



## 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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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\_Note\_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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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

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

<b>Department Making Request:</b> Community Development	<b>Meeting Date:</b> August 20, 2025
<b>Item Title:</b> AMD SUB 2025-073	
<b>Summary:</b> 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.	

**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	<b>Main Building:</b> 8 Feet <b>Accessory Buildings:</b> 3 Feet, granted it does not encroach on an easement.	Will Comply Will Comply
Rear Yard Setback	<b>Main Building:</b> 20 Feet <b>Accessory Buildings:</b> 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**

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

## **ISSUES OF CONCERN/PROPOSED MITIGATION**

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

## **REVIEWING AGENCIES RESPONSE**

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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**

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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**

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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**

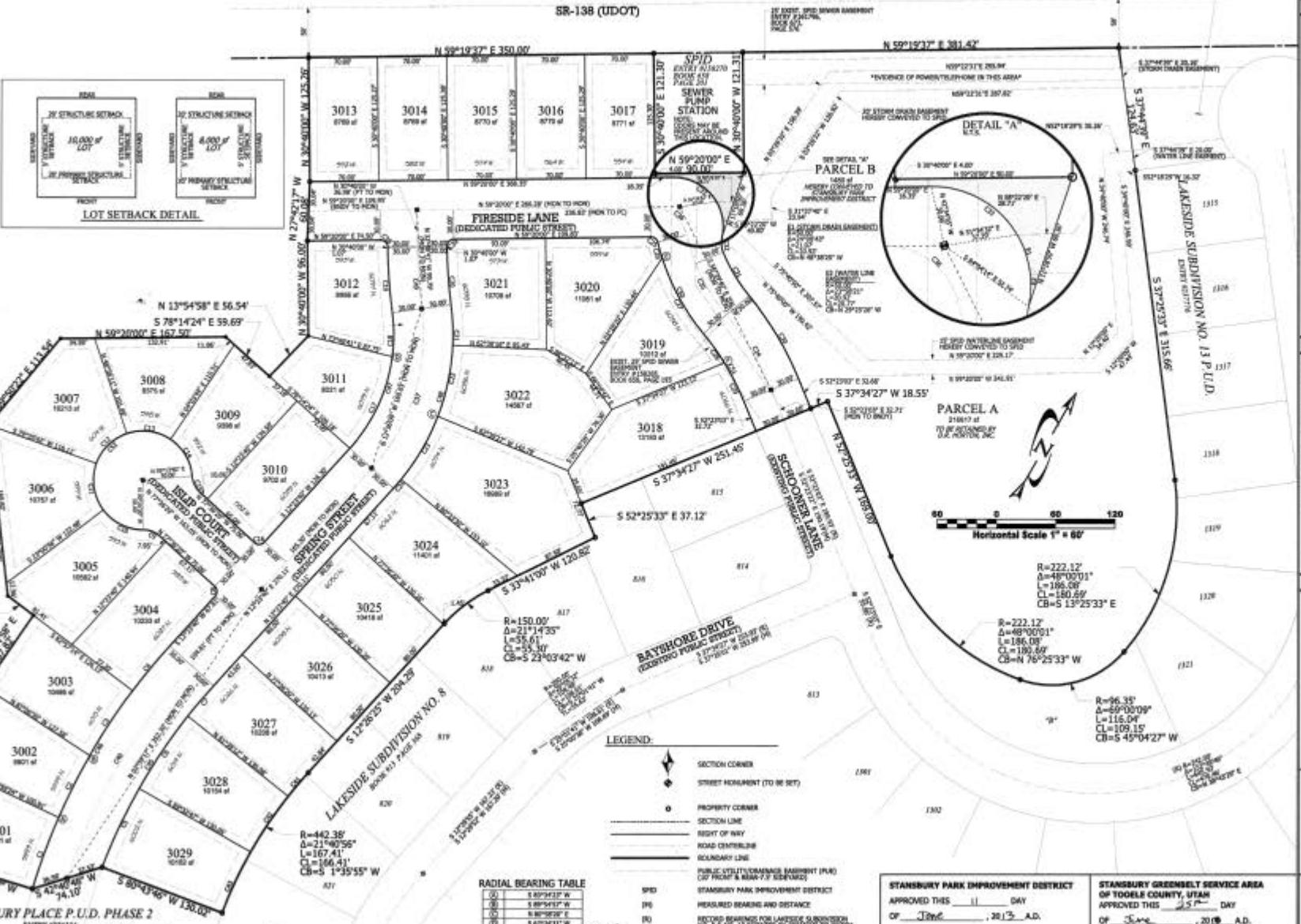


# FINAL PLAT STANSBURY PLACE P.U.D. PHASE 3

SITUATED IN THE SOUTH HALF OF 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

