



Planning Commission Meeting Agenda

September 03, 2025

Council Chambers

07:00 PM

To watch meetings online, visit Tooele County's [YouTube](#) or visit this Zoom link: <https://us06web.zoom.us/j/88563353385?pwd=Ea1BN5XSOHB8PQzYCQcxpZxki3CCMK.1> To submit a public comment before the meeting, [email comments](#), anytime up until the meeting starts. Pursuant to the Americans with Disability Act, individuals needing special accommodations during this meeting should notify Stephanie Eastburn, Tooele County Community Development, at 435-843-3160 prior to the meeting.

1. Pledge of Allegiance

2. Roll Call

3. Minutes

A. Minutes from the August 6, 2025 Meeting

MOTION AND VOTE

Attachments

1. [August 6, 2025 Planning Commission Meeting Minutes - Draft.pdf](#)

4. Subdivisions

A. AMD SUB 2025-073 Christian Junk is requesting an amended subdivision to vacate some or a portion of the internal utility easements.

The property owner, Christian Junk, is requesting an amended subdivision of Stansbury Place PUD Ph 3 to vacate some or a portion of the internal utility easements.

Attachments

1. [SUB 2025-073_Public Notice_Meeting 24 hours.pdf](#)
2. [SUB 2025-073_Planning Commission Agenda Summary.pdf](#)
3. [SUB 2025-073_Staff_Report_Final.pdf](#)

5. Conditional Use Permits

A. CUP 2025-104 Shelley Shumway and Camille Bosch requesting a Conditional Use Permit for Private Road

Shelley Shumway and Camille Bosch are requesting conditional use approval for private roads to access their properties.

Attachments

1. [CUP 2025-104_Public Notice_Hearing.pdf](#)
2. [Planning Commission Agenda Summary 2025-104.pdf](#)
3. [CUP 2025-104_Staff report_FINAL.pdf](#)

6. Adjournment

7. Planning Commission Comments



Planning Commission Meeting Minutes

August 06, 2025

47 S Main St. Tooele, UT 84074

Council Chambers Room 308

7:00 p.m.

DRAFT

1. Pledge of Allegiance

Pledge of Allegiance led by Tim Gillie.

2. Roll Call

Commissioner Blair Hope called the meeting to order at 7:02PM showing Commissioner Curtis Beckstrom, Commissioner Toni Scott, Commissioner Blair Hope, Commissioner Andy Stetz, Commissioner Dean Alder, Commissioner Michael Dow, Commissioner Dean Mitchell and Commissioner Brad Bartholemew (unable to participate).

3. Minutes

A. Minutes from the July 16, 2025 meeting

MOTION AND VOTE

Agenda Attachments

1. July 16, 2025 Planning Commission Meeting Minutes - Draft.pdf

Commissioner Scott made a motion to approve the July 16, 2025, meeting minutes. 2nd by Commissioner Beckstrom. All in favor. Motion passed unanimously.

4. Subdivisions

A. SUB 2025-001 Matt and Doug Hogan are requesting preliminary plat approval for the West South Rim Subdivision, Trish DuClos

PUBLIC HEARING AND MOTION

Agenda Attachments

1. SUB 2025-001_Planning_Commission_Agenda_Summary.pdf
2. SUB 2025-001_Public Notice_Hearing_10 days.pdf
3. SUB 2025-001_Staff_Report_Final.pdf

Trish Duclos, Planning Staff, summarized that Matt and Doug Hogan are requesting preliminary plat approval for the proposed West South Rim Subdivision, consisting of 226 residential lots. The subdivision plan includes one detention alpha lot and additional alpha lots adjacent to the drainage ditch. The development is scheduled to proceed in five phases. All relevant reviewing agencies have approved the preliminary plat.

Commissioner Scott inquired whether the lots would be one acre in size. Trish confirmed that the lots are required to be a minimum of one acre. Commissioner Dow asked about the duration of the five

development phases. Trish responded that the timeline is dependent on the developer's schedule.

Commissioner Hope opened the public hearing.

- John Drabik, a resident near the proposed West South Rim phase 5 development, submitted a letter outlining concerns related to density, compatibility with existing developments, usability of open space, water and septic, traffic on Silver Ave, and potential environmental impacts associated with the nearby gravel pit.

Commissioner Hope closed the public hearing.

Commissioner Scott requested input from the applicant. Doug Hogan clarified that the proposed subdivision is separate from the Benches of South Rim, though both are located within the same special service district. He addressed public access to trails, parks and open space, and confirmed sufficient water availability. A new 1-million-gallon water tank is planned at a higher elevation to meet fire flow requirements. Doug acknowledged concerns regarding roads and infrastructure and stated he will continue coordinating with engineering and consulting with all agencies to meet improvement requirements. He noted that the development timeline is governed by county ordinance, which requires 70% of lots in the current phase to be under contract before proceeding to the next phase. Each phase will include approximately 45 lots. Commissioner Hope inquired about the possibility of construction vehicles accessing the site from the west versus the east to reduce traffic tension on the curve roads. Doug said that he would recommend access via Mormon Trail but cannot guarantee compliance from all suppliers.

Commissioner Scott made a motion to approve SUB 2025-001 Preliminary Plat approval for the proposed 226 lot plat for West South Rim Subdivision. 2nd by Commissioner Beckstrom. Roll call vote. Commissioner Beckstrom–yes. Commissioner Scott–yes. Commissioner Stetz–yes. Commissioner Alder–yes. Commissioner Dow–yes. Commissioner Hope–yes. Commissioner Mitchell–yes. All in favor. Motion passed unanimously.

5. Rezones

A. REZ 2025-093 Charles Akerlow is requesting a rezone from MU-40 to M-G, Trish DuClos

PUBLIC HEARING AND MOTION

Agenda Attachments

1. Planning_Commission_Agenda_Summary 2025-093.pdf
2. REZ 2025-093_ Public hearing_Notice_10 days.pdf
3. REZ 2025-093_Staff Report_Draft.pdf

Trish Duclos, Planning Staff, summarized that Charles Akerlow is requesting to change approximately 332 acres from MU-40 (Mixed Use, 40-acre minimum) to M-G (General Manufacturing). The proposed rezone is part of the previously approved Inland Port Authority project extension. The applicant has been informed of applicable floodplain restrictions.

Commissioner Mitchell discussed with staff the traffic study conducted by Hales Engineering, which reported 13,683 daily trips and the off-ramp at I-80 and Burmester will require no mitigation of traffic flow. Trish clarified that mitigation is not anticipated until 2030. At that time, the installation of a traffic light is recommended, and if properly timed, no additional mitigation measures are expected for a full build-out by 2030. Commissioner Mitchell requested that staff obtain a projected development timeline. Trish responded that no schedule has been provided, and it remains difficult to forecast due to limited information on incoming businesses. Additional discussion included traffic study findings, coordination with UDOT, truck routing, and access points via Higley Road and through Grantsville City.

Commissioner Hope opened the public hearing.
Commissioner Hope closed the public hearing.

Commissioner Dow made a motion to give a favorable recommendation to the County Council for REZ 2025-093. 2nd by Commissioner Scott. Roll call vote. Commissioner Mitchell–yes. Commissioner Beckstrom–yes. Commissioner Scott–yes. Commissioner Stetz–yes.

Commissioner Alder–yes. Commissioner Dow–yes. Commissioner Hope–yes. All in favor.
Motion passed unanimously.

