



Planning Commission Meeting Agenda

February 18, 2026

Council Chambers

07:00 PM

To watch meetings online, visit Tooele County's [YouTube](#) or visit this Zoom link: <https://us06web.zoom.us/j/87557557305> 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 January 7, 2026 meeting

MOTION AND VOTE

Attachments

1. [JANUARY 7, 2026 PLANNING COMMISSION MEETING MINUTES - DRAFT.PDF](#)

4. Action Items

A. November 2026 Meeting Date- Staff is requesting to move the November 2026 meeting date due to conflict with the County Council meeting

MOTION AND VOTE

Attachments

1. [2026 PROPOSED PLANNING COMMISSION DATES_NEW.PDF](#)

5. Subdivisions

A. SUB EXT 2025-140 Richmond American Homes of Utah, Inc is requesting a 6-month extension for Wild Horse Ranch Subdivision Phase 14, Mili Pioquinto

MOTION AND VOTE

Attachments

1. [A\) 2025-140_PC_ITEM SUMMARY.PDF](#)
2. [B\) SUB EXT 2025-140 PUBLIC MEETING NOTICE.PDF](#)
3. [C\) SUB EXT 2025-140_STAFF REPORT.PDF](#)

B. SUB EXT 2025-142 Richmond American Homes of Utah, Inc is requesting a 6-Month Extension for Wild Horse Ranch Subdivision Phase 16, Mili Pioquinto

MOTION AND VOTE

Attachments

1. [A\) 2025-142_PC_ITEM SUMMARY.PDF](#)
2. [B\) SUB EXT 2025-142 PUBLIC MEETING NOTICE.PDF](#)
3. [C\) SUB EXT 2025-142_STAFF REPORT.PDF](#)

C. SUB 2025-077 Aaron Norton with E.T. Technologies USA is requesting preliminary plat approval for the proposed ETSRS Facility Subdivision for soil land farming, Mili Pioquinto

PUBLIC HEARING, MOTION, AND VOTE

Attachments

1. [2025-077_PUBLIC HEARING NOTICE.PDF](#)
2. [2025-077_PC_ITEM SUMMARY.PDF](#)
3. [2025-077_STAFF REPORT \(FINAL\).PDF](#)

D. SUB 2025-182 Jason Harris is requesting preliminary plat approval for the major subdivision Outlaw Par at Oquirrh Hills, Mili Pioquinto

PUBLIC HEARING, MOTION, AND VOTE

Attachments

1. [2025-181_PC_ITEM SUMMARY.PDF](#)
2. [2025-181_PUBLIC HEARING NOTICE.PDF](#)
3. [2025-181_STAFF REPORT.PDF](#)

6. Planning Commission Comments

7. Adjournment



Planning Commission Meeting Minutes

January 07, 2026

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 Commissioner Andy Stetz.

2. Roll Call

Commissioner Toni Scott called the meeting to order at 7:05PM showing in attendance Commissioner Michael Dow (online), Commissioner Curtis Beckstrom, Commissioner Andy Stetz and Commissioner Toni Scott. Commissioner Richard Mitchell was excused, and Commissioner Dean Alder was absent.

3. Minutes

A. December 3, 2025 Meeting Minutes

MOTION AND VOTE

Agenda Attachments

1. December 3, 2025 Planning Commission Meeting Minutes - Draft.pdf

Commissioner Beckstrom made a motion to approve the December 3, 2025, meeting minutes. 2nd by Commissioner Stetz. All in favor. Motion passed unanimously.

4. Subdivisions

A. SUB EXT 2025-141 Richmond American Homes of Utah, Inc is requesting a 6-month extension for Wild Horse Ranch Subdivision Phase 15, Mili Pioquinto

MOTION AND VOTE

Agenda Attachments

1. SUB EXT 2025-141 PUBLIC MEETING NOTICE.pdf
2. SUB EXT 2025-141_Staff Report.pdf
3. 2025-141_PC_Item Summary.pdf

Mili Pioquinto, Planning Staff, summarized that Richmond American Homes of Utah is requesting a 6-month extension for water installation and right-of-way improvements of Wild Horse Ranch Subdivision Phase 15. Substantial progress has been made through scheduled inspections and photographic evidence. Planning Staff recommends that the Tooele County Planning Commission grant the extension for Wild Horse Ranch Phase 15 with the following conditions. 1) If the infrastructure is not complete and approved by 07/07/2026, the developer shall apply for these

phases again from preliminary plat through the updated subdivision code. 2) If the infrastructure is approved before 07/07/2026 the developer shall record phase 15 within 30 days from the date the approval was given, or the phases shall be applied again from preliminary plat through the updated subdivision code. 3) No refunds given for previous applications and inspections.

Commissioner Beckstrom made a motion to approve SUB EXT 2025-141 to include Planning Staff recommendations; 1) If the infrastructure is not complete and approved by 07/07/2026, the developer shall apply for these phases again from preliminary plat through the updated subdivision code. 2) If the infrastructure is approved before 07/07/2026 the developer shall record phase 15 within 30 days from the date the approval was given, or the phases shall be applied again from preliminary plat through the updated subdivision code. 3) No refunds given for previous applications and inspections. 2nd by Commissioner Stetz. Roll call vote. Commissioner Dow – yes. Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Scott – yes. All in favor. Motion passed unanimously.

5. General Plan Update

A. General Plan Water Element Presentation by Hansen, Allen & Luce

PUBLIC HEARING, MOTION, AND VOTE

Agenda Attachments

1. 2025-12-22 DRAFT_Tooele_County_Water_Element.pdf

Rachelle Custer, Community Development Director, introduced Katie Jacobson with Hansen, Allen & Luce. She presented the draft for the Tooele County Water Element update to the General Plan. Staff recommends a favorable recommendation to the council for adoption.

Commissioner Beckstrom noted that only two cities were mentioned. He asked whether all cities were considered. Katie explained that the state requires cities of the fourth class or larger to prepare their own water element. All counties in the state are required to do so, and because Grantsville and Tooele are cities of the fourth class or larger, they each completed their own. Commissioner Beckstrom asked if private wells were included in the assessment. Katie responded that they are not; the assessment considers only data from public water systems. Commissioner Scott asked how the regional goals in the 2030–2040 projections account for projected population growth, and whether there is an overlay showing population increase. Katie responded that there is no population overlay because the goals are set on a per-capita basis. The goal remains the same per person, even as the population increases.

Commissioner Scott opened the public hearing.

Leland Hogan of Rush Valley stated that he works directly with the State Engineer's Office on water rights and with the Division of Drinking Water for the drinking water system. Water systems serving more than 500 people report monthly to the Division and submit annual water usage reports to the State Engineer's Office, which are shared with the Division of Drinking Water. He noted that these records are available through the State Engineer's Office. Mr. Hogan expressed appreciation for the Planning Commission's and County's concern regarding water availability and efforts to protect water resources as the area continues to grow.

Commissioner Scott closed the public hearing.

Commissioner Scott made a motion to give a favorable recommendation to the Tooele County Council to adopt into the General Plan the Water Element as written. 2nd by Commissioner Beckstrom. Roll call vote. Commissioner Dow – yes. Commissioner Stetz – yes. Commissioner Beckstrom – yes. Commissioner Scott – yes. All in favor. Motion passed to give a favorable recommendation to the County Council.

6. Planning Commission Comments

7. Adjournment

Commissioner Scott adjourned the meeting at 7:36PM.

2026 Proposed Meeting Dates for Planning Commission

January 7, 2026

February 4, 2026

March 4, 2026

April 1, 2026

May 6, 2026

June 3, 2026

July 1, 2026

August 5, 2026

September 2, 2026

October 7, 2026

~~November 4, 2026~~

November 18, 2026

December 2, 2026



**Tooele County Planning
Commission
Agenda Item Summary**

Department Making Request:

Community Development

Meeting Date:

February 18, 2026

Item Title:

SUB EXT 2025-140: 6-Month extension for Wild Horse Ranch Subdivision Phase 14.

Summary:

Richmond American Homes of Utah Inc. is requesting a 6-Month extension for pre-construction and pavement preparation of Wild Horse Ranch Subdivision Phase 14.



NOTICE OF PUBLIC MEETING

- **SUBJECT:** SUB EXT 2025-140
- **PROJECT SUMMARY:** Richmond American Homes of Utah is requesting an extension for Wild Horse Ranch Phase 14 for pre-construction and pavement preparation.
- **PARCEL:** 05-27-0-0033
Unincorporated: Stansbury Park **Planner:** Mili Pioquinto

On **February 18, 2026** 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.gov/> under "Agendas and Meetings."

You have the right to attend the meeting, however, there will not be a public hearing for this item. For questions or additional information, please contact the Community Development 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
47 South Main Street, Tooele, UT 84074
(435) 843-3160

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



Planning and Zoning

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

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

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

SUB EXT 2025-140

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: February 18, 2026

Parcel IDs: 05-27-0-0033

Current Zone: R-M-7

Approximate Site Location: Located northeast of Castle Rock Drive, and north of Old Mill PUD Phase 2 Subdivision.

Request: 6-month extension for pre-construction and pavement preparation for Wild Horse Ranch Phase 14.

Unincorporated: Stansbury Park

Planner(s): Mili Pioquinto

Planning Staff Recommendation: To be announced at planning commission meeting

Applicant Name: Richmond American Homes of Utah, Inc.

PROJECT DESCRIPTION

Richmond American Homes of Utah Inc. is requesting a 6-month extension for pre-construction and pavement preparation for Wild Horse Ranch Phase 14.

SITE & VICINITY DESCRIPTION (see attached map)

The proposed phase is located on the northeast side of Castle Rock Drive and north of the Old Mill PUD Phase 2 Subdivision. The previously platted phases of the Wild Horse Ranch Subdivision are located to the south, and east across Castle Rock Drive. To the southeast (across SR-138), there are single family residential uses in the R-1-10 zone. To the southwest is a parcel zoned M-D (Manufacturing Distribution), which is mostly vacant at this time. To the northwest is a large area of parcels in the A-20 (Agricultural, 20 Acre Minimum) zone. A significant land use across these parcels is the sewer lagoons for the Stansbury Park Improvement District (SPID).

LAND USE CONSIDERATIONS (R-M-7 Zone)

Requirement	Standard
Height	35 Feet
Front Yard Setback	20 Feet
Side Yard Setback	Main Building: 8 Feet Accessory Buildings: 3 Feet, provided they do not encroach on any easement.
Rear Yard Setback	Main Building: 20 Feet Accessory Buildings: 3 Feet, provided they do not encroach on any easement.
Lot Width	70 Feet

Lot Area	6,000 to 7,000 Square Feet per lot (*Zoning Administrator Determination), maximum density of seven dwelling units per acre.
Maximum Building Coverage	45 Percent
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.

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

GENERAL PLAN CONSIDERATIONS

The proposed subdivisions are compatible with the Tooele County General Plan Update 2016. Since the applications and approvals were still under the 2016 plan, they are vested into 2016 General Plan and former subdivision code (Title 13).

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has found the developer to be in violation of the deadlines to provide infrastructure and record these phases of the subdivision. The developer has requested an extension, which must be granted by the planning commission.

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on February 4, 2026.

PLANNING STAFF ANALYSIS

Title 13-2-1 of the Tooele County Code stated, "Each Development shall be actively pursued to completion. Any application that exceeds the time limits stated in this title will be deemed null and void and all vested rights shall be waived by the subdivider for that development. An application shall be null and void and all vested rights waived by the subdivider for that development if they do not complete a stage or they fail to make a progress report to the planning commission within 180 days. Any extension must be requested prior to the expiration of the original approval. Should an application become void, the applicant must reapply at the first stage for that development."

In "Financial Assurance" Section of Title 13 (13-9-2. Default.) it stated, "In the event that subdivider defaults or fails or neglects to satisfactorily install required improvements within one year from date of approval of the final plat, or at a date approved by the county engineer, the county commission may declare the bond, escrow, deed of trust, or letter of credit forfeit and may execute thereon and install or cause the required improvements to be installed using the proceeds from the collection to defray the expenses thereof. The subdivider shall be responsible for all costs incurred by the county to complete the required improvements in excess of the proceeds of the guarantee amount."

The final plat of Wild Horse Ranch Phase 14 was approved on 08/07/2024. The expiration date of infrastructure was 10/07/2025. The request for extension of phase 14 was submitted on 10/07/2025.

Wild Horse Ranch Phase 14 was granted final approval for infrastructure on 10/07/2025 but has still not recorded this plat.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant the extension for Wild Horse Ranch Phase 14 with the conditions of:

1. If the infrastructure is not complete and approved by 07/07/2026 the developer shall apply for these phases again from preliminary plat through the updated subdivision code.
2. If the infrastructure is approved before 07/07/2026 the developer shall record phase 14 within 30 days from the date the approval was given, or the phases shall be applied again from preliminary plat through the updated subdivision code.
3. No refunds given for previous applications and inspections.

MODEL MOTIONS

Sample Motion for Approval

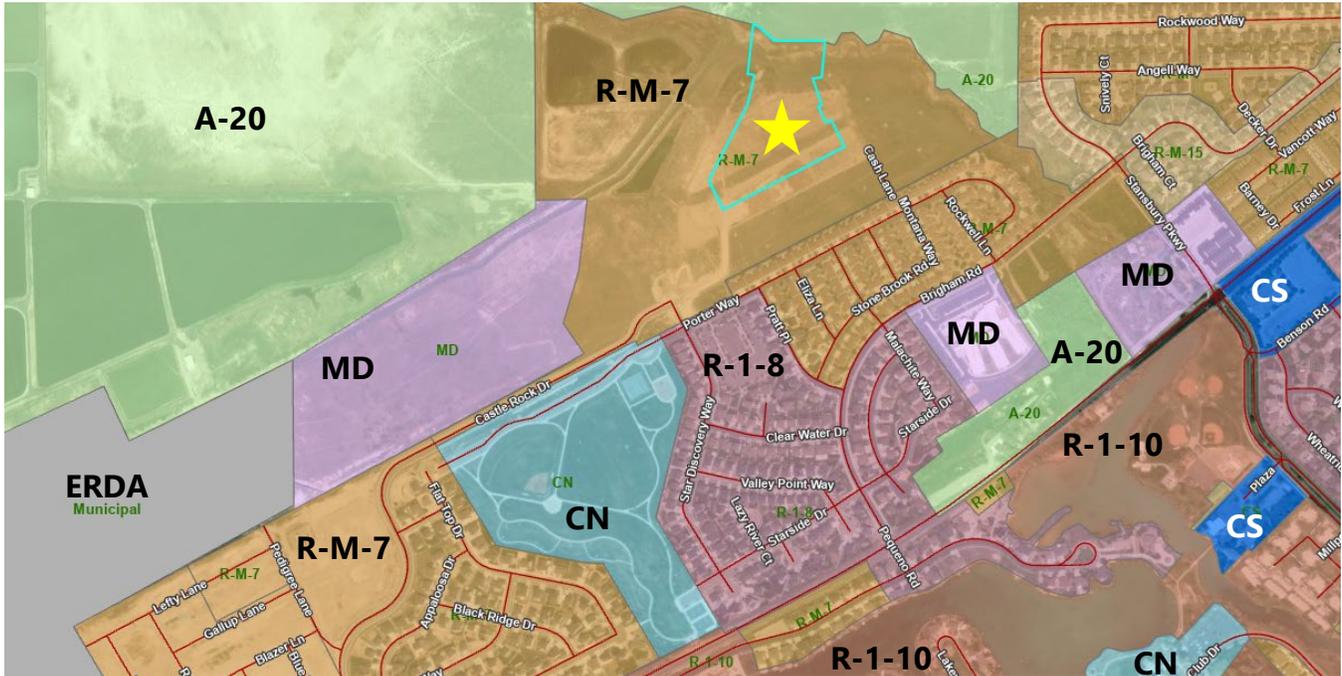
- "I move we approve the 6-Month Extension Request by Richmond American Homes of Utah Inc. for pre-construction and pavement preparation for Wild Horse Ranch Phase 14, application number 2025-140, based on the findings and subject to the conditions listed by the Planning Staff: "
1. List any additional findings of fact and/or conditions...

Sample Motion for Non-Approval

- "I move we table the 6-Month Extension Request by Richmond American Homes of Utah Inc. for pre-construction and pavement preparation for Wild Horse Ranch Phase 14, application number 2025-140, based on the following considerations listed by the Planning Staff: "
1. List findings of fact and/or considerations...

SUB EXT 2025-140: Extension of SUB 2022-041 Wild Horse Ranch Phase 14.

Located northeast of Castle Rock Drive, and north of Old Mill PUD Phase 2 Subdivision. (Parcel ID: 05-27-0-0033)





Planning Commission Extension Application

Planning commission may not grant any extension without substantial progress having been demonstrated by the applicant or authorized representative.

Fee \$100.00

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

Address: 36 East Castle Rock Drive Parcel #: 05-27-0-0033

Subdivision Name: Wild Horse Ranch Phase 14 Lot # 1-28

Subdivision permit #: 22041

(For office use only)

AMD #: _____ Fee \$100.00 Receipt #: _____

Application Determination:

Approved Denied

Conditions imposed? Yes No

By: _____ Date: _____

Property Owner(s) Information

Name(s): Richmond American Homes of Utah

Address per tax rolls: 4350 S Monaco Street, Suite 50

City/County: Denver State: CO Zip: 80237

Office/home phone: 801-743-7456 Fax: _____

Mobile phone: 801-910-9500 Message phone: _____

Email address: thomas.calton@mdch.com

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

*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: _____

Each application for a conditional use permit 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:
(Describe in as much detail specific to the reason of the extension)

The phased development of Wild Horse Ranch was always intended to take place over time. Phase 13 is nearing completion, Phase 15 is installing water and will then be ready for the right-of-way improvements. Phase 14 is intended to develop over the winter. Phase 16 will start in the spring of '26 for fall completion.

Richmond wishes to extend entitlement approval for phases 14-16.

Total acreage of parcel: 8.62 Area occupied by this use: 8.62
Current zoning designation: R-M-7 Current use of land (residential, commercial, etc.): Residential - raw
Extension date requested: 10/3/25

Applicant County Attached proof that substantial progress has been made.

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 or Planning Commission 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.



APPLICANT'S SIGNATURE


PROPERTY OWNER'S SIGNATURE

10/3/25

DATE
10/3/25

DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Richmond American Homes of Utah the owner(s) of the real property located as follows: 36 East Castle Rock Drive 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.

[Signature]

(Property Owner)

(Property Owner)

(Property Owner)

(Property Owner)

Notary

STATE OF UTAH)

:ss

County of ~~Towe~~)
Salt Lake Cm

Dated this 6 day of October, 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.

