



Planning and Zoning

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

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

<https://tooeleco.org/>

Discussion item

Rezone Summary and Discussion topics

Public Body: Tooele County Planning Commission

Meeting Date: July 17, 2024

Parcel ID: 06-021-0-0007, 06-021-0-0002, 06-021-0-0008

Current Zone: MU-40

Property Address: Not yet given.

Request: To discuss possibilities of the rezoning the area.

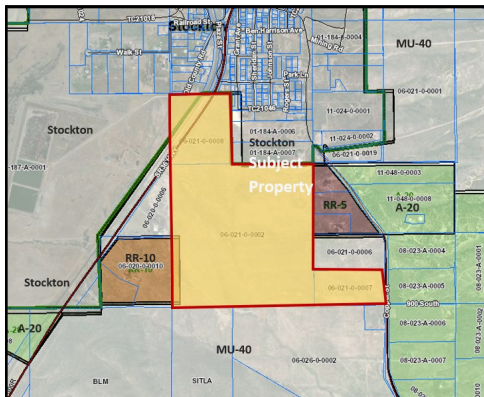
Planners: Trish DuClos

Applicant Name: Kyle Kohler

PROJECT DESCRIPTION

Kyle Kohler would like to discuss the possibility of rezoning the area for multiple uses. Such as Commercial areas and residential areas. Within those residential areas would be a church, school and park area and open space.

SITE & VICINITY DESCRIPTION (see attached map)



The proposed properties are just on the southern border of Stockton Town limits. They are between SR 36 and Copper St. One property within the proposed area lays within Stockton Town limits. That is not included in this report nor in the application, since Stockton will need to determine that zone. There are a mix of zones in the area; MU-40 (multiple use, 40-acre minimum), RR-5 (Rural residential, 5-acre minimum), RR-10 (Rural residential, 10-acre minimum) and A-20 (Agricultural, 20-acre minimum).

GENERAL PLAN CONSIDERATIONS

The proposed area is within a planned residential zone as provided in the General Plan update 2022. See attached map.

ISSUES OF CONCERN/PROPOSED MITIGATION

Concerns with this request are water availability, traffic and impact to Stockton Town.

PLANNING STAFF ANALYSIS

Planning Staff has communicated with the applicant and the possible options the owners could have with the properties. The first discussion was rezoning to the P-C (Planned Community) zone. With that proposed rezoning it would require the proposed development to provide "Documentation of the ability to connect to an existing water system, or the creation of a new water system, as well as any associated water rights, shares, usage etc." and "Documentation of the ability to connect to an existing sewage system, or the creation of a new sewer system. Septic Systems are not allowed in the P-C Zone." as described in Tooele County Land Use Chapter 31-9(i) and (j).

In order to go through the P-C zone the applicant will need to comply with all of the Tooele County Land Use Chapter 31 "Planned Community Zone (P-C)." A link to the chapter is provided here. <https://cms3.revize.com/revize/tooelecountyut/Document%20Center/Department/Development/Land%20Use%20Ordinance/chapter31.pdf> (For a printed out version you can ask planning staff).

The applicant was also informed that the area could possibly go through different rezones with the different proposed uses, such as RR-1 or larger and then Commercial zones.

The applicant has submitted to planning staff a rezone application for an RR-1 zone. It is not a complete application. It is still missing many items for it to be a complete application. Some of those items are a detailed traffic study, a topography survey, UDOT's approval to access SR 36 and adequate water and sewer.

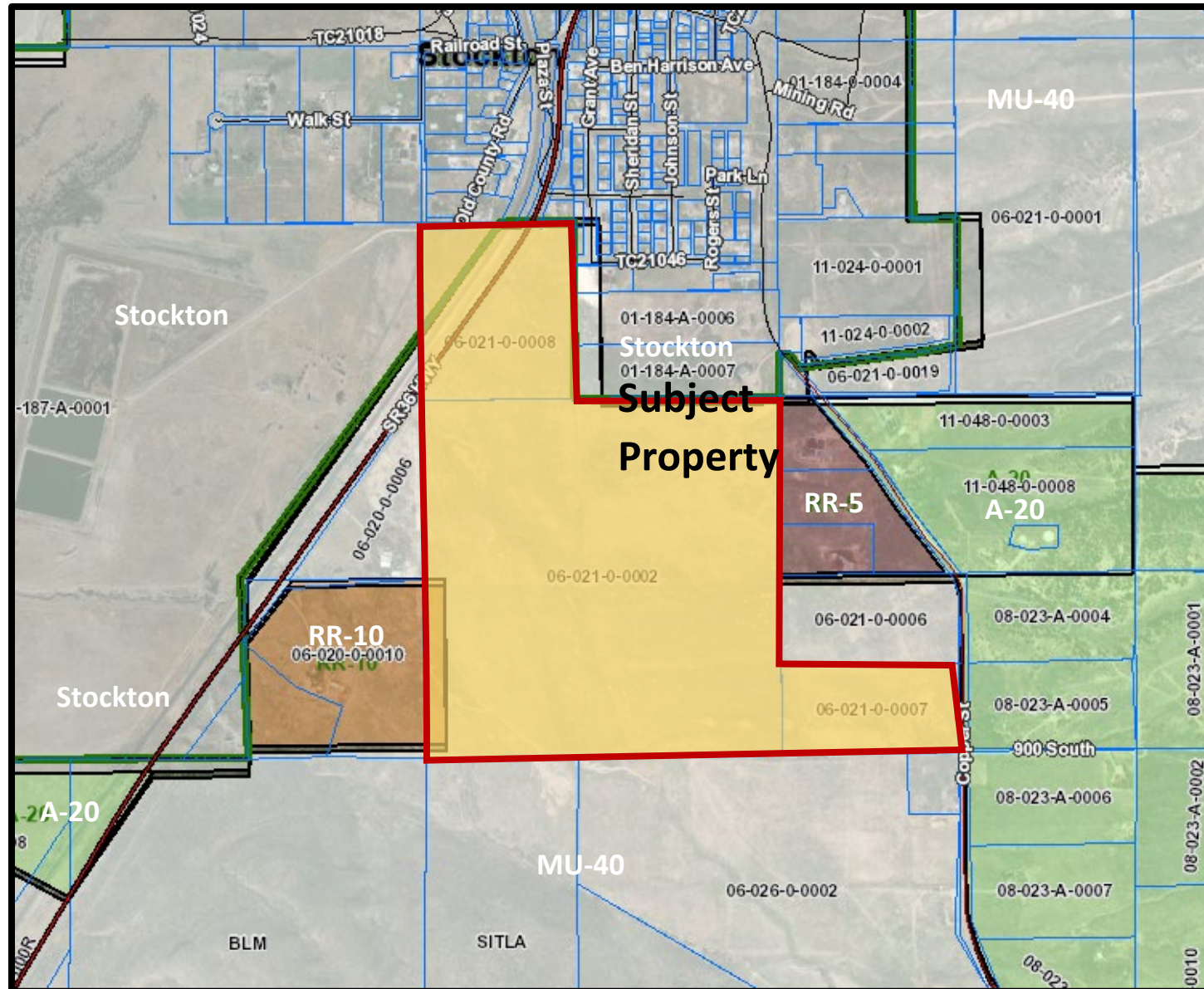
The applicant has requested to bring the concept plan as a discussion item to planning commission before they provide all the information. They are trying to contact Stockton to see about connecting to their water system.

The concept plan provided to staff has single family homes that range from .33-1.05 acres. It shows townhomes and multiple family dwellings. A school on 16.56 acres, a church on 5.3 acres, and a park on 2.22 acres. There is a trail system within the development. There are 4 lots for commercial development off SR 36 and multiple areas of open space.

