



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 2024-023

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: June 19, 2024

Parcel IDs: 04-038-E-0007

Current Zone: MG (General Manufacturing)

Request: Preliminary Plat Approval for a 1-lot subdivision "Wasatch Regional Landfill RNG Facility"

Unincorporated: Tooele County

Planners: Trish DuClos

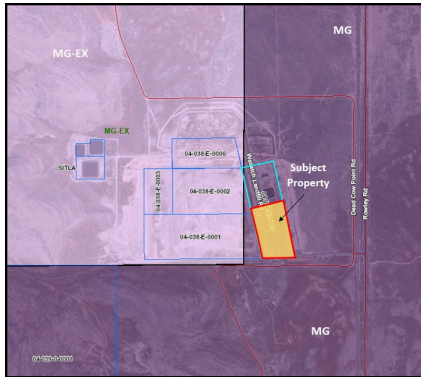
Planning Staff Recommendation: Approval

Applicant Name: Darin Olson with Wasatch Regional Landfill

PROJECT DESCRIPTION

Darin Olson with Wasatch Regional Landfill is requesting preliminary plat approval for the proposed 1-Lot Wasatch Regional Landfill RNG Facility Subdivision. As the area develops, along with new structures that require new addresses, subdivisions are required. Code restricts 1 address per parcel.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is currently zoned MG (Manufacturing General). It is surrounded by MG zoning, with a Large MG-EX zone West of the property. The property is located just west of Rowley Rd and approximately 6 miles North of Hwy I-80. The proposed lot is just over 17 acres in size.

LAND USE CONSIDERATIONS (MG Zone)

Requirement	Standard	Compliance Verified
Height	No max standard	N/A
Setbacks	Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no commercial building shall be located closer than 50 feet to any residential district boundary line or to any street line which continues as frontage into a residential district, and providing they do not encroach on any easement.	Can 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.	Can Comply

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
-----------------------	---	-----

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 neighbors 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 17-2-2. Describes the purpose of the MG zone as, “The purpose of Manufacturing General (M-G) zoning districts are to provide areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.”

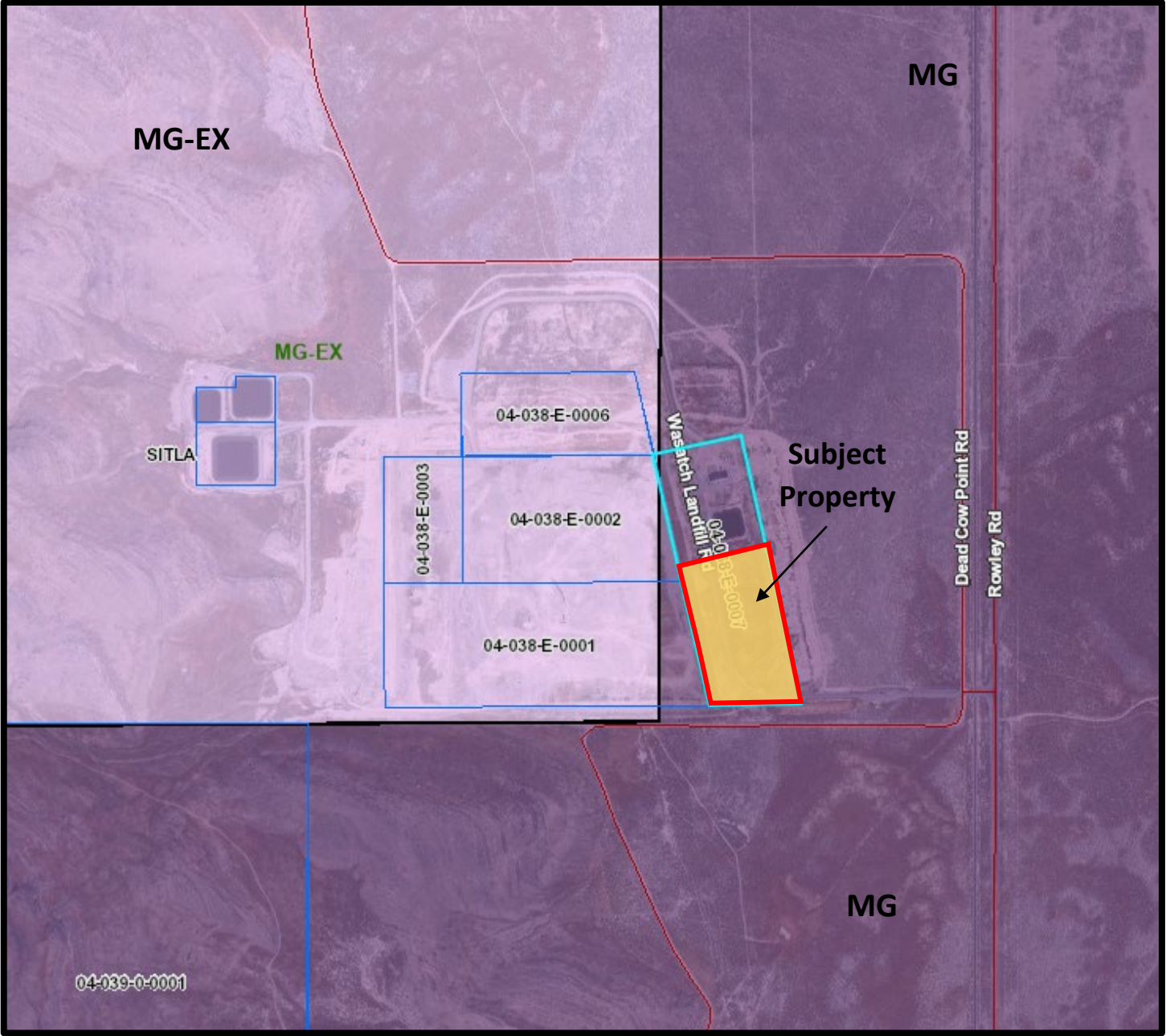
The proposed project is for waste to be taken in and turned into natural gas and transferred to Dominion Energy for their usage. They need a new address for a new facility.