10/19/27

My Commission Expires

[Signature]

Notary Public



Phases 14-16 Progress Picture
Dated November 2025



N Eliza Ln

Brook Rd

F Brigham Rd

Porter

ID	Task Mode	Task Name	Duration	Start	Finish	Qtr 1, 2026					Qtr 2, 2026						
						Dec	Jan	Feb	Mar	Apr	May						
0		Wild Horse 14	101 days	Mon 12/29/25	Mon 5/18/26												
1		Notice of Award	1 day	Mon 12/29/25	Mon 12/29/25												
2		Clear and Grub	2 days	Mon 1/26/26	Tue 1/27/26												
3		Cut/Fill Site	5 days	Wed 1/28/26	Tue 2/3/26												
4		Sewer System	15 days	Wed 2/4/26	Tue 2/24/26												
5		Storm Drain System	15 days	Wed 2/25/26	Tue 3/17/26												
6		Water Main	15 days	Wed 3/18/26	Tue 4/7/26												
7		ROW Import	7 days	Wed 4/8/26	Thu 4/16/26												
8		Subgrade	4 days	Fri 4/17/26	Wed 4/22/26												
9		Curb and Gutter	4 days	Thu 4/23/26	Tue 4/28/26												
10		Roadbase - Road	3 days	Wed 4/29/26	Fri 5/1/26												
11		Asphalt	1 day	Mon 5/4/26	Mon 5/4/26												
12		Sidewalk	5 days	Tue 5/5/26	Mon 5/11/26												
13		Punch List	5 days	Tue 5/12/26	Mon 5/18/26												

Project: Creek Ridge Cove Date: Mon 1/5/26	Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
	Split		External Tasks		Inactive Summary		Manual Summary		Progress	
	Milestone		External Milestone		Manual Task		Start-only		Manual Progress	
	Summary		Inactive Task		Duration-only		Finish-only			



**Tooele County Planning
Commission
Agenda Item Summary**

Department Making Request:

Community Development

Meeting Date:

February 18, 2026

Item Title:

SUB EXT 2025-142: 6-Month extension for Wild Horse Ranch Subdivision Phase 16.

Summary:

Richmond American Homes of Utah Inc. is requesting a 6-Month extension for pavement completion of Wild Horse Ranch Subdivision Phase 16.



NOTICE OF PUBLIC MEETING

- **SUBJECT:** SUB EXT 2025-142
- **PROJECT SUMMARY:** Richmond American Homes of Utah is requesting an extension for Wild Horse Ranch Phase 16 for pavement completion.
- **PARCEL:** 05-027-0-0034
Unincorporated: Stansbury Park **Planner:** Mili Pioquinto

On **February 18, 2026** 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.gov/> under "Agendas and Meetings."

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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.



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Planning and Zoning

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SUB EXT 2025-142

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: February 18, 2026

Parcel IDs: 05-027-0-0034

Current Zone: R-M-7

Approximate Site Location: Located northeast of Castle Rock Drive, and north of Old Mill PUD Phase 2 Subdivision.

Request: 6-month extension for pavement completion for Wild Horse Ranch Phase 16.

Unincorporated: Stansbury Park

Planner(s): Mili Pioquinto

Planning Staff Recommendation: To be announced at planning commission meeting

Applicant Name: Richmond American Homes of Utah, Inc.

PROJECT DESCRIPTION

Richmond American Homes of Utah Inc. is requesting a 6-month extension for pavement completion of Wild Horse Ranch Phase 16.

SITE & VICINITY DESCRIPTION (see attached map)

The proposed phase is located on the northeast side of Castle Rock Drive and north of the Old Mill PUD Phase 2 Subdivision. The previously platted phases of the Wild Horse Ranch Subdivision are located to the south, and east across Castle Rock Drive. To the southeast (across SR-138), there are single family residential uses in the R-1-10 zone. To the southwest is a parcel zoned M-D (Manufacturing Distribution), which is mostly vacant at this time. To the northwest is a large area of parcels in the A-20 (Agricultural, 20 Acre Minimum) zone. A significant land use across these parcels is the sewer lagoons for the Stansbury Park Improvement District (SPID).

LAND USE CONSIDERATIONS (R-M-7 Zone)

Requirement	Standard
Height	35 Feet
Front Yard Setback	20 Feet
Side Yard Setback	Main Building: 8 Feet Accessory Buildings: 3 Feet, provided they do not encroach on any easement.
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Lot Width	70 Feet

Lot Area	6,000 to 7,000 Square Feet per lot (*Zoning Administrator Determination), maximum density of seven dwelling units per acre.
Maximum Building Coverage	45 Percent
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.

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

GENERAL PLAN CONSIDERATIONS

The proposed subdivisions are compatible with the Tooele County General Plan Update 2016. Since the applications and approvals were still under the 2016 plan, they are vested into 2016 General Plan and former subdivision code (Title 13).

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has found the developer to be in violation of the deadlines to provide infrastructure and record these phases of the subdivision. The developer has requested an extension, which must be granted by the planning commission.

NEIGHBORHOOD RESPONSE

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PLANNING STAFF ANALYSIS

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The final plat of Wild Horse Ranch Phase 16 was approved on 08/07/2024. The expiration date of infrastructure was 10/07/2025. The request for extension of phase 16 was submitted on 10/07/2025.

Wild Horse Ranch Phase 16 was granted final approval for infrastructure on 10/07/2025 but has still not recorded this plat.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant the extension for Wild Horse Ranch Phase 16 with the conditions of:

1. If the infrastructure is not complete and approved by 07/07/2026 the developer shall apply for these phases again from preliminary plat through the updated subdivision code.
2. If the infrastructure is approved before 07/07/2026 the developer shall record phase 16 within 30 days from the date the approval was given, or the phases shall be applied again from preliminary plat through the updated subdivision code.
3. No refunds given for previous applications and inspections.

MODEL MOTIONS

Sample Motion for Approval

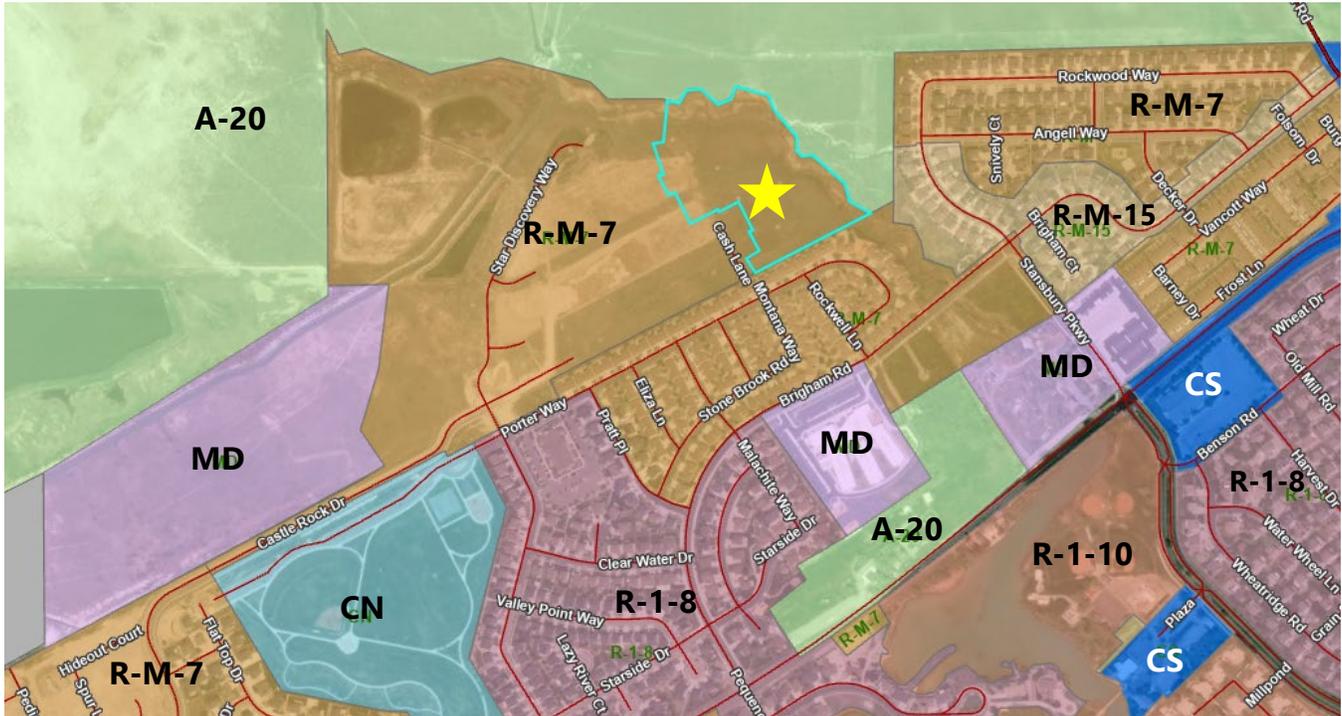
- "I move we approve the 6-Month Extension Request by Richmond American Homes of Utah Inc. for pavement completion for Wild Horse Ranch Phase 16, application number 2025-142, based on the findings and subject to the conditions listed by the Planning Staff: "
1. List any additional findings of fact and/or conditions...

Sample Motion for Non-Approval

- "I move we table the 6-Month Extension Request by Richmond American Homes of Utah Inc. for pavement completion for Wild Horse Ranch Phase 16, application number 2025-142, based on the following considerations listed by the Planning Staff: "
1. List findings of fact and/or considerations...

SUB EXT 2025-142: Extension of SUB 2022-043 Wild Horse Ranch Phase 16.

Located northeast of Castle Rock Drive, and north of Old Mill PUD Phase 2 Subdivision. (Parcel ID: 05-027-0-0034)





Planning Commission Extension Application

Planning commission may not grant any extension without substantial progress having been demonstrated by the applicant or authorized representative.

Fee \$100.00

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

Address: 50 East Castle Rock Drive Parcel #: 05-027-0-0034

Subdivision Name: Wild Horse Ranch Phase 16 Lot # 1-23

Subdivision permit #: 22043

(For office use only)

AMD #: _____ Fee \$100.00 Receipt #: _____

Application Determination:

Approved Denied

Conditions imposed? Yes No

By: _____ Date: _____

Property Owner(s) Information

Name(s): Richmond American Homes of Utah

Address per tax rolls: 4350 S Monaco Street, Suite 500

City/County: Denver State: CO Zip: 80237

Office/home phone: 801-743-7456 Fax: _____

Mobile phone: 801-910-9500 Message phone: _____

Email address: thomas.calton@mdch.com

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

*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: _____

Each application for a conditional use permit 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:
(Describe in as much detail specific to the reason of the extension)

The phased development of Wild Horse Ranch was always intended to take place over time. Phase 13 is nearing completion, Phase 15 is installing water and will then be ready for the right-of-way improvements. Phase 14 is intended to develop over the winter. Phase 16 will start in the spring of '26 for fall completion.

Richmond wishes to extend entitlement approval for phases 14-16.

Total acreage of parcel: 10.14 Area occupied by this use: 10.14
Current zoning designation: R-M-7 Current use of land (residential, commercial, etc.): Residential - raw
Extension date requested: 10/3/25

Applicant County Attached proof that substantial progress has been made.

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 or Planning Commission 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.



APPLICANT'S SIGNATURE


PROPERTY OWNER'S SIGNATURE

10/3/25

DATE
10/3/25

DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Richmond American Homes of Utah the owner(s) of the real property located as follows: 50 E Castle Rock Drive 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.

[Signature]

(Property Owner)

(Property Owner)

(Property Owner)

(Property Owner)

Notary

STATE OF UTAH)

:ss

County of ~~Tooele~~ Salt Lake Co)

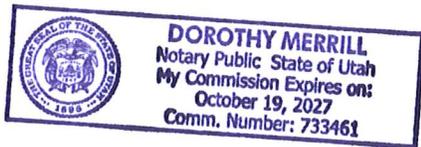
Dated this 8th day of October, 20 25, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

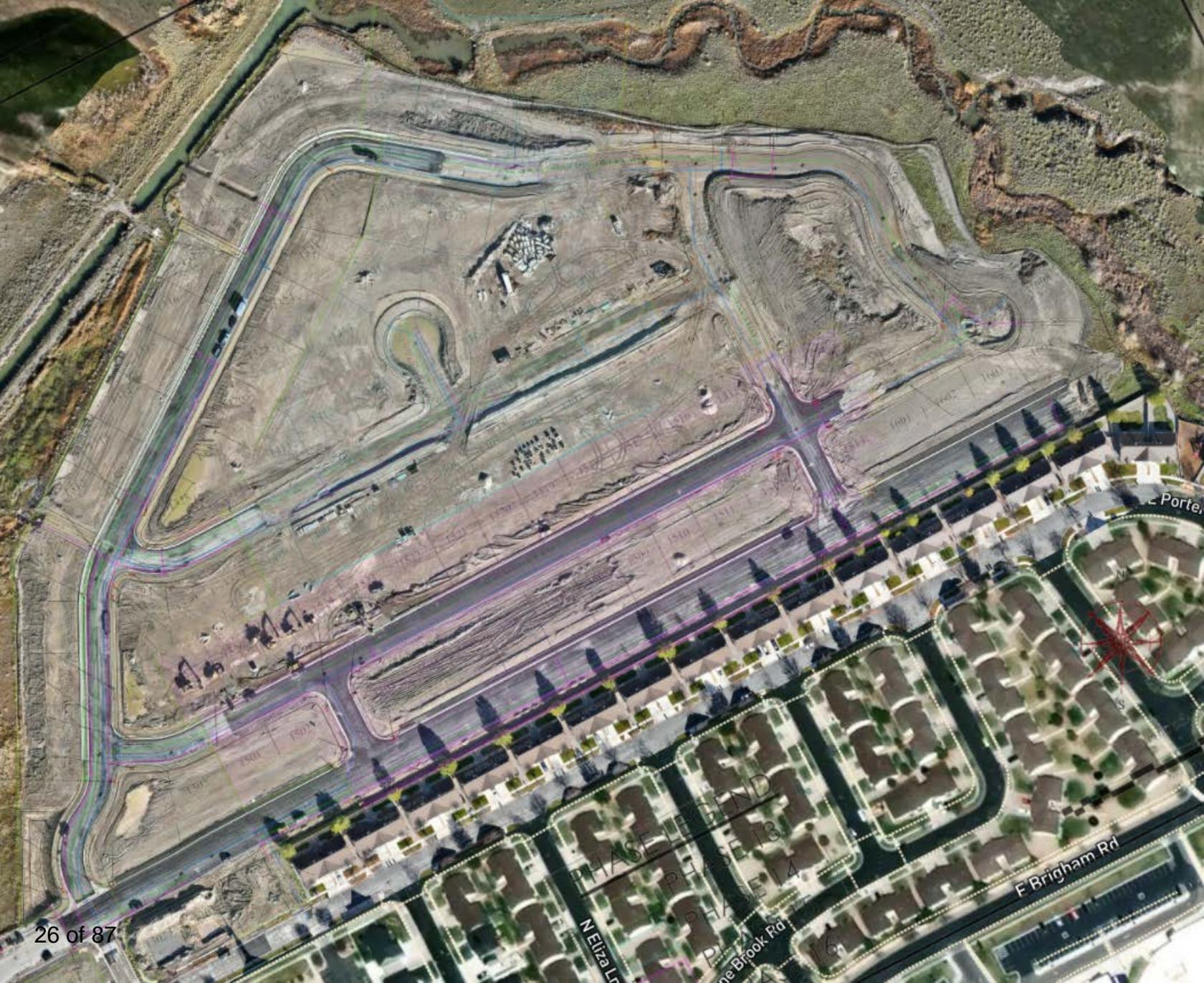
10/19/27

My Commission Expires

[Signature]

Notary Public





N Eliza Ln

The Brook Rd

F Brigham Rd

E Porter

ID	Task Mode	Task Name	Duration	Start	Finish	Qtr 3, 2026				
						May	Jun	Jul	Aug	Sep
0		Wild Horse 16	97 days	Fri 5/1/26	Mon 9/14/26					
1		Notice of Award	1 day	Fri 5/1/26	Fri 5/1/26					
2		Clear and Grub	2 days	Mon 5/25/26	Tue 5/26/26					
3		Cut/Fill Site	5 days	Wed 5/27/26	Tue 6/2/26					
4		Sewer System	15 days	Wed 6/3/26	Tue 6/23/26					
5		Storm Drain System	15 days	Wed 6/24/26	Tue 7/14/26					
6		Water Main	15 days	Wed 7/15/26	Tue 8/4/26					
7		ROW Import	7 days	Wed 8/5/26	Thu 8/13/26					
8		Subgrade	4 days	Fri 8/14/26	Wed 8/19/26					
9		Curb and Gutter	4 days	Thu 8/20/26	Tue 8/25/26					
10		Roadbase - Road	3 days	Wed 8/26/26	Fri 8/28/26					
11		Asphalt	1 day	Mon 8/31/26	Mon 8/31/26					
12		Sidewalk	5 days	Tue 9/1/26	Mon 9/7/26					
13		Punch List	5 days	Tue 9/8/26	Mon 9/14/26					

Project: Creek Ridge Cove Date: Mon 1/5/26	Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
	Split		External Tasks		Inactive Summary		Manual Summary		Progress	
	Milestone		External Milestone		Manual Task		Start-only		Manual Progress	
	Summary		Inactive Task		Duration-only		Finish-only			



NOTICE OF PUBLIC HEARING

- **SUBJECT:** SUB 2025-077
- **PROJECT SUMMARY:** Preliminary plat approval for ETSRS Facility Subdivision
- **PARCEL:** NA Legal Description: SE Corner of Sec 22, T1N, R8W, SLB&M
Unincorporated: Tooele County **Planner:** Mili Pioquinto

On **February 18, 2026** 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/> under "Agendas and Meetings."

You have the right to attend and speak at the public hearing. Please be advised that, in rendering its decision, the Planning Commission can only rely on evidence, not opinion or conjecture. Written comments may also be submitted; however, such comments must be received no later than twenty-four (24) hours prior to the scheduled meeting date to allow for proper distribution to the Planning Commission and the applicant.

For questions or additional information, please contact the Community Development 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
47 South Main Street, Tooele, UT 84074
(435) 843-3160

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



**Tooele County Planning
Commission
Agenda Item Summary**

Department Making Request:

Community Development

Meeting Date:

February 18, 2026

Item Title:

SUB 2025-077: ETSRS Facility Subdivision.

Summary:

Aaron Norton with E.T. Technologies USA, is requesting a preliminary plat approval for the proposed ETSRS Facility Subdivision for soil land farming-modified (103 acres).



Planning and Zoning

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

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

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

SUB 2025-077

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: February 18, 2026

Legal Description: SE Corner of Sec 22, T1N, R8W, SLB&M

Current Zone: MG-EX

Request: A preliminary plat approval for the proposed ETSRS Facility Subdivision

Unincorporated: Rowley Road Area

Planner(s): Mili Pioquinto

Applicant Name: E.T. Technologies USA

PROJECT DESCRIPTION

Aaron Norton with E.T. Technologies USA, is requesting a preliminary plat approval for the proposed ETSRS Facility Subdivision for landfarming-modified (103 acres).

SITE & VICINITY DESCRIPTION (see attached map)

The proposed subdivision is located to the south of the Republic Services Wasatch Regional Landfill, on the east side of Rowley Rd. Majority of the area is zoned MG (Manufacturing General), a few sites zoned MG-EX (Mining, Quarry, Sand, and Gravel Excavation), and MU-40 (Multiple Use-40 Acre Minimum) to the west.

LAND USE CONSIDERATIONS (MG-EX Zone)

Requirement	Standard
Height	All requirements are to follow Chapters 27 and 30 of the MG-EX requirements.
Front Yard Setback	All requirements are to follow Chapters 27 and 30 of the MG-EX requirements.
Side Yard Setback	All requirements are to follow Chapters 27 and 30 of the MG-EX requirements.
Rear Yard Setback	All requirements are to follow Chapters 27 and 30 of the MG-EX requirements.
Lot Width	All requirements are to follow Chapters 27 and 30 of the MG-EX requirements.
Lot Area	All requirements are to follow Chapters 27 and 30 of the MG-EX requirements.
Maximum Building Coverage	All requirements are to follow Chapters 27 and 30 of the MG-EX requirements.
Required Improvements	All requirements are to follow Chapters 27 and 30 of the MG-EX requirements.