Attached are the application with the supporting documents and the concept plan. The items listed in the application are code requirements. The P-C rezone application is different, but requests some similar items. Attached is that application for reference.

Discussion item on SEP Stockton proposed rezone.

Just South of Stockton Town limits. Between SR 36 and Copper St.





Rezone Application

Amendments to the zoning map shall be completed in full, signed, and supplemented with any additional information required by the planning commission. An application which is incomplete or provide insufficient data is just cause for denial. No refunds will be given.

Submittals must be filed with the Community Development Department for staff and public review.

Fee \$1,000.00

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

Parcel(s) #: 0602100002, 00007, 00008 Lot(s) #: _____

Subdivision Name: SEP - Stockton (if applicable)

(For office use only)

REZ #: _____ Fee \$1,000.00 Receipt #: _____

Date complete application submitted: _____

Application Determination:

Planning Commission recommendation: Favorable ☐ Unfavorable ☐

Presented by: _____ Date: _____

County Council recommendation: Approved ☐ Denied ☐

Presented by: _____ Date: _____

Property Owner(s) Information

Name(s): SEP - Stockton, LLC

Address per tax rolls: 531 E 770 N

City/County: Orem/Utah County State: Utah Zip: 84097

Office/home phone: (801)657-5780 Fax: (801)657-5781

Mobile phone: 801-244-0639 Message phone: 801-244-0639

Email address: jack@thesummitcompanies.com

Applicant(s) Information (if different than property owner)

*Property Owner's Authorization notarization needed

Name(s): Kyle Kohler

Address per tax rolls: 531 E 770 N

City/County: Orem/Utah County State: Utah Zip: 84097

Office/home phone: (435)671-0755 Fax: _____

Mobile phone: (435)671-0755 Message phone: (435)671-0755

Email address: kyle@buildrigid.com

Each application for a rezone shall have all required submittals before it is accepted as a complete application. All required information in this application must be completely filled out and signed with required paperwork submitted or application will be denied

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

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT:

The applicant is seeking re-zone for the attached parcels to RR-1 according to the proposed concept.

****ADDITIONAL INFORMATION OR SUBMITTALS MAY BE REQUIRED****

An application to amend the zoning map shall address:

(Must list in detail specific section and language to be amended, giving the original zoning and what is allowed there and the proposed zoning and what could be allowed in that zone)

Applicant check County check

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | a) General existing site characteristics including ownership, topography, soils, drainage, vegetation, and other physical characteristics of the area proposed to be changed; <i>See narrative.</i> |
| ☒ | ☐ | b) A legal description of the area to be zoned; <i>See b.1, b.2, b.3, legal descriptions.</i> |
| ☒ | ☐ | c) Types of land uses permitted, conditional or prohibited in the current zoning district <u>and</u> the proposed zoning district; <i>See narrative.</i> |
| ☒ | ☐ | d) Existing transportation patterns to include public and private roads and internal and external circulation patterns, rights-of-way, easements, and parking; <i>See concept.</i> |
| ☒ | ☐ | e) Existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures, and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities; <i>See concept.</i> |
| ☒ | ☐ | f) Existing and proposed utilities and infrastructure; <i>See narrative, utilities and infrastructure to be determined.</i> |
| ☒ | ☐ | g) Relationship of proposed zone change with Tooele County General Plan and how specifically the proposed zone change would conflict, conform, complement, or otherwise affect the Tooele County General Plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area; <i>See narrative.</i> |
| ☒ | ☐ | h) An area map showing adjacent property owners and existing land uses within <u>1,000 feet</u> of the area proposed to be rezoned; property owner labels printed from the recorder's office. <i>See Tooele Parcel Exhibit</i> |
| ☒ | ☐ | i) The location, description, and acreage of land uses; <i>See narrative.</i> |
| ☒ | ☐ | j) Approximate location and number of residential units along with approximate square footage, density, and height; <i>See concept.</i> |
| ☒ | ☐ | k) Approximate location and square footage of non-residential buildings; <i>Residential lots are being proposed, so no square footage or proposed residences are proposed. See concept.</i> |

- | | | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | l) Calculation of approximate amount of open space both before and after buildout construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas; <small>See concept.</small> |
| ☒ | ☐ | m) If the site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography and geologic features, scenic vistas, trees, and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability; <small>See concept, updated geotech study to be ordered after rezone.</small> |
| ☒ | ☐ | n) A description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal; <small>See n. SEP Water Rights</small> |
| ☒ | ☐ | o) Approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land; <small>No engineering has been done at this point; all utilities to be designed and submitted for review based off approved concept.</small> |
| ☒ | ☐ | p) An indication of the construction schedule of any project proposed; <small>See p. Phasing Plan and Schedule.</small> |
| ☒ | ☐ | q) For multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase; <small>See n. SEP Water Rights</small> |
| ☒ | ☐ | r) A detailed traffic study showing the vehicle trips per day on average at buildout and a determination how the project would significantly alter existing traffic patterns or volume; <small>See r. Traffic Study</small> |
| ☒ | ☐ | s) For applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and |
| ☒ | ☐ | t) Any other study or information required by the planning commission or Zoning Administrator. |

I (We) understand that the Planning Commission and/or County Council may or may not adopt such changes listed. The fees associated with this application will not be refunded or returned once the notice of this application is submitted to planning commission. I (We) understand the process of this requested change must first go through Planning Commission for a recommendation to the County Council. The process will then proceed to go through County Council. Knowing this process, I (We) understand the application will take the needed time to ensure all processes are properly met and either board may make further changes to the request, or possible denial in whole.

Jack Super For SEP-Stockton, LLC
PROPERTY OWNER'S SIGNATURE

3/14/24
DATE

APPLICANT'S SIGNATURE

DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Jack Simper For SEP Stockton LLC the owner(s) of the real property located as follows: 205 Acres at approximately 495 S. Hwy 36 and further described in the attached application, do authorize the applicant(s) listed in this application permissions 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.

Jack Simper For SEP-Stockton, LLC
(Property owner)

(Property owner)

(Property owner)

(Property owner)

Notary

STATE OF UTAH)

County of ^{SS}Utah
~~Tooele~~)

Dated this 14 day of MARCH, 2024, 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.

10/28/2026
My Commission Expires

Monica Gabrielle Cooper
Notary Public



Michael J. Jensen
Tooele County Treasurer
47 South Main
Tooele, UT 84074
(435) 843-3190



**TOOELE COUNTY
CORPORATION
2019
REAL PROPERTY TAX NOTICE**

Account Number	Parcel Number	District	Acres	Requesting Mortgage Company
R018648	0602100002	16	160	
Forward this notice to new owner if property has been sold				Property Address/Legal Description
SEP STOCKTON LLC SEP STOCKTON LLC 531 E 770 N OREM UT 84097				Property Location: LOT 3, 4, 5, 6, SEC 25, T4S, R5W, ---ALSO R/W FOR VEHICULAR TRAFFIC OVER & ACROSS THE N 2 RDS OF SW 1/4 SE 1/4 SEC 25, T4S, R5W, SLM. ---TOG/W A R/W BEG AT SW C OR OF LOT 7, SEC 25, T4S, R5W, SLM; EXT TH N 50 FT, E 30 FT, S 50 FT, W 30 FT TO POB 160.00 AC

