



Planning and Zoning

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

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

<https://tooeleco.org/government/county-departments/community-development/>

CUP 2023-089

Conditional Use Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: November 15, 2023

Parcel ID: 05-054-0-0038

Current Zone: MU-40 (Mixed Use 40-Acre Min)

Property Address: 5785 W Higley Rd

Unincorporated: Tooele

Request: Conditional Use Approval for a storage yard

Planners: Trish DuClos

Planning Staff Recommendation: Approval with Conditions

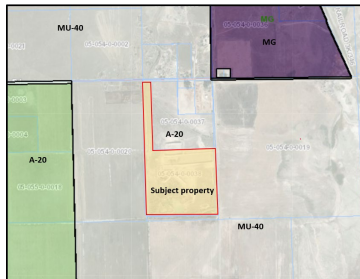
Planning Commission Response: Not yet received.

Applicant Name: GRE North LLC and Mike Drury

PROJECT DESCRIPTION

GRE North LLC and Mike Drury are requesting a conditional use permit for a storage yard of commercial and specialized equipment. It will be used as an overflow lot for Utah Track and Welding. No operations will happen at this location.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located just South of Higley Rd. The property was recently subdivided and located in the Grantsville Real Estate Subdivision as lot 2. The subject property is in the MU-40 (Multiple use, 40-acre minimum) zone. Lot 1 of the subdivision is in the A-20 (Agricultural, 20-acre minimum) zone. Kiddy Corner to the Northeast is a section of MG (Manufacturing General) zone. Further West of the property is another A-20 zone.

LAND USE CONSIDERATIONS (MU-40 Zone, Multiple Use, 40-acre minimum)

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

NEIGHBORHOOD RESPONSE

Planning staff has not received any neighborhood feedback on this item. Any comments received after this staff report is submitted will be addressed in the planning commission meeting.

PLANNING STAFF ANALYSIS

According to Tooele County Land Use Ordinance Table 15-5-3.2(s) "Storage, placement, keeping, locating, parking, maintaining, keeping of commercial, construction, military surplus, or specialized equipment" is allowed with a CUP, approved through planning commission.

Staff have explained to the applicant and others involved in the application that no operations or repairs may take place at the property. Only storage of the equipment may be allowed. The applicant was made aware that they must build a solid fence around the yard to mitigate any noise and sight nuisance. The CUP was requested before the site plan in order to place any conditions imposed by planning commission on the site plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

Heavy equipment and traffic concerns were brought up by staff and neighbors in previous meetings. The applicant has provided a traffic study, which is attached to this report. It does not address the "pavement condition or strength." It does address the current width of the road and how many trips per day are expected.

Deterioration of Higley Rd is still a concern. Plans on how any contamination to the ground and water may need to be provided during site plan review stages.

PLANNING STAFF RECOMMENDATION

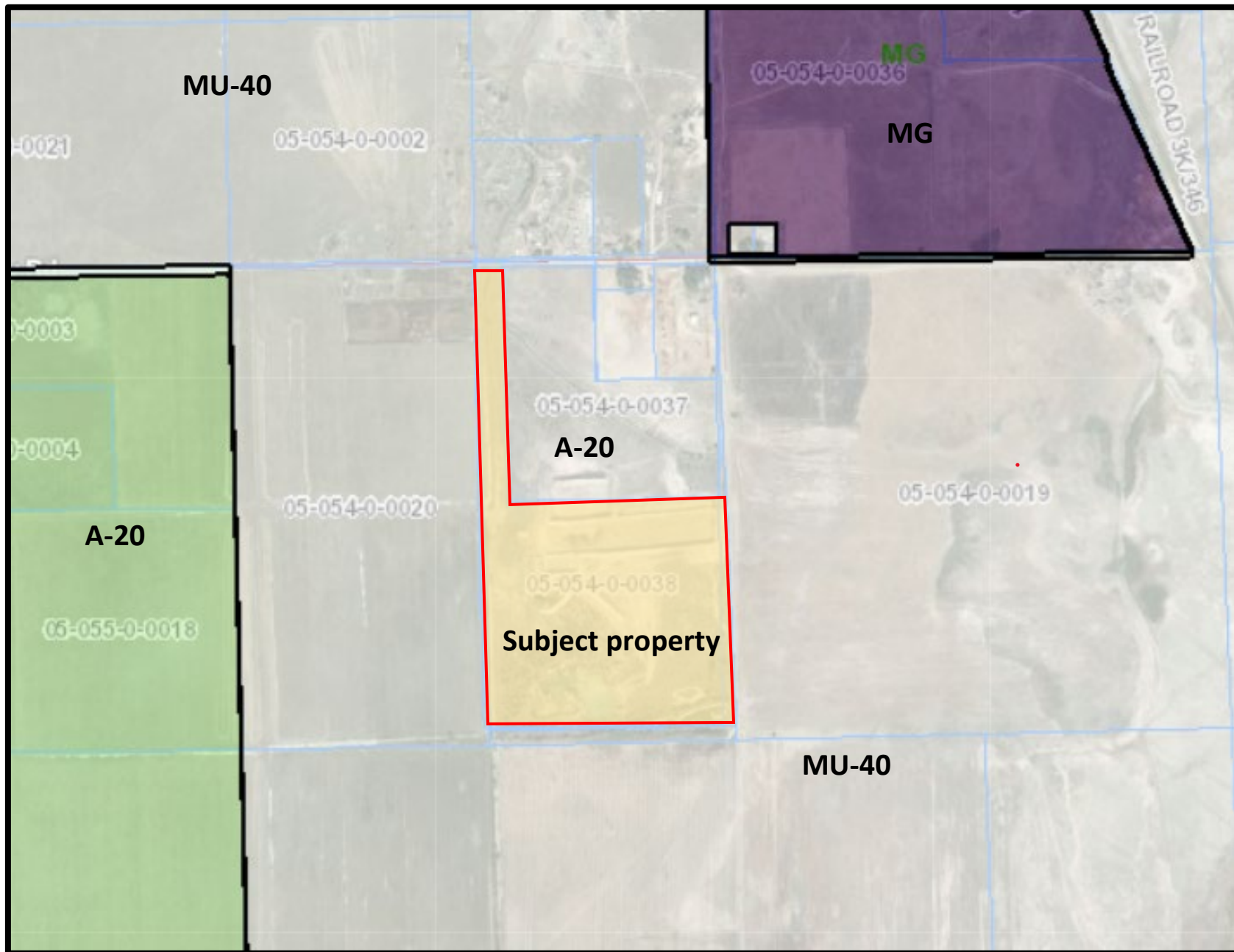
Staff recommends that the Tooele County Planning Commission makes a motion to grant approval for the conditional use permit for the listed storage yard subject to the following condition of approval:

1. At least a 7' solid fence be installed on the East, South, and West side of the storage yard.
2. No equipment shall be stored outside of the enclosed yard.
3. Equipment start-up/running time shall not start before 6am and no later than 9pm.
4. No operations or dismantling may occur on the property. Strictly storage of equipment and parts.
5. Provide detailed plans during site plan process on how contamination will be avoided.
6. Road improvements shall be completed prior to business license approval and beginning of operations.