6. General Plan Amendment

A. GPA 2025-103 Jake McArthur and other property owners are requesting a General Plan Amendment to South Area Map, Trish DuClos

PUBLIC HEARING AND MOTION

Agenda Attachments

1. GPA 2025-103_ PUBLIC NOTICE.pdf
2. GPA 2025-103_Staff Report_Final.pdf

Prior to discussion of GPA 2025-103, Commissioner Dow recused himself from participation due to a conflict of interest, as his property is included in the application under consideration.

Trish Duclos, Planning Staff, summarized that Jake McArthur, along with other property owners, are requesting a General Plan Amendment to the Land Use South Map, changing it from Open Space to Agriculture. The applicant has requested a building permit on his property but currently cannot be granted one because it is below the minimum acreage amount. In order to rezone the property to make him in compliance, he has to request a General Plan amendment so that the rezone falls in compliance with the General Plan. There are several properties in the area that have been split off, which makes them non-conforming parcels for the MU-40 (40-acre minimum) zone.

The commissioners and staff engaged in a discussion covering development standards, the General Plan, property rights, compliance issues, and procedures related to non-conforming parcels. It was noted that the current MU-40 zone contains several parcels that were split after January 10, 1975, making them non-conforming. Parcels established prior to that date are considered grandfathered. The conversation also addressed future land use considerations, specifically the designation of areas as Open Space versus Agricultural.

Commissioner Hope opened the public hearing.

- Michael Dow has property included in the application. He read aloud the definition of "Open Space" from the General Plan (adopted 2022), emphasizing that permanent protection is only required when land is specifically dedicated as such. He stated that most of the parcels are privately owned and not formally designated as open space, and expressed concern that classifying this area as open space in the General Plan may have been an error.
- Jake McArthur, the applicant, is requesting to amend the General Plan designation for his property from Open Space to Agriculture. This amendment is a prerequisite for pursuing a rezone that would bring the property into compliance with the county code and allow for the issuance of building permits. The subject lots currently range in size from 18 to 39 acres, which falls below the 40-acre minimum required under existing zoning regulations, rendering them non-conforming.
- CW Thompson's 39-acre property is part of the current application. The property is currently non-conforming. The proposed General Plan aims to enable future rezoning, which would establish legally conforming lots and support the issuance of building permits.
- Alan Pfaff addressed the group regarding his property, which is part of the current application. He recently purchased a home constructed in 2010–2011; however, the parcel is below the 40-acre minimum required for a building permit. Alan expressed interest in amending the General Plan and pursuing a rezoning of the property to allow for future residential development.

Commissioner Hope closed the public hearing.

Commissioner Hope expressed appreciation for the planning and zoning process, emphasizing its clarity, professionalism, and accessibility. He noted that the General Plan serves as a set of guidelines rather than enforceable laws or ordinances. He acknowledged that when individuals seek to propose changes to the General Plan or zoning, this process provides a structured and respectful avenue for doing so. Commissioner Hope commended both the applicants and the commission for adhering to due process, highlighting that the commission's role is not to oppose or protest the General Plan, but to follow the

established procedures. He concluded by reiterating his gratitude for the integrity and professionalism demonstrated throughout the process.

Commissioner Alder made a motion to give a favorable recommendation to the County Council for General Plan Amendment 2025-103 to go from Open Space to Agriculture. 2nd by Commissioner Scott. Roll call vote. Commissioner Mitchell–yes. Commissioner Beckstrom–yes. Commissioner Scott–yes. Commissioner Stetz–yes. Commissioner Alder–yes. Commissioner Hope–yes. Motion passed unanimously.

7. Planning Commission Comments

8. Adjournment

Commissioner Hope adjourned the meeting at 8:04PM.



NOTICE OF PUBLIC MEETING

- **SUBJECT:** AMD SUB 2025-073
- **PROJECT SUMMARY:** Amended subdivision of Stansbury Place PUD Ph 3 to vacate some or a portion of the internal utility easements.
- **ADDRESS:** 604 W Islip Ct, Stansbury Park, UT 84074
PARCEL: 18-051-0-3007
Unincorporated: Stansbury Park **Planner:** Trish DuClos

On **September 3, 2025** the Tooele County Planning Commission will hold a public meeting regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building (Council Chamber, Third Floor), 47 S. Main Street, Tooele, UT 84074. Also via zoom located on the Tooele County Website: <https://tooeleco.org/> under “Meeting agendas.”

You have the right to attend the meeting, however, there will not be a public hearing for this item. Please be aware that in making its decision the Planning Commission can only rely on evidence, not opinion or conjecture. For questions or additional information, please contact the Planning Office at 435-843-3160.

The future meeting regarding this application will also be posted at the Tooele County Building, posted on the Tooele County Website and Utah Public Notice Website.

Tooele County
Community Development



Tooele County Planning Commission Agenda Item Summary

Department Making Request:

Community Development

Meeting Date:

August 20, 2025

Item Title:

AMD SUB 2025-073

Summary:

Property owner, Chistian Junk is requesting an amended subdivision of Stansbury Place PUD Ph 3 to vacate some or a portion of the internal utility easements.



Planning and Zoning

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

Phone: (385) 843-3160 • Fax: (435) 843-3252

<https://tooeleco.gov/index.php>

AMD SUB 2025-073

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: September 3, 2025

Parcel IDs: 18-051-0-3007

Current Zone: R-1-10

Property Location: 604 W Islip Ct., Stansbury Park, UT 84074

Planner: Trish DuClos

Planning Staff Recommendation: Approval.

Applicant Name: Corp of the Presiding Bishop/Chad Spencer

PROJECT DESCRIPTION

Property owner, Chistian Junk, is requesting an amended subdivision of Stansbury Place PUD Ph 3 to vacate some or a portion of the internal utility easements.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located in Stansbury Park within subdivision Stansbury Place PUD Phase 3. It is lot 3007. The property is South of Pole Canyon Rd. The property's zoning and surrounding zone is R-1-10 (Residential, 10,000sf minimum).

ZONE CONSIDERATIONS (R-1-10)

Requirement	Standard R-1-10	Compliance Verified
Height	35 Feet	Will Comply
Front Yard Setback	20 Feet	Will Comply
Side Yard Setback	Main Building: 8 Feet Accessory Buildings: 3 Feet, granted it does not encroach on an easement.	Will Comply Will Comply
Rear Yard Setback	Main Building: 20 Feet Accessory Buildings: 3 Feet, granted it does not encroach on an easement.	Will Comply
Lot Width	80 Feet	Complies with wedge shape requirements

Lot Coverage	45%	Will Comply
Lot Area	10,000 sf	Yes
Required Improvements	Street Grading, Street Base, On-Site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal and Street Monuments.	Yes

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

GENERAL PLAN CONSIDERATIONS

Staff finds the subdivision is cohesive with the Tooele County General Plan 2022.

ISSUES OF CONCERN/PROPOSED MITIGATION

The easements have been adjusted to each utility company's request, including SPID.

REVIEWING AGENCIES RESPONSE

Reviewing agencies such as County Surveying, Engineering, North Tooele Fire District, Rocky Mountain, Rocky Mountain, Dominion, Roads, Treasurer, Attorney, Health have all approved the amended subdivision.

PLANNING STAFF ANALYSIS

Planning Staff has analyzed the proposed subdivision and has found that it is cohesive with surrounding zones and uses, the Tooele County General Plan (Update 2022), and the Tooele County Land Use Ordinance.

According to state code 17-27a-608(2) public hearing does not apply because it is only affecting the internal lot of the property owner requesting the amendment.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant approval to the Stansbury Place PUD phase 3 amended subdivision.