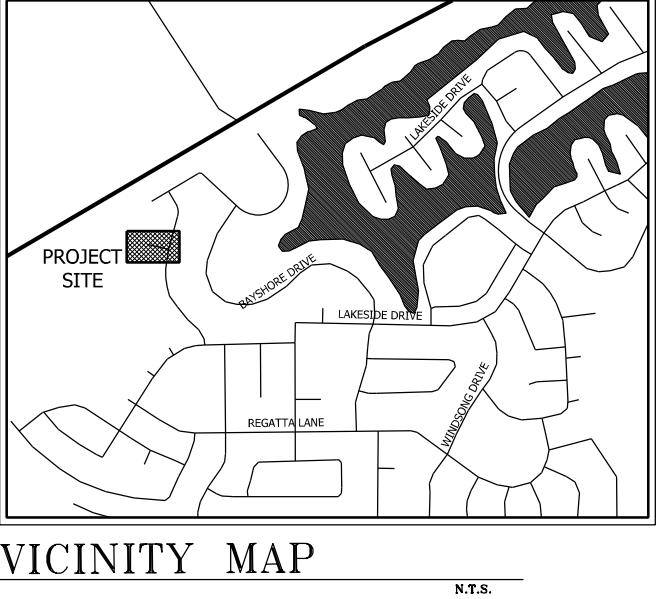


VICINITY MAP



# FINAL PLAT STANSBURY PLACE P.U.D. PHASE 3 LOT 3007 AMENDED

VACATING REAR & SIDE YARD PUBLIC UTILITY / DRAINAGE EASEMENTS

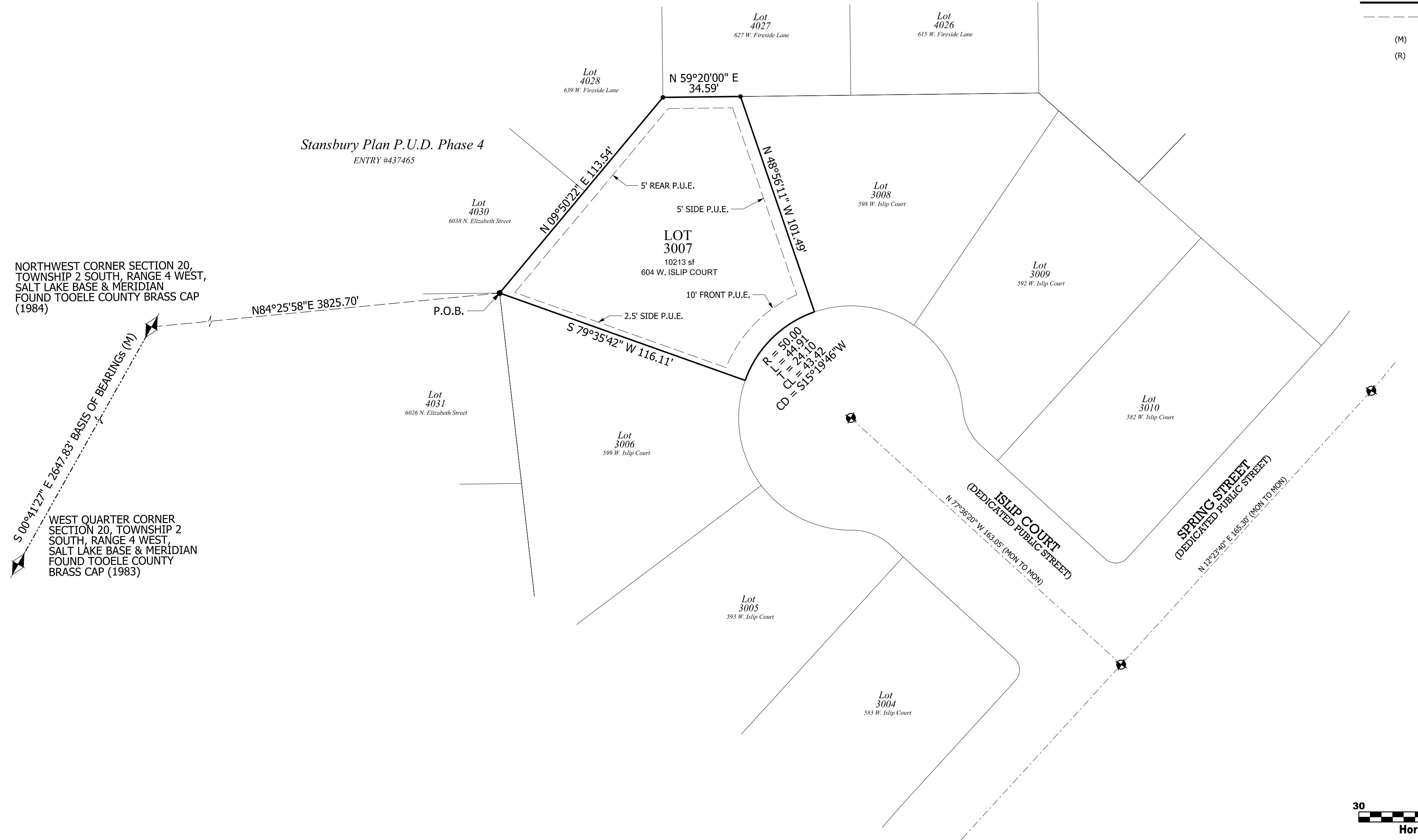


**VICINITY MAP**

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

**Legend:**

- ◆ SECTION CORNER
- ◆ STREET MONUMENT (EXISTING)
- PROPERTY CORNER
- SECTION LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- BOUNDARY LINE
- PUBLIC UTILITY (P.U.E.)
- (M) MEASURED BEARING AND DISTANCE
- (R) RECORD BEARINGS FOR LARGEST SUBDIVISION  
NOT TO EXC. 13' ROTATED BY 10' 13' 23' TO MATCH  
BASIS OF BEARINGS FOR THIS PLAT.  
RECORD BEARINGS FOR STANSBURY PLACE P.U.D.  
PHASE 3 HAVE BEEN ROTATED 08' 10' 10' TO MATCH  
THE BASIS OF BEARING FOR THIS PLAT.



**Stansbury Plan P.U.D. Phase 4**  
ENTRY #437465

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

**WEST QUARTER CORNER  
SECTION 20, TOWNSHIP 2  
SOUTH, RANGE 4 WEST  
SALT LAKE BASE & MERIDIAN  
FOUND TOOELLE COUNTY  
BRASS CAP (1983)**

**P.O.B.**

**ISLIP COURT  
(DEDICATED PUBLIC STREET)**

**SPRING STREET  
(DEDICATED PUBLIC STREET)**

**Horizontal Scale 1" = 30'**

**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, TOOELLE 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 TOOELLE 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 TOOELLE STATE OF UTAH S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 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, TOOELLE COUNTY, UTAH