CUP 2023-089: Storage Yard

Unincorporated Tooele County: 5785 W Higley Rd

Parcel: 05-054-0-0038





Conditional use permit application

Required to go before planning commission

Fee \$300.00

***unless amendment

Property information and location (all lines applicable to this site must be filled in)

Parcel # 05-054-0-0038

Lot # 1

Subdivision Name: Grantsville Real Estate

(For office use only)

CUP #: _____

Fee \$300.00 Receipt #: _____

Is this an amendment to previous CUP? Yes ☐ No ☐

Is this a temporary CUP? Yes ☐ No ☐

*** Planning Commission amendment fee – 50% of Normal Fee

Application Determination:

Approved ☐ Denied ☐

By: _____ Date: _____

Property Owner(s) Information

Name(s): GRE North, LLC

Address per tax rolls: P.O. Box 712600

City/County: Salt Lake City State: Utah Zip: 84171

Office/home phone: 801-860-6453 Fax: 800-418-2191

Mobile phone: 801-860-6453 Message phone: 801-860-6453

Email address: mike@unitedmanda.com

Agent's Information for the Property Owner(s)

Name(s): Michael Drury

Address per tax rolls: 13 Windsong Ln

City/County: Sandy State: Utah Zip: 84092

Office/home phone: 801-860-6453 Fax: 800-418-2191

Mobile phone: 801-860-6453 Message phone: 801-860-6453

Email address: mike@unitedmanda.com

Each application for a conditional use permit shall have all required submittals before it is accepted as a complete application.

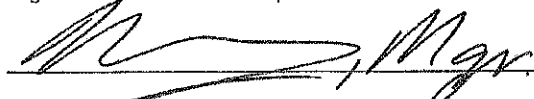
There shall be no presumption of approval of any aspect of the process.

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT:
(Describe in as much detail as possible the business and use on property)

Site will be used for storage of construction equipment. Utah Track and Welding will be using it as laydown yard for overflow storage of their existing business that will continue to operate at their existing location in West Valley City, UT. The equipment is dismantled a piece at a time as the parts are sold. The equipment will remain in a torn down status until the good parts are sold and the remainder will be sent to a metal scrap yard.

Total acreage of parcel: 42.62 Area occupied by this use: 541,908 SF (12.44 Acres)
Current zoning designation: MU-40 Current use of land (residential, commercial, etc.): Commercial
How many deliveries or pickups will be made at your home per day?: 1-2 per day
How often and how many customers will visit your home at any one time? 1-5 customers per day
What type and how much raw and finished product will you store at your home? Construction equipment
What will your hours of operation be? 7-5 M-F

I (We) understand that the Planning Commission or Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Tooele County zoning ordinance for such use.


SIGNATURE

10/19/23
DATE

Include the following with the application:

Applicant County

☒☐

Site Plan with the following:

1. A north arrow, the scale of the drawing, and the date of the drawing.
2. Street names and addresses.
3. **Property lines with dimensions.**
4. All sidewalks, driveways, curbs and gutter, and parking areas (if any).
5. **All existing easements, rights-of-way, and any other significant features on the site.**
6. **Existing buildings** and significant features located on adjacent properties with 50 feet (50') of the subject property boundaries.
7. When required by the County Planner, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

☒☐

Responses to the following questions:

1. How does your proposed project fit in with surrounding properties and uses?

Project use fits for surrounding use as an industrial application

2. In what ways does the project not fit in with surrounding properties and uses?

None Known

3. What is your plan to mitigate the potential conflicts with surrounding properties and use, if any exist?

Divert or capture storm/drainage flows

Applicant County

☒☐

Applicant must provide printed labels from the Tooele County Recorder's office of property owners within a 500-foot radius of this property. (500 feet is measured from outer boundaries of property).

All required information in this application must be completely filled out and signed with required paperwork submitted or application will be denied.

AFFIDAVIT

AGENT AUTHORIZATION

I (we), Michael Drury, Manager of GRE North, LLC the owner(s) of the real property located as follows: 8711 West Higley Road, Grantsville, Utah 84029 and further described in the attached application, do authorize as my (our) agent(s) Michael Drury to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

M. Z. Mgr
(Property Owner)

(Property Owner)

(Property Owner)

(Property Owner)

Notary


STATE OF UTAH)

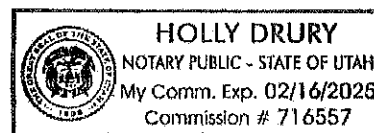
:SS

County of Tooele)

Dated this 19th day of October, 20 23, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