SUB 2025-073: Final Plat Approval for Stansbury Place PUD ph3 amended sub



FINAL PLAT STANSBURY PLACE P.U.D. PHASE 3

SITUATED IN THE SOUTH HALF OF OF SECTION 17, AND THE NORTH HALF OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
STANSBURY PARK, TOOELE COUNTY, UTAH



- NOTES:
1. SHALLOW SEWER DEPTHS CONTRACTOR/OWNER SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A SEWERAGE TREATMENT PLANT SHALL BE AVAILABLE FOR BASIN/POOL.
 2. PARCELS B IS HEREBY CONVEYED TO THE STANSBURY PARK IMPROVEMENT DISTRICT.
 3. LOT OWNERS ARE RESPONSIBLE TO GRADE LOTS ACCORDING TO THE OVERALL GRADING & DRAINAGE PLANS FOUND IN THE CONSTRUCTION DRAWINGS.
 4. LOT OWNERS ARE RESPONSIBLE FOR CONVEYANCE AND ESTABLISHMENT OF SUBDIVISION BOUNDARY LINES & DRIVEWAYS.
 5. OFFSET PINS TO BE PLACED IN TOP BACK OF CURB, 6"X12" REBAR AND CAP TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS.

RICHMOND AMERICAN
HOMES OF UTAH, INC.
ENTRY #17982, BOOK 730, PAGE 34

SURVEYOR'S CERTIFICATE

I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 485455 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS AND STREETS HEREAFTER KNOWN AS:

STANSBURY PLACE P.U.D. PHASE 3

LEIF E. ANDERSON
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 485455

RECORD OF SURVEY FILE #2013-0007-01

OVERALL BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 09°14'37" EAST, ALONG THE SECTION LINE, 81.83 FEET; THENCE NORTH 89°18'33" EAST, A DISTANCE OF 3069.60 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION AND RUNNING THENCE NORTH 14°14'40" WEST, A DISTANCE OF 91.45 FEET; THENCE NORTH 27°04'00" WEST, A DISTANCE OF 90.35 FEET; THENCE NORTH 78°14'27" EAST, A DISTANCE OF 99.89 FEET; THENCE NORTH 82°14'14" WEST, A DISTANCE OF 32.48 FEET; THENCE NORTH 30°32'18" WEST, A DISTANCE OF 273.38 FEET; THENCE NORTH 30°30'22" EAST, A DISTANCE OF 113.34 FEET; THENCE NORTH 50°20'00" EAST, A DISTANCE OF 107.30 FEET; THENCE SOUTH 78°14'27" EAST, A DISTANCE OF 99.89 FEET; THENCE NORTH 13°54'28" EAST, A DISTANCE OF 58.34 FEET; THENCE NORTH 30°40'00" WEST, A DISTANCE OF 58.00 FEET; THENCE NORTH 27°42'17" WEST, A DISTANCE OF 80.08 FEET; THENCE NORTH 30°40'00" WEST, A DISTANCE OF 125.34 FEET TO THE SOUTHWEST CORNER OF THE STATE HIGHWAY 88-135; THENCE ALONG SAID SOUTHWEST CORNER OF-WAY LINE NORTH 59°19'37" EAST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 30°40'00" EAST, A DISTANCE OF 121.30 FEET; THENCE NORTH 30°40'00" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 30°40'00" WEST, A DISTANCE OF 311.31 FEET TO SAID SOUTHWEST CORNER OF LOT 1353 OF LAKESIDE SUBDIVISION NO. 33; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: (1) SOUTH 12°25'33" EAST, A DISTANCE OF 315.46 FEET; (2) ALONG AN ARC, 286.94 FEET TO THE RIGHT, HAVING A RADIUS OF 222.12 FEET, THE CHORD OF WHICH BEARS SOUTH 45°04'27" WEST, A DISTANCE OF 222.12 FEET; (3) ALONG A COMPOUND ARC, 188.09 FEET TO THE RIGHT, HAVING A RADIUS OF 222.12 FEET, THE CHORD OF WHICH BEARS NORTH 76°25'33" WEST, A DISTANCE OF 188.09 FEET; (4) SOUTH 12°25'33" WEST, A DISTANCE OF 168.00 FEET; (5) SOUTH 37°34'27" WEST, A DISTANCE OF 18.55 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: (1) SOUTH 12°25'33" WEST, A DISTANCE OF 251.45 FEET; (2) SOUTH 12°25'33" EAST, A DISTANCE OF 17.12 FEET; (3) SOUTH 59°19'37" WEST, A DISTANCE OF 120.80 FEET; (4) ALONG AN ARC, 25.61 FEET TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THE CHORD OF WHICH BEARS SOUTH 23°02'01" WEST, A DISTANCE OF 55.36 FEET; (5) SOUTH 12°25'33" WEST, A DISTANCE OF 204.28 FEET; (6) ALONG AN ARC, 387.45 FEET TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THE CHORD OF WHICH BEARS SOUTH 01°35'30" WEST, A DISTANCE OF 166.41 FEET TO THE NORTHEAST CORNER OF LOT 389 OF STANSBURY PLACE P.U.D. PHASE 3; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) SOUTH 8°47'46" WEST, A DISTANCE OF 130.00 FEET; (2) SOUTH 42°40'48" WEST, A DISTANCE OF 74.18 FEET; (3) SOUTH 76°25'33" WEST, A DISTANCE OF 93.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 612,232.50, FT. OR 14,054 ACRES, MORE OR LESS.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DEVOTED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREIN. HEREAFTER BE KNOWN AS:

STANSBURY PLACE P.U.D. PHASE 3

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 ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE HEREON DESCRIBED TRACT A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE STREETS AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HANDS THIS 11th DAY OF JUNE

A.D. 2013.

D.R. HORTON, INC.

By: *[Signature]*

NAME: *[Signature]*

TITLE: *[Signature]*

DATE: 6-11-13

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF Salt Lake

ON the 11 DAY OF JUNE, 2013, *[Signature]* PERSONALLY APPEARED

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN THE

STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY

ACKNOWLEDGED TO ME THAT *[Signature]* SIGNED IT FREELY AND VOLUNTARILY AND

FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 10/18/14

DATE: *[Signature]*

NOTARY PUBLIC

RESIDING IN Salt Lake County, UT

[Signature]

[Signature]

FINAL PLAT

STANSBURY PLACE P.U.D. PHASE 3

SITUATED IN THE SOUTH HALF OF OF SECTION 17, AND THE NORTH HALF OF SECTION 20,

TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,

STANSBURY PARK, TOOELE COUNTY, UTAH

D.R. HORTON, INC.

GRANT LEFFREN

12255 S. GATEWAY PARK PLACE, SUITE D-100

DRAPER, UT 84030

(801) 571-7101

PROTERRA GROUP

1644 Kesteven Ave. Suite 104, Sandy Jordan Utah 84090

Phone: (801) 253-6248 Fax: (801) 253-6230

www.proterra.com

TOOELE COUNTY RECORDER

RECORDED NO. 386873

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT

THE REQUEST OF: D.R. Horton, Inc.