<p><b>TOOELE COUNTY PLANNING COMMISSION</b> APPROVED THIS <u>20</u> DAY OF <u>2013</u>, 20 <u>A.D.</u></p> <p>CHAIR, TOOELLE COUNTY PLANNING COMMISSION</p>	<p><b>BOARD OF HEALTH</b> APPROVED THIS <u>20</u> DAY OF <u>2013</u>, 20 <u>A.D.</u></p> <p>DIRECTOR, TOOELLE COUNTY BOARD OF HEALTH</p>	<p><b>TOOELE COUNTY ENGINEERING</b> APPROVED THIS <u>20</u> DAY OF <u>2013</u>, 20 <u>A.D.</u></p> <p>DIRECTOR, TOOELLE COUNTY ENGINEERING DEPT.</p>	<p><b>NORTH TOOELLE COUNTY FIRE DISTRICT</b> APPROVED THIS <u>20</u> DAY OF <u>2013</u>, 20 <u>A.D.</u></p> <p>NORTH TOOELLE COUNTY FIRE CHIEF</p>
<p><b>TOOELE COUNTY SURVEYOR</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION</p>		<p><b>TOOELE COUNTY ATTORNEY</b> APPROVAL AS TO FORM APPROVED THIS <u>20</u> DAY OF <u>2013</u>, 20 <u>A.D.</u></p> <p>TOOELE COUNTY ATTORNEY</p>	
<p><b>TOOELE CITY COMMUNITY DEVELOPMENT</b> APPROVED THIS <u>20</u> DAY OF <u>2013</u>, 20 <u>A.D.</u></p> <p>TOOELE CITY COMMUNITY DEVELOPMENT</p>		<p><b>STANSBURY PARK IMPROVEMENT DISTRICT</b> APPROVED THIS <u>20</u> DAY OF <u>2013</u>, 20 <u>A.D.</u></p> <p>STANSBURY GREENBELT SERVICE AREA OF TOOELLE COUNTY, UTAH APPROVED THIS <u>20</u> DAY OF <u>2013</u>, 20 <u>A.D.</u></p> <p>CHAIRMAN</p>	
<p><b>TOOELE COUNTY TREASURER</b> APPROVED THIS <u>20</u> DAY OF <u>2013</u>, 20 <u>A.D.</u></p> <p>TOOELE COUNTY TREASURER</p>		<p><b>TOOELE COUNTY RECORDER</b> RECORDED NO. _____ STATE OF UTAH, COUNTY OF TOOELLE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE <u>2013</u> TIME <u>10:00 AM</u> BOOK <u>1234</u> PAGE <u>123</u> FEE \$ <u>100.00</u></p> <p>TOOELE COUNTY RECORDER</p>	



## 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](http://www.tooeleco.org)



## Tooele County Planning Commission Agenda Item Summary

<b>Department Making Request:</b>  Community Development	<b>Meeting Date:</b>  <b>September 3, 2025</b>
<b>Item Title:</b>  CUP 2025-104 Private Road approval.	
<b>Summary:</b>  Shelley Shumway and Camille Bosch are requesting conditional use approval for private roads to access their properties.	

## Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074  
Phone: (435) 843-3160 • Fax: (435) 843-3252

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.

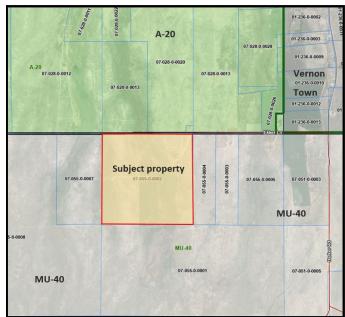
**Planning Commission Response:** Not yet received.

**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

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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

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Staff has not identified any concerns at this time.