2.16.2025
My Commission Expires

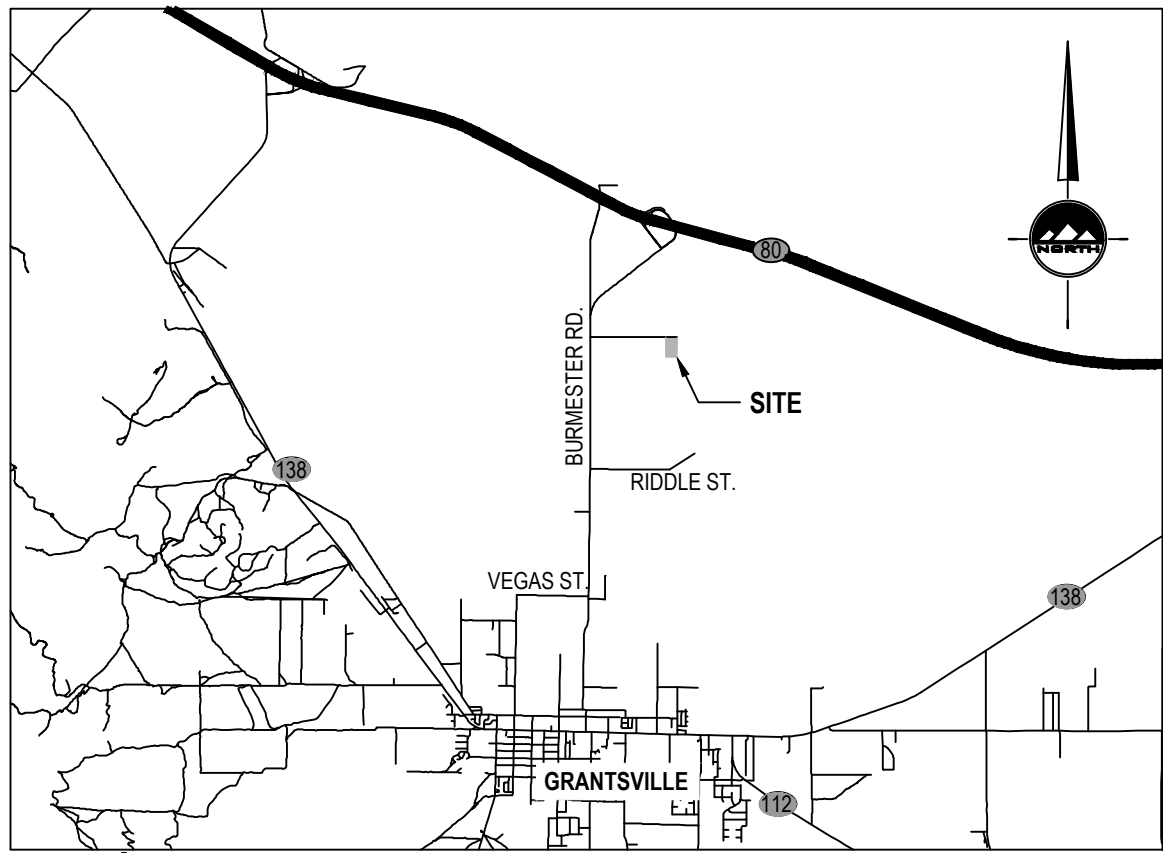
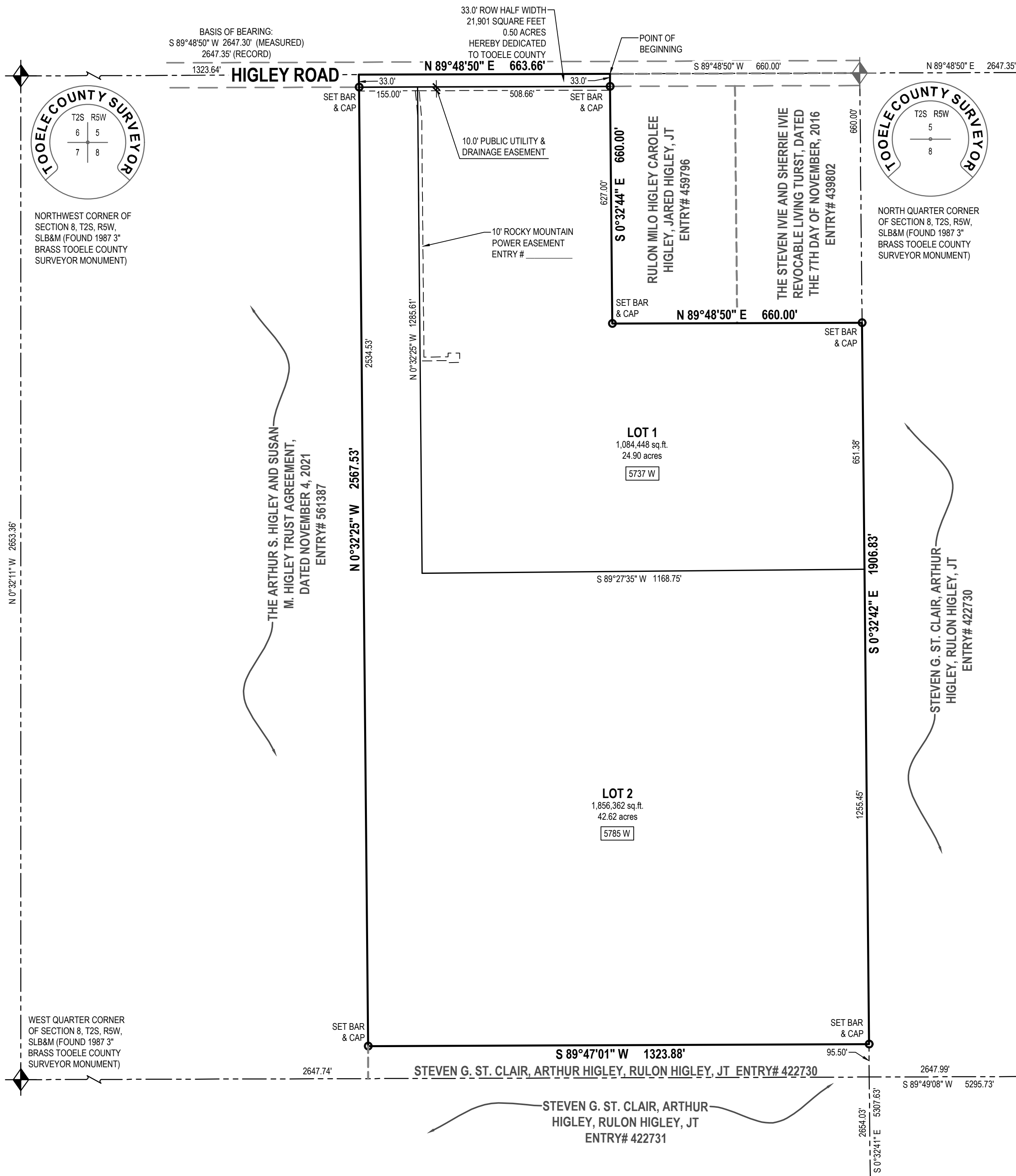