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

GENERAL PLAN CONSIDERATIONS

The proposed subdivision is compatible with the Tooele County General Plan Update 2022. *See attached map. The Tooele County General Plan Update 2022, focuses the area north of I-80 to contain Hazardous Industries and Manufacturing General zones. Landfarming-modified falls under these categories.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has found no current concerns or issues with the proposed request.

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on February 18, 2026.

PLANNING STAFF ANALYSIS

Table 27-7.2. Manufacturing, curing, compounding, processing, packaging, production and treatment. Such uses are to be located no closer than 1,300 feet from a residential and commercial zoning district boundary. (Ord. 2025-10, 8/19/25; Ord. 2005-30, 11/22/05)		
	Use	(MG-EX)
a	Accessory uses buildings customarily incidental to conditional uses	C
b	Asphalt plant	C
c	Coal	C
d	Gasoline and petroleum	C
e	Iron	C
f	Landfarming and landfarming - modified	C
g	Lime	C
h	Lubricating grease, oil, oilcloth, and oiled rubber goods	C
i	Ore smelting	C
j	Precious or semiprecious stones or metals	C
k	Tar	C

Planning Staff has reviewed the proposed preliminary plat and has found that the anticipated use of the property is to be cohesive with the Tooele County General Plan 2022. Pursuant to Chapter 27 of the Tooele County Land Use Ordinance, Table 27-7.2, Item (f), identifies landfarming and landfarming-modified as conditional uses; therefore the applicant shall apply for and obtain approval for a Conditional Use Permit (CUP) following approval of the preliminary and final plat applications.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission make a motion to approve the preliminary plat for the proposed ETSRS Facility Subdivision for landfarming-modified with the conditions of:

1. Upon completion of the civil design for the project, the Tooele County Roads Department shall review and approve all roadway improvements.
2. The Tooele County Health Department has issued a conditional approval letter, requiring that, following installation of the water treatment system, an additional water sample be collected and reviewed by the Health Department.

- 3. Following consultation with the North Tooele Fire District Fire Marshal, a 10,000-gallon water storage tank was approved, contingent upon the office building being equipped with a fire sprinkler system for fire suppression.

MODEL MOTIONS

Sample Motion for Approval

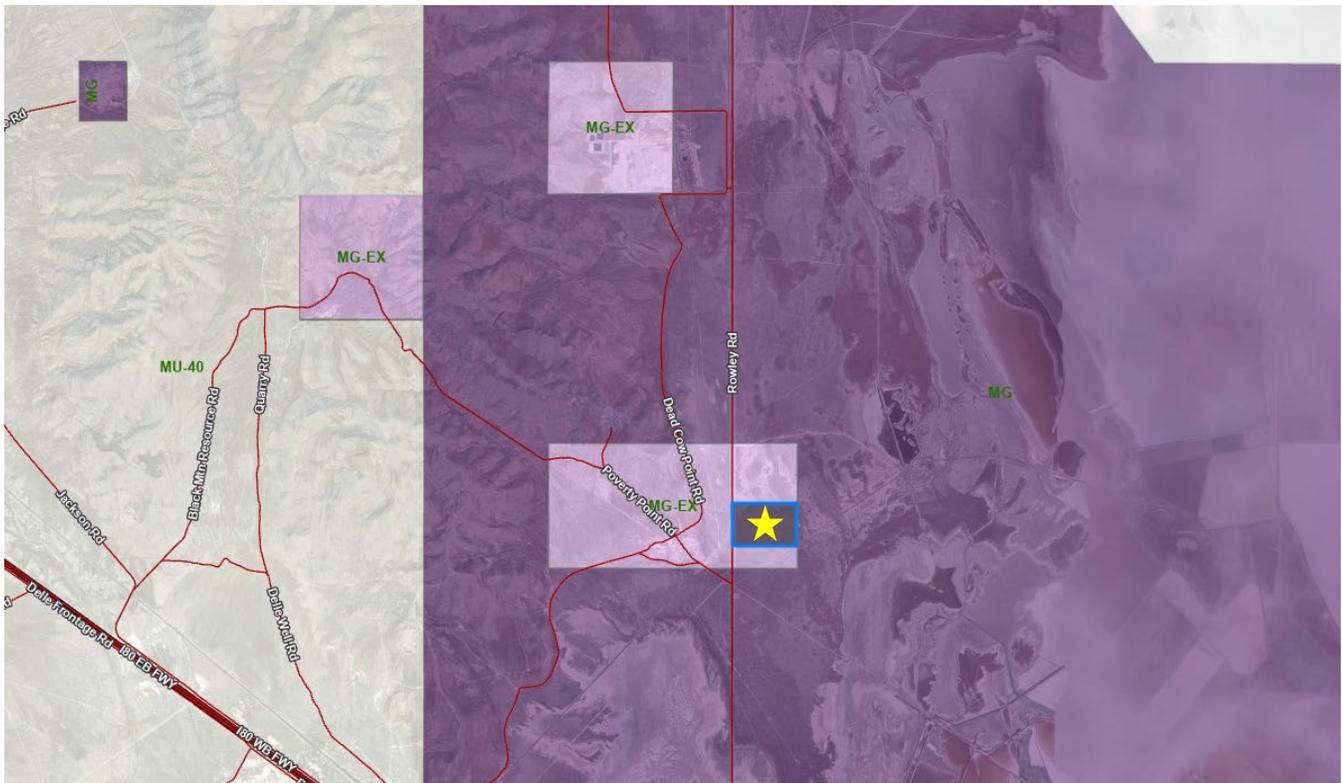
- "I move we approve the preliminary plat for the proposed ETSRS Facility Subdivision for landfarming-modified, application number 2025-077, based on the findings and subject to the conditions listed by the Planning Staff. "
1. List any additional findings of fact and/or conditions...

Sample Motion for Non-Approval

- "I move we table the preliminary plat for the proposed ETSRS Facility Subdivision for landfarming-modified, application number 2025-077, based on the following considerations listed by the Planning Staff. "
1. List findings of fact and/or considerations...

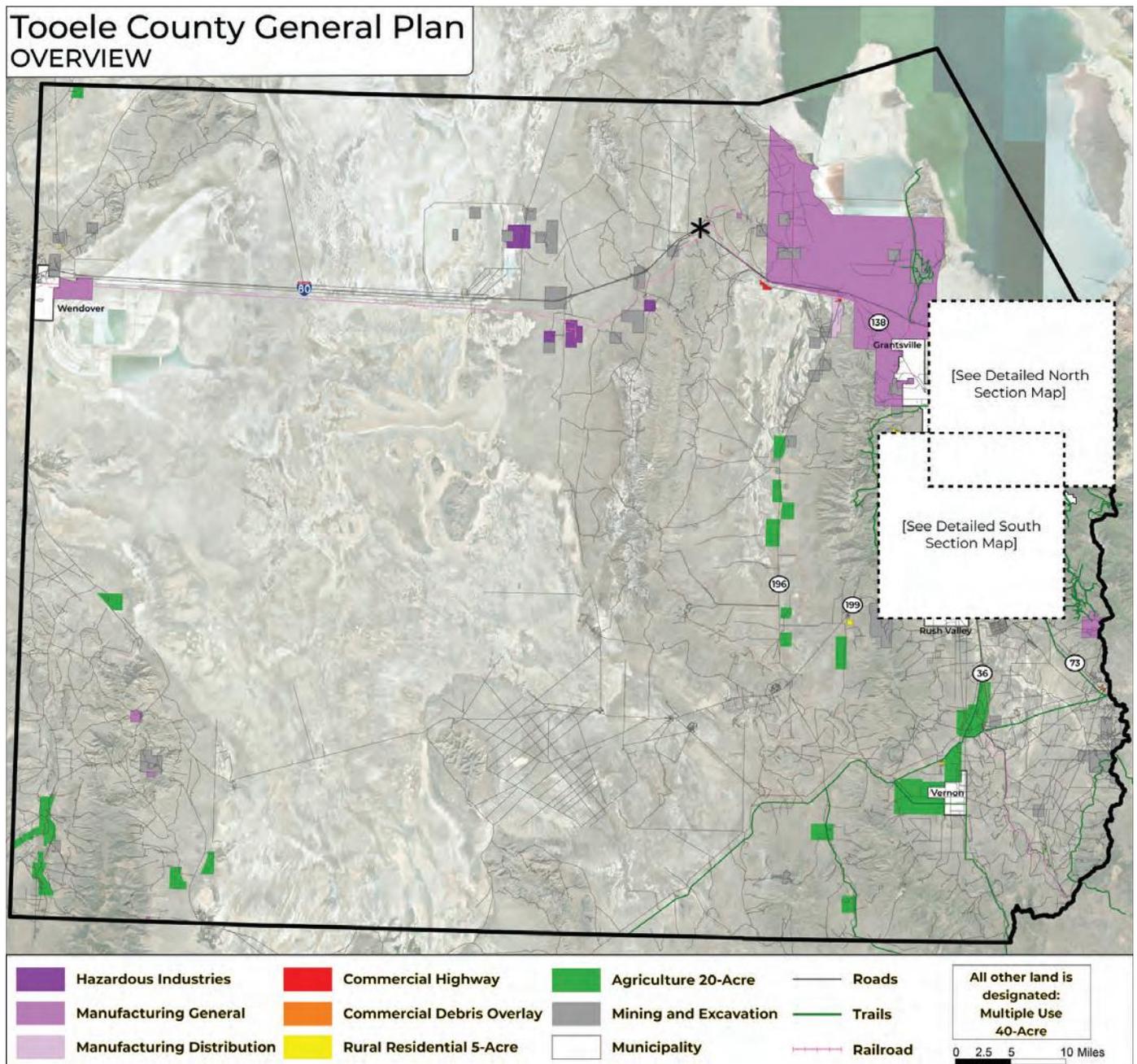
SUB 2025-077: Preliminary Plat Approval for ETSRS Facility Subdivision.

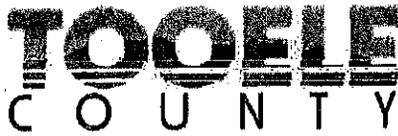
Located to the south of the Republic Services Wasatch Regional Landfill, on the east side of Rowley Rd.



Tooele County Zoning Distinctions Overview

The existing land use designations outside of the detailed North Section Map, and Detailed South Section Map have not been modified and will remain as is on the current zoning map. The inclusion of this map is for informational purposes only, and can be viewed in greater detail at tooelecountygis.maps.arcgis.com





Major Subdivision Preliminary Plat Application

Fee \$750.00 (+\$50 per lot)

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

Name of Subdivision: ETSRS Facility Subdivision

NOTE: This name must be exactly the name that is approved by the county recorder. You must attach the approval letter from the county recorder with this application.

Record of Survey map number(s): 2025-0083

NOTE: Record of survey map must depict all boundaries of the proposed project and must address specific items as outlined in the attached record of survey map requirements.

Parcel #: NA Legal Description: SE Corner of Sec 22, T1N, R8W, SLB&M (MG-EX)

Permit #: 2025-077 (For office use only) Fee \$750.00+ 50 = 800 Receipt #: 1262

Application Determination:

Approved Denied

Conditions imposed? Yes No

By: _____ Date: _____

Property Owner(s) Information

Name(s): SITLA (Contract No. 251010; Program No. I80BK00200)

Address per tax rolls: 102 S 200 E, # 600

City/County: Salt Lake City State: UT Zip: 84111

Office/home phone: 801-538-5100 Fax: _____

Mobile phone: 801-538-5137 Message phone: _____

Email address: ericbalm@utah.gov (Eric Balm- Project Manager/Financial Analyst)

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

*Property Owner's Authorization notarization needed.

Name(s): ETSRS, LLC

Address per tax rolls: 3110 W California Ave, Ste D

City/County: Salt Lake City State: UT Zip: 84104

Office/home phone: 801-977-0731 Fax: _____

Mobile phone: 801-821-0953 Message phone: _____

Email address: utah@ettechusa.com

Surveyor's Information

Name(s): Tanner Hussey
Business/Firm name: Ensign
Address: 169 N. Main St., unit 1
City/County: Tooele State: UT Zip: 84074
Office phone: 435-843-3590 Fax: _____
Mobile phone: 435-840-0960 Message phone: _____
Email address: thussey@ensignutah.com

35-2-1. Application expiration. Each application shall be actively pursued to completion. An application shall become null and void, and all rights vested by that application shall be terminated, if the applicant does not complete a stage or fails to make a progress report to the Community Development Department within 180 days. Any extension must be requested before the expiration of the original application. If an application becomes void, the applicant must reapply at the first stage for that level of development. (Ord. 2022-32, 11/29/22)

35-2-2. Application procedure. (1) Each application shall include all required submittals before it is accepted as a complete application. No application for a subsequent stage shall be accepted until the planning commission has approved the application for the stage of the development currently under consideration. (2) There shall be no presumption of approval of any aspect of the process. (3) No application for a subsequent stage shall be accepted if a prior application has expired. (4) The Planning Commission, or the Community Development Department in the case of a minor subdivision, may request additional information determined to be incomplete and table further action until the requested information is submitted.

35-4-1. Standards. (1) A major subdivision is any subdivision other than a minor subdivision or a conservation subdivision. (2) Subdivisions of more than 25 lots shall be phased for development. (3) Phased developments shall include a master plan of the entire development, including street and active transportation connectivity. (4) Infrastructure and public facilities shall be dedicated. (Ord. 2022-32, 11/29/22)

35-4-3. Phased development. (1) Phased developments shall be designed, platted, and recorded in phased order so that the phases and required improvements are continuous. (2) When it is prudent to engineer improvements in a future phase, such improvements may be installed if shown on an approved plat of a prior phase. (Ord. 2022-32, 11/29/22)

The application for a major subdivision preliminary plat shall be submitted to the Community Development Department. When the staff determines that the application is complete and correct, and all signatures are on the plat, notice will be sent to all surrounding landowners giving them 14 days to give written comment. Prints of the plat will be sent to those entities listed in (2)(c) giving them 20 days to submit comments to the Community Development Department. The zoning administrator shall take written public comment and review the application. A decision on the application shall be made by the planning commission. If the plat needs to be corrected, the zoning administrator shall postpone the planning commission hearing date until the plat is corrected.

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

All checklist items must be attached and clearly marked, tabbed, and labeled. All checklist items require a response, N/A will not be accepted.

A Major Subdivision Preliminary application shall include:

- | Applicant | County | |
|---|-------------------------------------|--|
| (a) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | The Application; Completely filled out and signed. |
| (b) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A PDF copy, legibly reproducible for a 24"x36" print, of the plat for distribution to affected entities; |
| (c) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of ownership demonstrated by a title report completed within the previous six months; |
| (d) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility service approval; See Utility Approval Letter to satisfy this requirement. |
| (e) <input type="checkbox"/> | <input type="checkbox"/> | Evidence of water rights for all lots, was directed to ignore this item. |
| (f) <input type="checkbox"/> | <input type="checkbox"/> | A completed County Health Department subdivision feasibility study; Was directed to ignore this item. |
| (g) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Approval of the subdivision name from the County Recorder's office; |
| (h) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | If the applicant is not the owner of record, a notarized statement from the owner stating that the owner has authorized the applicant to make the application; |
| (i) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A letter from the applicable fire authority acknowledging that fire protection can and will be provided to the subdivision; |
| (j) <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any unpaid fees owed to Tooele County for the development of land, code enforcement, or building permits. |
| (k) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A pedestrian circulation plan; and See Pedestrian Circulation Plan Letter to satisfy this requirement. |
| (l) <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A road connectivity plan. See PLAT Map to satisfy this requirement. |

The final plat for the first development phase shall be submitted within six months of master plan approval or the master plan approval will be void. The applicant or authorized representative may obtain no more than two six-month extensions by petitioning the Planning Commission. The Planning Commission may not grant any extension without substantial progress having been demonstrated by the applicant or authorized representative.

MASTER PLAN/PRELIMINARY PLAT REQUIREMENTS

The master plan shall show:

- (1) the general location of the subdivision and the property boundaries;
- (2) lot and road layout;
- (3) parcels located within the subdivision; Not Applicable.
- (4) the acreage of the entire tract and the acreage of the portion to be developed;
- (5) phasing plan for the development, including lots per phase;
- (6) the sites of any use other than single-family dwellings; Not Applicable.
- (7) total development area and the number of proposed dwelling units; Not Applicable.
- (8) easements and rights-of-way; and No easements were identified. Right away within purposed subdivision is outlined.
- (9) parcels of land to be dedicated or set aside for schools, roads, parks, trails, or other public purposes. Not Applicable.

DESIGN STANDARDS

All new subdivisions shall comply with the design standards outlined in Chapter 35-6 of Tooele County's Land Use Code. If plans do not address each requirement in this code section it will be cause for denial.

RECORD OF SURVEY MAP REQUIREMENTS

Record of Survey Map (Boundary Survey) Prerequisite for all Plat Submittals 17-27a-103 (60) "Record of survey map" means a map of a survey of land prepared in accordance with Section 10-9a-603, 17-23-17, 17-27a-603, or 57-8-13. To obtain a copy of these code Sections go to: https://le.utah.gov/xcode/Title17/17.html?v=C17_1800010118000101

The record of survey (ROS) map shall be completed and filed with the Tooele County Surveyor's Office prior to submitting an application for a preliminary subdivision, planned unit development (PUD) or condominium plat. The filing number of the ROS shall be referenced on the application prior to acceptance by the governing agency. Any application without the filing number reference shall be deemed incomplete.

The ROS map is a document prepared by a Professional Land Surveyor (PLS) licensed by the State of Utah which determines the boundaries of the proposed project and is an expression of his/her professional opinion of the location of the division lines between the subject property or properties and the adjoining properties. The ROS map depicts an existing condition as opposed to a subdivision, PUD or condominium plat that creates new boundaries for future ownerships and as such the ROS map should not show proposed lot lines or future subdivision boundaries. The ROS map shall be used as a tool by those reviewing the preliminary subdivision, condominium, or PUD plat. Specific items to be addressed on the ROS map in conjunction with the plat submitted for review shall follow the State's requirements listed in the code sections mentioned above.

I (We), the above-named applicant(s) and property owner(s) do hereby understand the foregoing requirements and attest that all information is complete and true.

Aaron Norton, P.G. Digitally signed by Aaron Norton, P.G.
Date: 2025.05.13 11:28:18 -08'00'

APPLICANT'S SIGNATURE

5/13/25

DATE



PROPERTY OWNER'S SIGNATURE

5/14/25

DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Kyle Pasley / SITLA the owner(s) of the real property located as follows: Township 2 North Range 8 West, the N1/4, N1/4SE1/4 of Section 22, 36S + 1W and further described in the attached application, do authorize the applicant listed in this application permissions to act in our behalf regarding this application. I (We) acknowledge this application to be true and complete and understand and give our permissions to continue with said application.

[Signature]
(Property Owner)

(Property Owner)

Kyle Pasley, Managing Director
(Property Owner)

School and Institutional Trust Lands Administration
(Property Owner)

Notary

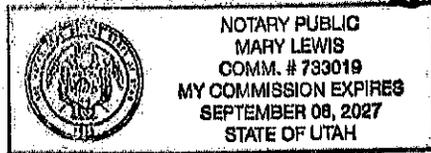
STATE OF UTAH)

County of Washington
~~Tooele~~)
NE

Dated this 14th day of May, 2025, 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.