## PLANNING STAFF RECOMMENDATION

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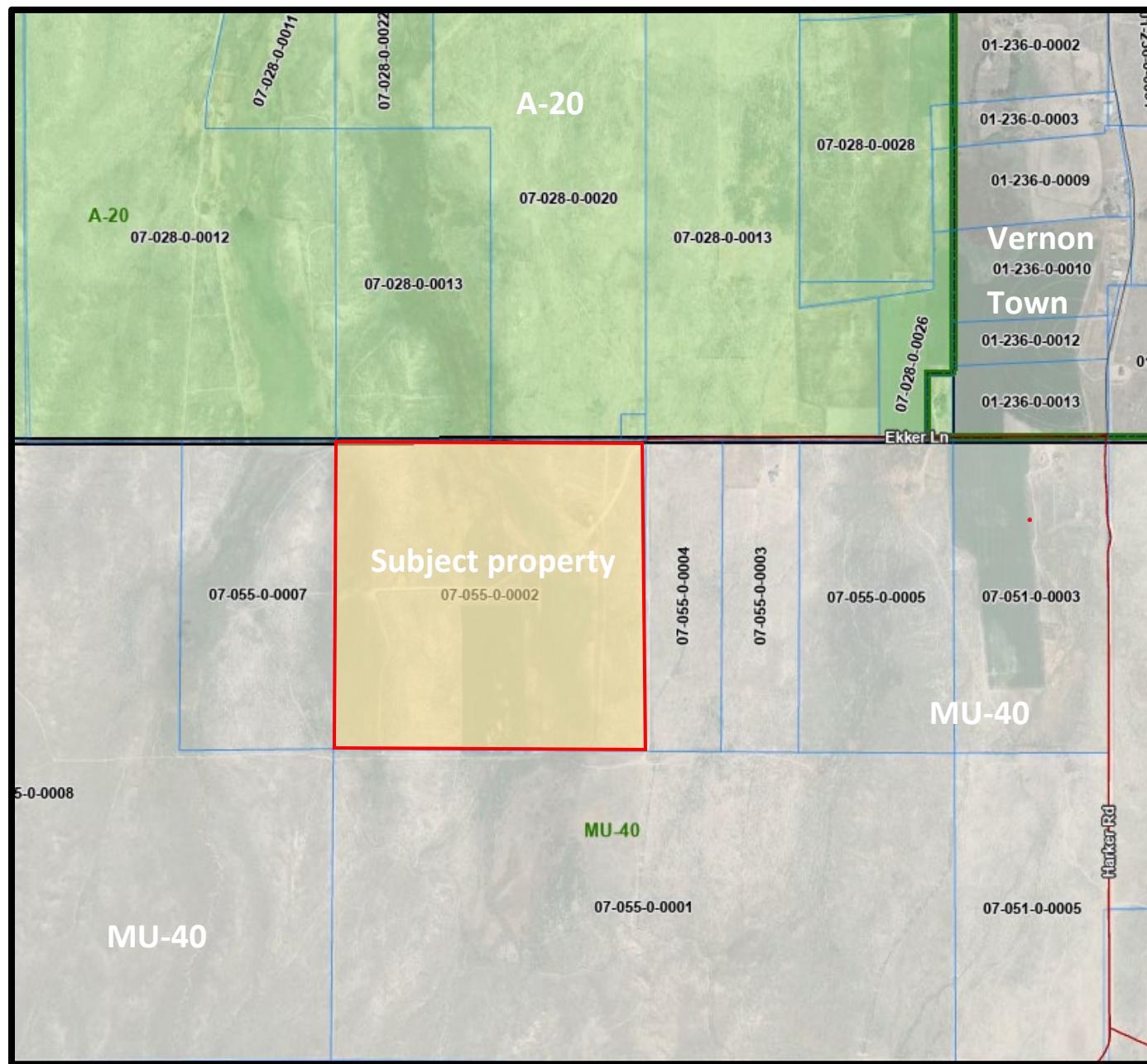
Staff recommends that the Tooele County Planning Commission makes a motion to grant approval for the conditional use permit for the listed