



## Planning Commission Meeting Agenda

May 06, 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 April 1, 2026 Meeting

MOTION AND VOTE

Attachments

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

### 4. Rezones

#### A. PUBLIC HEARING- REZ 2026-051 Gardner Francis with Westland Development Services is requesting a rezone from MU-40 to MG-EX, Mili Pioquinto

PUBLIC HEARING, MOTION AND VOTE

Attachments

1. [2026-051\\_PUBLIC HEARING NOTICE.PDF](#)
2. [2026-051\\_PC\\_ITEM SUMMARY.PDF](#)
3. [2026-051\\_STAFF REPORT FINAL.PDF](#)

### 5. Discussion item

#### A. Discussion regarding Planning Commission Training Topics, Mili Pioquinto

Planning Commission discussion regarding potential dates to coordinate with the Property Rights Ombudsman Office.

Attachments

1. [DISSCUSSION\\_PC\\_ITEM SUMMARY.PDF](#)

### 6. Adjournment



## Planning Commission Meeting Minutes

April 01, 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 Warner.

### 2. Roll Call

Commissioner Scott called the meeting called to order at 7:00 PM showing in attendance were Commissioner Andy Stetz, Commissioner Curtis Beckstrom, Commissioner Kevin Christensen, Commissioner Micheal Dow, Commissioner Richard Mitchell, Commissioner Clint Warner, Commissioner Toni Scott. Commissioner Dean Alder was excused.

### 3. Minutes

#### A. Minutes from the February 18, 2026 Meeting

##### MOTION AND VOTE

##### Attachments

1. FEBRUARY 18, 2026 PLANNING COMMISSION MINUTES - DRAFT.PDF

Commissioner Dow made a motion to approve the meeting minutes from February 18, 2026. 2nd by Commissioner Beckstrom. All in favor. Motion passed unanimously.

### 4. Subdivisions

#### A. PUBLIC HEARING- SUB 2025-183 Charles Akerlow, with Zenith Partners, is requesting preliminary plat approval for the GSL Industrial and Sun Stone Interstate Business Park Subdivision, Mili Pioquinto

##### PUBLIC HEARING, MOTION AND VOTE

Mili Pioquinto, Planning Staff, summarized that Charles Akerlow is requesting preliminary plat approval for the 3-lot GSL Industrial and Sunstone IFD Interstate Business Park Subdivision. The proposed subdivision is part of the larger Inland Port development project. The proposed subdivision has received approval from all agencies. Planning Staff recommends that the Planning Commission approve the preliminary plat application.

Commissioner Scott asked how many lots are included in the subdivision. Mili responded that there are 3 lots; 2 buildable lots and 1 parcel as open space. Commissioner Scott then asked whether the open space would remain dedicated as such or if it might be developed in the future. Mili stated that she was unsure.

Melanie Poulson, District General Manager for the Tooele Valley Public Infrastructure District and representative of the applicant, stated that development is proposed on two lots, while Parcel A will be preserved as open space, including wetlands. Rachelle Custer, Community Development Director, explained that the wetlands were delineated during the review of the overall rezone and have been set aside through an Inland Port instrument to remain undeveloped.

Commissioner Scott opened the public hearing.

- Michael Drury owns 61 acres within the Interstate Business Park and additional properties in the area, expressed concerns regarding improvements to Higley Rd. He noted that the Interstate Business Park has three access points along Higley Road and, although it has been indicated that they will not be used, he believes it is beneficial for the area's commercial and industrial development to maintain truck routes on both Burmester Rd and Higley Rd. He stated his support for the proposed subdivision, contingent upon road improvements.

Commissioner Scott closed the public hearing.

Commissioner Dow asked staff about the widening of Higley Rd. Rachelle responded it wouldn't be through an easement, but rather through dedicated right-of-way. As properties along Higley Rd are subdivided, they will be required to dedicate right-of-way and improve the frontage of that property. She noted that the parcel currently before the Planning Commission does not front Higley Rd. Instead, the parcels access GSL Drive, which connects to Burmester Rd. The applicant has constructed three internal roads, owned by the PID, which provide access to the lots.