Taxing Entities	Tax Rate	Tax Amount
COUNTY GENERAL	0.001407	\$22.99
SCHOOL BASIC LEVY	0.001661	\$27.14
MOSQUITO ABATEMENT DISTRICT	0.000317	\$5.18
RUSH VALLEY WATER CONS. DIST.	0.000067	\$1.09
SCHOOL LOCAL LEVY	0.007782	\$127.14
CHARTER SCHOOL LEVY	0.000122	\$1.99
MULTI-COUNTY/ASSESSING-COLLECTING	0.000009	\$0.15
COUNTY/ASSESSING-COLLECTING	0.000439	\$7.17
MUNICIPAL TYPE SERVICES	0.001105	\$18.05
TOOELE COUNTY HEALTH DEPARTMENT	0.000182	\$2.97
Special Assessments	Current Tax Totals →	0.013091 \$213.87
Abatements		
Property Type	Market Value	Taxable Value
FAALAND	\$496,500.00	\$16,337.00
		Less Prepaid Amount \$0.30
		2019 TAX DUE \$213.57
		Past Due Taxes \$0.00
		* Total Taxes Due * \$213.57
Total Property Value →	\$496,500.00	\$16,337.00

RETURN THIS PORTION WITH PAYMENT (DETACH AT PERFORATION)

MAKE CHECK PAYABLE TO:
Tooele County Treasurer
47 South Main
Tooele, UT 84074

☐ Check this box if you would like to
receive 2020 Prepayment Coupons

Email address: _____

2019 PROPERTY TAXES ARE DUE December 2, 2019

CHANGE OF ADDRESS _____

DUE December 2, 2019

*****AUTO**ALL FOR AADC 840 B1 526 2/2-P4 T4

1052



SEP STOCKTON LLC
SEP STOCKTON LLC
531 E 770 N
OREM UT 84097

0602100002

Account Number	Parcel Number
R018648	0602100002
Tax Year	Amount Due
2019	\$213.57
Delinquent and other charges	\$0.00
Total Due with Delinquents	\$213.57
Amount Enclosed	\$



Michael J. Jensen
Tooele County Treasurer
47 South Main
Tooele, UT 84074
(435) 843-3190



**TOOELE COUNTY
CORPORATION
2019
REAL PROPERTY TAX NOTICE**

Account Number	Parcel Number	District	Acres	Requesting Mortgage Company
R015954	0602100007	16	19.5	
Forward this notice to new owner if property has been sold			Property Address/Legal Description	
SEP-STOCKTON LLC SEP-STOCKTON LLC 531 E 770 N OREM UT 84097			Property Location: THE S 39 RDS OF SW 1/4 SE 1/4, SEC 25, T4S, R5W, SLM, CONT 19.5 AC 19.50 AC	

Taxing Entities			Tax Rate	Tax Amount
COUNTY GENERAL			0.001407	\$0.40
SCHOOL BASIC LEVY			0.001661	\$0.46
MOSQUITO ABATEMENT DISTRICT			0.000317	\$0.09
RUSH VALLEY WATER CONS. DIST.			0.000067	\$0.02
SCHOOL LOCAL LEVY			0.007782	\$2.17
CHARTER SCHOOL LEVY			0.000122	\$0.03
MULTI-COUNTY/ASSESSING-COLLECTING			0.000009	\$0.00
COUNTY/ASSESSING-COLLECTING			0.000439	\$0.12
MUNICIPAL TYPE SERVICES			0.001105	\$0.31
TOOELE COUNTY HEALTH DEPARTMENT			0.000182	\$0.05
Special Assessments			0.013091	\$3.65
Current Tax Totals →				
Abatements				
Property Type			Market Value	Taxable Value
FAALAND		\$75,000.00		\$279.00
			Less Prepaid Amount	\$0.00
			2019 TAX DUE	\$3.65
			Past Due Taxes	\$0.00
Total Property Value →			* Total Taxes Due *	\$3.65

RETURN THIS PORTION WITH PAYMENT OF EACH YEAR'S PORTION

2019 PROPERTY TAXES ARE DUE BY: 12/2/2019

MAKE CHECK PAYABLE TO:
Tooele County Treasurer
47 South Main
Tooele, UT 84074

CHANGE OF ADDRESS

☐ Check this box if you would like to receive 2020 Prepayment Coupons

Email address: _____

DUE December 2, 2019

LE 114 6/9-P T

1893

Account Number	Parcel Number
R015954	0602100007
Tax Year	Amount Due
2019	\$3.65
Delinquent and other charges	\$0.00
Total Due with Delinquents	\$3.65
Amount Enclosed	\$

0602100007

SEP-STOCKTON LLC
SEP-STOCKTON LLC
531 E 770 N
OREM UT 84097



Michael J. Jensen
Tooele County Treasurer
47 South Main
Tooele, UT 84074
(435) 843-3190



TOOELE COUNTY
CORPORATION
2019
REAL PROPERTY TAX NOTICE

Account Number	Parcel Number	District	Acres	Requesting Mortgage Company
R005335	0602100008	16	25.74	
Forward this notice to new owner if property has been sold			Property Address/Legal Description	
SEP-STOCKTON LLC SEP-STOCKTON LLC 531 E 770 N OREM UT 84097			Property Location: LOT 7, SEC 25, T4S, R5W, SLM, LYING E OF UPRR R/W LESS 0.01 ACRES DEEDED TO MOUN TAIN FUEL SUPPLY CO BALANCE AFTER 6-21-20 LESS & EXCEPTING R/W TO GORDON & BONNI E BUNN BEG AT SW COR FO LOT 7, SEC 25, T4S, R5W, SLM; EXT TH N 50 FT E 30 FT S 50 FT W 30 FT TO POB 25.74 AC	

Taxing Entities			Tax Rate	Tax Amount
COUNTY GENERAL			0.001407	\$0.19
SCHOOL-BASIC-LEVY			0.001861	\$0.21
MOSQUITO ABATEMENT DISTRICT			0.000317	\$0.04
RUSH VALLEY WATER CONS. DIST.			0.000067	\$0.01
SCHOOL LOCAL LEVY			0.007782	\$1.00
CHARTER SCHOOL LEVY			0.000122	\$0.02
MULTI-COUNTY/ASSESSING-COLLECTING			0.000009	\$0.00
COUNTY/ASSESSING-COLLECTING			0.000439	\$0.06
MUNICIPAL TYPE SERVICES			0.001105	\$0.14
TOOELE COUNTY HEALTH DEPARTMENT			0.000182	\$0.02
Special Assessments				
Current Tax Totals →			0.013091	\$1.69
Abatements				
Property Type				
FAALAND	Market Value \$93,720.00	Taxable Value \$129.00	Less Prepaid Amount	\$0.00
			2019 TAX DUE	\$1.69
			Past Due Taxes	\$0.00
			* Total Taxes Due *	\$1.69
Total Property Value →				
	\$93,720.00	\$129.00		

RETURN THIS PORTION WITH PAYMENT TO TAC CORPORATION

2019 PROPERTY TAXES ARE DUE December 2, 2019

MAKE CHECK PAYABLE TO:
Tooele County Treasurer
47 South Main
Tooele, UT 84074

CHANGE OF ADDRESS

☐ Check this box if you would like to receive 2020 Prepayment Coupons

Email address: _____

DUE December 2, 2019

LE 114 3/9-P T

1890

0602100008

SEP-STOCKTON LLC
 SEP-STOCKTON LLC
 531 E 770 N
 OREM UT 84097

Account Number	Parcel Number
R005335	0602100008
Tax Year	Amount Due
2019	\$1.69
Delinquent and other charges	\$0.00
Total Due with Delinquents	\$1.69
Amount Enclosed	\$



NARRATIVE TO APPLICATION TO AMEND THE ZONING MAP OF TOOELE COUNTY

SEP – Stockton, LLC makes the application to change the zoning designation applied to the following parcels located in Tooele County, Utah –

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

Tax Parcel No. 06-021-0-0002

Township 4 South, Range 5 West, SLM

Section 25: The South 39 Rods of SWSE (160 acres, more or less)

PARCEL 2

Tax Parcel No. 06-021-0-0007

Township 4 South, Range 5 West, SLM

Section 25: Lots 3, 4, 5 & 6 (aka SW) (19.50 acres, more or less)

PARCEL 3

Tax Parcel No. 06-021-0-0008

Township 4 South, Range 5 West, SLM

Section 25: Portion of Lot 7 lying east of UPRR right of way, less highway right of way and .01 acre deeded to Mountain Fuel Supply Co. (25/74 acres, more or less)

The property is located immediately south of the Town of Stockton, as shown on the attached plat.