Notary Public



GRANTSVILLE REAL ESTATE SUBDIVISION

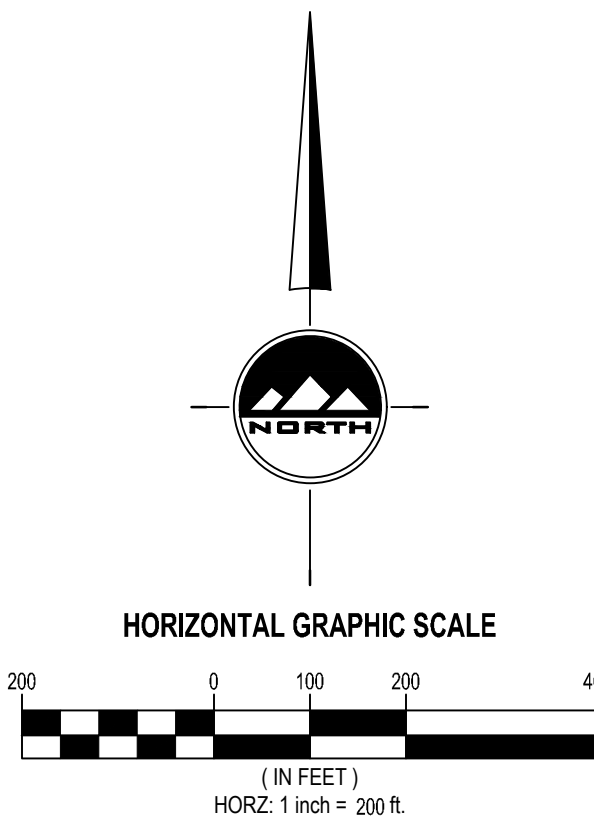
FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH



NOTE:
- 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED
"ENSGN ENG. & LAND SURV." TO BE SET AT ALL LOT
AND BOUNDARY CORNERS.

- LEGEND**
- SECTION CORNER
 - MONUMENT EXISTING
 - MONUMENT PROPOSED
 - EXIST REBAR AND CAP
 - SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - ADJACENT RIGHT OF WAY
 - RIGHT OF WAY
 - CENTERLINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE



DEVELOPER
GRANTSVILLE REAL ESTATE LLC.
MICHAEL DRURY
13 WINDSONG LANE
SANDY, UTAH. 84092
PHONE: 801-860-6453

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108

SALT LAKE CITY
Phone: 801.255.0229
LAYTON
Phone: 801.547.1100
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.986.2883

WWW.ENSGNENG.COM

SHEET 1 OF 1
PROJECT NUMBER : T1402D
MANAGER : D. KINSMAN
DRAWN BY : BR. MORRIS
CHECKED BY : D. KINSMAN
DATE : 9/29/23

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-803(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLU AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR (4) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

APPROVED THIS _____ DAY OF _____, A.D. 20____, ROCKY MOUNTAIN POWER
BY _____ TITLE _____

DOMINION ENERGY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF APPROVED TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, A.D. 20____, DOMINION ENERGY
BY _____ TITLE _____

TOOELE COUNTY ENGINEER

APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20____.

TOOELE COUNTY ENGINEER

TOOELE COUNTY ATTORNEY'S

APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20____.

TOOELE COUNTY ATTORNEY

TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPT.

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY SURVEY DEPARTMENT

RECORD OF SURVEY FILE # 2011-0033

TOOELE COUNTY SURVEY DIRECTOR

TOOELE COUNTY COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES.

DIRECTOR, TOOELE COUNTY COMMUNITY DEVELOPMENT

NORTH TOOELE COUNTY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____, BY THE NORTH TOOELE COUNTY FIRE DEPARTMENT

NORTH TOOELE COUNTY FIRE DEPARTMENT, CHIEF

TOOELE COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY PLANNING COMMISSION

CHAIR, TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 334575, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as

GRANTSVILLE REAL ESTATE SUBDIVISION

and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 8, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

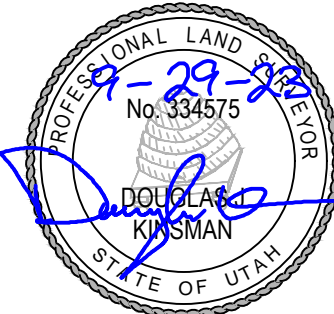
Beginning at a point on the Section line, which is located South 89°48'50" West 660.00 feet along the Section line from the found monument at the North Quarter Corner of Section 8, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South 0°32'44" East 660.00 feet to the Section line;
thence North 89°48'50" East 660.00 feet to the Section line;
thence South 0°32'42" East 1906.83 feet along the Section line;
thence South 89°47'01" West 1323.88 feet to and along an existing fence line;
thence North 0°32'25" West 2567.53 feet to the Section line;
thence North 89°48'50" East 663.66 feet along the Section line to the Point of Beginning.

Parcel contains: 2,962,711 square feet or 68.01 acres, 2 Lots.

SEPTEMBER 29 2023

Date
Douglas J. Kinsman
License no. 334575



OWNER'S DEDICATION

Know all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as:

GRANTSVILLE REAL ESTATE SUBDIVISION

The undersigned owner(s) hereby dedicate to Tooele County all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to Tooele County and to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for sewer, water lines and facilities, fire facilities, drainage facilities and the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I/we have hereunto set my/our hand this _____ day of _____, A.D., 20____.