DATE: 6/13/13 BY: *[Signature]* BOOK: PAGE: 1 of 1

FILE # 61

Line	Station	Angle	Length	Bearing	Point
1	0+00	90°00'00"	10.00	N 00°00'00" E	1
2	1+00	90°00'00"	10.00	N 00°00'00" E	2
3	2+00	90°00'00"	10.00	N 00°00'00" E	3
4	3+00	90°00'00"	10.00	N 00°00'00" E	4
5	4+00	90°00'00"	10.00	N 00°00'00" E	5
6	5+00	90°00'00"	10.00	N 00°00'00" E	6
7	6+00	90°00'00"	10.00	N 00°00'00" E	7
8	7+00	90°00'00"	10.00	N 00°00'00" E	8
9	8+00	90°00'00"	10.00	N 00°00'00" E	9
10	9+00	90°00'00"	10.00	N 00°00'00" E	10
11	10+00	90°00'00"	10.00	N 00°00'00" E	11
12	11+00	90°00'00"	10.00	N 00°00'00" E	12
13	12+00	90°00'00"	10.00	N 00°00'00" E	13
14	13+00	90°00'00"	10.00	N 00°00'00" E	14
15	14+00	90°00'00"	10.00	N 00°00'00" E	15
16	15+00	90°00'00"	10.00	N 00°00'00" E	16
17	16+00	90°00'00"	10.00	N 00°00'00" E	17
18	17+00	90°00'00"	10.00	N 00°00'00" E	18
19	18+00	90°00'00"	10.00	N 00°00'00" E	19
20	19+00	90°00'00"	10.00	N 00°00'00" E	20
21	20+00	90°00'00"	10.00	N 00°00'00" E	21
22	21+00	90°00'00"	10.00	N 00°00'00" E	22
23	22+00	90°00'00"	10.00	N 00°00'00" E	23
24	23+00	90°00'00"	10.00	N 00°00'00" E	24
25	24+00	90°00'00"	10.00	N 00°00'00" E	25
26	25+00	90°00'00"	10.00	N 00°00'00" E	26
27	26+00	90°00'00"	10.00	N 00°00'00" E	27
28	27+00	90°00'00"	10.00	N 00°00'00" E	28
29	28+00	90°00'00"	10.00	N 00°00'00" E	29
30	29+00	90°00'00"	10.00	N 00°00'00" E	30
31	30+00	90°00'00"	10.00	N 00°00'00" E	31
32	31+00	90°00'00"	10.00	N 00°00'00" E	32
33	32+00	90°00'00"	10.00	N 00°00'00" E	33
34	33+00	90°00'00"	10.00	N 00°00'00" E	34
35	34+00	90°00'00"	10.00	N 00°00'00" E	35
36	35+00	90°00'00"	10.00	N 00°00'00" E	36
37	36+00	90°00'00"	10.00	N 00°00'00" E	37
38	37+00	90°00'00"	10.00	N 00°00'00" E	38
39	38+00	90°00'00"	10.00	N 00°00'00" E	39
40	39+00	90°00'00"	10.00	N 00°00'00" E	40
41	40+00	90°00'00"	10.00	N 00°00'00" E	41
42	41+00	90°00'00"	10.00	N 00°00'00" E	42
43	42+00	90°00'00"	10.00	N 00°00'00" E	43
44	43+00	90°00'00"	10.00	N 00°00'00" E	44
45	44+00	90°00'00"	10.00	N 00°00'00" E	45
46	45+00	90°00'00"	10.00	N 00°00'00" E	46
47	46+00	90°00'00"	10.00	N 00°00'00" E	47
48	47+00	90°00'00"	10.00	N 00°00'00" E	48
49	48+00	90°00'00"	10.00	N 00°00'00" E	49
50	49+00	90°00'00"	10.00	N 00°00'00" E	50
51	50+00	90°00'00"	10.00	N 00°00'00" E	51
52	51+00	90°00'00"	10.00	N 00°00'00" E	52
53	52+00	90°00'00"	10.00	N 00°00'00" E	53
54	53+00	90°00'00"	10.00	N 00°00'00" E	54
55	54+00	90°00'00"	10.00	N 00°00'00" E	55
56	55+00	90°00'00"	10.00	N 00°00'00" E	56
57	56+00	90°00'00"	10.00	N 00°00'00" E	57
58	57+00	90°00'00"	10.00	N 00°00'00" E	58
59	58+00	90°00'00"	10.00	N 00°00'00" E	59
60	59+00	90°00'00"	10.00	N 00°00'00" E	60
61	60+00	90°00'00"	10.00	N 00°00'00" E	61
62	61+00	90°00'00"	10.00	N 00°00'00" E	62
63	62+00	90°00'00"	10.00	N 00°00'00" E	63
64	63+00	90°00'00"	10.00	N 00°00'00" E	64
65	64+00	90°00'00"	10.00	N 00°00'00" E	65
66	65+00	90°00'00"	10.00	N 00°00'00" E	66
67	66+00	90°00'00"	10.00	N 00°00'00" E	67
68	67+00	90°00'00"	10.00	N 00°00'00" E	68
69	68+00	90°00'00"	10.00	N 00°00'00" E	69
70	69+00	90°00'00"	10.00	N 00°00'00" E	70
71	70+00	90°00'00"	10.00	N 00°00'00" E	71
72	71+00	90°00'00"	10.00	N 00°00'00" E	72
73	72+00	90°00'00"	10.00	N 00°00'00" E	73
74	73+00	90°00'00"	10.00	N 00°00'00" E	74
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76	75+00	90°00'00"	10.00	N 00°00'00" E	76
77	76+00	90°00'00"	10.00	N 00°00'00" E	77
78	77+00	90°00'00"	10.00	N 00°00'00" E	78
79	78+00	90°00'00"	10.00	N 00°00'00" E	79
80	79+00	90°00'00"	10.00	N 00°00'00" E	80
81	80+00	90°00'00"	10.00	N 00°00'00" E	81
82	81+00	90°00'00"	10.00	N 00°00'00" E	82
83	82+00	90°00'00"	10.00	N 00°00'00" E	83
84	83+00	90°00'00"	10.00	N 00°00'00" E	84
85	84+00	90°00'00"	10.00	N 00°00'00" E	85
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87	86+00	90°00'00"	10.00	N 00°00'00" E	87
88	87+00	90°00'00"	10.00	N 00°00'00" E	88
89	88+00	90°00'00"	10.00	N 00°00'00" E	89
90	89+00	90°00'00"	10.00	N 00°00'00" E	90
91	90+00	90°00'00"	10.00	N 00°00'00" E	91
92	91+00	90°00'00"	10.00	N 00°00'00" E	92
93	92+00	90°00'00"	10.00	N 00°00'00" E	93
94	93+00	90°00'00"	10.00	N 00°00'00" E	94
95	94+00	90°00'00"	10.00	N 00°00'00" E	95
96	95+00	90°00'00"	10.00	N 00°00'00" E	96
97	96+00	90°00'00"	10.00	N 00°00'00" E	97
98	97+00	90°00'00"	10.00	N 00°00'00" E	98
99	98+00	90°00'00"	10.00	N 00°00'00" E	99
100	99+00	90°00'00"	10.00	N 00°00'00" E	100

BOYER-PLUMB STANSBURY, L.L.C.
ENTRY #214884

NORTHWEST CORNER SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST,
SALT LAKE BASE & MERIDIAN
FOUND TOOELE COUNTY BRASS CAP
(1984)

WEST QUARTER CORNER
SECTION 20, TOWNSHIP 2
SOUTH, RANGE 4 WEST,
SALT LAKE BASE & MERIDIAN
FOUND TOOELE COUNTY
BRASS CAP (1985)

STANSBURY PLACE P.U.D. PHASE 2
ENTRY #214224

TOOELE COUNTY PLANNING COMMISSION
APPROVED THIS 28th DAY
OF JUNE, 2013 A.D.
[Signature]

BOARD OF HEALTH
APPROVED THIS 12th DAY
OF JUNE, 2013 A.D.
[Signature]

TOOELE COUNTY ENGINEERING
APPROVED THIS 3rd DAY
OF JULY, 2013 A.D.
[Signature]