September 6, 2027
My Commission Expires

[Signature]
Notary Public





NOTICE OF PUBLIC HEARING

- **SUBJECT:** SUB 2025-077
- **PROJECT SUMMARY:** Preliminary plat approval for ETSRS Facility Subdivision
- **PARCEL:** NA Legal Description: SE Corner of Sec 22, T1N, R8W, SLB&M
Unincorporated: Tooele County **Planner:** Mili Pioquinto

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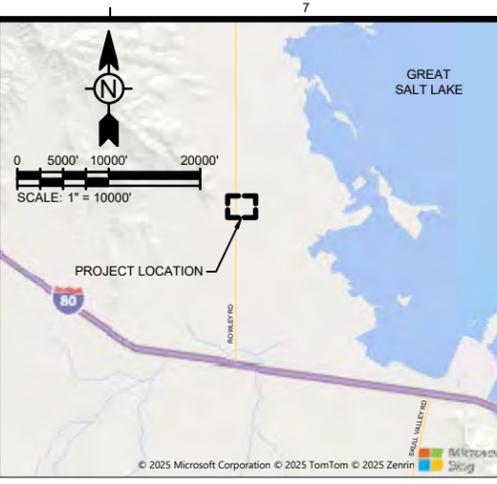
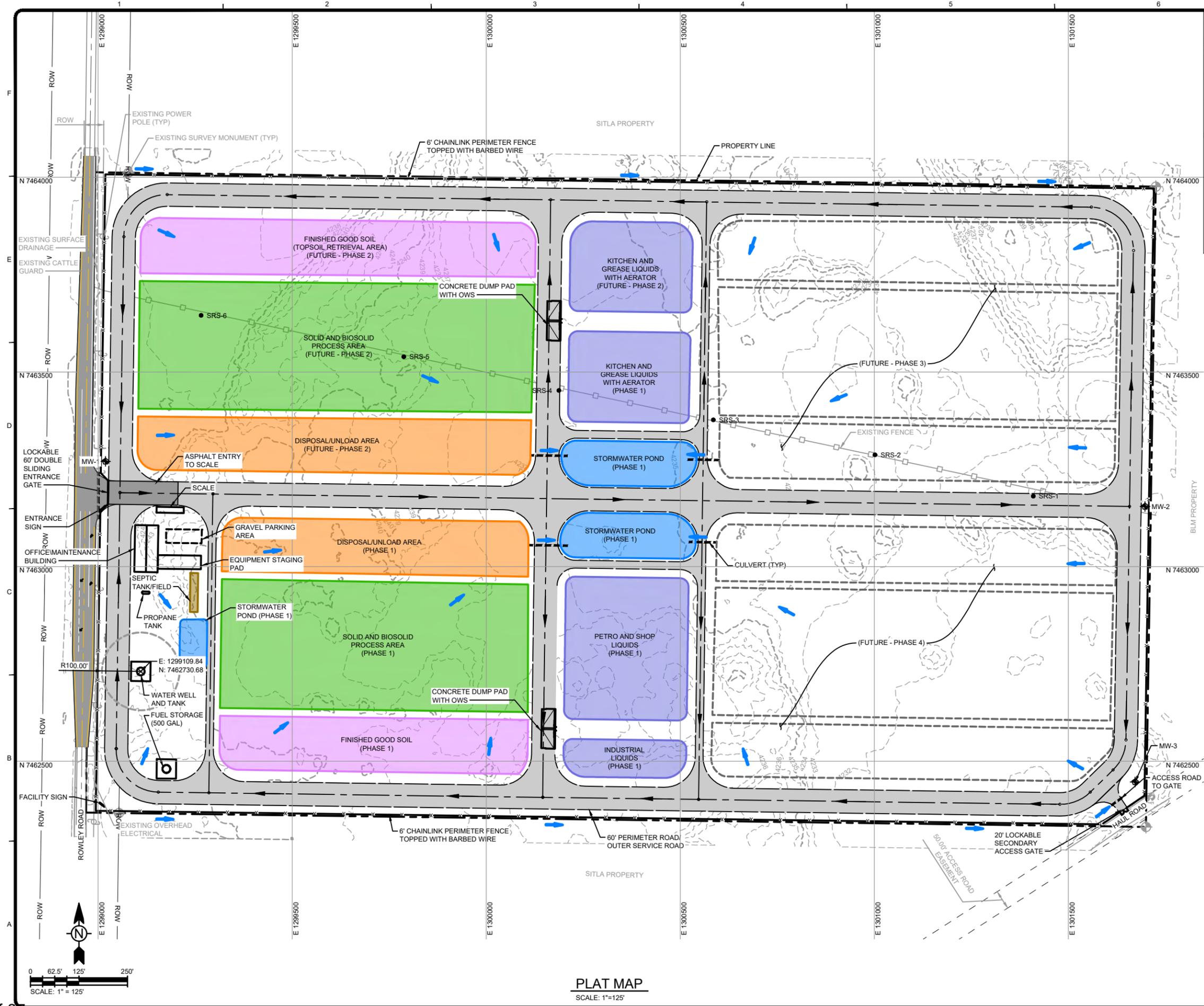
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Tooele County Community Development
47 South Main Street, Tooele, UT 84074
(435) 843-3160

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

C:\USERS\ROGER.WOOLSEY\DCACCCOCSITETRA\TECH\INC\848291_ET-TECH\PROJECT FILES\25001_NEWSOIL\ENGIN\MODEL FILES\CX-XP-SITE LINEWORK.DWG - WOOLSEY, ROGER



- LEGEND**
- - - - - EXISTING CONTOURS (1FT MINOR, 5FT MAJOR)
 - — — — — PROPERTY BOUNDARY
 - — — — — EXISTING FENCE
 - — — — — EXISTING OVERHEAD ELECTRICAL
 - — — — — EXISTING SURVEY MONUMENT
 - — — — — EXISTING POWER POLE
 - — — — — SURFACE DRAINAGE FLOW DIRECTION
 - — — — — TRAFFIC FLOW DIRECTION
 - — — — — SOIL BORING
 - — — — — MONITORING WELL
 - — — — — 6' PERIMETER FENCE TOPPED WITH BARBED WIRE
 - — — — — EXISTING ROW
 - — — — — EXISTING EASEMENT

- NOTES**
- PROJECT COORDINATE SYSTEM IS NAD83 UTAH STATE PLANES, CENTRAL ZONE, US FOOT.
 - 1 FOOT CONTOURS AND SITE LINEWORK PROVIDED BY COOK SURVEYING & ASSOCIATES ON JULY 7, 2025.

TOTAL AREA = 103 ACRES

TETRA TECH
www.tetra.tech.com
4750 WEST 2100 SOUTH, SUITE 400
SALT LAKE CITY, UT 84120
801.364.1064



**PRELIMINARY
NOT FOR CONSTRUCTION**

MARK	DATE	DESCRIPTION	BY
A	09/08/25	ISSUED FOR PERMITTING	RNW
B	09/29/25	ISSUED FOR PERMITTING	RNW
C	11/20/25	ISSUED FOR PERMITTING	RNW

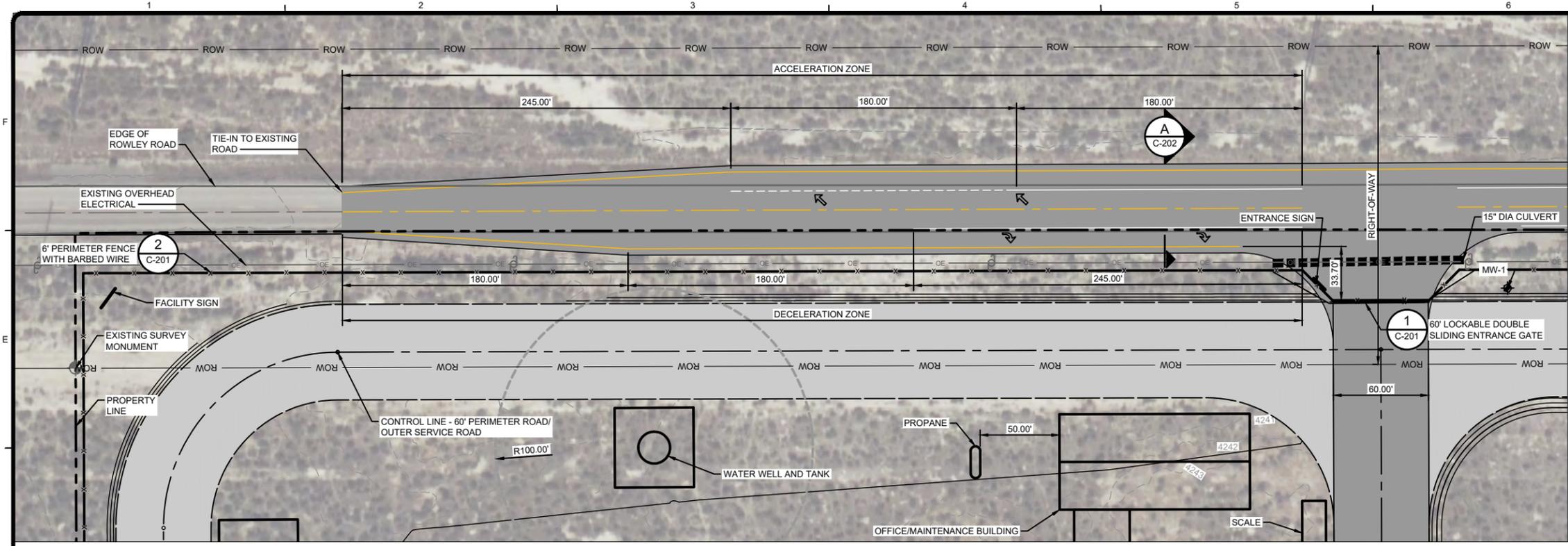
ETSRS, LLC
TOOLE SRS FACILITY
PLAT MAP

PROJ: 117-848291-25001
DESN: G. FINK
DRWN: R. WOOLSEY
CHKD: D. WILSON

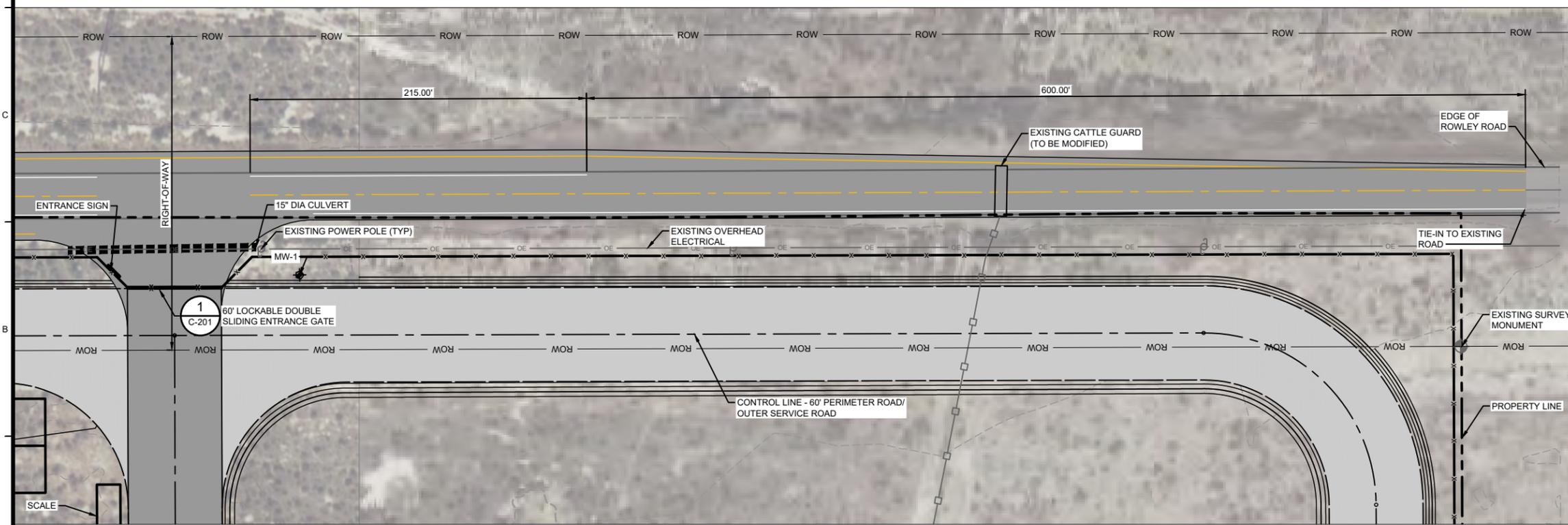
FIG-01

PLAT MAP
SCALE: 1"=125'

C:\USERS\ROGER.WOOLSEY\DCACCCDS\TETRA TECH\INC\848291_LET-TECH\PROJECT FILES\25001_NEW\SOILENG\CVIL SHEET FILES\C-102-ENTRY PLAN.DWG - WOOLSEY, ROGER



SOUTH ROWLEY ROAD ENTRY
SCALE: 1"=40'

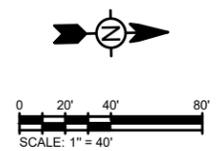
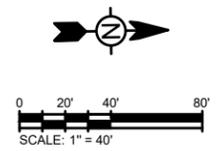


NORTH ROWLEY ROAD ENTRY
SCALE: 1"=40'

LEGEND

- EXISTING CONTOURS (1FT MINOR, 5FT MAJOR)
- - - - - PROPERTY BOUNDARY
- - - - - EXISTING FENCE
- - - - - EXISTING OVERHEAD ELECTRICAL
- EXISTING SURVEY MONUMENT
- ⊕ EXISTING POWER POLE

- NOTES**
- PROJECT COORDINATE SYSTEM IS NAD83 UTAH STATE PLANES, CENTRAL ZONE, US FOOT.
 - 1 FOOT CONTOURS AND SITE LINWORK PROVIDED BY COOK SURVEYING & ASSOCIATES ON JULY 7, 2025.
 - ACCELERATION/DECELERATION ZONE DIMENSIONS BASED ON ZONES INSTALLED AT REPUBLIC SERVICES WASATCH REGIONAL LANDFILL LOCATED ON ROWLEY ROAD, 2.7 MILES NORTH OF PROJECT LOCATION AND UDOT ROADWAY DESIGN MANUAL, DM 9.2B.



TETRA TECH
www.tetra.tech.com
4750 WEST 2100 SOUTH, SUITE 400
SALT LAKE CITY, UT 84120
801.364.1064



**PRELIMINARY
NOT FOR CONSTRUCTION**

MARK	DATE	DESCRIPTION	BY	REVIEW
A	10/31/25	ISSUED FOR CLIENT REVIEW	RNW	
B	11/28/25	ISSUED FOR REVIEW	RNW	

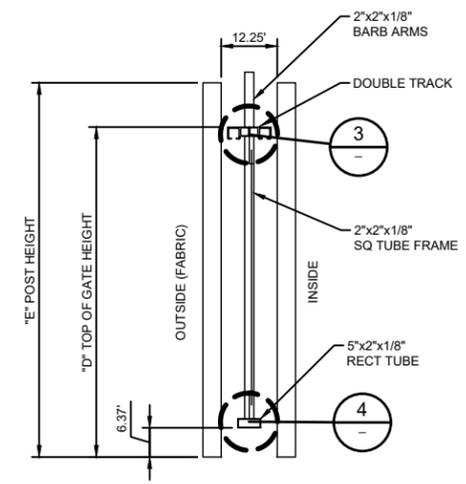
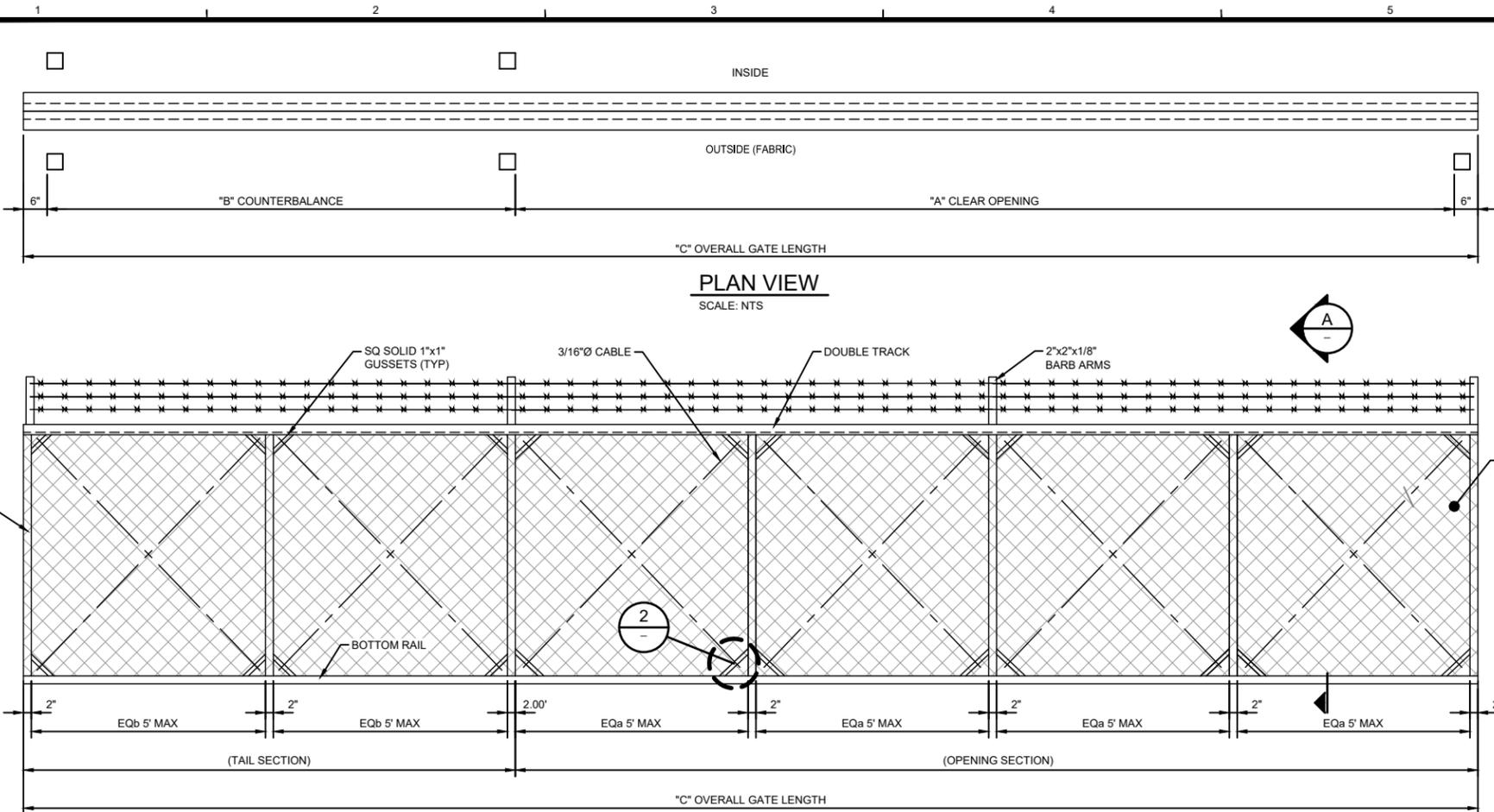
ETSRS, LLC
TOOLE SRS FACILITY
**ACCESS AND EGRESS ROAD
DETAIL**