By: GRE North, LLC.
Mike Drury, Manager

By: 6800 N. Higley Road, LLC.
Chris Jeffrey, Registered Agent and Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

GRANTSVILLE REAL ESTATE SUBDIVISION FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

RECORDED

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____

FEES _____ TOOELE COUNTY RECORDER



Construction
Equipment
Storage Yard

20' Berms



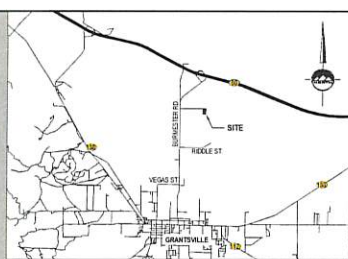
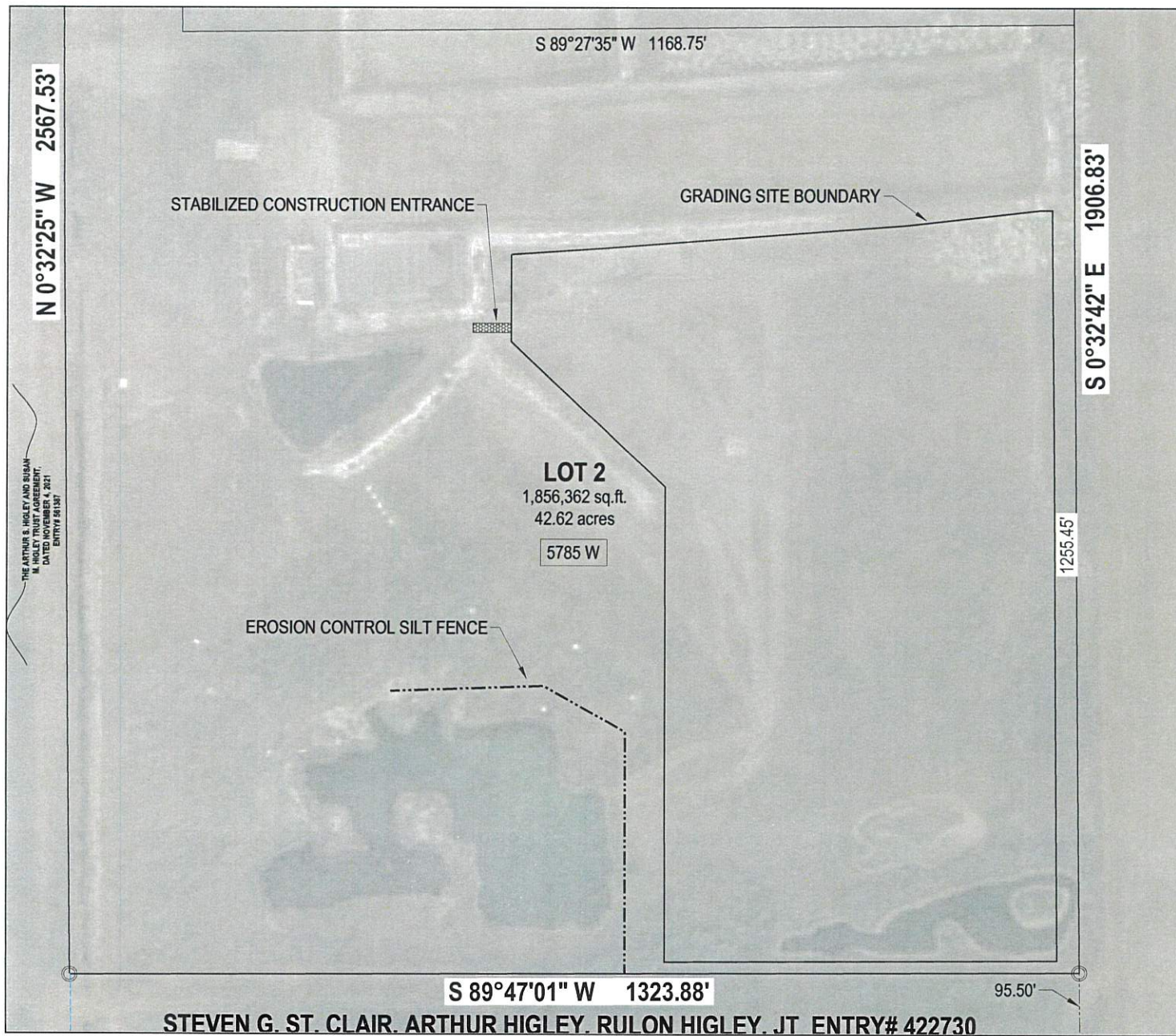
Lower Hwy

Burmester

80

80

Utah Petting Zoo
at Ivie Acres Farm...



- NOTES
1. CONTRACTOR TO MAINTAIN CLEAN WORK SITE AT ALL TIMES
 2. NO REFUELING IS PERMITTED ON SITE
 3. CONTRACTOR IS RESPONSIBLE FOR CLEAN UP OF ALL MATERIALS
 4. ALL MATERIAL IN TRANSPORT TRUCKS MUST BE PROPERLY SECURED
 5. CONTRACTOR IS TO SUPPLY ONSITE PORTA POTTY
 6. CONTRACTOR TO ACQUIRE AND FOLLOW A PROJECT SPECIFIC DUST CONTROL PERMIT

8184 SOUTH HIGHLAND DRIVE,
SUITE C-7 SANDY, UTAH 84093
386-557-1500

HCF

THIS DRAWING IS TO REMAIN THE PROPERTY OF HCF P.L.L.C. (HCF) AND IS NOT TO BE USED IN ANYWAY WITHOUT THE EXPRESS WRITTEN CONSENT OF HCF.

PROJECT NAME:
4SIGHT PROPERTIES
5865 W HIGLEY ROAD (APPROX),
GRANTVILLE UT 84029

EROSION CONTROL PLAN

CLIENT NAME:
RENE CONSTRUCTION

DRAWING TITLE:
EROSION CONTROL DETAIL

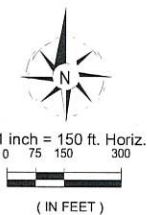
PLOT DATE:
08-11-2023

DRAWN BY / REVIEWED BY:
SSHLOKH

REVISIONS:

PRINTED FOR:
COUNTY REFERENCE

SHEET:
EC1



1. BOUNDARY SURVEY WAS PROVIDED BY DESIGN AND NOT SPATIALLY BASED. PHOTOGRAPHY TARGETS AND SHOULD NOT BE USED FOR STAKING.
2. EXISTING CONTOURS SHOWN ARE 5-METER LINES.
3. NO ENVIRONMENTAL ANALYSIS FOR WETLAND DELINEATION HERE PERFORMED AS PART OF THE PREPARATION OF THIS SITE PLAN. ALL APPLICABLE ENVIRONMENTAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
4. USE 3" MINUS FOR ALL FILL ROUGHEN.
5. A SWPPP WILL BE REQUIRED BY THE CONTRACTOR.
6. THE SITE IS LOCATED #1-A FEMA FLOOD ZONE D.