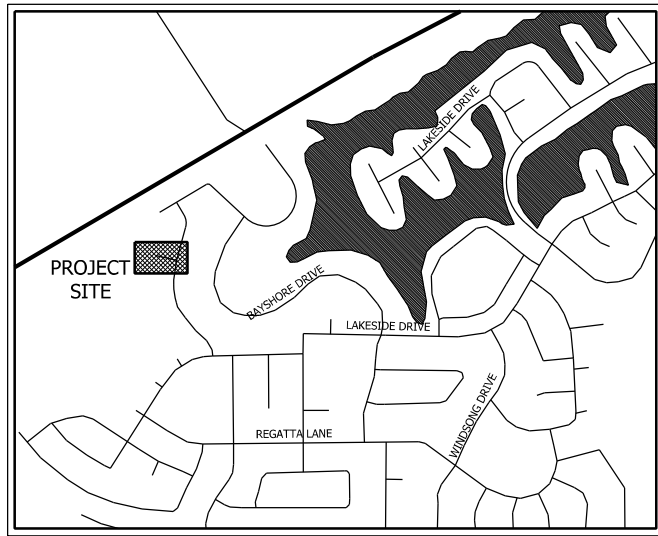
NORTH TOOELE COUNTY FIRE DISTRICT
APPROVED THIS 11th DAY
OF JUNE, 2013 A.D.
[Signature]

TOOELE COUNTY SURVEYOR
I HEREBY CERTIFY THAT THIS OFFICE HAS
EXAMINED THIS PLAT AND IT IS CORRECT
IN ACCORDANCE WITH THE INFORMATION
DATE: 6/13/13
[Signature]

TOOELE COUNTY ATTORNEY
APPROVAL AS TO FORM
APPROVED THIS 13th DAY
OF JUNE, 2013 A.D.
[Signature]

TOOELE COUNTY TREASURER
APPROVED THIS 13th DAY
OF JUNE, 2013 A.D.
[Signature]

TOOELE COUNTY RECORDER
RECORDED NO. 386873
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT
THE REQUEST OF: D.R. Horton, Inc.
DATE: 6/13/13 BY: *[Signature]* BOOK: PAGE: 1 of 1
FILE # 61



VICINITY MAP

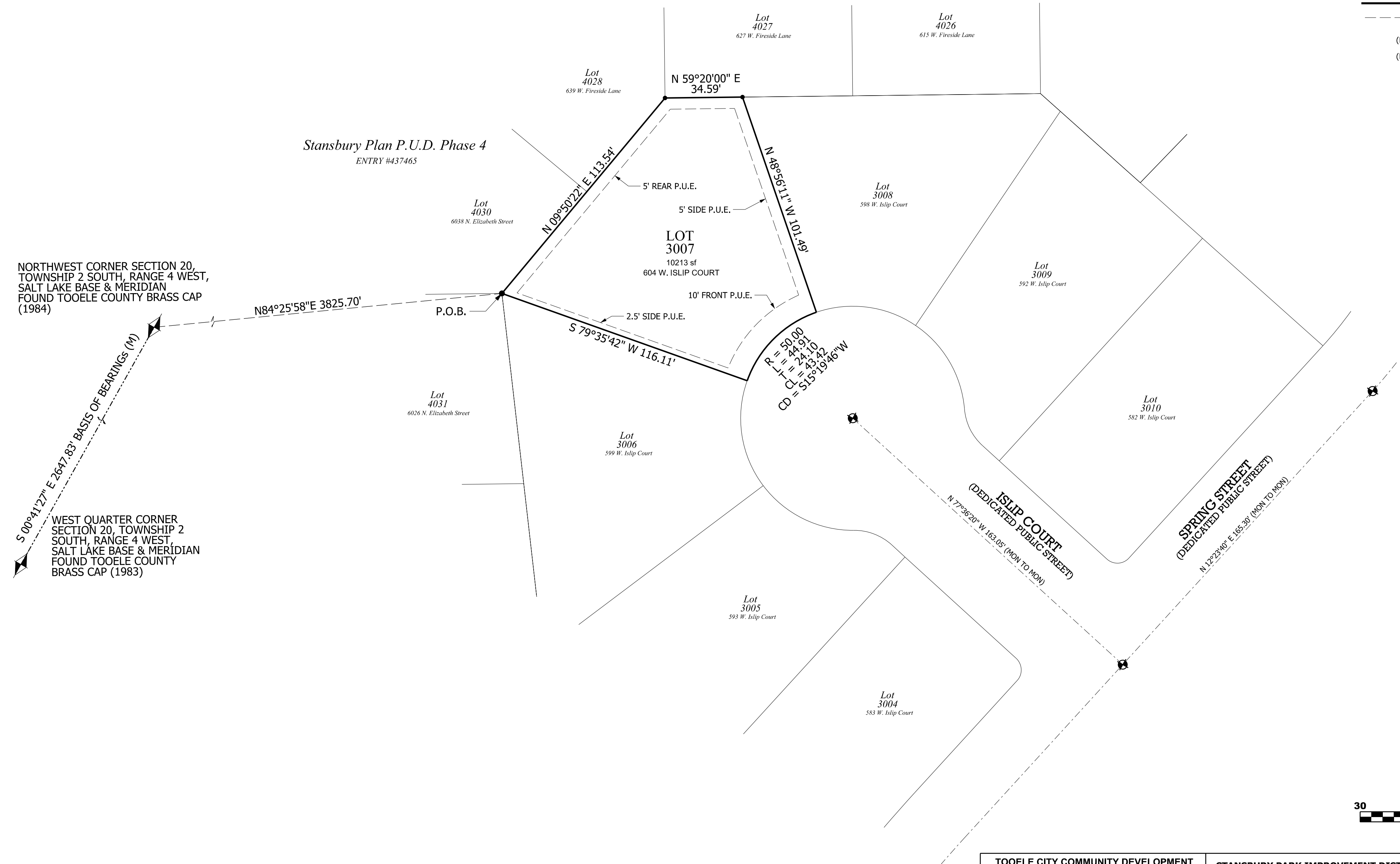
FINAL PLAT
STANSBURY PLACE P.U.D. PHASE 3
LOT 3007 AMENDED
VACATING REAR & SIDE YARD PUBLIC UTILITY / DRAINAGE EASEMENTS

SITUATED IN THE SOUTHEAST QUARTER OF OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
STANSBURY PARK, TOOELE COUNTY, UTAH

- NOTES:
1. SHALLOW SEWER DEPTHS! CONTRACTOR/OWNER SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
 2. LOT OWNERS ARE RESPONSIBLE TO GRADE LOTS ACCORDING TO THE OVERALL GRADING & DRAINAGE PLANS FOUND IN THE CONSTRUCTION DRAWINGS.
 3. LOT OWNERS ARE RESPONSIBLE FOR COMPACTION AND STABILIZATION OF SUBGRADE BELOW ALL STRUCTURES & DRIVEWAYS.
 4. OFFSET PINS TO BE PLACED IN TOP BACK OF CURB. 5/8"x24" REBAR AND CAP TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS.

LEGEND:

- SECTION CORNER
- STREET MONUMENT (EXISTING)
- PROPERTY CORNER
- SECTION LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- BOUNDARY LINE
- PUBLIC UTILITY (PUE)
- MEASURED BEARING AND DISTANCE
- RECORD BEARINGS FOR LAKESIDE SUBDIVISION NO. 8 & NO. 13 ROTATED BY 80°25'33" TO MATCH BASIS OF BEARINGS FOR THIS PLAT.
- RECORD BEARINGS FOR STANSBURY PLACE P.U.D., PHASE 2 HAVE BEEN ROTATED 00°28'18" TO MATCH THE BASIS OF BEARING FOR THIS PLAT.