Generally, the property is flat, gently sloping to the Southeast. Soldier Creek, an intermittent stream, runs through the southwest corner of the property. Currently the property is used to grow alfalfa and graze cattle. Access to the property is along SR-36 along the northwestern border and the Town of Stockton on the North and Northeastern border and Copper Avenue on the Southeastern corner.

CURRENT ZONING

The property is currently zoned MU-40.

PROPOSED ZONING

SEP – Stockton, LLC is proposing to change the zoning of Parcel 1(Tax Parcel No. 06-021-0-0002) and Parcel 2 (Tax Parcel No. 06-021-0-0007) to Rural Residential (RR-1) and Parcel 3 (Tax Parcel No. 06-021-0-0008) to Commercial General (C-G).

ADJACENT PARCELS

Surrounding parcels are observed to be residential, ranging in size from smaller lots closer to town, and larger along Copper Street. There is an airplane landing strip adjacent to the property to the West.

GENERAL DISCUSSION

SEP - Stockton, LLC has a proposed concept with commercial adjacent to SR-36, with residential units on the remainder of the property. It is anticipated that one or more neighborhood parks will be included in the residential development along with a trail system that will be open to the public. It is anticipated that there will be 5 to 10 commercial lots and approximately 142 residential lots (see concept) when the property is fully developed.

SEP – Stockton, LLC has sufficient water banked with the Town of Stockton to meet the needs to service this property and anticipates using the Town’s sewer system. Irrigation water will come from the Soldier Canyon Irrigation Company in which SEP – Stockton has a significant investment.

SEP - Stockton, LLC hopes to begin the first phase development to begin this Summer, with future development continuing as lots are absorbed and the additional demand is predicted. Generally, plans are to complete development of this property within three to five years.

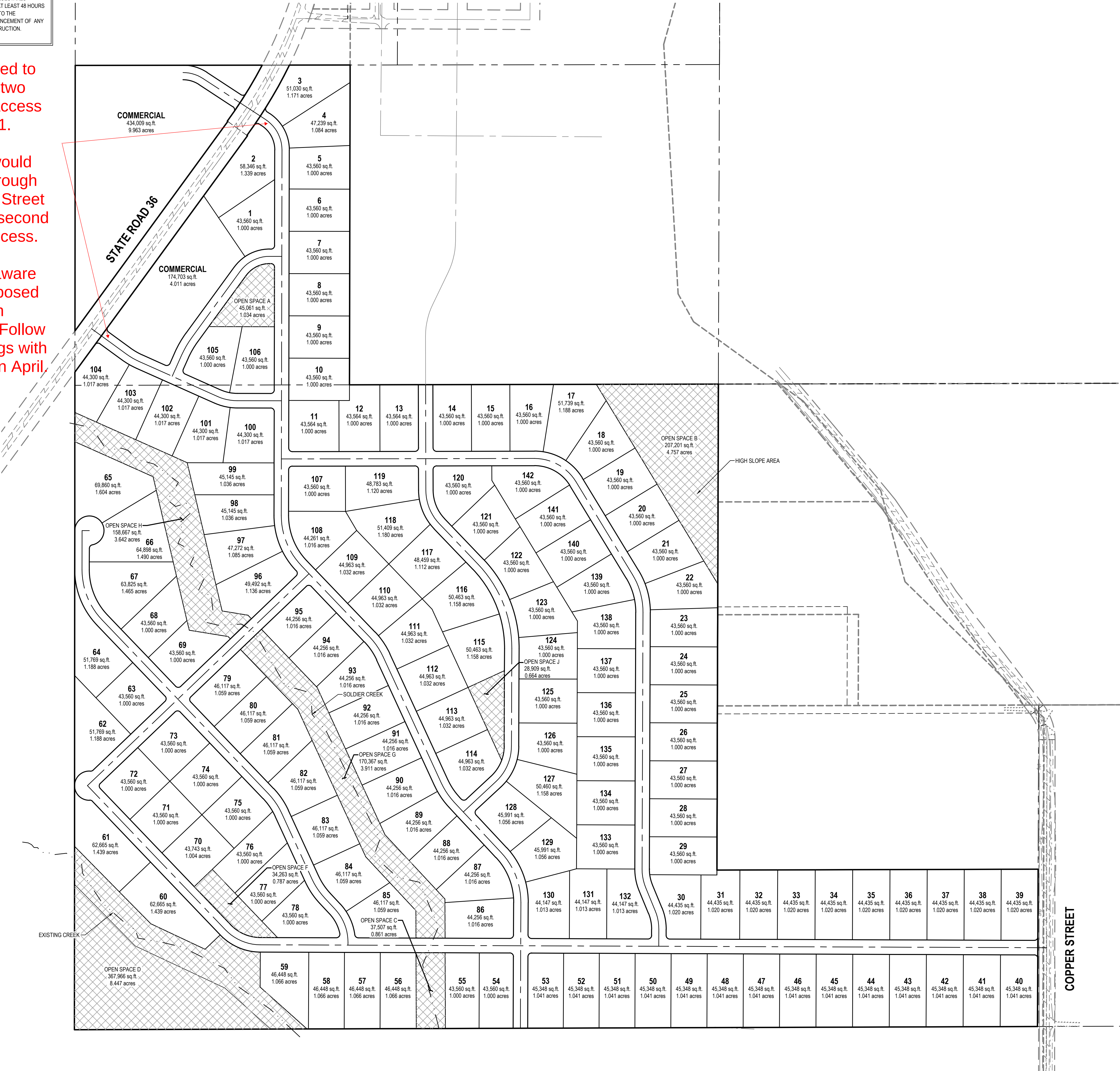
Storm water detention and retention will be engineered according to county standards.



It's proposed to use these two points of access for phase 1.

Phase 2 would connec through to Copper Street to have a second point of access.

UDOT is aware of our proposed connection locations. Follow up meetings with them are in April.



Notes:
All roads to be public.

New culinary water lines to be installed as engineering requires.

Sanitary sewer is proposed to be addressed with septic systems. Connection to the Stockton sewer treatment plant is preferred, but no negotiated at this point.

Square Footage of Units:
The square footage of the commercial buildings is unknown.

