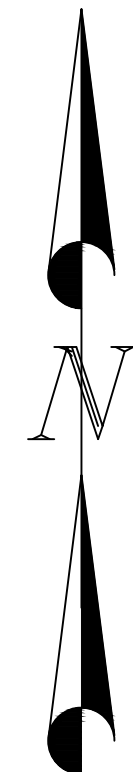
N 02°41'46" E 262.04'

S 47°32'15" E 125.73'

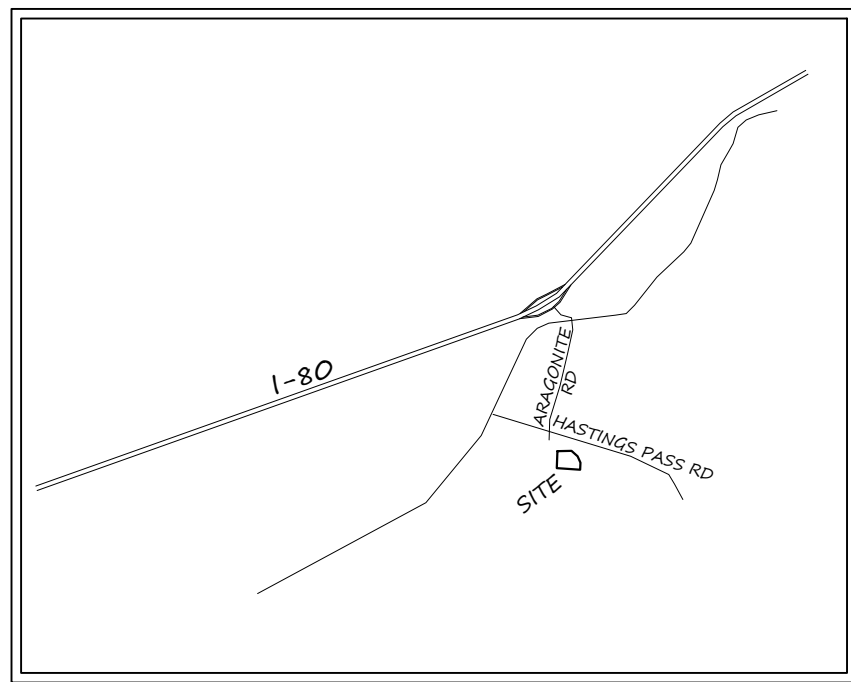
S 25°09'24" E 108.82'

S 03°14'55" W 109.60'

N 85°50'05" W 367.57'



SCALE: 1" = 30'



VICINITY MAP - NOT TO SCALE

SECTION LINE 500°01'04"W

WEST QUARTER
SECTION 16
T. 1 S. R. 10 W.
FOUND GLO PIPE & CAP

SHEET 1 of 2



LEGEND

- GLO PIPE & CAP SECTION CORNER
- SET REBAR AND CAP

COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

DATE: _____ ZONING ADMINISTRATOR

TOOELE COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

DATE: _____ COUNTY ENGINEER

NORTH TOOELE FIRE DISTRICT

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2024

COUNTY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2024

TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY TREASURER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2024

TOOELE COUNTY TREASURER

TOOELE COUNTY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2024

TOOELE COUNTY ATTORNEY

ADMINISTRATIVE LAND USE AUTHORITY

APPROVED THIS _____ DAY OF _____ A.D. 2024 BY THE TOOELE COUNTY PLANNING COMMISSION.

CHAIRMAN, TOOELE COUNTY PLANNING COMMISSION

COUNTY SURVEY DEPARTMENT

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2024
RECORD OF SURVEY FILE # 2023-0106

DIRECTOR, TOOELE COUNTY SURVEY DEPARTMENT

SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

BOUNDARY DESCRIPTION

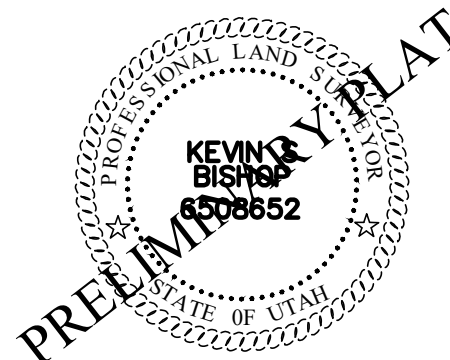
BEGINNING AT A POINT WHICH IS LOCATED N89°46'05"W 774.07 FEET ALONG THE SECTION LINE AND SOUTH 1258.22 FEET FROM THE NORTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SLB&M; THENCE N88°56'32"E 220.94 FEET, THENCE S47°32'15"E 125.73 FEET, THENCE S25°29'24"E 108.82 FEET, THENCE S03°14'55"W 109.60 FEET, THENCE N85°50'05"W 367.57 FEET, THENCE N02°41'46"E 262.04 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 2.101 ACRES

BASIS OF BEARINGS IS N89°46'05"W ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 16 TO THE NORTHWEST CORNER OF SECTION 16.