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 Wasatch Regional Landfill RNG Facility subdivision.

SUB 2024-023: Preliminary Plat Approval for Wasatch Regional Landfill RNG Facility Subdivision

Located West of Rowley Rd and approximately 6mi North of HWY 180.



FILE NAME: PROJECTS\113 - REPUBLIC SERVICES (ALLIED WASTE)\30.302 WR-POND 3 SAMPLING\CAD\WASATCH REGIONAL LANDFILL RNG FACILITY PRELIMINARY SUBDIVISION PLAT.DWG
FILE DATE: 5.8.2024 11:16:11 (MAU)



— EXISTING PARCEL LINE

— SECTION LINE

— LOT LINE



NOTES:

SHEET

1 OF 1

APPROVED THIS ____ DAY OF _____ A.D., 20____, BY THE
TOOELE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

DIRECTOR, TOOELE COUNTY COMMUNITY DEVELOPMENT

859 West South Jordan Parkway, Suite 200 South Jordan, Utah 84065
hansenallenluce.com

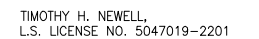
APPROVED AS TO FORM THIS ____ DAY OF _____ A.D., 20 ____,
RECORD OF SURVEY FILE #2022-0042

TOOELE COUNTY SURVEY DEPARTMENT DIRECTOR

I, TIMOTHY H. NEWELL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5047019-9-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT DESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO A LOT HEREAFTER TO BE KNOWN AS:

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BEGINNING AT A POINT WHICH IS EAST 386.75 FEET AND NORTH 135.80 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 8 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE EAST 687.00 FEET; THENCE N12°00'W 1182.15 FEET; THENCE S78°00'W 671.99 FEET; THENCE S12°00'E 1039.32 FEET TO POINT OF BEGINNING CONTAINING 17.135 ACRES MORE OR LESS.



KNOWN ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO A LOT AS SET FORTH THE BE HEREAFTER KNOWN AS:

AND DO HEREBY CONSENT TO THE RECORDING OF THIS PLAT

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S)

THIS _____ DAY OF _____ A.D., 20____

WASATCH REGIONAL LANDFILL, INC.

BY: _____
(PRINT NAME)

ITS: _____
(TITLE)

BY: _____
(SIGNATURE)

STATE OF UTAH } S.S.
COUNTY OF }

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY _____ 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

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 8 WEST, SALT LAKE BASE & MERIDIAN
TOOELE COUNTY, UTAH

RECORD NO. _____

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

FEE \$	TOOELE COUNTY RECORDER
--------	------------------------