TOOELE CITY COMMUNITY DEVELOPMENT APPROVED THIS _____ DAY OF _____, 20__ A.D. TOOELE CITY COMMUNITY DEVELOPMENT	STANSBURY PARK IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____, 20__ A.D. DISTRICT MANAGER	STANSBURY GREENBELT SERVICE AREA OF TOOELE COUNTY, UTAH APPROVED THIS _____ DAY OF _____, 20__ A.D. CHAIRMAN
--	---	--

TOOELE COUNTY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, 20__ A.D. CHAIR, TOOELE COUNTY PLANNING COMMISSION	BOARD OF HEALTH APPROVED THIS _____ DAY OF _____, 20__ A.D. DIRECTOR, TOOELE COUNTY BOARD OF HEALTH	TOOELE COUNTY ENGINEERING APPROVED THIS _____ DAY OF _____, 20__ A.D. DIRECTOR, TOOELE COUNTY ENGINEERING DEPT.	NORTH TOOELE COUNTY FIRE DISTRICT APPROVED THIS _____ DAY OF _____, 20__ A.D. NORTH TOOELE COUNTY FIRE CHIEF	TOOELE COUNTY SURVEYOR I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION DATE TOOELE COUNTY SURVEYOR	TOOELE COUNTY ATTORNEY APPROVAL AS TO FORM _____ DAY APPROVED THIS _____ DAY OF _____, 20__ A.D. TOOELE COUNTY ATTORNEY	TOOELE COUNTY TREASURER APPROVED THIS _____ DAY OF _____, 20__ A.D. TOOELE COUNTY TREASURER
---	--	--	---	--	---	--

SURVEYOR'S CERTIFICATE:

I, JARED ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 12411560 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER KNOWN AS:

**STANSBURY PLACE P.U.D. PHASE 3
LOT 3007 AMENDED**

VACATING REAR & SIDE YARD PUBLIC UTILITY / DRAINAGE EASEMENTS

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

JARED ASHTON
UTAH PROFESSIONAL LAND SURVEYOR

RECORD OF SURVEY FILE #2013-0007-01

OVERALL BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3007 OF STANSBURY PLACE P.U.D. PHASE 3 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS ENTRY #386873 IN THE OFFICE OF THE TOOELE COUNTY RECORDER.

OWNER'S DEDICATION AND CONSENT TO RECORD:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT(S) AND ANY OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND NAME SAID TRACT OF LAND

**STANSBURY PLACE P.U.D. PHASE 3
LOT 3007 AMENDED**

VACATING REAR & SIDE YARD PUBLIC UTILITY / DRAINAGE EASEMENTS

AND HEREBY DEDICATE, GRANT AND CONVEY TO STANSBURY PARK UTAH, THOSE CERTAIN STRIPS AS EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

CHRISTIAN M. JUNK DATE

ACKNOWLEDGEMENT

COUNTY OF TOOELE } S.S.
STATE OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY CHRISTIAN M. JUNK.

NOTARY PUBLIC NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

FINAL PLAT

**STANSBURY PLACE P.U.D. PHASE 3
LOT 3007 AMENDED**

VACATING REAR & SIDE YARD PUBLIC UTILITY / DRAINAGE EASEMENTS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
STANSBURY PARK, TOOELE COUNTY, UTAH

CHRISTIAN M. JUNK 604 W. ISLIP COURT STANSBURY PARK, UT 84074	 10430 S 2700 W, South Jordan Utah 84095 Phone: (801) 253-0248 Fax: (801) 253-6139 www.proterragroup.com
---	---

	TOOELE COUNTY RECORDER RECORDED NO. _____ STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ TOOELE COUNTY RECORDER
--	---



NOTICE OF PUBLIC HEARING

- **SUBJECT:** 2025-104 Conditional Use Permit
- **PROJECT SUMMARY:** Shelley Shumway and Camille Bosch are requesting conditional use approval for private roads to access their properties.
- **ADDRESS:** Not yet addressed.
- **PARCEL:** 07-055-0-0002
- **Unincorporated:** Tooele County **Planner:** Trish DuClos

On **September 3, 2025**, the Tooele County Planning Commission will hold a public hearing regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building (Council Chamber, Third Floor), 47 S. Main Street, Tooele, UT 84074. Also via zoom located on the Tooele County Website: <https://tooeleco.gov/index.php> under "Meeting agendas" and then the zoom link will be embedded in the "Agenda Packet."

You have the right to attend and speak at the public hearing. Please be aware, however, that in making its decision the Planning Commission can only rely on evidence, not opinion or conjecture. You may also submit comments in writing, but please do so at least 24 hours before the meeting date so that your comments can be provided to the Planning Commission and to the applicant in an appropriate manner. For questions or additional information, please contact the Planning Office at 435-843-3160.

The future meeting regarding this application will also be posted at the Tooele County Building, posted on the Tooele County Website and Utah Public Notice Website.

Tooele County
Community Development

Tooele County Community Development
47 South Main Street, Tooele, UT 84074
(435) 843-3160
www.tooeleco.org



Tooele County Planning Commission Agenda Item Summary

Department Making Request:

Community Development

Meeting Date:

September 3, 2025

Item Title:

CUP 2025-104 Private Road approval.

Summary:

Shelley Shumway and Camille Bosch are requesting conditional use approval for private roads to access their properties.

CUP 2025-104

Conditional Use Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: September 3, 2025

Parcel ID: 07-055-0-0002

Current Zone: MU-40 (Multiple Use, 40-Acre Min)

Property Address: Not yet given.

Unincorporated: Tooele

Request: Conditional Use Approval for Private Road

Planning Staff Recommendation: Approval with Conditions.

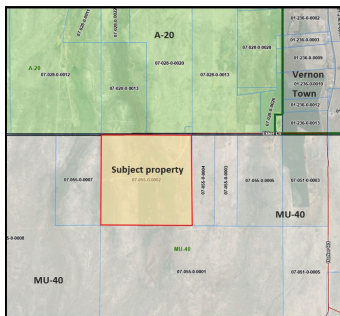
Planning Commission Response: Not yet received.

Applicant Name: Shelley Shumway and Camille Bosch

PROJECT DESCRIPTION

Shelley Shumway and Camille Bosch are requesting a conditional use permit for private road approval. The private road would give legal access to the properties. There is a recorded access easement already in place and the CUP would allow private road access.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is 159.53 acres in size. The property is located about 1/2 mile West of Vernon Town limits. Ekker Ln is a county road, but ends at the owners' property. The property is located in the MU-40 zone. Just North of the property is a large A-20 (agricultural, 20-acre min) 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 was submitted will be addressed to planning commission at the meeting.

PLANNING STAFF ANALYSIS

According to Tooele County Land Use Ordinance 4-3(2) "No building permit may be issued for a lot that does not have frontage upon a dedicated or publicly approved street, except: (a) residential lots may front upon a private road approved by the planning commission; or (b) lots used solely for the provision of essential services may be accessed via a recorded perpetual easement."

Planning Staff has found that in order to provide an address for their building permits the roads will need to be approved as private roads. Private roads are required to be approved through planning commission. Since these properties are not in a subdivision this requirement triggered a CUP.

Planning Staff has found that the private road is cohesive with surrounding uses, the Tooele County General Plan Update 2022, and the Tooele County Land Use Ordinance.

The properties owners also have a road maintenance agreement that will be recorded alongside this CUP.

All reviewing agencies (GIS/addressing, engineering, fire, roads, and planning) have approved the road plan. The road name for the East and West road will continue with Ekker Ln. The North and South portion is Dragonfly Ln.

ISSUES OF CONCERN/PROPOSED MITIGATION

Staff has not identified any concerns at this time.