PROJ: 117-848291-25001
DESN: G. FINK
DRWN: R. WOOLSEY
CHKD: D. WILSON

C-109

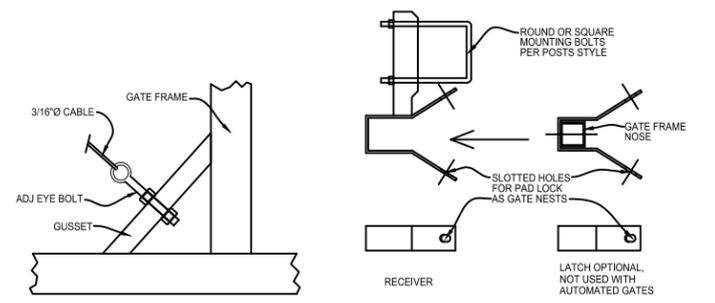
Copyright: Tetra Tech

C:\USERS\ROGER.WOOLSEY\DCACCCS\TETRA TECH\INC\848291_1_ET-TECH\PROJECT FILES\25001_NEW\SOLENG\CVIL SHEET FILES\C-201 DETAILS SHEET 1.DWG - WOOLSEY, ROGER



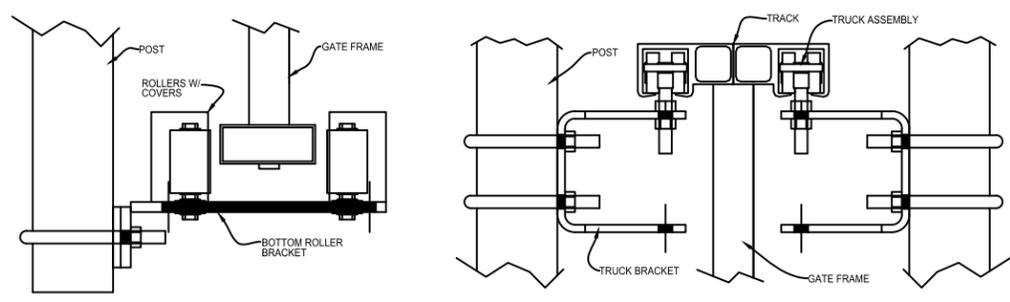
1 30' SLIDING GATE DETAIL
SCALE: NTS

SLIDING GATE DIMENSIONS			
	DESCRIPTION	FORMULA	DIMENSION
"A"	CLEAR OPENING	A	30'-0"
"B"	COUNTERBALANCE	A/2	15'-0"
"C"	OVERALL GATE LENGTH	A + B + 12"	46'-0"
"D"	TOP OF GATE HEIGHT	D	6'-0"
"E"	POST HEIGHT	E	



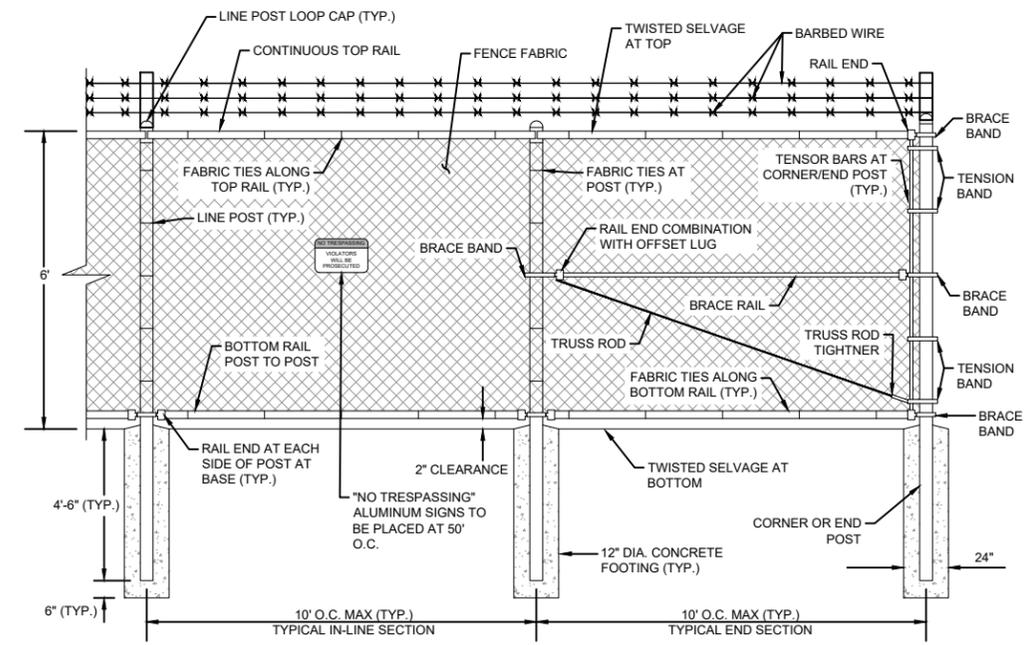
2 DETAIL
SCALE: NTS

GATE RECEIVER DETAIL
SCALE: NTS



3 DETAIL
SCALE: NTS

4 DETAIL
SCALE: NTS



NOTES:

- SEE FENCE SPECIFICATION FOR ALL FENCE COMPONENT DATA.
- NEW FENCE WILL REPLACE REMOVED EXISTING PERIMETER FENCE WHERE REMOVED EXISTING FENCE IS NOT SUITABLE FOR REUSE FOLLOWING COMPLETION OF THE WORK.

1 CHAIN LINK FENCE DETAIL
SCALE: NTS

TETRA TECH
www.tetra.tech.com
4750 WEST 2100 SOUTH, SUITE 400
SALT LAKE CITY, UT 84120
801.364.1064



**PRELIMINARY
NOT FOR CONSTRUCTION**

BY	DATE	DESCRIPTION
RNW	10/31/23	ISSUED FOR CLIENT REVIEW
RNW	11/28/23	ISSUED FOR REVIEW

ETSRS, LLC
TOOLE SRS FACILITY
TYPICAL FENCING DETAILS

PROJ:	117-848291-25001
DESN:	G. FINK
DRWN:	R. WOOLSEY
CHKD:	D. WILSON

C-201

Copyright: Tetra Tech

New SRS Site

Legend

-  New SRS
-  Republic Services Wasatch?

103.18 Acres
~0.25 mile N-S
~ 0.5 mile E-W

 Republic Services Wasatch...



DELLE



Skull Valley





Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: First American Title Insurance Company
Issuing Office: 215 South State Street, Suite 280, Salt Lake City, UT 84111
Issuing Office's ALTA® Registry ID: 1144618
Commitment Number: 023-6337024
Issuing Office File Number: 023-6337024
Property Address: Situs Not Available, Tooele County, UT
Revision Number: 2

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: **Carol Pauli at (801)578-8888 located at 215 South State Street, Suite 280, Salt Lake City, UT 84111.**

SCHEDULE A

1. Commitment Date: October 03, 2025 at 8:00 a.m.
2. Policy to be issued:
 - a. ALTA® Standard Owner's Policy
Proposed Insured: ETSRS, LLC
Proposed Amount of Insurance: \$250,000.00 Premium: \$1,306.00
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. [The Title is, at the Commitment Date, vested in:](#)

State of Utah, School and Institutional Trust Lands Administration
5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

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Commitment No.: 023-6337024

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Provide releases, reconveyances, or other instruments, acceptable to the Company, including payment of any amounts due, removing the encumbrances shown in Schedule B, Part II that are objectionable to the Proposed Insured.
6. Provide us with copies of appropriate agreements, resolutions, certificates, or other evidence needed to identify the parties authorized to execute the documents creating the interest to be insured.
7. Provide us with any information regarding personal property taxes which may have been assessed or are due and payable which could become a lien on the real property.
8. The Restrictions on Foreign Acquisitions of Land Act, codified in Utah Code as §63L-13-101, §63L-13-201, and §63L-13-202, effective May 3, 2023, prohibits acquisition of an interest in real property by certain foreign parties. Any loss or damage incurred resulting from a violation of this law is excluded from coverage under the terms of a title insurance policy.

If a prohibited foreign entity is a party to this transaction, the Company must be notified in writing. The Company does not intend to knowingly close or insure a transaction that violates the referenced state law.

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Form 50122149 (5-16-22)

Page 2 of 12



Commitment No.: 023-6337024

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances that are not shown by the Public Records.
4. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), that would be disclosed by an accurate and complete land title survey of the Land and that are not shown in Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material, unless such lien is shown by the Public Records at Date of Policy.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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Subject to underwriting review and approval, some or all of Exceptions 1-7 may be omitted on extended coverage and Eagle policies

8. General property taxes were not assessed against the Land. Subject to an escaped property assessment, (the County Assessor upon discovering an error in not assessing the Land may then go back five years and assess, tax and lien the Land).
9. Any charge upon the Land by reason of its inclusion in Tooele County Landfill.
10. A Reservation as disclosed by Patent recorded January 24, 2001 as Entry No. [158016](#) in Book 657 at Page 300 of Official Records.
11. Terms, conditions and provisions contained within Easement Agreement recorded June 04, 2021 as Entry No. [545951](#) of Official Records.
12. Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured.

LOSS OF PRIORITY under this provision may jeopardize the Company's ability to insure under an ALTA Lenders Policy.

The State Construction Registry discloses the following Preliminary Notice(s): None.

13. Our search of the Public Records finds no outstanding Mortgages affecting the Land.
14. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
15. Water rights, claims or title to water, whether or not shown by the Public Records.

The name(s) ETSRS, LLC , has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.

The name State of Utah, School and Institutional Trust Lands Administration, a governmental agency exempt from execution pursuant to Utah Code Annotated 63-30d-101 et.seq., has NOT been checked for judgments, State and Federal tax liens, or bankruptcies.

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The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

Title inquiries should be directed to Dalton Halvorsen @ (801)578-8888.

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EXHIBIT A

The Land referred to herein below is situated in the County of Tooele, State of Utah, and is described as follows:

A parcel of land, situate in the Southeast Quarter of Section 22, Township 1 North, Range 8 West, Salt Lake Base and Meridian, said parcel also being located in Tooele County, Utah, more particularly described as follows:

Beginning at the East Quarter Corner of Section 22, Township 1 North, Range 8 West, Salt Lake Base and Meridian, and running:

thence South 0°00'34" East 1,645.18 feet along the Section Line;

thence South 89°52'46" West 2,731.27 feet to the east line of asphalt of Rowley Road;

thence North 0°17'43" West 165.99 feet along said east line;

thence North 0°00'22" West 590.38 feet along said east line;

thence North 0°09'18" East 323.51 feet along said east line;

thence North 0°13'46" West 179.81 feet along said east line;

thence North 0°25'47" West 184.96 feet along said east line;

thence North 0°06'25" East 200.55 feet along said east line to the Quarter Section line;

thence North 89°52'46" East 2,732.78 feet along said Quarter Section line, to the Point of Beginning.

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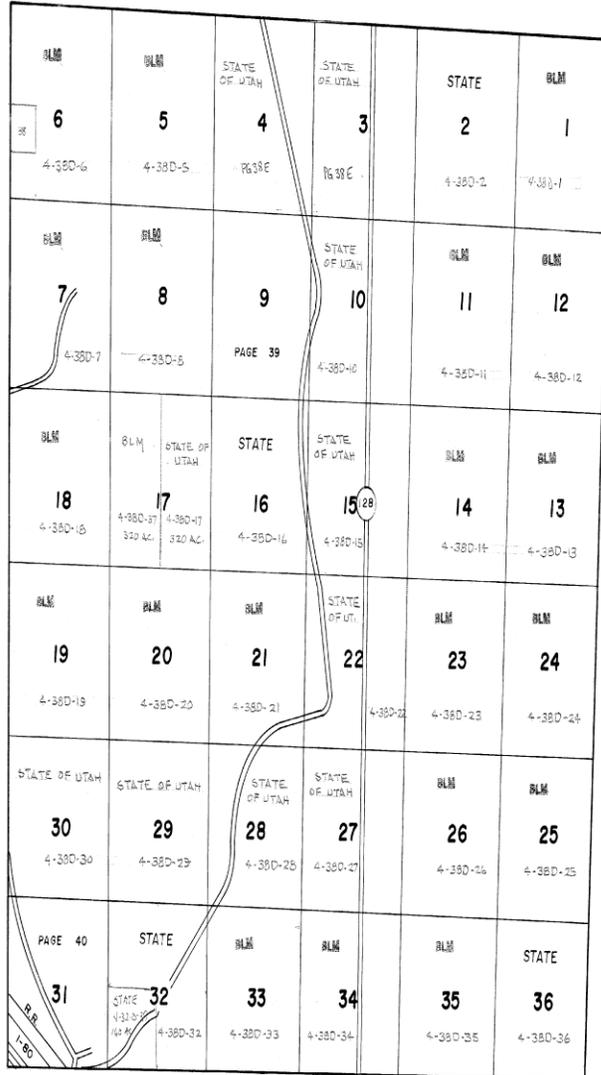


BOOK 4 PAGE 38D

TOWNSHIP 1 N , RANGE 8 W

Check with Government entity for patented mining claims (Private Property) not platted.

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



REVISIONS	INITIAL AND DATE	NOTES	U.S.T.C. approval Date:	PLAT DEPARTMENT	book page
				TOWNELE COUNTY, UTAH	4 38D
				drawn by: D	date: 2/28/21
					scale 1" = --

any. This schedule B, t that may

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**ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

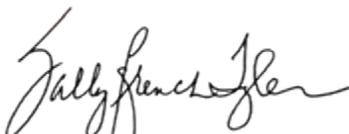
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;

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- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
- 11. ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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July 16, 2025

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **future** project located at **15100 W Rowley Rd, Grantsville, UT 84029** 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

Approval of Annexation or Subdivision Name

Description: Any granted name approval will be void if an active application has not been submitted to our office within 6 months from the date the name was approved.	Created by:	Aaron Norton
	Created on:	September 30, 2025
	Status:	Closed
	Case ID:	s13u6dqt

Submit Request

Completed by Aaron Norton on September 30, 2025 at 05:20 PM PDT

Project Municipality:	Tooele County
Developer/Point of Contact Information:	Aaron Norton 3110 California Avenue Ste D, Salt Lake City, Utah 84104 aaron.norton@ettechusa.com 8019770731
Proposed Subdivision Name (Must include project type in name Ex: Subdivision, PUD, Condominiums, Annexation, PID) <i>e.g. "Sweeping Pines Subdivision" or "Park Place Condominium"</i>	ETSRS Facility Subdivision

Pending Review

Completed by Rylisha Ulin on October 02, 2025 at 03:34 PM PDT

Pending Review	Yes
----------------	-----

Review of Request

Completed by Rylisha Ulin on October 02, 2025 at 03:35 PM PDT

Approval	Approved
Confirm approved name:	ETSRS Facility Subdivision
Approval / Rejection Justification	Approved
Notify Requestor of Approval	Yes



**North Tooele Fire District
179 Country Club Drive
Stansbury Park, Utah 84074
435-882-6730 (Office)
435-882-8778 (FAX)**

To Whom It May Concern:

June 21, 2023

This letter states that the North Tooele Fire District will provide fire protection for the proposed subdivision located at:

A parcel of land, situate in the Southeast Quarter of Section 22, Township 1 North, Range 8 West, Salt Lake Base and Meridian, said parcel also being located in Tooele County, Utah, more particularly described as follows:

Beginning at the East Quarter Corner of Section 22, Township 1 North, Range 8 West, Salt Lake Base and Meridian, and running:

thence South 0°00'34" East 1,645.18 feet along the Section Line;
thence South 89°52'46" West 2,731.27 feet to the east line of asphalt of Rowley Road;
thence North 0°17'43" West 165.99 feet along said east line;
thence North 0°00'22" West 590.38 feet along said east line;
thence North 0°09'18" East 323.51 feet along said east line;
thence North 0°13'46" West 179.81 feet along said east line;
thence North 0°25'47" West 184.96 feet along said east line;
thence North 0°06'25" East 200.55 feet along said east line to the Quarter Section line;
thence North 89°52'46" East 2,732.78 feet along said Quarter Section line, to the Point of Beginning.

Providing the subdivision development follows all applicable laws and guidelines found in the International Fire Code (2018) including Appendices B, C, D, the 2006 Utah Wildland Urban Interface code, Tooele County, and all other applicable codes, resolutions, and ordinances. This proposed Subdivision site lies within the geographical boundaries of the North Tooele Fire District.

Thank you,

A handwritten signature in black ink, appearing to read "Jack Peck".

Jack "Buck" Peck
Fire Marshal
North Tooele Fire District
801-633-0704 (cell)



151 N. Main Street
Environmental Health, Suite 140
Tooele, Utah 84074
Phone (435) 277-2440 • Fax (435) 277-2444
www.tooelehealth.org

January 13, 2026

ETSRS, LLC-E.T. Technologies
Aaron Norton
3110 W. California Ave., Suite D
Salt Lake City, UT 84104

RE: ETSRS Facility Subdivision located at 6682 N. Rowley Rd. Tooele County, Utah
Statement of Wastewater Disposal and Water Supply Feasibility

Dear Aaron:

We have received plans and supportive information to establish feasibility for your ETRS Facility Subdivision in Tooele County, Utah. The following comments reflect the results of our review regarding feasibility.

WASTEWATER DISPOSAL

Onsite wastewater disposal system is the proposed method of wastewater disposal for the lot located in this ETSRS Facility Subdivision. Based on the review of the submitted information, onsite wastewater disposal systems by means of septic tanks and subsurface absorption systems and other department approved systems appear **feasible**. This statement of feasibility, however, is not intended to imply that wastewater disposal by subsurface means will be possible on the lot within the proposed development. Acceptability of onsite wastewater disposal for this lot will be dependent on strict compliance with the following:

1. The design of the onsite wastewater disposal system must be based on the results of soil evaluations and percolation tests conducted on the lot. The results of these tests and detailed design plans for the disposal system must be submitted to the Tooele County Health Department for review prior to construction and installation. If soil evaluations disclose unfavorable conditions, septic tanks and subsurface absorption systems will not be permitted.
2. The wastewater disposal system must be installed in compliance with the Utah Department of Environmental Quality, Onsite Wastewater Systems Rule (R317-4, UAC). Part of the feasibility of onsite wastewater disposal depends on the number of employees and its location on the lot to ensure required setbacks are met.

3. Approval of an onsite wastewater disposal system may be granted only after an onsite inspection of the system, by an authorized representative of our department, following construction and installation but prior to backfilling.

DRINKING WATER SUPPLY

An individual well is proposed to serve this business. The developer provided evidence of sufficient water rights and demonstrated satisfactory bacteriological and chemical quality analysis except for Chloride/Sulfate/Total Dissolved Solids, as specified in Tooele County Health Department Rules. However, it was stated that you have contracted services to provide Reverse Osmosis treatment to ensure water meets applicable drinking water standards. Based on the review of the submitted information, water supply by means of an individual well appears **feasible**. The acceptability of your individual well is dependent on being able to get passing sample results after the treatment system has been installed.

If you have any questions regarding the foregoing information, please call me at (435) 277-2440.

Sincerely,



Taylor Palmer, R.E.H.S.
Tooele County Health Department

CC: Tooele County Community Development



E.T. Technologies, Inc.

October 7, 2025

Tooele County Community Planning Department
47 S. Main St.,
Tooele, Utah 84074
Subject: Pedestrian Circulation Plan

Dear Tooele County Community Planning Department,

ETSRS, LLC (ETSRS) is planning to develop a new soils recycling center located at SE Corner of Sec 22, T1N, R8W, SLB&M in Tooele County. As a part of ETSRS's Preliminary Subdivision Application a pedestrian circulation plan is required. This plan is required to address whether pedestrians will be on/within the proposed subdivision.