The square footage of the residential units will vary.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SUMMIT CAPITAL
531 EAST 700 NORTH
OREM, UT 84097

CONTACT:
JEFF THATCHER
PHONE: 307-259-8735

SEP STOCKTON CONCEPT

STATE ROAD 36
STOCKTON, UT

1 ACRE CONCEPT

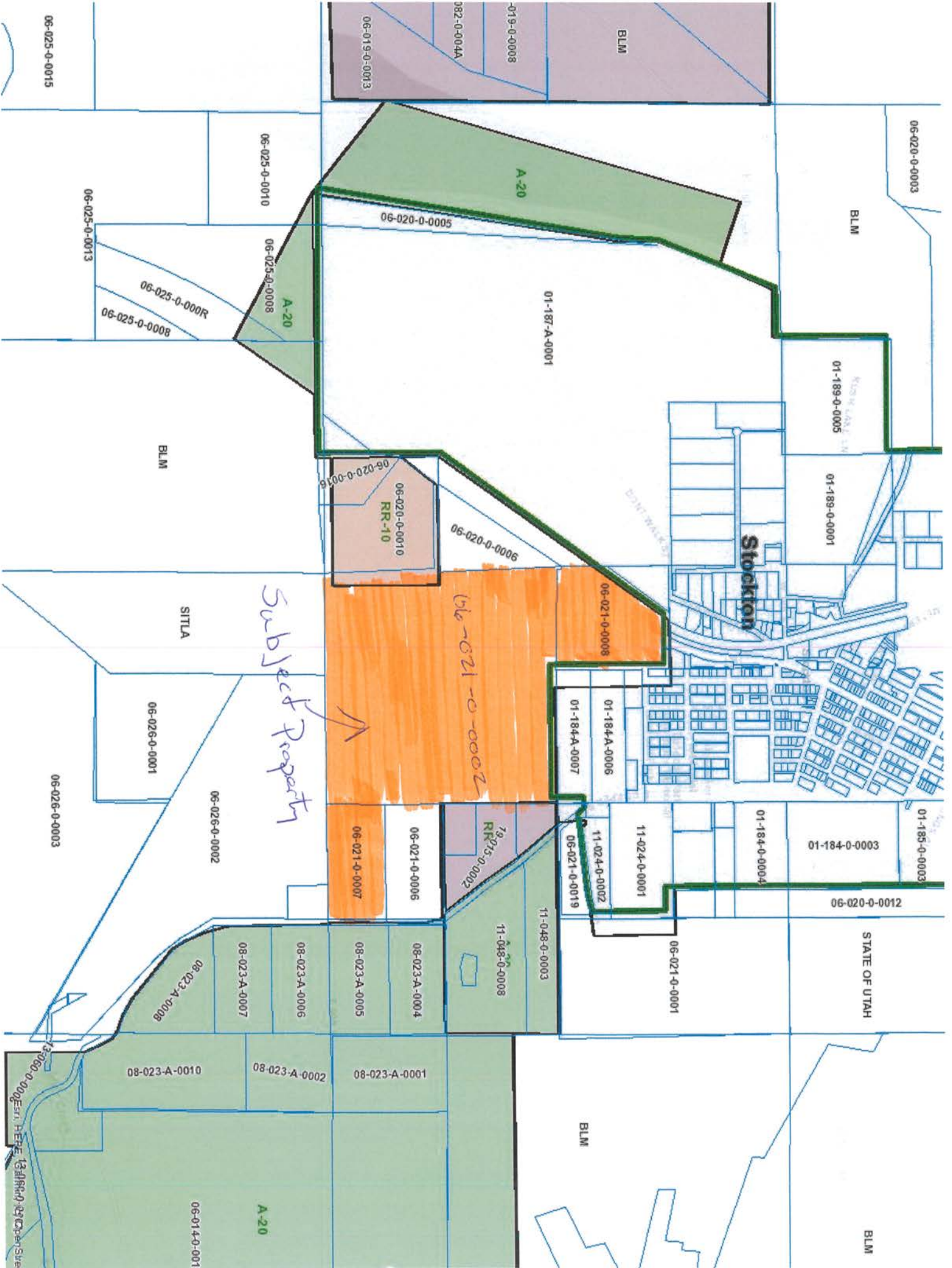
PROJECT NUMBER
9672

PRINT DATE
8/18/20

DRAWN BY
R. FISH

CHECKED BY
J. CLEGG

PROJECT MANAGER
J. CLEGG



06-020-0-0003

BLM

01-189-0-0005

01-189-0-0001

Stockton

01-185-0-0003

01-184-0-0003

06-020-0-0012

STATE OF UTAH

BLM

01-184-0-0004

06-021-0-0001

11-024-0-0001

01-184-A-0006

01-184-A-0007

11-024-0-0002

06-021-0-0019

11-048-0-0003

11-048-0-0008

06-021-0-0002

06-021-0-0006

08-023-A-0004

08-023-A-0005

08-023-A-0006

08-023-A-0007

08-023-A-0010

08-023-A-0002

08-023-A-0001

06-014-0-001

Subject Property

06-021-0-0002

06-020-0-0010

RR-10

06-020-0-0006

01-187-A-0001

A-20

06-020-0-0005

06-025-0-0010

06-025-0-0008

A-20

06-025-0-000R

06-025-0-0008

BLM

SITLA

06-026-0-0001

06-026-0-0002

06-026-0-0003

BLM

019-0-0008

082-0-004A

06-019-0-0013

06-025-0-0015

HERE, 13,000-0-0002, HERE, 13,000-0-0002, HERE, 13,000-0-0002



October 26, 2023

Kyle Kohler
SEP-Stockton
Via Email Kyle@buildridgid.com

Re: Water Rights of South Valley Partners, LLC

Dear Mr. Kohler:

There are a total of four water rights in the name of South Valley Partners, LLC. These four water rights are summarized as follows:

Water Right Number	Ac-ft	Priority Date	Proof Due Date	Uses
15-2972	594.672	9/30/2005	Proof Submitted	148.64 acres irrigation 4 head of livestock
15-5323	425.328	4/23/2021	3/31/2026	103.76 acres irrigation 46 head of livestock 20 families
15-3880	70.00	9/30/2005	Proof Submitted	17.5 acres irrigation
15-5169	4.73	7/12/2011	9/30/2025	1 acre irrigation 10 head of livestock 1 family

There are some issues with each of these water rights which I will attempt to explain.

Water Right Number 15-2972 – the proof was submitted after Change Application Number a39750 was approved, which moved water to the Holmes well. This proof only listed 2 wells, which are on the West side and the only use was for irrigation of the 148.64 acres, which will be the limit of this water right.

Water Right Number 15-5323 is part of Change Application Number a39750, which moved water to the Holmes Well. In the decision for this change application, the State Engineer limited the diversion from the Holmes Well to 4.73 acre-feet of water. The balance of this water has to be diverted from the wells on the West side.

Water Right Number 15-3880 has a proof submitted on it as well, which limits this right to be diverted from 2 wells on the West side.

Water Right Number 15-5169 is a new appropriation from the Holmes Well for 4.73 acre-feet of water.