PRELIMINARY PLAT

SURVEYOR

DATE



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HEREBY CAUSED THE SAME TO BE SUBDIVIDED INTO A SINGLE LOT AND DO HEREBY CONSENT TO THE RECORDING OF THIS PLAT.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2024.

PRINT NAME: _____

PRINT NAME: _____

TITLE: _____

TITLE: _____

SIGNATURE: _____

SIGNATURE: _____

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF UTAH

} S.S.

ON THE _____ DAY OF _____ A.D. 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____, A UTAH CORPORATION, AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

CLEAN HARBORS ENVIRONMENTAL
SERVICE SUBDIVISION (LAYDOWN YARD)

LOCATED IN NW 1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SLB&M
TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORD NO. _____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

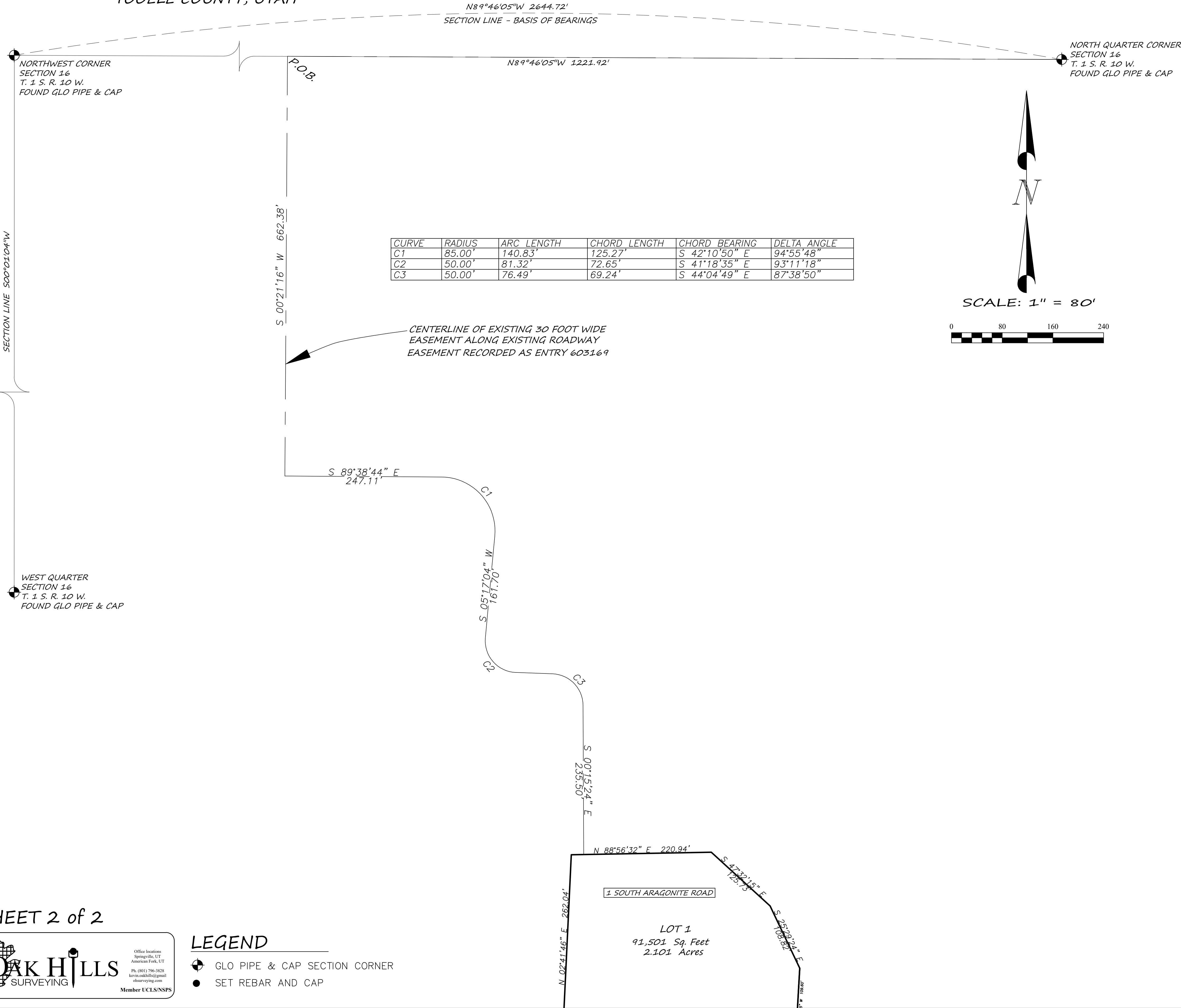
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TOOELE COUNTY RECORDER

