



Planning and Zoning

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<http://www.co.tooele.ut.us/Building/planning.htm>

TCLUO 2021-123

Land Use Table update on Storage units

Public Body: Tooele County Planning Commission

Meeting Date: October 6, 2021

Request: Recommendation of approval for ordinance updates on Storage Units in Table 17-5-3.9.

Planners: Trish DuClos and Jeff Miller

Planning Commission Recommendation: Not yet received.

Planning Staff Recommendation: Approval

Applicant Name:

PROJECT DESCRIPTION

Planning staff is requesting an ordinance update to Land Use Table 17-5-3.9 (Storage, shipping, transporting, and warehousing) of the Tooele County Land Use Ordinance regarding storage units. The requested change would only allow this use in Industrial zones (M-D, M-G).

COMMUNITY RESPONSE

Planning staff has not yet received a community response on this change.

PLANNING COMMISSION RESPONSE

Not yet received.

PLANNING STAFF ANALYSIS

Planning staff has recognized the need to change the Land Use Ordinance Table to adjust the zones where storage units would be allowed. Planning staff recommends that storage units only be allowed in an industrial type zoning district, because the type of use can be intrusive to surrounding residential and other commercial uses. Staff has also noticed that storage units have been using up a lot of the county's commercial properties and resources. Staff recognizes the need to preserve commercial zones for more diverse uses and for a less industrial-type use.

PLANNING STAFF RECOMMENDATION

Planning Staff encourages the Planning Commission to review the proposed ordinance updates regarding Land Use Table 17-5-3.9 prior to recommending a motion.

Table 17-5-3.9 Storage, shipping, transporting, and warehousing.

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
q	Storage units, self-storage	-	-	-	-	P	P	-
	1. Without outside storage	-	-	-	-	P	P	-
	2. With off premise outside self-service storage.	-	-	-	-	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	-	-	-	-	C	C	-

	<p>building forms, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.</p> <p>F. The housing unit shall have the same address as the main structure.</p> <p>G. The housing unit shall not be sold separately.</p> <p>H. The maximum height restriction shall not exceed thirty-five (35) feet.</p> <p>I. Two parking spaces shall be provided for the manager and caretaker. No off-site parking will be accepted for parking requirements.</p> <p>J. No entrance/exit can lead directly into the manager/caretaker dwelling unit.</p>							
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