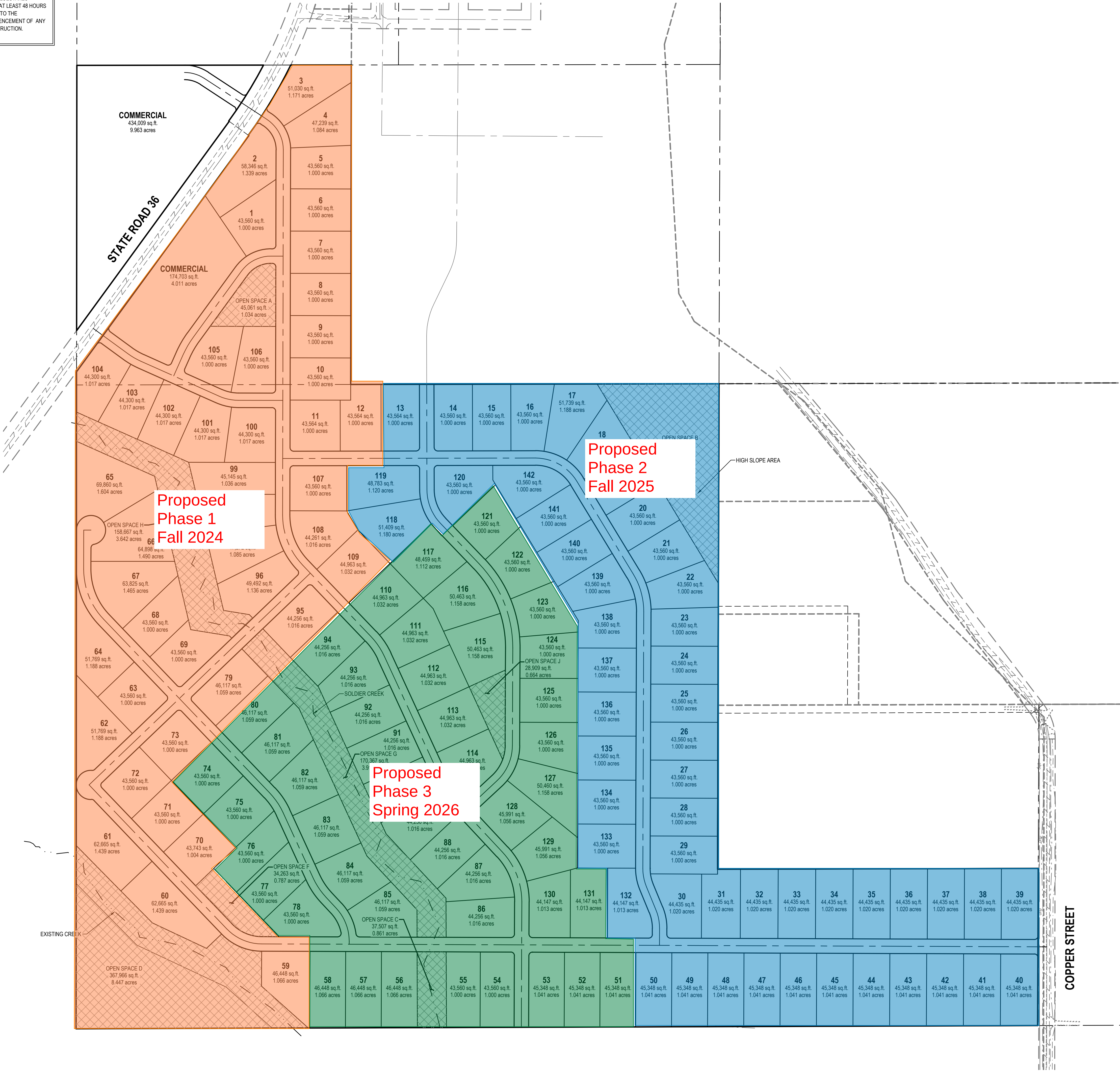
I hope this has helped. Let me know if you need additional information.

Jim

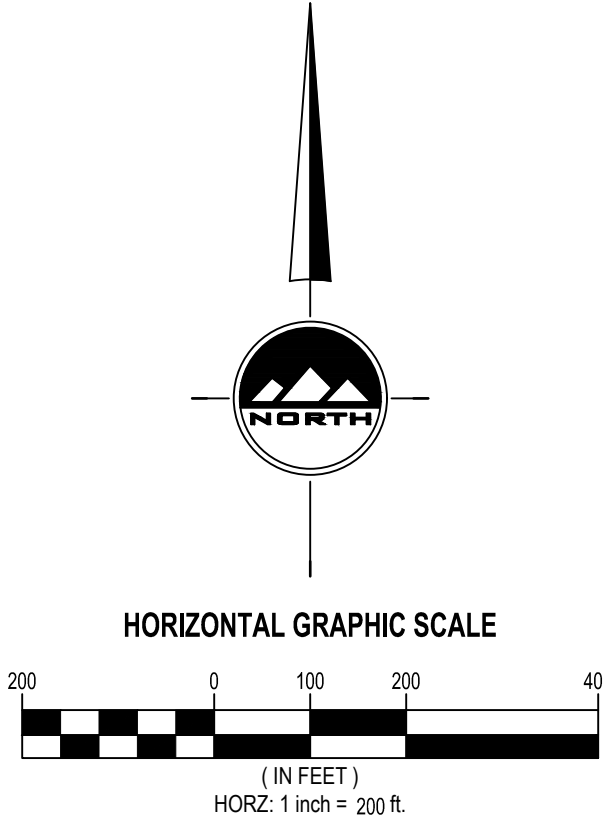
811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



AREA CALCULATION TABLE			
DESCRIPTION	AREA PROPOSED	AREA PROPOSED	PERCENTAGE OF TOTAL AREA
142 RESIDENTIAL LOTS	6,626,275 sq. ft.	152.118 acres	75.31%
COMMERCIAL	174,703 sq. ft.	4.011 acres	1.99%
OPEN SPACE	907,141 sq. ft.	20.825 acres	10.31%
ROAD DEDICATION	1,090,655 sq. ft.	25.038 acres	12.40%
TOTAL PROJECT SITE	8,798,774 sq. ft.	201.992 acres	100.00%



EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main Street, Unit 1

Tooele, UT. 84074

Phone: 435.843.3590

SALT LAKE CITY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

SUMMIT CAPITAL

531 EAST 700 NORTH

OREM, UT 84097

CONTACT:

JEFF THATCHER

PHONE: 307-259-8735

SEP STOCKTON CONCEPT

STATE ROAD 36

STOCKTON, UT

1 ACRE CONCEPT

PROJECT NUMBER

9672

PRINT DATE

8/18/20

DRAWN BY

R. FISH

CHECKED BY

J. CLEGG

PROJECT MANAGER

J. CLEGG

1 of 1

MEMORANDUM

Date: September 30, 2020
To: Kyle Kohler
From: Hales Engineering



Subject: Stockton Kohler Trip Generation Study

UT20-1759

This memorandum discusses the trip generation study completed for the proposed Kohler Property development in Stockton, Utah. A vicinity map of the proposed development is shown in Figure 1.