Commissioner Mitchell asked about ownership of Higley Rd. Rachelle responded that, like most roads in the county, the county does not have ownership of. She explained that as development occurs along prescriptive roads, the County requires dedication of right-of-way.

Commissioner Stetz made a motion to approve the Major Subdivision Preliminary Plat Application for GSL Industrial and Sun Stone IFD State Business Park Subdivision, application number 2025-183, based upon the findings and subject to the conditions listed by Planning Staff. 2nd by Commissioner Christensen. Roll call vote. Commissioner Warner – yes. Commissioner Mitchell – yes. Commissioner Dow – yes. Commissioner Beckstrom – yes. Commissioner Scott – yes. Commissioner Christensen – yes. Commissioner Stetz – yes. All in favor. Motion passed unanimously.

## 5. Conditional Use Permits

### A. PUBLIC HEARING- CUP ADU 2025-128 Ryan and Staci Stevens are requesting approval for a detached Accessory Dwelling Unit, Mili Pioquinto, Mili Pioquinto

#### PUBLIC HEARING, MOTION AND VOTE

Mili Pioquinto, Planning Staff, summarized, Ryan and Staci Stevens are requesting approval for an accessory dwelling unit (detached) to create a mother-in-law dwelling for their aging parents. The 5-acre located north of Pine Canyon Rd with primary access from Churchwood Dr to Lincoln Ln and is zoned RR-5. The applicant has submitted all required documentation as described in the application. Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant approval of the conditional use permit for an accessory dwelling unit (detached) subject to the following conditions:

1. The applicant complies with the requirements outlined in Table 15-5-3.3 #(d)1-16, and
2. Planning Staff record the required notice in Table 15-5-3.3(b)(16) upon approval, and
3. Lower Level – Storage and Mechanical area shall stay unfinished space and shall not be used as living space.

Commissioner Scott opened public hearing.

Commissioner Scott closed public hearing.

Commissioner Christensen made a motion to approve the Conditional Use Permit for an accessory dwelling unit (detached), application number 2025-128, based on the findings and subject to the conditions listed by the Planning Staff: 1. The applicant complies with the requirements outlined in Table 15-5-3.3 #(d)1-16, and 2. Planning Staff record the required notice in Table 15-5-3.3(b)(16) upon approval, and 3. Lower Level – Storage and Mechanical area shall stay unfinished space and shall not be used as living space. 2nd by Commissioner Stetz. Roll call vote. Commissioner Stetz – yes. Commissioner Dow – yes. Commissioner Mitchell – yes. Commissioner Warner – yes. Commissioner Scott – yes. Commissioner Beckstrom – yes. Commissioner Christensen – yes. All in favor. Motion passed unanimously.

## 6. Rezones

### A. PUBLIC HEARING- REZ 2026-026 Chris Thompson and other property owners are requesting a rezone from MU-40 to A-5 (23 parcels), Mili Pioquinto

#### PUBLIC HEARING, MOTION AND VOTE

Commissioner Dow recused himself. Commissioner Mitchell stated that he had a conversation with Joe Johnson, the mayor of Stockton, about the rezoning and didn't realize the conversation was outside a public setting. He did not form an opinion ahead of time and had not reviewed any details or criteria for the Planning Commission.

Mili Pioquinto, Planning Staff, summarized, Chris Thompson along with other property owners are requesting a rezone of their properties from MU-40 (Multiple Use 40-acre minimum) to A-5 (Agriculture 5-acre minimum). The subject site consists of 23 parcels and is primarily situated along the west side of Utah State Route 36. The area commonly referred to as "Rush Lake" contains a series of wetlands associated with natural drainage patterns within the site. Surrounding zoning districts include MU-40 to the south. M-D and the Rush Valley municipal boundary to the west. MG to the east. RR-5, RR-10, A-20 and the Stockton municipal boundary to the north. The applicant provided a Geologic Reconnaissance Study in place of the Geotechnical Report usually required for rezones. The County Engineer accepted the study in place of the report for the rezone with the condition that when the properties are ready to subdivide, a Geotechnical Report will be required at subdivision. A site visit to the proposed rezone area on February 24, 2026, was conducted by planning staff and observed several existing structures for which appropriate building permits could not be verified at the time. The property owners submitted website information from the State of Utah Water Rights identifying open water appropriation in place of the confirmed water rights that was requested by planning staff. Planning Staff recommends that the Tooele County Planning Commission review and analyze the information provided in the staff report ensuring the proposed rezone request is comprehensive and consistent with existing land uses, available infrastructure, and the Tooele County General Plan (2022 Update) prior to making a recommendation to the Tooele County Council. Planning Staff further recommends that the Planning Commission note that the applicant still needs to address the following outstanding items:

1. Application item (n). A description of the availability of culinary and irrigation water, and
2. An updated application item (e), to include all existing structures and buildings found based upon planning staff site visit on 02/25/2026.

Commissioner Warner asked whether, given the location of the properties in the Rush Lake area, the homes would be insurable and what impact septic systems might have on the groundwater table. Mili responded that a geotechnical report helps determine feasibility. Rachele added that she anticipates any building permit application in this area would require a floodplain permit and coordination with the Health Department regarding septic systems. She further noted that, at subdivision phase, a geotechnical report and water rights information would be required.

Commissioner Scott opened the public hearing.

- Chris Thompson, the applicant and a homeowner within the rezone area, explained that the request is intended to address existing non-conforming lot issues and bring the properties into compliance, correcting an existing issue rather than creating a new one.
- Jerald Rydalch owns property in the area that is not included in the proposed rezone. He asked whether the zoning change would affect his property taxes. He questioned why the

zoning change request is from MU-40 to 5-acre parcels if the applicants do not intend to significantly subdivide the land. He is concerned that there are several occupied homes in the area that he believes may not have received occupancy approvals for. He is also concerned about the water levels and referenced the flood in 1983.

- Steve Griffith, who works with some people in the area, believes the properties were sold as legal, non-conforming lots. He expressed concern about why permits are not being granted.
- Michael Dow stated he is a rancher, not a developer. He said that his property sits at the lowest in the proposed rezone area, and that he was required to complete an elevation survey which showed that his home sits at the same elevation as the Hogan hay barn that didn't flood in 1983. He said they are requesting A-5 zoning to keep the land agricultural, since most people in the area farm or ranch, either part-time or full-time, and want to keep the area rural.
- Jake McArthur, a property owner within the rezone area, stated that his intent in seeking the rezone is not to subdivide or increase density, but to bring existing parcels into compliance with current county ordinances. The proposed change from MU-40 to A-5 is intended to align zoning with the existing conditions on the ground, supporting responsible land use while preserving the character of the area. He emphasized that this issue extends beyond his individual property, affecting his family's ranching operation as well as several neighboring parcels facing similar limitations. Currently, he is unable to utilize his state-allocated water for agricultural purposes due to the denial of an electrical permit. Without access to power, he cannot meet basic requirements necessary to sustain livestock or make productive use of the land. This restriction effectively prevents him from using and maintaining his property as intended. His goal is straightforward: to build one home for his family on his 20-acre parcel and to responsibly use the land for agricultural purposes. He also noted that while the rezone has been associated with the Rush Lake boundary, several of the affected properties are not located within that boundary.

Commissioner Scott closed public hearing.

Commissioner Scott emphasized that this is a rezone request and not part of the subdivision stage. The Planning Commission does not have control over tax matters. She noted that situations like this are fairly common. Properties often begin as a single family and gradually divided over time. In this case, it appears to be more about correcting prior issues. The Planning Commission has seen and handled similar situations across several communities throughout the county during her time on the board.