This letter documents that ETSRS does not expect pedestrians to be present at the ETSRS's Soils Recycling Center as it will be an industrial site and therefore have limited and controlled access for clients/customers delivery soil and liquid wastes to the facility for processing. As a result, a Pedestrian Circulation Plan is not applicable but has been considered in ETSRS's design to ensure best practices are followed. The design of ETSRS's facility is outlined in ETSRS's PLAT Map with this consideration in mind and has been provided with their Preliminary Subdivision Application for reference.

Please let us know if you have questions about this letter.

Sincerely,

E.T. Technologies, Inc.

A handwritten signature in black ink, appearing to read "Aaron Norton", with a long horizontal stroke extending to the right.

Aaron Norton, P.G.

Vice President

3110 WEST CALIFORNIA AVE. – SUITE D – SALT LAKE CITY, UTAH 84104
BUSINESS: (801) 977-0731 – FAX: (801)977-0741

VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 334575 in accordance with Utah Code, Title 58, Chapter 22 - Professional Land Surveyors Licensing Act, as prescribed by the laws of the State of Utah.

SURVEYORS NARRATIVE

The purpose of the survey is to set Rebar & Cap, more accurately defining the boundary, and to provide that information to our client.

The boundary was solved by aligning the original description to the East Quarter Corner of Section 22, and the Rowley Road Right of Way, where it lined up nicely.

The Basis of Bearing for this survey is the line between the East Quarter and Southeast Corner of Section 22, Township 1 North, Range 8 West, Salt Lake Base and Meridian, measuring South 0°00'34" East 2639.27 feet.

PARCEL DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 22, Township 1 North, Range 8 West, Salt Lake Base and Meridian, said parcel also being located in Tooele County, Utah, more particularly described as follows:

Beginning at the East Quarter Corner of Section 22, Township 1 North, Range 8 West, Salt Lake Base and Meridian, and running:

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thence North 0°25'47" West 184.96 feet along said east line;
thence North 0°06'25" East 200.55 feet along said east line to the Quarter Section line;
thence North 89°52'46" East 2,732.78 feet along said Quarter Section line, to the Point of Beginning.

Contains 4,494,699 square feet or 103.18 acres.

To: State of Utah, School and Institutional Trust Lands Administration; First American Financial Corporation; First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes items 1, 4, 8, 11a, 13, 14, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Utah, the relative positional accuracy of this survey does not exceed that which is specified therein.

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to the title report issued by First American Title Insurance Company, under File 023-6337024, Commitment Date: November 13, 2024, at 8:00 a.m.

MARCH 6, 2025

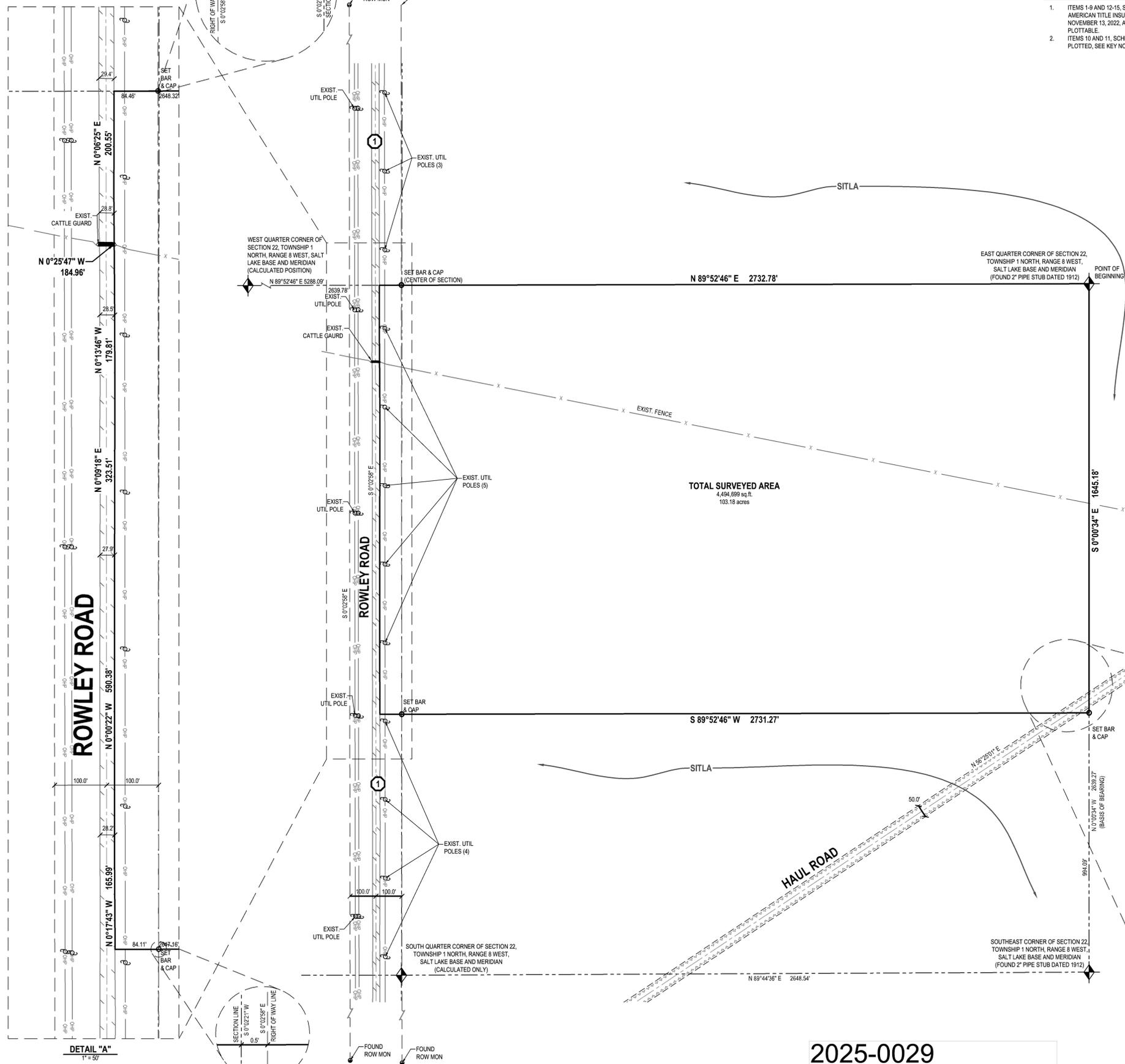
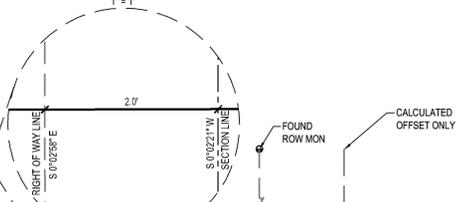
Date

Douglas J. Kinsman

License no. 334575



DETAIL "C"
1" = 1'



DETAIL "D"
1" = 1'

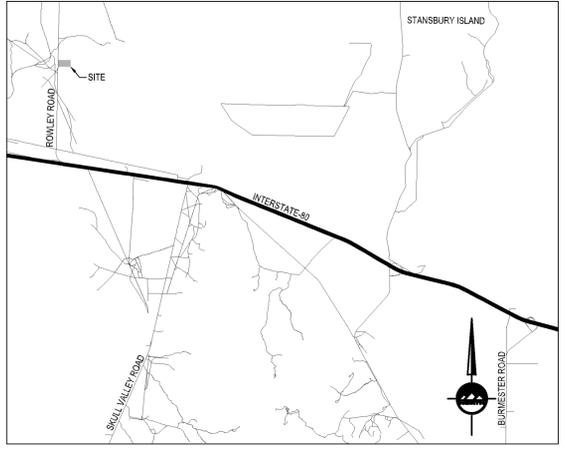


KEY NOTES

- ① ITEM 10: The effects, terms and conditions of the Grant of Right of Way Easement, recorded January 24, 2001, as Entry No. 158016 (Numbers 13, 19 and 25 of said Entry No.), Book 657, Page 300, in the Official Records.
- ② ITEM 11: The effects, terms and conditions of the Grant of Right of Way Easement, recorded April 27, 2021, as Entry No. 546951.

EXCEPTION NOTES

- 1. ITEMS 1-9 AND 12-15, SCHEDULE B, PART 2, OF THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, UNDER FILE #023-6337024, COMMITMENT DATE: NOVEMBER 13, 2022, AT 8:00 AM, ARE ALL GENERAL IN NATURE, AND/OR ARE NOT PLOTTABLE.
- 2. ITEMS 10 AND 11, SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT, IS PLOTTED, SEE KEY NOTES.



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 334575 in accordance with Utah Code, Title 58, Chapter 22 - Professional Land Surveyors Licensing Act, as prescribed by the laws of the State of Utah.

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 thence North 0°09'18" East 323.51 feet along said east line;
 thence North 0°13'40" West 179.81 feet along said east line;
 thence North 0°25'47" West 184.96 feet along said east line;
 thence North 0°06'23" East 200.55 feet along said east line to the Quarter Section line;
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Contains 4,494,699 square feet or 103.16 acres.

To: State of Utah, School and Institutional Trust Lands Administration; First American Financial Corporation; First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes items 1, 4, 8, 11a, 13, 14, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Utah, the relative positional accuracy of this survey does not exceed that which is specified therein.

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to the title report issued by First American Title Insurance Company, under File 023-6337024, Commitment Date: November 13, 2022, at 8:00 a.m.

MARCH 6, 2025

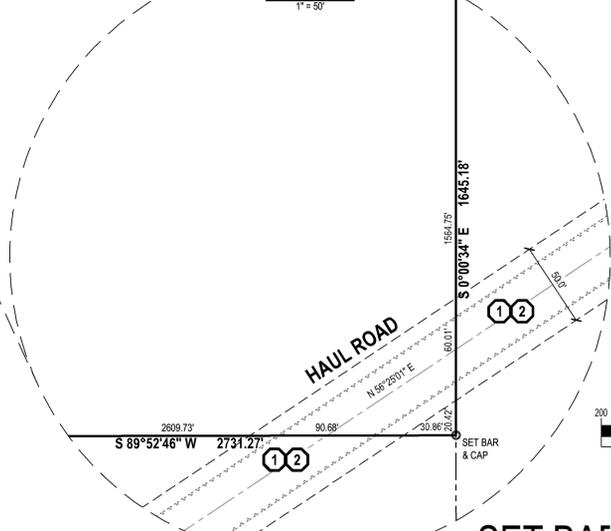
Date
Douglas J. Kinsman
License no. 334575

LEGEND

	SECTION CORNER		ADJACENT RIGHT OF WAY
	SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAIRCASE "ENSIGN ENG. & LAND SURVEY."		CENTERLINE
	UTILITY POLE		PROPERTY LINE
	EDGE OF DIRT ROAD		EASEMENT LINE
	SECTION LINE		FENCE
			EDGE OF ASPHALT
			OVERHEAD POWER LINE

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

DETAIL "B"
1" = 50'



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 200 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 8 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

2025-0029

SET BAR

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

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

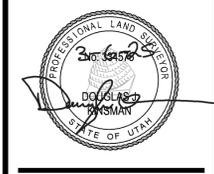
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SITLA
675 E. 500 S.
SALT LAKE CITY, UT 84102

CONTACT:
ERIC BAIM
PHONE: 801-538-8137

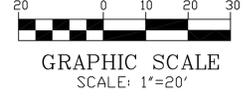
ROWLEY ROAD
TOOELE COUNTY, UTAH
ROWLEY ROAD
TOOELE COUNTY, UTAH



ALTA/NSPS SURVEY

PROJECT NUMBER: 13637
PRINT DATE: 2025-03-06
PROJECT MANAGER: D. KINSMAN
DESIGNED BY: T. HUSSEY

1 OF 1



LEGEND

- ① SEWER LINE MUST MAINTAIN 2% SLOPE AND HAVE ONE CLEANOUT MINIMUM.
- ② 1250 GALLON SEPTIC TANK
- ③ DISTRIBUTION BOX

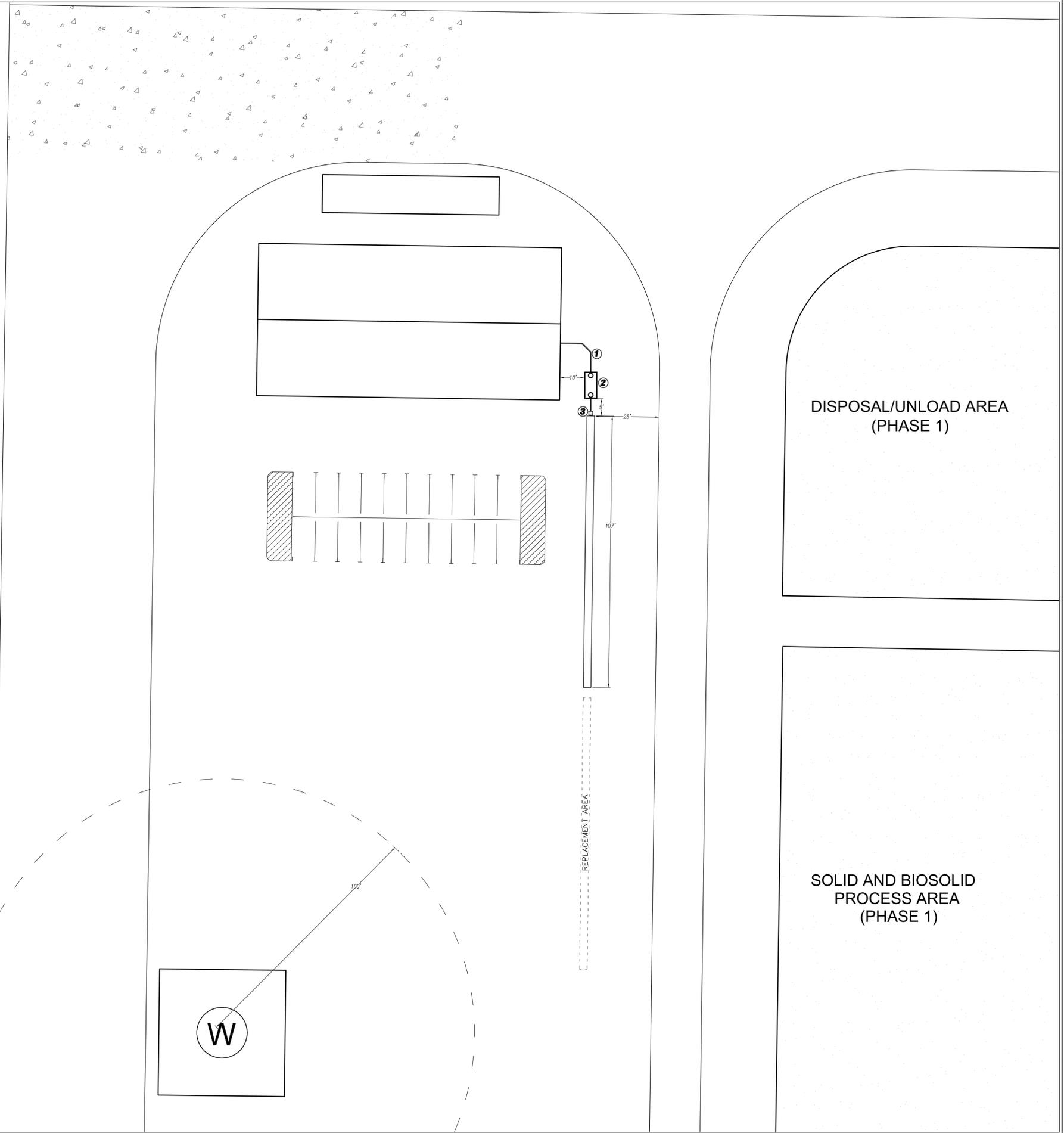
IMPORTANT REMINDERS

- PLEASE CHECK THAT THESE PLANS HAVE STAMPED APPROVAL, OTHERWISE THIS MAY NOT BE THE FINAL APPROVED SET OF PLANS.
- PLEASE CONTACT A.O.S. AND TOOELE COUNTY HEALTH DEPARTMENT BEFORE ATTEMPTING TO INSTALL SYSTEM.
- ANY CHANGES MADE TO THIS PLAN MUST BE APPROVED BY BEN WITT AND TOOELE COUNTY HEALTH DEPARTMENT.
- TO INSTALL THIS SYSTEM, THE CONTRACTOR MUST HAVE LEVEL 3 WASTEWATER LICENSING WITH THE STATE OF UTAH AND TOOELE COUNTY.
- MEASUREMENTS TAKEN BY A.O.S. ARE NOT FIELD MEASUREMENTS AND SHOULD BE CONFIRMED BY THE EXCAVATOR AT THE TIME OF INSTALLATION.
- CHECK WITH LOCAL AUTHORITIES FOR UNDERGROUND UTILITIES.
- WATER SOFTENER SHALL NOT DISCHARGE INTO SEPTIC TANK
- A.O.S. DISCLAIMS ANY LIABILITY FOR ANY CHANGES MADE TO THESE PLANS WITHOUT PROPER CONSENT.
- PLEASE CALL A.O.S. WITH ANY QUESTIONS (801) 380-0103.
- THIS SET OF PLANS MUST HAVE THE HEALTH DEPARTMENT'S STAMP OF APPROVAL ON THEM, IF THE STAMP IS NOT ON THESE PLANS, THEY ARE NOT APPROVED.

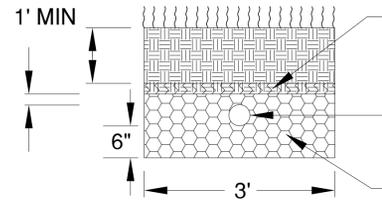
DRAINFIELD CALCULATIONS

NUMBER OF EMPLOYEES=15
GALLONS PER EMPLOYEE=15
TOTAL GALLONS PER DAY: 225
PERC RATE=20 MPI
LOADING RATE= .7
225 GPD / .7 GPD PER SQ FT=322 SQ FT
322 SQ FT / 3 FT WIDE TRENCH=107 LINEAR FT

ROWLEY ROAD



**STANDARD ABSORPTION TRENCH
TYPICAL TRENCH DETAIL
SCALE 1"=1'
30" MAX DEPTH**

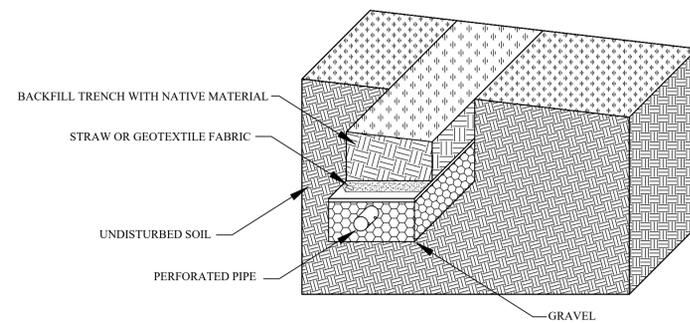


COVER TOP OF FILTER MATERIAL WITH PERVIOUS MATERIAL SUCH AS AN ACCEPTABLE SYNTHETIC FILTER FABRIC, UNBACKED FIBERGLASS INSULATION, 2 INCHES OF COMPACTED STRAW, OR SIMILAR ACCEPTABLE MATERIAL.

ABSORPTION LATERAL SHALL BE 4" PVC PIPE PERFORATED AT LEAST EVERY 6" AT THE 5 AND 7 O'CLOCK POSITIONS. PERFORATION DIAMETERS SHALL BE BETWEEN 1/4" AND 1/2" IN DIAMETER. SEE TABLE FOR APPROVED PIPE.