CUT/FILL	VOLUME (CY)
FILL	29,537

PROJECT NAME:

4SIGHT PROPERTIES
5665 W HIGLEY ROAD (APPROX),
GRANTSVILLE UT 84029

CUP SITE PLAN

CLIENT NAME:
RHINE CONSTRUCTION

DRAWING TITLE:
CUP SITE PLAN

PLOT DATE: 08-11-2023

DRAWN BY / REVIEWED BY
SSH/JDH

REVISIONS:

PRINTED FOR:

SHEET :

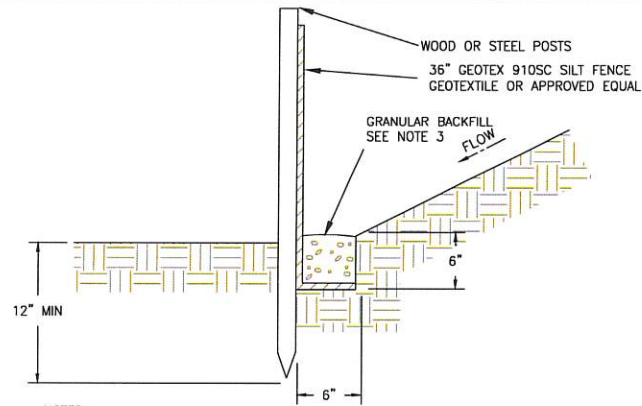
C1

8184 SOUTH HIGHLAND DRIVE,
SUITE C-7, SANDY UTAH 84093
385-557-1500

HE

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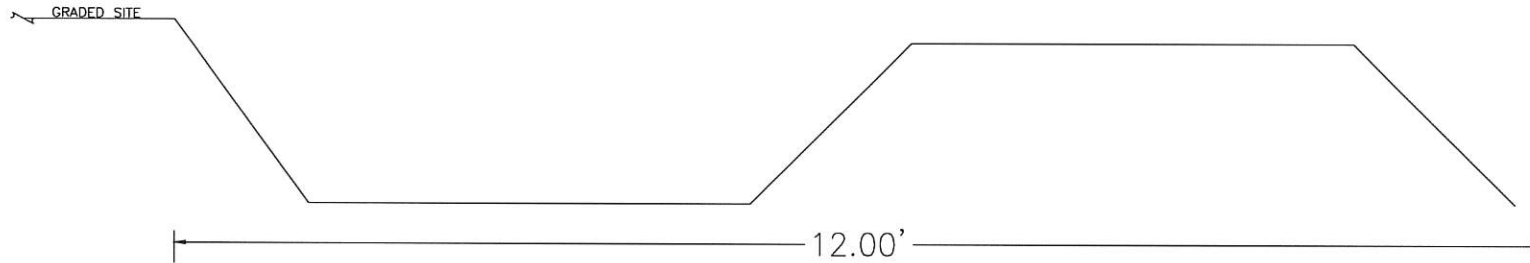




NOTES:

1. EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL, COMPACT TRENCH TO SATISFACTION OF CITY INSPECTOR.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAXIMUM SPACING BETWEEN STAKES.

SILT FENCE
NOT TO SCALE



NOTES:

1. GRADE EDGE OF PROPERTY WITH DIVERSION/CONTAINMENT TO PREVENT STORM WATER FROM FLOWING ONTO ADJACENT PROPERTIES

PERMANENT DIVERSION/CONTAINMENT

8184 SOUTH HIGHLAND DRIVE,
SUITE C7, SANDY, UTAH 84093
385-597-1500

HCF

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THE PROPERTY OF HCF P.L.L.C.
(HCF) AND IS NOT TO BE USED
IN ANYWAY WITHOUT THE
EXPRESS WRITTEN CONSENT OF
HCF.



PROJECT NAME:
4SIGHT PROPERTIES
5665 W HIGLEY ROAD (APPROX),
GRANTSVILLE UT 84029

EROSION CONTROL DETAIL

CLIENT NAME:
RHINE CONSTRUCTION

DRAWING TITLE:
EROSION CONTROL DETAIL

PLOT DATE:
08-11-2023

DRAWN BY / REVIEWED BY:
SJK/JDH

REVISIONS:

PRINTED FOR:
COUNTY REFERENCE

SHEET:
D1

MEMORANDUM

Date: March 3, 2023
To: Tooele County
From: Hales Engineering



Subject: Big Shot Ranch Trip Generation Study

UT23-2462

Introduction

This memorandum discusses the trip generation study completed for the proposed Big Shot Ranch development in Tooele County, Utah. Specifically, this study reviews the traffic generated by the proposed development compared with the roadway capacity of Higley Lane. This study focuses on the capacity of Higley Lane to handle the anticipated traffic flow, not the pavement condition or strength. A vicinity map of the proposed development is shown in Figure 1.



Figure 1: Vicinity map of the proposed development in Tooele County, Utah

Background

The proposed development is located east of Burmester Road and South of Higley Road in Tooele, Utah. The project includes a storage and salvage yard. It was assumed that the storage and salvage yard will replace the previously proposed residential development. A site plan for the proposed development is included in Appendix A.

Hales Engineering measured the existing width of Higley Road to be approximately 20 feet. This would equate to two 10-foot travel lanes.

Trip Generation

Trip generation for the development was calculated using projected vehicle usage for the site, as provided by the client. To be conservative, Hales Engineering assumed the long-term traffic that the site may generate:

- 2-3 tractor trailers a day 6 daily trips
- 6-7 pickup trucks a day 14 daily trips

Therefore, the proposed development is anticipated to generate up to approximately 20 trips on an average weekday.

Higley Roadway Width Evaluation

Hales Engineering used prior traffic counts collected on Higley Lane during weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak hours to estimate daily volumes. Typically, daily volumes are approximately equal to 10 times the evening peak hour volumes. The counts were performed on Tuesday, May 10, 2022. The morning peak hour was determined to be between 7:00 and 8:00 a.m., and the evening peak hour was determined to be between 5:00 and 6:00 p.m. Detailed count data are included in Appendix B.

Based on the prior traffic counts, Higley Lane has existing evening peak hour volumes of 6 vehicles, which is equivalent to approximately 60 daily vehicles. Adding the anticipated 20 new daily trips generated by the proposed project, Higley Lane is anticipated to have a total daily volume of 80 vehicles on a typical weekday.