Commissioner Stetz made a motion to give a favorable recommendation to the Tooele County Council for application number 2026-016 submitted by Chris Thompson; to rezone the subject properties from MU-40 (Multiple Use 40-acre minimum) to A-5 (Agricultural 5-acre minimum), based upon the findings subject to the conditions listed by the planning staff: 1. Application item (n). A description of the availability of culinary and irrigation water, and 2. An updated application item (e), to include all existing structures and buildings found based upon planning staff site visit on 02/25/2026. 2<sup>nd</sup> by Commissioner Warner. Roll call vote. Commissioner Beckstrom – yes. Commissioner Christensen – yes. Commissioner Mitchell – abstained. Commissioner Scott – yes. Commissioner Warner – yes. Commissioner Stetz – yes. Motion carries.

## **7. Planning Commission Comments**

## **8. Adjournment**

Commissioner Scott adjourned at 7:44 PM.



## NOTICE OF PUBLIC HEARING

- **SUBJECT:** REZ 2026-051
- **PROJECT SUMMARY:** Rezone from MU-40 (Multiple Use 40-acre minimum) to MG-EX (Mining, Quarry, Sand, and Gravel Excavation)
- **PARCEL(S):** 06-017-B-0046  
**Unincorporated:** Bauer area

**Planner:** Mili Pioquinto

On **May 6, 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:**

**May 6, 2026**

**Item Title:**

REZ 2026-051: A rezone request to change from MU-40 (Multiple Use 40-acre minimum) to MG-EX (Mining, Quarry, Sand, and Gravel Excavation).

**Summary:**

Gardner Francis with Westland Development Services is requesting a rezone from MU-40 to MG-EX. The request is to facilitate the extraction of minerals from the proposed property.



**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/>

**REZ 2026-051**

## Rezone Summary and Recommendation

**Public Body:** Tooele County Planning Commission

**Meeting Date:** May 6, 2026

**Parcel ID(s):** 06-017-B-0046

**Current Zone:** MU-40

**Approximate Site Location:** Located South of Tooele City Municipality, west of SR-36, and sits adjacent of the Tooele County Solid Waste Management Facility.

**Request:** Rezone from MU-40 (Multiple Use 40-acre minimum) to MG-EX (Mining, Quarry, Sand, and Gravel Excavation)

**Unincorporated:** Bauer Area

**Planner(s):** Mili Pioquinto

**Planning Staff Recommendation:** To be announced at planning commission meeting

**Applicant Name:** Gardner Francis

### PROJECT DESCRIPTION

Gardner Francis with Westland Development Services is requesting a rezone from MU-40 to MG-EX. The request is to facilitate the extraction of minerals from the proposed property.

### SITE & VICINITY DESCRIPTION (see attached map)

The subject property consists of approximately 125.84 acres located south of the Tooele City municipal boundary, west of State Route 36, and adjacent to the Tooele County Solid Waste Management Facility. Immediate surrounding zones include RR-5 (Rural Residential 5-acre minimum), A-40 (Agricultural 40-acre minimum), MU-40 (Multiple Use 40-acre minimum), MG (Manufacturing General) and MG-EX (Mining, Quarry, Sand, and Gravel Excavation).

### LAND USE CONSIDERATIONS (MU-40 to MG-EX)

Requirement	Existing Zone (MU-40)	Proposed Zone (MG-EX)
Minimum Lot Size	40 acres (1,742,400 sq. ft.)*	N/A
Minimum Lot Width	660 feet	N/A
Minimum Frontage	60 feet – On a public street or an approved private street.	N/A
Minimum Front Yard Setback	30 feet	Not clearly stated in ordinance; Setbacks are to be established during conditional use permit approval
Minimum Rear Yard Setback	Main Building: 60 Feet Accessory Buildings: 10 Feet	Not clearly stated in ordinance; Setbacks are to be established during conditional use permit approval

Minimum Side Yard Setback	Main Building: 30 Feet Accessory Buildings: 1. From the front setback to distance ten feet behind the main dwelling – 30 feet. 2. From a distance ten feet behind the dwelling to the rear of the lot – 10 feet.	Not clearly stated in ordinance; Setbacks are to be established during conditional use permit approval
Maximum Building Height	35 feet	No Maximum Height Stated
Maximum Building Coverage	Five Percent (5%)	No Maximum Building Coverage Stated
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.**	All requirements are to follow Chapters 27 and 30 of the Tooele County Land Use Ordinance
<p>* A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to or past the affected lot or parcel.</p> <p>**Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05</p>		

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

**GENERAL PLAN CONSIDERATIONS**

According to the Tooele County General Plan (Update 2022), the subject property is located within an area that is outlined for Manufacturing.