FILTER MATERIAL SHALL BE CLEAN GRAVEL, CRUSHED STONE OR SLAG 3/4" TO 2" IN DIAMETER AS DEFINED IN R317-4. PLEASE CHECK WITH THE HEALTH DEPARTMENT TO VERIFY WHICH GRAVEL PITS HAVE APPROVED GRAVEL.

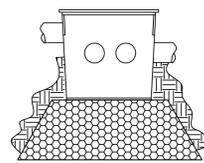
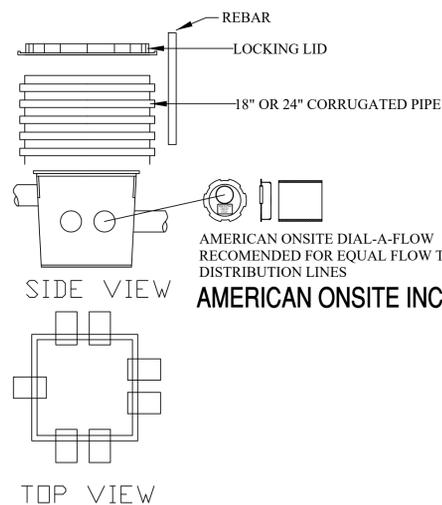
ISOMETRIC VIEW



INSTALLATION INSTRUCTIONS:

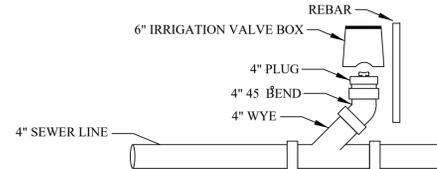
1. AVOID COMPACTING SIDES AND BOTTOM OF TRENCH DURING EXCAVATION.
2. DO NOT INSTALL ABSORPTION LATERALS IN WET CONDITIONS.
3. ALL SMEARED OR COMPACTED SURFACES IN TRENCH LATERALS SHALL BE RAKED TO A DEPTH OF 1" BEFORE PLACEMENT OF GRAVEL.

**DISTRIBUTION BOX DETAIL
SCALE 1/2"=1'**



DIST. BOXES SHALL BE INSTALLED ON A LEVEL BASE OF GRAVEL OR SAND AT LEAST 12" DEEP TO MINIMIZE SETTLING AND FROST WEDGING.

**CLEANOUT DETAIL
SCALE 1/2"=1'**

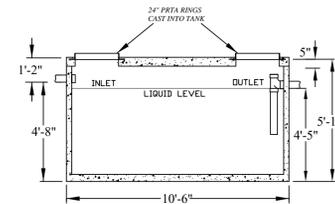


**CUSTOM
1250 GALLON SEPTIC TANK DETAIL
SCALE 1/4"=1'**

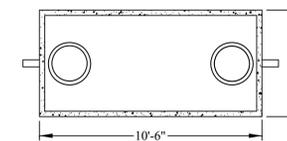
NOTES:
WEIGHT: 9,400 LBS
EXCAVATION DIMS: 7' X 11'6"
SEALED WITH BUTYL ROPE
4" SANITARY TEE

REINFORCING:
TANK - 6X6-6X6 WELDED WIRE FABRIC CAGE
#4 BAR OVERLAP 2' O.C.
LID: #4 BAR 8" O.C.E.W.

SPECS ON THICKNESS:
WALLS-3"
FLOOR-4"
LID-5"



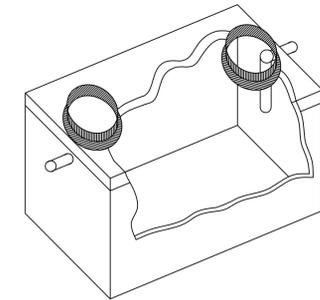
SIDE VIEW



TOP VIEW

DURA-CRETE, INC.
801-972-8686

ISOMETRIC CUTAWAY



APPROVED PIPE

DISTRIBUTION PIPE IN ACCORDANCE WITH R-317-4-6	
MATERIAL	MINIMUM STANDARDS
ACRYLONITRILE-BUTADIENE STYRENE (ABS) SCHEDULE 40	ASTM D-2661 ASTM D-2751
POLYVINYL CHLORIDE (PVC) SCHEDULE 40	ASTM D-2729 ASTM D-2665 (PRESSURE) ASTM D-3033 ASTM D-3034 (PRESSURE)
FOOTNOTES	
1-EACH LENGTH OF SEWER AND ABSORPTION SYSTEM PIPE SHALL BE STAMPED OR MARKED AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE.	
2-BUILDING SEWERS INCLUDE (1) THE PIPE INSTALLED BETWEEN THE BUILDING AND THE SEPTIC TANK AND (2) BETWEEN THE SEPTIC TANK AND THE DISTRIBUTION BOX (OR ABSORPTION SYSTEM). THE INSTALLATION OF THE BUILDING SEWERS SHALL COMPLY WITH THE INTERNATIONAL PLUMBING CODE.	
3-ALTHOUGH PERFORATED PVC, ASTM D-2729 IS APPROVED FOR ABSORPTION SYSTEM, THE SOLID WALL VERSION OF THIS PIPE IS NOT APPROVED.	

APPROVED BUILDING SEWER PIPE IN ACCORDANCE WITH R-317-4-6	
MATERIAL	MINIMUM STANDARDS
ACRYLONITRILE-BUTADIENE STYRENE (ABS) SCHEDULE 40	ASTM D-2680 ASTM D-2751 (PRESSURE)
POLYVINYL CHLORIDE (PVC)	
PVC-DWV SCHEDULE 40	ASTM D-2665
PVC-SEWER	ASTM D-3033 ASTM D-3034 (PRESSURE) ASTM F-789
FOOTNOTES	
1-EACH LENGTH OF SEWER AND ABSORPTION SYSTEM PIPE SHALL BE STAMPED OR MARKED AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE.	
2-BUILDING SEWERS INCLUDE (1) THE PIPE INSTALLED BETWEEN THE BUILDING AND THE SEPTIC TANK AND (2) BETWEEN THE SEPTIC TANK AND THE DISTRIBUTION BOX (OR ABSORPTION SYSTEM). THE INSTALLATION OF THE BUILDING SEWERS SHALL COMPLY WITH THE INTERNATIONAL PLUMBING CODE.	



12/23/2025

Work Order: 25L1849
Project: Tooele Rowely RD

NuWater Tec
Attn: Frank Baker
12067 South Aidenridge Drive
Draper, UT 84020

Client Service Contact: 801.262.7299

The analyses presented on this report were performed in accordance with the National Environmental Laboratory Accreditation Program (NELAP) unless noted in the comments, flags, or case narrative. If the report is to be used for regulatory compliance, it should be presented in its entirety, and not be altered.



Approved By:

Reed Hendricks, Lab Director



Certificate of Analysis

Lab Sample No.: 25L1849-01

Name: NuWater Tec	Sample Date: 12/19/2025 3:00 PM
Sample Site: Tooele Well Filter #1	Receipt Date: 12/19/2025 3:10 PM
Comments:	Sampler: Client
Sample Matrix: Drinking Water	Project: Tooele Rowely RD
PO Number:	System No.:
Source Code:	Sample Point:
	Report to State:

Parameter	Sample Result	EPA Max Contaminant Level (MCL)	Minimum Reporting Limit	Units	Analytical Method	Preparation Date/Time	Analysis Date/Time	Flag
Inorganic								
Ammonia as N	0.38		0.20	mg/L	SM 4500 NH3 H	12/23/2025	12/23/2025	
Chloride	7620	250	50.0	mg/L	EPA 300.0	12/22/2025	12/22/2025	
Fluoride	0.399	4	0.100	mg/L	EPA 300.0	12/20/2025	12/20/2025	
Nitrate as N	ND	10	0.10	mg/L	EPA 300.0	12/20/2025 04:22	12/20/2025 04:22	
Nitrite as N	0.45	1	0.10	mg/L	EPA 300.0	12/20/2025 04:22	12/20/2025 04:22	
pH	8.8		0.1	pH Units	SM 4500 H-B	12/19/2025 15:44	12/19/2025 16:12	SPH
Sulfate	534	250	50.0	mg/L	EPA 300.0	12/22/2025	12/22/2025	
Total Dissolved Solids (TDS)	12800	1000	500	mg/L	SM 2540 C	12/19/2025	12/19/2025	
Turbidity	2.1	5	0.05	NTU	EPA 180.1	12/19/2025 15:44	12/19/2025 16:05	
Metals								
Arsenic, Total	ND	0.01	0.0005	mg/L	EPA 200.8/200.2-MS	12/19/2025	12/22/2025	
Barium, Total	0.008	2	0.005	mg/L	EPA 200.7/200.2	12/19/2025	12/22/2025	
Cadmium, Total	ND	0.005	0.0002	mg/L	EPA 200.8/200.2-MS	12/19/2025	12/22/2025	
Chromium, Total	0.008	0.1	0.005	mg/L	EPA 200.7/200.2	12/19/2025	12/22/2025	
Lead, Total	ND	0.015	0.0005	mg/L	EPA 200.8/200.2-MS	12/19/2025	12/22/2025	
Mercury, Total	ND	0.002	0.00020	mg/L	EPA 245.1	12/22/2025	12/23/2025	
Selenium, Total	0.0105	0.05	0.00060	mg/L	EPA 200.8/200.2-MS	12/19/2025	12/22/2025	
Silver, Total	ND	0.1	0.0005	mg/L	EPA 200.8/200.2-MS	12/19/2025	12/22/2025	
Sodium, Total	4480		50.0	mg/L	EPA 200.7/200.2	12/19/2025	12/23/2025	



Certificate of Analysis

Lab Sample No.: 25L1849-02

Name: NuWater Tec	Sample Date: 12/19/2025 3:00 PM
Sample Site: Tooele Well Filter #2	Receipt Date: 12/19/2025 3:10 PM
Comments:	Sampler: Client
Sample Matrix: Drinking Water	Project: Tooele Rowely RD
PO Number:	System No.:
Source Code:	Sample Point:
	Report to State:

Parameter	Sample Result	EPA Max Contaminant Level (MCL)	Minimum Reporting Limit	Units	Analytical Method	Preparation Date/Time	Analysis Date/Time	Flag
Inorganic								
Ammonia as N	ND		0.20	mg/L	SM 4500 NH3 H	12/23/2025	12/23/2025	
Chloride	2.39	250	1.00	mg/L	EPA 300.0	12/20/2025	12/20/2025	
Fluoride	ND	4	0.100	mg/L	EPA 300.0	12/20/2025	12/20/2025	
Nitrate as N	0.21	10	0.10	mg/L	EPA 300.0	12/20/2025 04:37	12/20/2025 04:37	
Nitrite as N	ND	1	0.10	mg/L	EPA 300.0	12/20/2025 04:37	12/20/2025 04:37	
pH	6.9		0.1	pH Units	SM 4500 H-B	12/19/2025 15:44	12/19/2025 16:15	SPH
Sulfate	ND	250	1.00	mg/L	EPA 300.0	12/20/2025	12/20/2025	
Total Dissolved Solids (TDS)	72	1000	20	mg/L	SM 2540 C	12/19/2025	12/19/2025	
Turbidity	ND	5	0.05	NTU	EPA 180.1	12/19/2025 15:44	12/19/2025 16:06	
Metals								
Arsenic, Total	ND	0.01	0.0005	mg/L	EPA 200.8/200.2-MS	12/22/2025	12/22/2025	
Barium, Total	ND	2	0.005	mg/L	EPA 200.7/200.2	12/22/2025	12/22/2025	
Cadmium, Total	ND	0.005	0.0002	mg/L	EPA 200.8/200.2-MS	12/22/2025	12/22/2025	
Chromium, Total	ND	0.1	0.005	mg/L	EPA 200.7/200.2	12/22/2025	12/22/2025	
Lead, Total	0.0017	0.015	0.0005	mg/L	EPA 200.8/200.2-MS	12/22/2025	12/22/2025	
Mercury, Total	ND	0.002	0.00020	mg/L	EPA 200.8/200.2-MS	12/23/2025	12/23/2025	
Selenium, Total	ND	0.05	0.00060	mg/L	EPA 200.8/200.2-MS	12/22/2025	12/22/2025	
Silver, Total	ND	0.1	0.0005	mg/L	EPA 200.8/200.2-MS	12/22/2025	12/22/2025	
Sodium, Total	2.8		1.0	mg/L	EPA 200.7/200.2	12/22/2025	12/22/2025	
Microbiology								
Coliform, Total	Absent		1	Org/100 mL	EPA 9223B	12/19/2025 18:00	12/20/2025 14:15	
E. Coli	Absent		1	Org/100 mL	EPA 9223B	12/19/2025 18:00	12/20/2025 14:15	



Certificate of Analysis

Report Footnotes

Abbreviations

ND = Not detected at the corresponding Minimum Reporting Limit.

1 mg/L = one milligram per liter or 1 mg/Kg = one milligram per kilogram = 1 part per million.

1 ug/L = one microgram per liter or 1 ug/Kg = one microgram per kilogram = 1 part per billion.

1 ng/L = one nanogram per liter or 1 ng/Kg = one nanogram per kilogram = 1 part per trillion.

SPH = Sample submitted past method specified holding time.

Data Comparisons

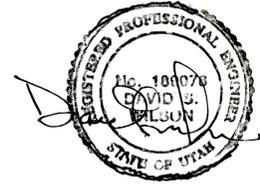
Values reported in **RED** exceed Primary Drinking Water standards.

Values reported in **BLUE** exceed Secondary Drinking Water standards.

BLANK values in the MCL column indicate no standard.

On calculated parameters, there may be a slight difference between summing the rounded values shown on the report vs the unrounded values used in the calculation.

Attachment B: Stormwater Management Design
ETSRS - Tooele Facility
Tooele County, Utah



Stormwater Management

This design describes the methods for management of stormwater during construction and operation of the ETSRS Site in Tooele County, Utah (Site).

Run-on and Run-off Controls

Stormwater management components have been designed in accordance with the UAC Solid Waste Rules, specifically R315-303-3(1), R315-310-6(2)(b)(vi), and R315-307-2(2). Temporary and final soil erosion and sedimentation controls (SESCs) have been developed for the Site.

During the early stages of construction, the Site will be graded to level the existing topography and establish an elevated perimeter around the Site with gradual slopes toward the Site center to maintain an inward surface flow gradient for stormwater. Two stormwater retention basins will be constructed at the center of the facility to collect and store stormwater at the locations shown on the plat map. These basins will be established during site grading to receive construction-phase stormwater for sediment removal, storage and water evaporation. These basins will be further developed to support the operational phase of stormwater management.

Stormwater Pollution Prevention

Stormwater runoff will be managed during the anticipated 6-month construction period under the Utah construction stormwater permit program managed by the UDEQ, Division of Water Quality (DWQ). This program requires preparation of a Stormwater Pollution Prevention Plan (SWPPP), obtaining coverage under the General Permit for Stormwater Discharges from Construction Activities (CGP) or the Common Plan Permit (CPP), and using the online NeT CGP system to submit a Notice of Intent (NOI) before disturbing soil. After construction is complete and the site is stabilized, a Notice of Termination (NOT) will be filed through NeT CGP to terminate coverage.

The site grading and retention basins will provide primary construction-phase control of stormwater runoff and sediment erosion; however, silt fences and/or straw waddles will be utilized as best management practices (BMPs) where needed along the perimeter of the Site to control silt and soils from running off Site during construction.

During ETSRS operations, all stormwater will be retained within the property with no discharge from the Site. Therefore, a "No Discharge Certification (NDC) Form" may be filed with the DWQ for exclusion from the Utah Pollutant Discharge Elimination System (UPDES) requirements typically required for industries managing solid waste under the Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity (No. UTND00000).

Attachment B: Stormwater Management Design
ETSRS - Tooele Facility
Tooele County, Utah

Stormwater Retention Basins

The retention basins were sized to meet the design standards for Stream Protection, Flood Control, Water Quality, and Pre-treatment in accordance with the Tooele County General Plan – Chapter 18 Flood and Storm Water Master Plan. The retention basin sizing calculations are included below for the operational phase of the project, which are also conservative for the construction phase. Anticipated monthly average and peak stormwater runoff for each phase of facility build-out are shown on the tables below and were calculated using average precipitation data for the 10-year, 24-hour storm event. Infiltration was calculated using the Soil Conservation Service runoff equation and assumed curve numbers for newly graded areas with no vegetation. Soil groups were sourced from the NRCS soil survey for Tooele County and consideration of site soil data (including percolation testing).

The project site covers roughly 103 acres and will involve four phases of construction. Phases 1 and 2 (roughly 57 acres) are expected to be built within a short-time frame (1–2-year period). No firm schedule has been set for developing Phases 3 and 4 (roughly 46 acres).

The 24-hour, 10-year precipitation event used in the calculation is from the National Oceanic and Atmospheric Administration, Tooele, Utah database. The amount of precipitation is 2.19 inches. Using National Engineering Handbook, Part 650, Chapter 2, Figure 2-7, and data from the Tooele County Storm Drain Master Plan, Table 2-1, we used the Desert Shrub cover type with Hydrologic Soil Group D with a CN factor of 86 and permeability of 0.2 inches/hour, respectively, to calculate peak and total run-off. These parameters conservatively assumes a high amount of run-off, essentially 86% of the precipitation will be run-off, to assure adequate storage capacity for the retention basins. The on-site percolation test performed September 6, 2025, had a rate of 20 minutes per inch. This test was primarily performed in a lower silty sandy loam where the facility septic system would be placed, whereas the upper soil layer has been characterized as fine silty sand underlain by a 2-3 foot-thick clay layer. Therefore, the storm water calculations using a CN factor of 86 are expected to be conservative and allow adequate storage for a high-runoff condition. The permeability value was not used directly in the stormwater calculation but instead was used as a reference value to help determine and appropriate hydrologic soil group and runoff curve number. The on-site percolation test result appears to support the assumptions made in the calculation. The calculations are summarized below.

**Attachment B: Stormwater Management Design
ETSRS - Tooele Facility
Tooele County, Utah**

Table 1: Stormwater Retention Basins 24-hour, 10-year precipitation event calculations

24-hour, 10-Year Event Est. Run-off Volumes (gallons)	Precipitation Run-off (gals)	Peak Discharge qp (cfs)
Office/Shop and Phase 1 & 2 Process Areas	1,544,500	41.0
Future Phase 3 & 4 Process Areas	1,112,000	29.5
Est. Total Stormwater	2,656,600	

Note that once the berms have been constructed around the project site, the stormwater will be contained within the process areas, and no off-site discharge will occur. The UAC Solid Waste Rules R315-307-2(2) specify that the facility shall have the systems to collect and treat all run-off from a 25-year storm. The projected stormwater volumes from specific process areas are presented below. Projected stormwater volumes from specific process areas are presented below.

Each of the two stormwater basins are tentatively designed to have a capacity of 1,066,000 gallons (at a depth of six feet) for a combined total capacity of 2,132,000 gallons. These basins will have the capacity to contain the potential run-off from a 24-hour, 25-year storm event, per R315-307-2(2), during Phase 1 and Phase 2 operations. The stormwater basins are also expected to be able to contain almost all the potential run-off when Phase 3 operations are started (est. total stormwater volume of 2,243,500 gallons). However, with the start-up of Phase 4, the potential run-off volume will exceed the capacity of the stormwater basins (2,800,200 gallons) so excess stormwater will be transferred into the process liquids basins over embankment weirs. All stormwater will still be contained with the Site which has a continuous berm (elevated road) around the perimeter.