Hales Engineering referenced the roadway design criteria thresholds for low-volume roadways from AASHTO *Guidelines for Geometric Design of Low-Volume Roads (2nd Edition, 2019)* to identify the recommended roadway width for this area. According to the AASHTO criteria, if the design speed is 50 mph or lower, and there are 400 or less daily trips, a roadway width of 20 feet is sufficient. Furthermore, per AASHTO the widths of existing roads do not need to be modified except in cases where there are site-specific crash patterns.

It is anticipated that the 20-foot cross-sectional width of Higley Lane will provide sufficient capacity to handle the anticipated traffic flow of 80 vehicles due to the design speed of Higley Lane being less than 50 mph and there being much less than 400 daily trips.

Conclusions

The findings of this study are as follows:

- The proposed development includes a storage and salvage yard.
- It is anticipated that the proposed project will generate approximately 20 trips on an average weekday.
- According to AASHTO roadway design criteria thresholds for low-volume roadways, it is anticipated that Higley Lane will have sufficient capacity to handle the anticipated traffic flow of 80 vehicles in plus project conditions.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan

ALTA/NSPS SURVEY
APPROX. 5665 W. HIGLEY ROAD
LOCATED IN THE NW 1/4 SECTION 08
TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY UTAH

TITLE REPORT DESCRIPTION

PARCEL 05-054-0-0024 (South portion)

EXHIBIT B
SOUTH PARCEL

A parcel of land, situate in the Northeast Quarter of Section 8, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Section line, which is located South 89°48'50" West 1263.66 feet along the Section line from the found monument at the Northeast Corner of Section 8, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running: thence South 0°32'25" East 1254.73 feet; thence North 89°27'18" East 1263.75 feet to the Quarter Section line; thence South 0°32'42" East 1320.02 feet along the Quarter Section line to an existing fence line; thence South 89°47'01" West 1323.88 feet along said existing fence line; thence North 0°32'25" West 2567.53 feet to the Section line; thence North 89°48'50" East 60.00 feet along the Section line to the Point of Beginning.

Parcel contains: 1,817,758 square feet or 41.73 acres.

TITLE COMMENTS TABLE "A" ITEMS

TABLE A
(ANSWERS)

- See this plat for Monuments placed (if any).
- Property address is 5665 W HIGLEY ROAD (APPROX) GRANTSVILLE UT 84029
- Flood Zone map is 49045C1215C dated 11/18/2009
Property is in Zone D area of undetermined flood hazard.
- Gross land area is 41.73 acres.
- MUNICIPAL ZONE MU-40 (MULTIPLE USE 40 ACRE MIN)
- 7(a) See plat for exterior dimensions of buildings.
- Other features observed in the process of conducting the survey See plat if any.
- There are 0 parking stalls on this property.
- Nothing was designated by the client on party walls.
- Utilities locations are shown as per Blue Staking
- See plat for names of adjoining owners.
- There is no recent evidence of surface grading of the property.
- Certificate of insurance to be sent if needed.

ALTA/NSP SURVEY CERTIFICATION

ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY.
FILE NO. 394-0239102
DATE OF POLICY: AUGUST 09, 2022

TO 4SIGHT PROPERTIES, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAILED REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP. AND INCLUDES ITEMS 1-4, 6(A), 6(B), 7(A), 8, 9, 10, 11, 13, 16, 19, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUG. 26, 2022

DATE OF PLAT OR MAP: AUG. 29, 2022
BY: RICHARD K. JOHANSON
NO. 152956

SCHEDULE B, PART II

EXCEPTIONS:

THERE ARE NO EXCEPTIONS AS PER THE TITLE REPORT
THAT ARE APPLICABLE TO THIS SURVEY.

- SECTIONAL CORNER
- STREET MONUMENT
- FOUND PLUG
- PROPERTY CORNER (DEED)
- REPRESENTS PROPERTY LINE
- SURVEY CONTROL POINT
- EXISTING FIRE HYDRANT
- OVER HEAD UTILITY WIRES
- EXISTING GAS METER
- SECTIONAL CORNER
- STREET MONUMENT
- FOUND PLUG
- PROPERTY CORNER (DEED)
- REPRESENTS PROPERTY LINE
- SURVEY CONTROL POINT
- EXISTING FIRE HYDRANT
- OVER HEAD UTILITY WIRES
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- SPRINKLER CONTROL BOX
- EXISTING SEWER MANHOLE
- ELECTRIC METER
- PHONE BOX
- TREE COVER
- TREE COVER
- POWER POLE
- POWER POLE
- CHUNK LINK FENCE
- EXISTING SHRUBBERY
- STREET LAMP
- WATER VALVE (NO)
- AIR CONDITIONER UNIT

TREE DIA.s, HEIGHTS, SPECIES, ARE APPROX.

BASIS OF BEARING

SECTION LINE
(SEC. COR TO 1/4 COR.)

HIGLEY ROAD

OWNER OF RECORD
HIGLEY RULON MILO JT
05-054-0-0023

OWNER OF RECORD
STEVEN IVIE CO-TRUSTEE
05-054-0-0022
5605 HIGLEY ROAD

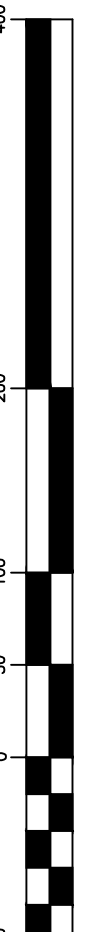
NORTH
SCALE 1" = 100'

LEGEND

- SECTIONAL CORNER
- STREET MONUMENT
- FOUND PLUG
- PROPERTY CORNER (DEED)
- REPRESENTS PROPERTY LINE
- SURVEY CONTROL POINT
- EXISTING FIRE HYDRANT
- OVER HEAD UTILITY WIRES
- EXISTING WATER METER
- EXISTING WATER VALVE
- SPRINKLER CONTROL BOX
- SUPPORT POST
- EXISTING SEWER MANHOLE
- SHOOTING BLIND (SHACK)
- ELECTRIC METER
- PHONE BOX
- TREE COVER
- PINE TREE
- POWER POLE
- EXISTING GUY WIRE
- TREE (DECIDUOUS)
- WIRE FENCE
- WOOD FENCE
- EXISTING SHRUBBERY
- STREET LAMP
- AIR CONDITIONER UNIT

TREE DIA.s, HEIGHTS, SPECIES, ARE APPROX.