private roads subject to the following condition of approval:

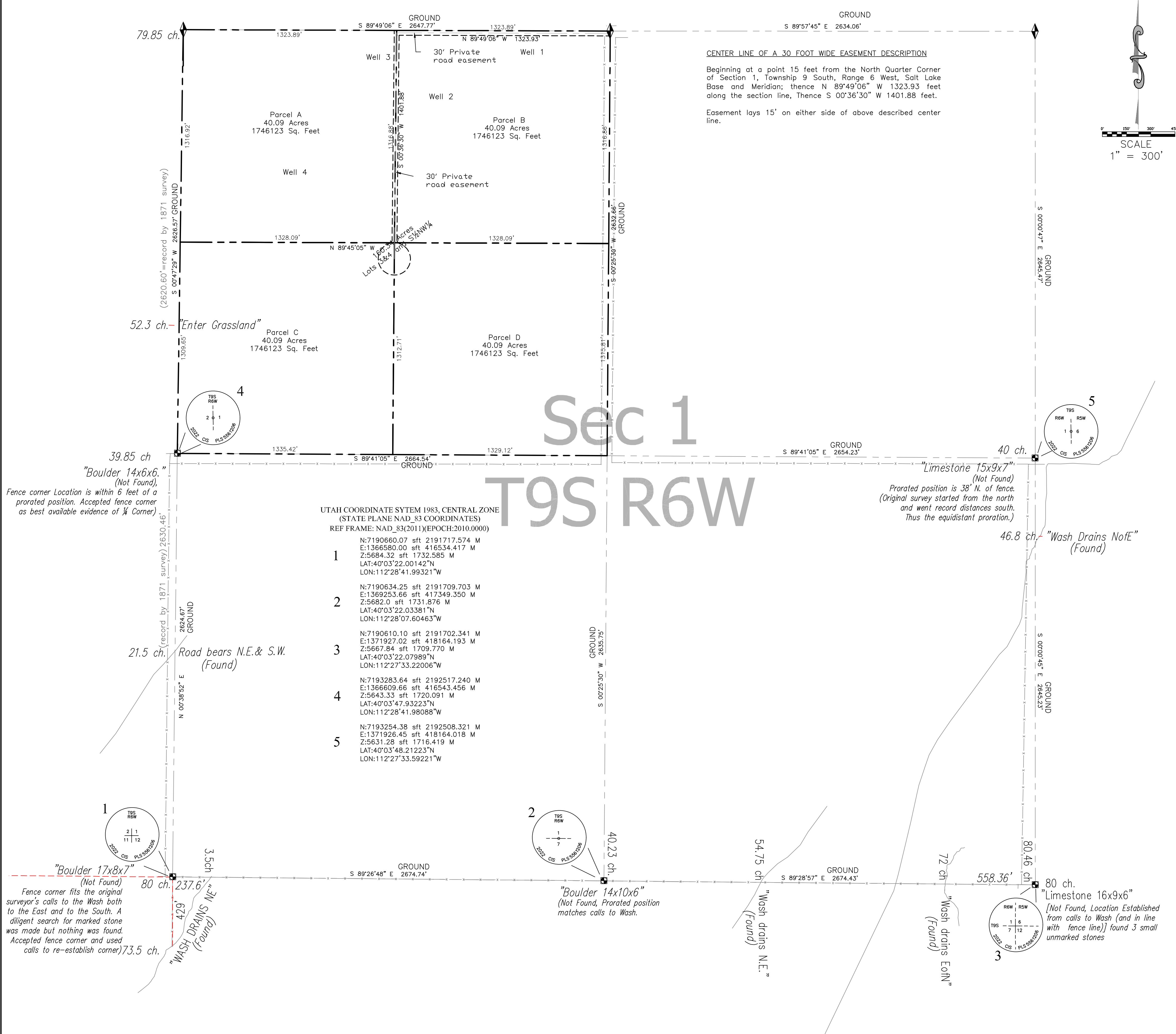
1. Staff record an attachment on the Access Easement stating the private road has been approved through CUP 2025-104, along with the road maintenance agreement.