PLANNING STAFF RECOMMENDATION

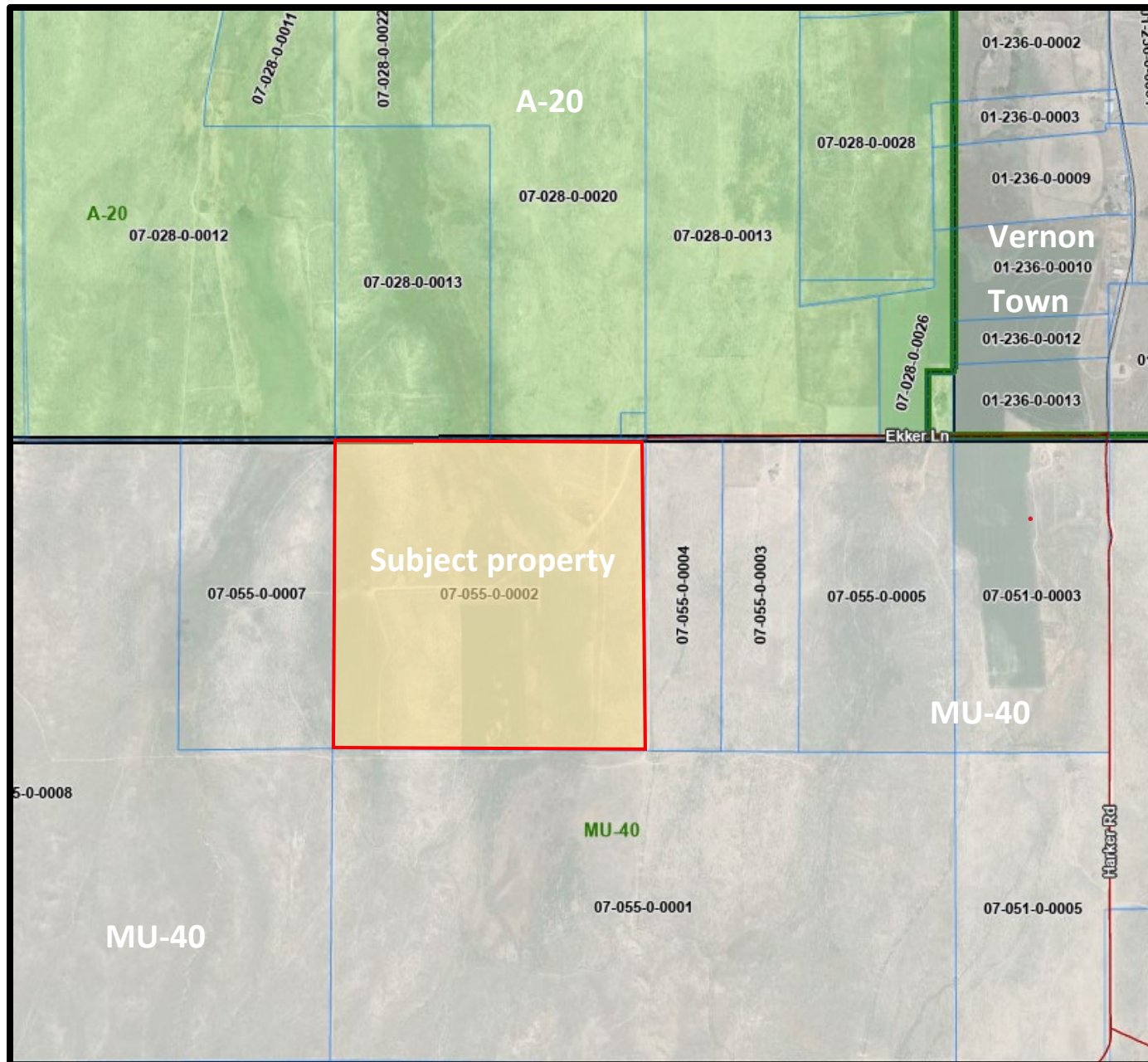
Staff recommends that the Tooele County Planning Commission makes a motion to grant approval for the conditional use permit for the listed private roads subject to the following condition of approval:

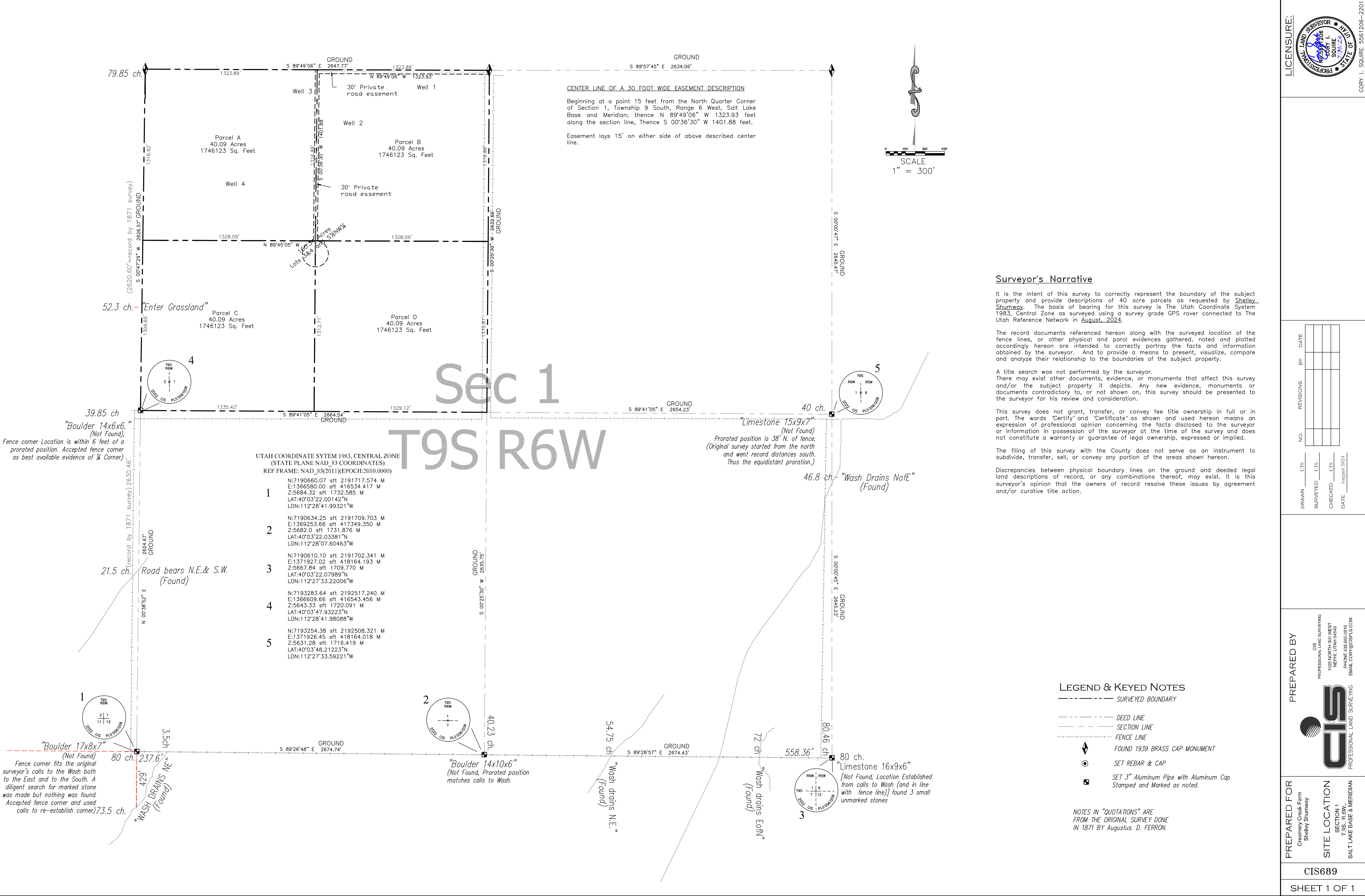
1. Staff record an attachment on the Access Easement stating the private road has been approved through CUP 2025-104, along with the road maintenance agreement.