GRAPHIC SCALE



1 inch = 100 ft.
COPYRIGHT
THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF PROPERTY DESIGN LLC. NO PART OF THIS DRAWING SHALL BE USED WITHOUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

PROPERTY DESIGN LLC.

"LAND CONSULTANTS"

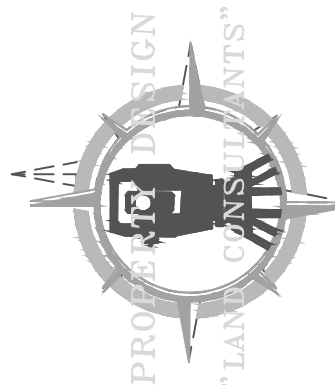
P.O. BOX 701168

SALT LAKE CITY UT 84170

(801) 955-6339

(801) 495-2541

(propertydesignllc@gmail.com)



SCALE: AS SHOWN

DATE: 08/29/22

DRAWN BY: R.K.J./CTB

SURVEY BY: R.K.J.

CHECKED BY: R.K.J./C.F.B.

JOB #: R-22-066

Sep 2022 modifications to
Property Designs LLC survey
drawing by Grantsville Real
Estate, LLC.

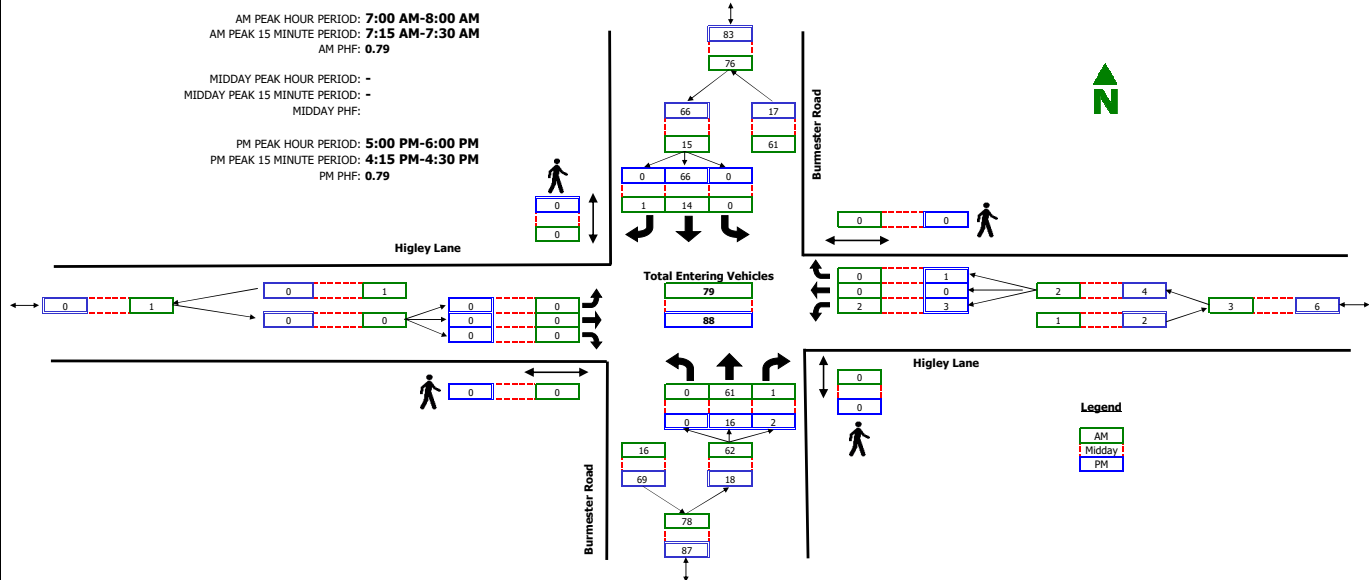
APPENDIX B

Turning Movement Counts

Intersection Turning Movement Summary

Intersection: Burmester Road / Higley Lane
North/South: Burmester Road
East/West: Higley Lane
Jurisdiction: Tooele County
Project Title: Higley Road Residential TIS
Project No: 2220
Weather: Clear

Date: 5-10-22, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 321



RAW COUNT SUMMARIES	Burmester Road Northbound				Burmester Road Southbound				Higley Lane Eastbound				Higley Lane Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	18	0	0	0	3	0	0	0	0	0	0	1	0	0	0	22
7:15 - 7:30	0	16	0	0	0	7	1	0	0	0	0	0	1	0	0	0	25
7:30 - 7:45	0	19	0	0	0	4	0	0	0	0	0	0	0	0	0	0	23
7:45 - 8:00	0	8	1	0	0	0	0	0	0	0	0	0	0	0	0	0	9
8:00 - 8:15	1	9	1	0	0	0	0	0	0	0	0	0	1	0	0	0	12
8:15 - 8:30	1	14	1	0	0	3	0	0	0	0	0	0	0	0	1	0	20
8:30 - 8:45	0	9	0	0	1	1	0	0	0	0	0	0	0	0	0	0	11
8:45 - 9:00	0	4	0	0	0	3	0	0	0	0	0	0	2	0	1	0	10
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	5	3	0	0	9	0	0	0	0	0	0	0	0	0	0	17
16:15 - 16:30	0	3	0	0	1	22	2	0	0	0	0	0	0	0	0	0	28
16:30 - 16:45	0	5	0	0	1	19	0	0	0	0	0	0	1	0	0	0	26
16:45 - 17:00	0	2	0	0	0	12	0	0	0	0	0	0	0	0	0	0	14
17:00 - 17:15	0	3	0	0	0	11	0	0	0	0	0	0	0	0	0	0	14
17:15 - 17:30	0	4	1	0	0	15	0	0	0	0	0	0	1	0	0	0	21
17:30 - 17:45	0	7	0	0	0	19	0	0	0	0	0	0	1	0	0	0	27
17:45 - 18:00	0	2	1	0	0	21	0	0	0	0	0	0	1	0	1	0	26