**ISSUES OF CONCERN/PROPOSED MITIGATION**

The property is located within the former Bauer area, historically known for intensive mining and smelter operations. As a result, toxic waste remnants have been documented in the vicinity, and many surrounding parcels have been required to conduct soil remediation to address contamination concerns.

**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 May 6, 2026.

**PLANNING STAFF ANALYSIS**

The applicant submitted a project description package in response to the information requested as part of the rezone application. While the submittal addresses several required items, a few responses remain incomplete, require clarification, or need additional supporting documentation.

The applicant stated that the subject property contains mineral deposits consistent with extraction operations in surrounding areas; however, no supporting documentation or technical report was provided to substantiate this claim (Item A). Although a detailed site plan is typically required at the Conditional Use Permit (CUP) stage,

additional information is still needed at this time regarding the proposed project area, anticipated intensities/densities, building or structure heights, and any planned stormwater drainage facilities. To assist in meeting the requirements of Item E, planning staff recommends submission of a general site plan or conceptual plan.

Item I remains incomplete. Clarification is needed regarding the total acreage of the active extraction area shown in Exhibit A, as well as the anticipated use of the remaining acreage outside of the blue boundary. Further clarification is also needed for item K, regarding whether any proposed structures will be located within the blue boundary or elsewhere on the site. This information may be incorporated into the conceptual plan recommended under Item E. Item L was not provided or may not be applicable; clarification is to be requested. The applicant identified a natural drainage swale running north to south through the center of the parcel; however, no explanation was provided describing how the proposed land use will avoid impacts to this drainage feature or mitigate disruptions to existing drainage patterns. Item M specifically requires a description of how natural drainage will be preserved or accommodated.

Additional clarification is also needed regarding the applicant's response to Item N. The applicant indicated that a phased project may be considered, but no supporting information or conceptual phasing plan was provided to fulfill Item Q. For any future CUP application involving mining, quarrying, sand, or gravel excavation, the applicant will be required to provide a description of hauling routes anticipated to be used to transport material from the site to County- or State-maintained roads. Before the CUP, the rezone application requires a detailed traffic study evaluating transportation impacts, which has not been provided to fulfill item R. Lastly, following consultation with the County Engineer, staff notes that due to the location of the site, the applicant will be required to complete an environmental assessment during the rezone application. Depending on the results of that assessment, a Phase I Environmental Site Assessment may also be required.

### **PLANNING STAFF RECOMMENDATION**

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Planning Staff recommends that the Tooele County Planning Commission makes a motion to table the rezone from MU-40 to MG-EX until the applicant works through and submits the following items:

1. A document supporting item a,
2. An updated item e,
3. An updated item f, having received input from Fire, Civil, and Engineering,
4. An updated item i,
5. An updated item k,
6. A description for item l,
7. A description for item m,
8. An updated item n, having received input from Fire, Civil, and Engineering,
9. An updated item q,
10. A submission of item r, a traffic study, and
11. An environmental site assessment, having worked with the Tooele County Health Department.

## MODEL MOTIONS

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### Sample Motion for Non-Approval

- "I move we table the Rezone Request by Gardner Francis for rezoning of MU-40 to MG-EX, application number 2026-051, based on the findings and subject to the considerations listed by the Planning Staff."