CUP 2025-104: Private Road

Unincorporated Tooele County: West of Vernon Town

Parcels: 07-055-0-0002





Surveyor's Narrative

It is the intent of this survey to correctly represent the boundary of the subject property and provide descriptions of 40 acre parcels as requested by Shelley Shumway. The basis of bearing for this survey is The Utah Coordinate System 1983, Central Zone as surveyed using a survey grade GPS rover connected to The Utah Reference Network in August, 2024.

The record documents referenced hereon along with the surveyed location of the fence lines, or other physical and parcel evidences gathered, noted and plotted accordingly hereon are intended to correctly portray the facts and information obtained by the surveyor. And to provide a means to present, visualize, compare and analyze their relationship to the boundaries of the subject property.

A title search was not performed by the surveyor. There may exist other documents, evidence, or monuments that affect this survey and/or the subject property it depicts. Any new evidence, monuments or documents contradictory to, or not shown on, this survey should be presented to the surveyor for his review and consideration.

This survey does not grant, transfer, or convey fee title ownership in full or in part. The words "Certify" and "Certificate" as shown and used hereon means an expression of professional opinion concerning the facts disclosed to the surveyor or information in possession of the surveyor at the time of the survey and does not constitute a warranty or guarantee of legal ownership, expressed or implied.

The filing of this survey with the County does not serve as an instrument to subdivide, transfer, sell, or convey any portion of the areas shown hereon.

Discrepancies between physical boundary lines on the ground and deeded legal land descriptions of record, or any combinations thereof, may exist. It is this surveyor's opinion that the owners of record resolve these issues by agreement and/or curative title action.

PREPARED BY

CIS
PROFESSIONAL LAND SURVEYING
1005 NORTH 100 WEST
NEPHI, UTAH 84648
PHONE 435.660.0616
EMAIL CORV@CIS689.COM

PREPARED FOR

Crescenty Creek Farm
Shelley Shumway

SITE LOCATION

SECTION 1
T9S R6W
SALT LAKE BASE & MERIDIAN

CIS689

SHEET 1 OF 1



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 # 07-055-0-0002 Lot # _____

Subdivision Name: Shelley Shumway Trustee

(For office use only)

CUP #: 2025-104 Fee \$300.00 Receipt #: 1252

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

*** Amendment fee – 50% of Normal Fee

Application Determination:

Approved ☐ Denied ☐

Conditions imposed? Yes ☐ No ☐

By: _____ Date: _____

Property Owner(s) Information

Name(s): Barbara Jackson Trust Shelley Shumway Trustee

Address per tax rolls: 1525 W. EKKER Lane

City/County: Vernon Tooele State: Ut Zip: 84080

Office/home phone: 435 839 3545 Fax: _____

Mobile phone: 395-200-9017 Message phone: _____

Email address: Shelley Shum@yahoo.com

Applicant's Information if different than Property Owner(s)

*Agent Authorization notarization needed

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

All information in this application is required and must be completely filled out and signed with the required paperwork submitted or the 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:
(Describe in as much detail as possible the business and use on property)

To approve a private road on
private property.

Possible Road Name North & South Sunflower Lane

East and West Cahoon Drive

* Or Continue with EKKer Lane * ^{1st} choice

Total acreage of parcel: 159.53 Area occupied by this use: 159.53

Current zoning designation: MU-40 Current use of land (residential, commercial, etc.): Ag.

What area(s) of the property will be used for the business (accessory structures, yard space, in the residence, etc.)?

N/A

How many Employees will be coming to work at the property (whether to pick up items or work)? N/A

How many deliveries or pickups will be made to the property?: N/A

How many customers will be allowed at the property at one time? N/A

What type and how much raw and finished product will be stored? N/A

How and where will equipment and materials/product be stored? N/A

What will your hours of operation be? N/A

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 **within 50 feet (50')** of the subject property boundaries. *NONE*



Responses to the following questions:

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

There are no home in the area there is a home 1/2 mile to the east

2. In what ways does the project not fit in with surrounding properties and uses? *None that*

I see There cattle farm's the nearest home is 1/2 mile up to east.

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

I Have meet with the owner of the landowner across the access Road and let him know my plan.

Applicant

County



Applicant must provide printed labels from the Tooele County Recorder's office of adjacent property owners of this property (and immediately across the street).

Conditions imposed:

***Staff or planning commission may add further restrictions.**

In submitting this application, I (We) agree to the following conditions and understand that any breach of any one or more will cause this permit to become void:

1. No more than 1 employee may be employed at the dwelling that does not reside within the dwelling. All other employees of the business who work at the dwelling shall be residents of that dwelling.
2. No retail or wholesale sales be conducted that would present a nuisance or interfere with the normal residential traffic pattern in the neighborhood.
3. All federal, state, and local codes, laws, regulations, and license requirements be complied with.
4. On site advertising shall be in accordance with Tooele County sign ordinance and shall not be more than 2 square feet in area.
5. All dwellings on the premise shall be kept in such a way that their exterior will be maintained in a residential manner.

6. *

7. *

8. *

I (We) as the owner(s) of this property have read and do hereby agree to and understand the above terms and conditions without reservation and place my signature below as an act of such agreement. It is further agreed and understood that should I (we) violate any of the above conditions, this permit shall become null and void without further process and such use will not be permitted upon the property. This permit is issued site specific and not transferable to another property, but may be transferred to a new owner.

I (We) understand that the 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 Land Use Ordinance for such use.

Shelley Shumway
APPLICANT'S SIGNATURE

July 18 25
DATE

Shelley Shumway
PROPERTY OWNER'S SIGNATURE

July 18 25
DATE

We as owners shall maintain the road together. Each paying 50% of the maintenance.

Camille K. Boser 6/22/2025

Shelley ShumDeery 6/22/2025

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Shelley Sumway the owner(s) of the real property located as follows: 07-055-0-0002 and further described in the attached application, do authorize the applicant listed in this application permissions to use this property as listed in this CUP application. I (We) understand that if the use is granted it will stay with the property if new residence(s) move in. We further understand that if this use is discontinued for a year or more the use is no longer allowed on the property and a new CUP application will be required. Any violations regarding this CUP will be addressed with the property owner.

Shelley Sumway
(Property Owner)

(Property Owner)

(Property Owner)

(Property Owner)

Notary

STATE OF UTAH)

:SS

County of Tooele)



Dated this 18th day of July, 20 25, 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.

May 26, 2029
My Commission Expires

Stephanie Eastburn
Notary Public

CENTER LINE OF A 30 FOOT WIDE EASEMENT DESCRIPTION

Entry # 621896

An easement beginning at a point 15 feet S.00°25'30"W. from the North Quarter Corner of Section 1, Township 9 South, Range 6 West, Salt Lake Base and Meridian; thence N.89°49'06".W 1323.93 feet parallel with the section line to the sixteenth line, Thence along said sixteenth line S.00°36'30"W. 1401.88 feet to the center of a 100.00 foot radius cul-de-sac. Said easement including the full area within the 100.00 foot radius of said cul-de-sac whose transitioning radii are 25.00 feet.

Easement lies 15' on both sides of the above described center line.