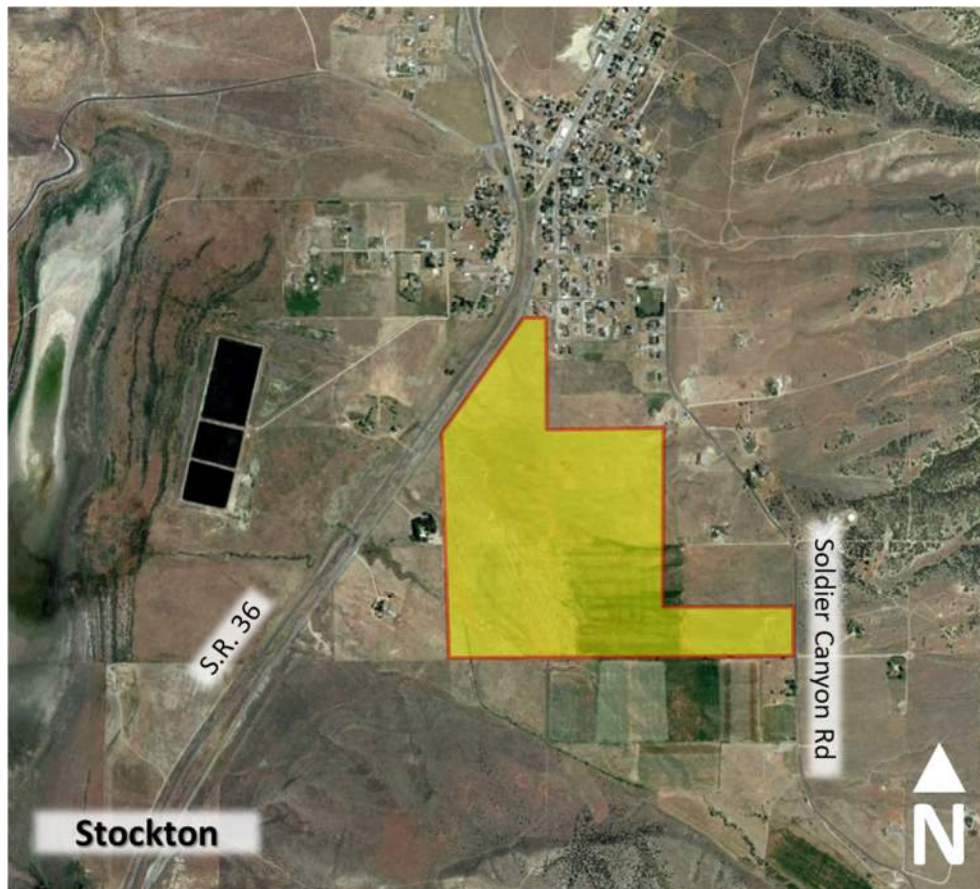


Figure 1: Vicinity map of the proposed development in Stockton, Utah

Background

The proposed Stockton Property development is located on southeast side of S.R. 36 in Stockton, Utah. The project includes single-family detached homes (145 units). It is anticipated that the project will have two accesses to S.R. 36 and one access to Soldier Canyon Road (Copper Street) on the east side of the project. A site plan for the proposed development is included in Appendix A.

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (10th Edition, 2017)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the proposed development will generate approximately 1,464 trips on an average weekday, including 108 trips during the morning peak hour, and 146 trips during the evening peak hour.

Table 1: Trip Generation

Trip Generation Stockton - Kohnler Property								
Weekday Daily Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New Daily Trips
Single-Family Detached Housing (210)	145	Dwelling Units	1,464	50%	50%	732	732	1,464
Total			1,464			732	732	1,464
Morning Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New AM Trips
Single-Family Detached Housing (210)	145	Dwelling Units	108	25%	75%	27	81	108
Total			108			27	81	108
Evening Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New PM Trips
Single-Family Detached Housing (210)	145	Dwelling Units	146	63%	37%	92	54	146
Total			146			92	54	146

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.

SOURCE: Hales Engineering, September 2020

Conclusions

The findings of this study are as follows:

- The proposed development includes 145 single-family homes. It is anticipated that the project will have two access on S.R. 36 and one access on Soldier Canyon Road (Copper Street).
- It is anticipated that the proposed project will generate approximately 1,464 trips on an average weekday, including 108 trips during the morning peak hour, and 146 trips during the evening peak hour. These are the trips that will use the project access points.

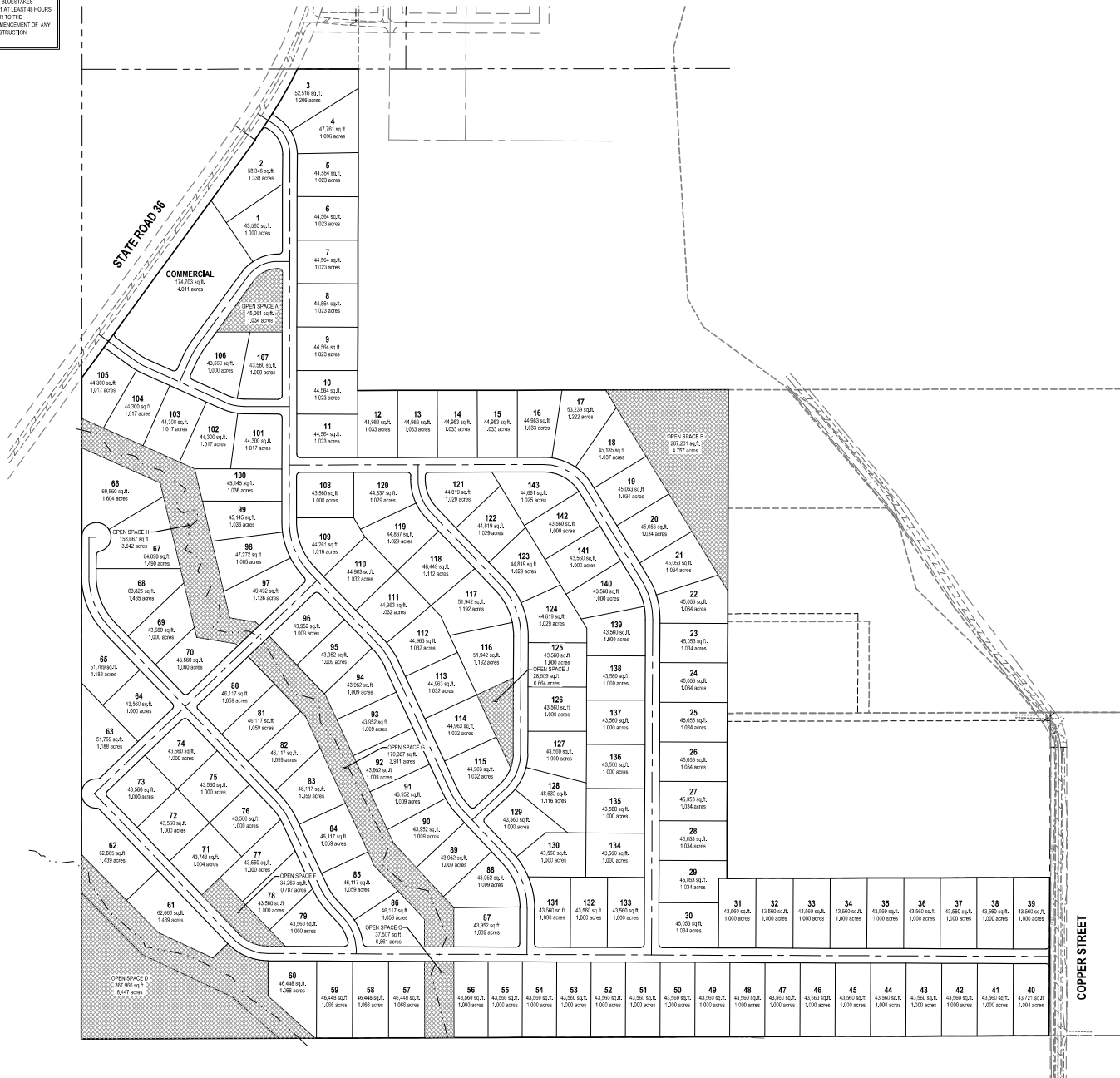
APPENDIX A

Site Plan



CALL 811
BEFORE YOU DIG

CALL BLUESTAINES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.