### Sample Motion for Approval

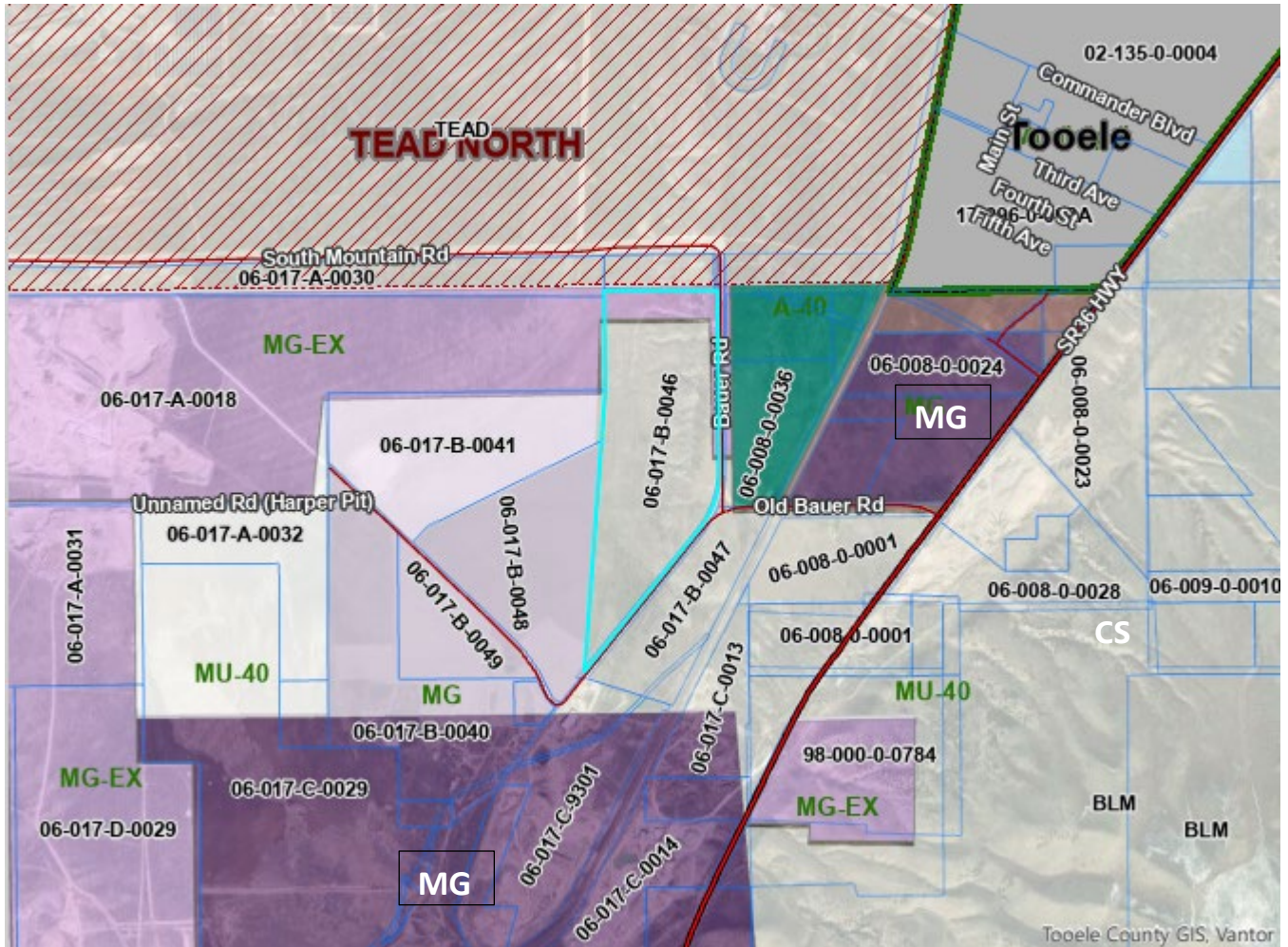
- "I move we recommend approval to the County Council of the Rezone Request by Gardner Francis for rezoning of MU-40 to MG-EX, application number 2026-051, based on the findings and subject to the conditions listed by the Planning Staff."

### Sample Motion for Denial

- "I move we recommend denial for the Rezone Request by Gardner Francis for rezoning of MU-40 to MG-EX, application number 2026-051, based on the findings and subject to the considerations listed by the Planning Staff."

**REZ 2026-051: Rezone from MU-40 (Multiple Use 40-acre minimum) to MG-EX (Mining, Quarry, Sand, and Gravel Excavation).**

Located South of Tooele City Municipality, west of SR-36, and sits adjacent of the Tooele County Solid Waste Management Facility (Parcel 06-017-B-0046).