## 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 parol 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 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.

#### LEGEND & KEYED NOTES

— SURVEYED BOUNDARY

— DEED LINE

— SECTION LINE

x — x — x — x — FENCE LINE

◆ FOUND 1939 BRASS CAP MONUMENT

○ SET REBAR & CAP

■ SET 3" Aluminum Pipe with Aluminum Cap

OTES IN "QUOTATIONS" ARE  
ROM THE ORIGINAL SURVEY DONE  
1871 BY Augustus D. FERRON

PREPARED FOR Creeaner Creek Farm Shelley Survey		PREPARED BY  CIS PROFESSIONAL LAND SURVEYING 1025 NORTH 300 WEST NEPHI, UTAH 84648 PHONE 435.660.0816 EMAIL <a href="mailto:CORY@CISPLS.COM">CORY@CISPLS.COM</a>	
SITE LOCATION SECTION 1 T.S.R. 6W, SALT LAKE BASE & MERRIDAN		DRAWN <u>CIS</u> BY <u>CIS</u> DATE <u>REVISIONS</u> NO. <u>DATE</u>	SURVEYED <u>CIS</u> CHECKED <u>CIS</u> DATE <u>August 2024</u>
<p><b>LICENSEURE:</b></p> <p> CORY I. SQUIRE 7/30/24 STATE OF UTAH No. 5581206</p>			



# Conditional Use Permit Application

Easement Recorded 9/15/25  
Entry # U21996

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: 395-208-9011 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's South Sunflower Lane

East and West Cahoon Drive

\* or Continue with EKKer Lane <sup>18</sup> <sub>choice</sub>

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 here  
is a home  $\frac{1}{2}$  mile to the east*

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

*is see there cattle farms the nearest  
home is  $\frac{1}{2}$  mile up to east.*

3. What is your plan to mitigate the potential conflicts/nuisances with surrounding properties and use, if any 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. \*

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7. \*

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8. \*

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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

APPPLICANT'S SIGNATURE

Shelley Shumway

PROPERTY OWNER'S SIGNATURE

July 18 25

DATE

July 18 25

DATE

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

Camille K. Bosek 6/22/2025

Shelley Shumeez 6/22/2025

## AFFIDAVIT

### PROPERTY OWNER'S AUTHORIZATION

I (we), Shelley Sunway the owner(s) of the real property located as follows: 07-055-0-6002 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 Sunway  
(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 # 421096

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.00'38'30"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.