CLEAN HARBORS ENVIRONMENTAL SERVICE SUBDIVISION
(LAYDOWN YARD) PRELIMINARY PLAT

LOCATED IN NW 1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SLB&M

TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED N89°46'05"W 774.07 FEET ALONG THE SECTION LINE AND SOUTH 1258.22 FEET FROM THE NORTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SLB&M; THENCE N88°56'32"E 220.94 FEET, THENCE S47°32'15"E 125.73 FEET, THENCE S25°29'24"E 108.82 FEET, THENCE S03°14'55"W 109.60 FEET, THENCE N85°50'05"W 367.57 FEET, THENCE N02°41'46"E 262.04 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 2.101 ACRES

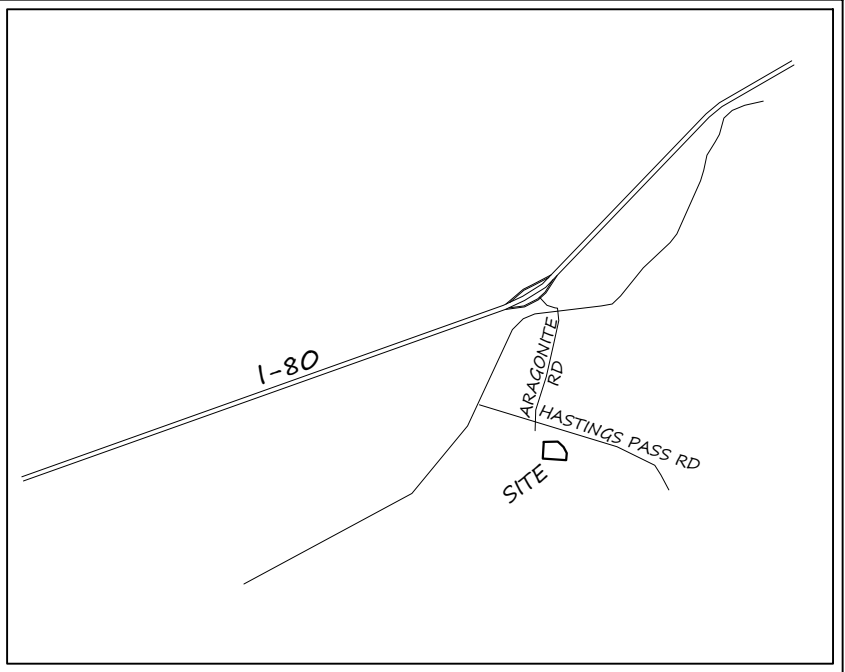
BASIS OF BEARINGS IS N89°46'05"W ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 16 TO THE NORTHWEST CORNER OF SECTION 16.

EASEMENT DESCRIPTION

AN EASEMENT, BEING 30 FEET IN WIDTH, SAID EASEMENT BEING 15 FEET PARALLEL WITH AND 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 16, SAID POINT BEING LOCATED N89°46'05"W 1221.92 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SLB&M; THENCE S00°21'16"W 662.38 FEET, THENCE S89°38'44"E 247.11 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 140.83 FEET, AND A RADIUS OF 85.00 FEET, (CHORD BEARS S42°10'50"E, WITH A CHORD LENGTH OF 125.27 FEET), THENCE S05°17'04"W 161.70 FEET, THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 81.32 FEET, AND A RADIUS OF 50.00 FEET, (CHORD BEARS S41°18'35"E, WITH A CHORD LENGTH OF 72.65 FEET), THENCE S87°54'14"E 58.05 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 76.49 FEET, AND A RADIUS OF 50.00 FEET, (CHORD BEARS S44°04'49"E, WITH A CHORD LENGTH OF 69.24 FEET), THENCE S00°15'24"E 235.50 FEET, TO THE NORTH LINE OF THE CLEAN HARBORS ENVIRONMENTAL SERVICE (LAYDOWN YARD) SUBDIVISION,

BASIS OF BEARINGS IS N89°46'05"W ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 16 TO THE NORTHWEST CORNER OF SECTION 16.



VICINITY MAP - NOT TO SCALE

LEGEND

- GLO PIPE & CAP SECTION CORNER
- SET REBAR AND CAP