November 1, 2023

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **SEP Stockton Commercial/Residential development** project located at **approximately 495 S. Highway 36** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Rocky Mountain Power Representative

From: Bryan Slade bryan.slade@tooelehealth.org 
Subject: Stockton subdivision
Date: December 14, 2023 at 9:18 AM
To: Rachelle Custer rachel.le.custer@tooeleco.org
Cc: kyle@buildrigid.com

BS

Hi Rachelle,

I was contacted by Kyle Kohler regarding a proposed subdivision south of the Town of Stockton. He said that he's been trying to work with Stockton to connect to the town water and sewer systems, which is always preferred by the Health Department for new subdivisions. But he has hit some snags with that plan so he is trying to proceed with the rezone request and is now inquiring about septic systems on each lot. It appears that as long as he creates a community water system (independent of the Stockton water system) that it could conceptually be ok to do septic systems on 1-acre lots. This is not an endorsement for the rezone (as this is out of the Health Department's purview), nor is it an official subdivision feasibility approval as this process normally occurs after the rezone process. This is simply a statement about the subdivision concept. Let me know if you have any questions. Thanks,

Bryan Slade, LEHS

Environmental Health Director

Tooele County Health Department

151 N Main St, Tooele, UT 84074

bryan.slade@tooelehealth.org

(O) 435-277-2440

(F) 435-277-2444

www.tooelehealth.org



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1140 West 200 South, Salt Lake City, UT 84104
Mailing Address:
P.O Box 45360, Salt Lake City, UT 84145-0360
DominionEnergy.com



November 28, 2023

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the SEP Stockton development along State Road 36 in Tooele County when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Dominion Energy's Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy's review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Candis Miller
Dominion Energy
Sr. Pre-Construction Representative



Rezone to Planned Community (P-C) Application

Amendments to the zoning map shall be completed in full, signed, and supplemented with any additional information required by the planning commission. An application which is incomplete or provide insufficient data is just cause for denial. No refunds will be given. Submittals must be filed with the Community Development Department for staff and public review.

Fee \$1,500.00

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

Parcel #: _____ Lot #: _____

Subdivision Name: _____ (if applicable)

(For office use only)

REZ #: _____ Fee \$1,500.00 Receipt #: _____

Date complete application submitted: _____

Application Determination:

Planning Commission recommendation: Favorable ☐ Unfavorable ☐

Presented by: _____ Date: _____

County Council recommendation: Approved ☐ Denied ☐

Presented by: _____ Date: _____

Property Owner(s) Information

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

Applicant(s) Information (if different than property owner)

*Property Owner's Authorization notarization needed

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

P-C ZONES SHALL CONFORM TO ALL REQUIREMENTS IN TOOELE COUNTY LAND USE

CHAPTER 31 “PLANNED COMMUNITY ZONE (P-C)”

Each P-C Zone shall contain a minimum of 150 acres located in unincorporated Tooele County as depicted on the Tooele County Land Use Map on file with Planning and Zoning. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the 150-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

31-2. Purpose.

(1) The purpose of the Planned Community (P-C) Zone is to provide a regulatory tool which allows large properties in Tooele County to be developed in accordance with a specific plan designed to achieve the following purposes:

- (a) To promote and protect the public health, safety, and welfare;
- (b) To implement the objectives and policies of the general plan;
- (c) To safeguard and enhance environmental amenities and the quality of development;
- (d) To attain the physical, social, and economic advantages resulting from comprehensive and orderly planned use of land resources;
- (e) To lessen congestion and assure convenience of access;
- (f) To secure safety from fire, flood, and other dangers;
- (g) To provide for adequate light, air, sunlight, and open space;
- (h) To promote and encourage conservation of scarce resources;
- (i) To prevent overcrowding of land and undue concentration of population;
- (j) To facilitate the creation of a convenient, attractive, and harmonious community with a desirable living and working environment with unique identity and character;
- (k) To attain a desirable balance of residential and employment opportunities;
- (l) To promote a pedestrian friendly environment that encourages transit and bicycle use;
- (m) To expedite the provision of adequate and essential public services;
- (n) To facilitate development within Tooele County in accordance with the general plan by promoting high quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of Tooele County residents, a harmonious variety of industrial and commercial uses, a high level of amenities, and preservation of open space;
- (o) To promote more economical and efficient use of the land; and,
- (p) To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an overall development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

(2) This chapter establishes an approval and entitlement process to promote inventive and efficient land use patterns that would otherwise be difficult under typical zoning ordinances. Districts within a P-C Zone may include neighborhoods, villages, town centers, business, research, technology or educational campuses, and open space with convenient pedestrian access among residential, commercial, office, retail, and recreational areas. Individual structures within those districts may contain mixed uses. Permitted densities and intensity of land use in villages and town centers may be higher than those permitted in neighborhoods.

The approval process for a P-C zone will be as follows (only 1 application may be submitted at a time):

1. P-C Zone and Plan. (Follow steps in this application).

Scale (area covered by application): Total land area to be rezoned P-C. What is described in plan: Land area to be rezoned with land use table outlining proposed permitted and conditional uses (if applicable), number of residential units, square feet of nonresidential development, and a preliminary outline of the proposed locations for land use districts.

2. Community Structure Plan (CSP). (Rezone must be complete before moving onto this application).

3. Project Plan/Subdivision Plat. (Follow subdivision applications and process).

4. Site Plan Approval. (Follow Site plan application for “Commercial, Industrial, Multi residential”).

Each application for a rezone shall have all required submittals before it is accepted as a complete application. All required information in this application must be completely filled out and signed with required paperwork submitted or application will be denied.

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

****ADDITIONAL INFORMATION OR SUBMITTALS MAY BE REQUIRED****

Include the following attached, clearly marked/tabbed/labeled, with the application:

NOTE: If the following pages are not attached and clearly marked/tabbed/labeled with the appropriate letter and title it could be cause for denial as an incomplete application.

P-C Zone and Plan:

(1) At the time of application for rezoning, a P-C Zone Plan shall be submitted to the Planning Commission for review and recommendation to the Commission. Following recommendation by the Planning Commission, a P-C Zone Plan shall be submitted for review and approval by the Commission. A proposed development agreement shall be submitted for approval by the Commission in connection with each P-C Zone Plan. The approved P-C Zone Plan and development agreement shall implement and govern development within the applicable P-C Zone but may be amended through standard rezoning procedures or through procedures outlined in the development agreement and shall contain the following information:

Applicant County

- (1) Master Development Agreement
 - (a) Name of planned community;
 - (b) Names, addresses, and phone numbers of applicant and property owners;
 - (c) P-C Zone parcel location, legal/boundary description, acreage, scale, and north arrow;
 - (d) A land use table showing the proposed permitted and conditional uses (if applicable), number of dwelling units, height limits, and the total acreage of open space in the P-C Zone and areas (in square footage or acreage) of the various nonresidential land uses proposed in the P-C Zone;
 - (e) General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage, parks/open space/trails, and street improvements, together with service adequacy analyses for each of these (including the necessity of system improvements within or adjacent to the subject property, if applicable) to justify the dwelling units, open space, and non-residential square footage proposed in the land use table mentioned above;
 - (f) Existing waterways, major utilities, easements and flood boundary;
 - (g) Adjacent parcels, owners, and uses;
 - (h) Topography and significant features on or adjacent to the property; and
 - (i) Other information deemed necessary by the Director.

I (We) understand that the Planning Commission and/or County Council may or may not adopt such changes listed. The fees associated with this application will not be refunded or returned once the notice of this application is submitted to planning commission. I (We) understand the process of this requested change must first go through Planning Commission for a recommendation to the County Council. The process will then proceed to go through County Council. Knowing this process, I (We) understand the application will take the needed time to ensure all processes are properly met and either board may make further changes to the request, or possible denial in whole.

PROPERTY OWNER'S SIGNATURE

DATE

APPLICANT'S SIGNATURE

DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), _____ the owner(s) of the real property located
as follows: _____ and further
described in the attached application, do authorize the applicant(s) listed in this application permissions 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.

(Property owner)

(Property owner)

(Property owner)

(Property owner)

Notary

STATE OF UTAH)

:ss

County of Tooele)

Dated this _____ day of _____, 20 _____, 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.

My Commission Expires

Notary Public