# Rezone Application

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

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

## Fee \$1,000.00

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

Parcel(s) #: 06-017-B-0046 Lot(s) #: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ (if applicable)

REZ #: 2024-051 (For office use only) Fee \$1,000.00 Receipt #: 131  
Date complete application submitted: \_\_\_\_\_ (4/7/24)

### Application Determination:

Planning Commission recommendation: Favorable  Unfavorable

Presented by: \_\_\_\_\_ Date: \_\_\_\_\_

County Council recommendation: Approved  Denied

Presented by: \_\_\_\_\_ Date: \_\_\_\_\_

### Property Owner(s) Information

Name(s): S.R.S.G. Sorensen Revocable Living Trust

Address per tax rolls: \_\_\_\_\_

City/County: West Jordan State: UT Zip: 84081

Office/home phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone: \_\_\_\_\_ Message phone: \_\_\_\_\_

Email address: \_\_\_\_\_

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

\*Property Owner's Authorization notarization needed

Name(s): Gardner Francis

Address per tax rolls: \_\_\_\_\_

City/County: Kaysville State: UT Zip: 84037

Office/home phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone: \_\_\_\_\_ Message phone: \_\_\_\_\_

Email address: \_\_\_\_\_

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

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

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT:

Application is hereby made to the Planning Commission requesting a zoning map amendment from MU-40 to MG-EX to facilitate the responsible extraction of mineral resources. This request is predicated on the property's unique geological characteristics and its proximity to established industrial operations in the Bauer area. The proposed rezone represents the highest and best use of the land, aligning with the Tooele County General Plan and Resource Management Plan by promoting economic prosperity through resource utilization while ensuring compatibility with the existing industrial character of the vicinity.

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

**An application to amend the zoning map shall address:**

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

Applicant check	County check	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	a) General existing site characteristics including ownership, topography, soils, drainage, vegetation, and other physical characteristics of the area proposed to be changed;
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	b) A legal description of the area to be zoned;
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	c) Types of land uses permitted, conditional or prohibited in the current zoning district <u>and</u> the proposed zoning district;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Existing transportation patterns to include public and private roads and internal and external circulation patterns, rights-of-way, <u>easements</u> , and parking;
<input checked="" type="checkbox"/>	- <input type="checkbox"/>	e) Existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures, and buildings with a <u>general description</u> of size area, intensities/densities, and height, and proposed storm-water drainage facilities;
<input checked="" type="checkbox"/>	? <input type="checkbox"/>	f) Existing and proposed utilities and infrastructure;
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	g) Relationship of proposed zone change with Tooele County General Plan and how specifically the proposed zone change would conflict, conform, complement, or otherwise affect the Tooele County General Plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) An area map showing adjacent property owners and existing land uses within <u>1,000 feet</u> of the area proposed to be rezoned; property owner labels printed from the recorder's office.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) The location, description, and acreage of land uses;
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	j) Approximate location and number of residential units along with approximate square footage, density, and height;
<input checked="" type="checkbox"/>	- <input type="checkbox"/>	k) Approximate location and square footage of non-residential buildings;

- |                                     |   |                                     |  |
|-------------------------------------|---|-------------------------------------|--|
| <input type="checkbox"/>            | - | <input type="checkbox"/>            | l) Calculation of approximate amount of open space both before and after buildout construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas;  |
| <input type="checkbox"/>            | - | <input type="checkbox"/>            | m) If the site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography and geologic features, scenic vistas, trees, and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability; |
| <input checked="" type="checkbox"/> | ? | <input type="checkbox"/>            | n) A description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal;   |
| <input checked="" type="checkbox"/> |   | <input checked="" type="checkbox"/> | o) Approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land;  |
| <input checked="" type="checkbox"/> |   | <input checked="" type="checkbox"/> | p) An indication of the construction schedule of any project proposed;   |
| <input checked="" type="checkbox"/> | - | <input type="checkbox"/>            | q) For multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase;  |
| <input checked="" type="checkbox"/> | - | <input type="checkbox"/>            | r) A detailed traffic study showing the vehicle trips per day on average at buildout and a determination how the project would significantly alter existing traffic patterns or volume;  |
| <input checked="" type="checkbox"/> |   | <input checked="" type="checkbox"/> | s) For applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and  |
| <input type="checkbox"/>            |   | <input type="checkbox"/>            | t) Any other study or information required by the planning commission or Zoning Administrator.   |