Table 2: Stormwater Retention Basins 24-hour, 25-year precipitation event calculations

Process Area 24-hour, 25-Year Event Est. Run-off Volumes (gallons)	Precipitation Run-off (gals)
SW Solid/Biosolid Processing Area	445,400
S Industrial Wastewater	205,800
N Petrol/Shop Liquids Basin	77,200
S Stormwater Basin	59,400
Phase 1 Process Area Max Stormwater (gals)	787,700
NW Solid/Biosolid Processing Area	556,700
N Kitchen/Grease Liquids Basin	141,500
N Kitchen/Grease Liquids Basin	141,500
N Stormwater Basin	59,400
Phase 2 Process Area Max Stormwater (gals)	899,100

Attachment B: Stormwater Management Design
ETSRS - Tooele Facility
Tooele County, Utah

Phase 3 NE Solid/Biosolid Processing Area	556,700
Phase 4 SE Solid/Biosolid Processing Area	556,700
Phase 3 & 4 Process Area Max Stormwater (gals)	1,113,400
Total Process Area Max. Stormwater (gals)	2,800,200

Furthermore, stormwater run-off volumes were calculated for a 24 hour, 100-year storm event to confirm there will be full stormwater retention across the site in order to obtain a “No Discharge Certification.” The calculated volumes are shown below.

Table 3: Stormwater Retention Basins 24-hour, 100-year precipitation event calculations

24-hour, 100-Year Event Est. Volumes (gallons)	Precipitation Run-off (gals)
SW Solid/Biosolid Processing Area	607,200
N Petrol/Shop Liquids Basin	250,400
S Industrial Wastewaters Basin	93,900
S Stormwater Basin	72,200
Phase 1 Process Area Max Stormwater (gals)	1,023,700
NW Solid/Biosolid Processing Area	759,000
N Kitchen/Grease Liquids Basin	172,100
S Kitchen/Grease Liquids Basin	172,100
N Stormwater Basin	72,200
Phase 2 Process Area Max Stormwater (gals)	1,175,500
NE Solid/Biosolid Processing Area	759,000
SE Solid/Biosolid Processing Area	759,000
Phase 3 & 4 Process Area Max Stormwater (gals)	1,518,000
Total Process Area Max. Stormwater (gals)	3,717,200

Each water basin is designed to have a capacity of 1,066,000 gallons (at a depth of six feet) for a total capacity of 2,132,000 gallons. These basins will have the capacity to contain nearly all potential run-

Attachment B: Stormwater Management Design
ETSRS - Tooele Facility
Tooele County, Utah

off from a 24-hour, 100-year storm event during Phase 1 and 2 operations (estimated total runoff of 2,199,200 gallons). However, with the start-up of Phase 3 operations the potential run-off volume will exceed the capacity of the stormwater basins and require overflow through embankment weirs to the liquid process basins. Operation of the expanded process areas developed during Phases 3 and 4 under the 100-year, 24-hours storm event could result in an additional 1,518,000 gallons of stormwater run-off. The planned process liquids basins will have a total capacity of approximately 12,254,000 gallons, not including additional capacity for the 2 feet of free board in the basins. These calculations demonstrate that all stormwater run-off from the 100-year, 24-hour storm event can be contained within the system of basins at the Site.

Standing Water

The ETSRS will be designed to avoid standing water within the process areas and roads achieving the requirements of UAC R315-307-2(3). The grades across the process areas will be a minimum of 0.25% to enable precipitation to migrate slowly as sheet flow toward the stormwater retention basins with culverts to allow water flow from the process areas to the stormwater basins. Roads will be graded with 2% slopes to shed precipitation and prevent ponding on the roads. Site grades for other areas are shown on the drawings where applicable for the preliminary design. As described above, the stormwater basins are designed to prevent standing water within the process areas through grading to the center of the Site.

References

Natural Resources Conservation Service. 2022. National Engineering Handbook: Part 650 — Engineering Field Handbook. 2nd ed. U.S. Department of Agriculture.

Stantec Consulting Inc. 2003. Storm Drainage Master Plan: Lake Point / Saddleback Region. Prepared for Tooele County Department of Engineering and Saddleback Partners, L.C., October 2003.

Utah Department of Environmental Quality. Solid waste rules. Waste management and radiation control laws and rules. Available online at <https://deq.utah.gov/waste-management-and-radiation-control/solid-waste-rules-waste-management-and-radiation-control-laws-and-rules>. Accessed [4/16/2025].



**Tooele County Planning
Commission
Agenda Item Summary**

Department Making Request:

Community Development

Meeting Date:

February 18, 2026

Item Title:

SUB 2025-181: Major Subdivision Preliminary Plat Application

Summary:

Jason Harris is requesting a major subdivision preliminary plat approval for Outlaw Par at Oquirrh Hills.



NOTICE OF PUBLIC HEARING

- **SUBJECT:** SUB 2025-181
 - **PROJECT SUMMARY:** Preliminary plat approval for Outlaw Par at Oquirrh Hills Subdivision
 - **PARCEL:** 03-032-0-0014
- Unincorporated:** Tooele County **Planner:** Mili Pioquinto

On **February 18, 2026** 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/> under "Agendas and Meetings."

You have the right to attend and speak at the public hearing. Please be advised that, in rendering its decision, the Planning Commission can only rely on evidence, not opinion or conjecture. Written comments may also be submitted; however, such comments must be received no later than twenty-four (24) hours prior to the scheduled meeting date to allow for proper distribution to the Planning Commission and the applicant.

For questions or additional information, please contact the Community Development 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
47 South Main Street, Tooele, UT 84074
(435) 843-3160

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



Planning and Zoning

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

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

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

SUB 2025-181

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: February 18, 2026

Parcel IDs: 03-032-0-0014

Current Zone: RR-1

Approximate Site Location: Located east of Golf Course View Subdivision (Tooele City), and south of Smelter Road.

Request: Major Subdivision Preliminary Plat Approval for Outlaw Par at Oquirrh Hills.

Unincorporated: Tooele

Planner(s): Mili Pioquinto

Planning Staff Recommendation: To be announced at planning commission meeting

Applicant Name: Jason Harris

PROJECT DESCRIPTION

Jason Harris is requesting a major subdivision preliminary plat approval for Outlaw Par at Oquirrh Hills.

SITE & VICINITY DESCRIPTION (see attached map)

The proposed phase is located east of Golf Course View Subdivision, and south of Smelter Road. The surrounding properties are zoned RR-5 (Rural Residential 5 acre minimum), and parcels to the east are zoned MU-40 (Multiple Use 40-acre minimum) and MG (Manufacturing General). Immediately to the west is Tooele City

LAND USE CONSIDERATIONS (R-M-7 Zone)

Requirement	Standard
Height	35 Feet
Front Yard Setback	30 Feet
Side Yard Setback	Main Building: 15 Feet Accessory Buildings: 1. from the front setback to distance ten feet behind the main dwelling – 15 feet. 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
Rear Yard Setback	Main Building: 30 Feet Accessory Buildings: 10 Feet
Lot Width	125 Feet

Lot Area	Minimum lot size is one (1) acre (43,560 sq. ft.). An up to six percent (6%) reduction in minimum lot size shall be allowed for the dedication of collector class type roads with a cross-section width 80 feet or larger or a portion thereof providing residential access to the proposed development.
Maximum Building Coverage	20 Percent
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.

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

GENERAL PLAN CONSIDERATIONS

The proposed subdivision is compatible with the Tooele County General Plan Update (2022). Although the subject area is not explicitly addressed in the General Plan, the surrounding zoning districts and the municipal zoning immediately to the west are consistent with and support the vision for this subdivision. (see pg.19 of General Plan 2022 attached.)

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has found no issues with the application.

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on February 18, 2026.

PLANNING STAFF ANALYSIS

The applicant has provided all required documentation for the application to be deemed complete and has completed the initial agency review meeting. Any remaining comments and corrections can be addressed during the Final Plat review process. Staff notes that one reviewing agency has not yet submitted its comments.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant the major subdivision preliminary plat approval for Outlaw Par at Oquirrh Hills, with the conditions of:

1. Addressing the corrections made during the 1st Agency Review Meeting (01/22/2026) on the Final Plat; and
2. Addressing any potential corrections of the North Tooele Fire District Marshal at Final Plat review.

MODEL MOTIONS

Sample Motion for Approval

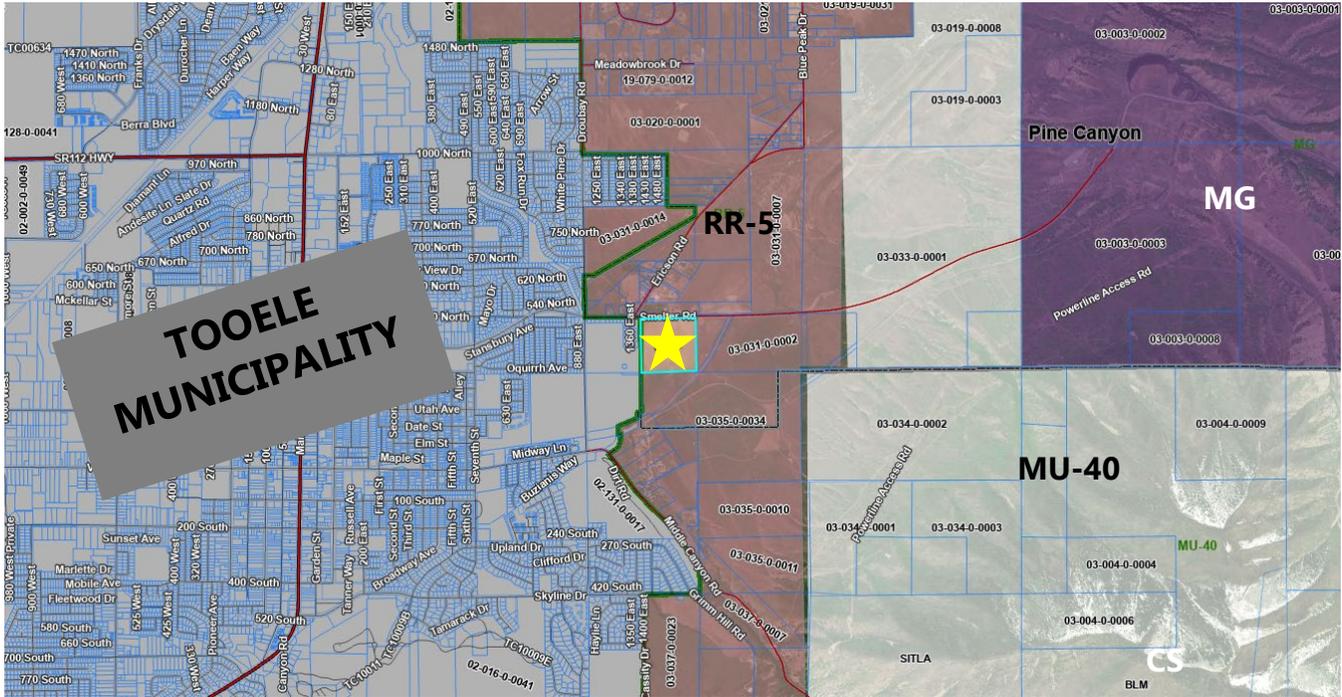
- "I move we approve the major subdivision preliminary plat approval for Outlaw Par at Oquirrh Hills, application number 2025-181, based on the findings and subject to the conditions listed by the Planning Staff: "
1. List any additional findings of fact and/or conditions...

Sample Motion for Non-Approval

- "I move we table the major subdivision preliminary plat approval for Outlaw Par at Oquirrh Hills, application number 2025-181, based on the following considerations listed by the Planning Staff: "
1. List findings of fact and/or considerations...

SUB 2025-181: Outlaw Par at Oquirrh Hills Subdivision Preliminary Plat Approval.

Located east of Golf Course View Subdivision (Tooele City Sub.), and south of Smelter Road. (Parcel ID: 03-032-0-0014)





Major Subdivision Preliminary Plat Application

Fee \$750.00 (+\$50 per lot)

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

Name of Subdivision: Outlaw Par at Oquirrh hills Subdivision

NOTE: This name must be exactly the name that is approved by the county recorder. You must attach the approval letter from the county recorder with this application.

Record of Survey map number(s): _____

NOTE: Record of survey map must depict all boundaries of the proposed project and must address specific items as outlined in the attached record of survey map requirements.

Parcel #: 03-032-0-0014

(For office use only)

Permit #: _____ Fee \$750.00+ _____ = _____ Receipt #: _____

Application Determination:

Approved Denied

Conditions imposed? Yes No

By: _____ Date: _____

Property Owner(s) Information

Name(s): JRG Development, LLC

Address per tax rolls: 75 Vista Cir

City/County: Tooele State: UT Zip: 84074

Office/home phone: _____ Fax: _____

Mobile phone: 4352410265 Message phone: _____

Email address: jason.harris@hasutah.com

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

*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: _____

Surveyor's Information

Name(s): Doug Kinsman

Business/Firm name: Ensign Engineering

Address: 3950 North Tealby Way, Suite 200

City/County: Erda State: Utah Zip: 84074

Office phone: 4358433590 Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

35-2-1. Application expiration. Each application shall be actively pursued to completion. An application shall become null and void, and all rights vested by that application shall be terminated, if the applicant does not complete a stage or fails to make a progress report to the Community Development Department within 180 days. Any extension must be requested before the expiration of the original application. If an application becomes void, the applicant must reapply at the first stage for that level of development. (Ord. 2022-32, 11/29/22)

35-2-2. Application procedure. (1) Each application shall include all required submittals before it is accepted as a complete application. No application for a subsequent stage shall be accepted until the planning commission has approved the application for the stage of the development currently under consideration. (2) There shall be no presumption of approval of any aspect of the process. (3) No application for a subsequent stage shall be accepted if a prior application has expired. (4) The Planning Commission, or the Community Development Department in the case of a minor subdivision, may request additional information determined to be incomplete and table further action until the requested information is submitted.

35-4-1. Standards. (1) A major subdivision is any subdivision other than a minor subdivision or a conservation subdivision. (2) Subdivisions of more than 25 lots shall be phased for development. (3) Phased developments shall include a master plan of the entire development, including street and active transportation connectivity. (4) Infrastructure and public facilities shall be dedicated. (Ord. 2022-32, 11/29/22)

35-4-3. Phased development. (1) Phased developments shall be designed, platted, and recorded in phased order so that the phases and required improvements are continuous. (2) When it is prudent to engineer improvements in a future phase, such improvements may be installed if shown on an approved plat of a prior phase. (Ord. 2022-32, 11/29/22)

The application for a major subdivision preliminary plat shall be submitted to the Community Development Department. When the staff determines that the application is complete and correct, and all signatures are on the plat, notice will be sent to all surrounding landowners giving them 14 days to give written comment. Prints of the plat will be sent to those entities listed in (2)(c) giving them 20 days to submit comments to the Community Development Department. The zoning administrator shall take written public comment and review the application. A decision on the application shall be made by the planning commission. If the plat needs to be corrected, the zoning administrator shall postpone the planning commission hearing date until the plat is corrected.

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

All checklist items must be attached and clearly marked, tabbed, and labeled. All checklist items require a response, N/A will not be accepted.

A Major Subdivision Preliminary application shall include:

- | Applicant | County | |
|---|--------------------------|--|
| (a) <input checked="" type="checkbox"/> | <input type="checkbox"/> | The Application; Completely filled out and signed. |
| (b) <input checked="" type="checkbox"/> | <input type="checkbox"/> | A PDF copy, legibly reproducible for a 24"x36" print, of the plat for distribution to affected entities; |
| (c) <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proof of ownership demonstrated by a title report completed within the previous six months; |
| (d) <input checked="" type="checkbox"/> | <input type="checkbox"/> | Utility service approval; |
| (e) <input checked="" type="checkbox"/> | <input type="checkbox"/> | Evidence of water rights for all lots; |
| (f) <input checked="" type="checkbox"/> | <input type="checkbox"/> | A completed County Health Department subdivision feasibility study; |
| (g) <input checked="" type="checkbox"/> | <input type="checkbox"/> | Approval of the subdivision name from the County Recorder's office; |
| (h) <input checked="" type="checkbox"/> | <input type="checkbox"/> | If the applicant is not the owner of record, a notarized statement from the owner stating that the owner has authorized the applicant to make the application; |
| (i) <input checked="" type="checkbox"/> | <input type="checkbox"/> | A letter from the applicable fire authority acknowledging that fire protection can and will be provided to the subdivision; |
| (j) <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any unpaid fees owed to Tooele County for the development of land, code enforcement, or building permits. |
| (k) <input checked="" type="checkbox"/> | <input type="checkbox"/> | A pedestrian circulation plan; and |
| (l) <input checked="" type="checkbox"/> | <input type="checkbox"/> | A road connectivity plan. |

The final plat for the first development phase shall be submitted within six months of master plan approval or the master plan approval will be void. The applicant or authorized representative may obtain no more than two six-month extensions by petitioning the Planning Commission. The Planning Commission may not grant any extension without substantial progress having been demonstrated by the applicant or authorized representative.

MASTER PLAN/PRELIMINARY PLAT REQUIREMENTS

The master plan shall show:

- (1) the general location of the subdivision and the property boundaries;
- (2) lot and road layout;
- (3) parcels located within the subdivision;
- (4) the acreage of the entire tract and the acreage of the portion to be developed;
- (5) phasing plan for the development, including lots per phase;
- (6) the sites of any use other than single-family dwellings;
- (7) total development area and the number of proposed dwelling units;
- (8) easements and rights-of-way; and
- (9) parcels of land to be dedicated or set aside for schools, roads, parks, trails, or other public purposes.

DESIGN STANDARDS

All new subdivisions shall comply with the design standards outlined in **Chapter 35-6** of Tooele County's Land Use Code. If plans do not address each requirement in this code section it will be cause for denial.

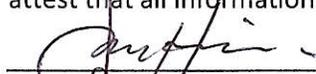
RECORD OF SURVEY MAP REQUIREMENTS

Record of Survey Map (Boundary Survey) Prerequisite for all Plat Submittals 17-27a-103 (60) "Record of survey map" means a map of a survey of land prepared in accordance with Section [10-9a-603](#), [17-23-17](#), [17-27a-603](#), or [57-8-13](#). To obtain a copy of these code Sections go to: https://le.utah.gov/xcode/Title17/17.html?v=C17_1800010118000101

The record of survey (ROS) map shall be completed and filed with the Tooele County Surveyor's Office prior to submitting an application for a preliminary subdivision, planned unit development (PUD) or condominium plat. The filing number of the ROS shall be referenced on the application prior to acceptance by the governing agency. Any application without the filing number reference shall be deemed incomplete.

The ROS map is a document prepared by a Professional Land Surveyor (PLS) licensed by the State of Utah which determines the boundaries of the proposed project and is an expression of his/her professional opinion of the location of the division lines between the subject property or properties and the adjoining properties. The ROS map depicts an existing condition as opposed to a subdivision, PUD or condominium plat that creates new boundaries for future ownerships and as such the ROS map should not show proposed lot lines or future subdivision boundaries. The ROS map shall be used as a tool by those reviewing the preliminary subdivision, condominium, or PUD plat. Specific items to be addressed on the ROS map in conjunction with the plat submitted for review shall follow the State's requirements listed in the code sections mentioned above.

I (We), the above-named applicant(s) and property owner(s) do hereby understand the foregoing requirements and attest that all information is complete and true.



APPLICANT'S SIGNATURE

12-17-2025

DATE



PROPERTY OWNER'S SIGNATURE

12-17-2025

DATE