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

Shannon Sorrenson  
PROPERTY OWNER'S SIGNATURE  
Gardner Francis  
APPLICANT'S SIGNATURE

4/21/2026  
DATE  
4/21/2026  
DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Shannon Jorgensen the owner(s) of the real property located as follows: 06-017-B-0046 and further described in the attached application, do authorize the applicant(s) listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]  
(Property owner) (Property owner)

\_\_\_\_\_  
(Property owner) (Property owner)

Notary

STATE OF UTAH )

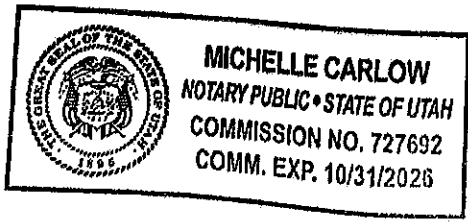
:SS

County of ~~Tooele~~ )  
Salt Lake

Dated this 1 day of April, 2020, 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.

10/31/2020  
My Commission Expires

Michelle Carlow  
Notary Public



# PROJECT DESCRIPTION

## Rezone Application – Parcel No. 06-017-B-0046

MU-40 to MG-EX | Tooele County, Utah

*Prepared by: Gardner Francis, Westland Development | April 2026*

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### **Project Overview**

Application is hereby made requesting a zoning map amendment for approximately 125.84 acres located in the Bauer Road area of Tooele County, Utah (Parcel No. 06-017-B-0046), owned by S.R.S.G. Sorensen Revocable Living Trust. The applicant is Gardner Francis of Westland Development, authorized by the property owner pursuant to the notarized Property Owner's Authorization affidavit submitted herewith.

This request seeks to rezone the subject property from MU-40 (Multiple Use, 40-acre minimum) to MG-EX (Mining, Quarry, Sand and Gravel Excavation Zone) to facilitate the responsible extraction of mineral resources. The proposed rezone represents the highest and best use of the land, aligning with the Tooele County General Plan and Resource Management Plan by promoting economic prosperity through resource utilization while ensuring compatibility with the existing industrial character of the vicinity.

### **a) Existing Site Characteristics**

The subject property consists of approximately 125.84 acres of undeveloped land located along the west side of Bauer Road in unincorporated Tooele County, Utah. The site is situated in the East Half of Section 12 and the Northeast Quarter of Section 13, Township 4 South, Range 5 West, Salt Lake Base and Meridian.

Topography on the site ranges from approximately 4,875 feet to 5,025 feet in elevation, with a natural drainage swale running generally north to south through the central portion of the parcel. Soils are consistent with arid desert conditions typical of the western Tooele Valley. Vegetation is sparse, consisting primarily of native desert scrub. The property is currently undeveloped with no permanent structures, utilities, or impervious surfaces. The site's geological characteristics and mineral deposits are consistent with aggregate and mineral extraction operations present in the surrounding industrial area along the Bauer Road corridor.

### **b) Legal Description**

A parcel of land, situate in the East Half of Section 12, and the Northeast Quarter of Section 13, Township 4 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point on the West Line of Bauer Road, said point being located North 0°07'22" West 49.56 feet and North 89°39'26" West 99.97 feet from the found monument representing the Northwest Corner of Section 7, Township 4 South, Range 4 West, Salt Lake Base and Meridian, said monument being set during the 2004 resurvey of said section recorded October 4, 2004 as Entry No. 230115 in Book 974 at Page 891 in the Office of the Tooele County Recorder (the Basis of Bearing being South 0°07'22" East 2,639.66 feet, which is the measured line between the found 2004 monuments representing the Northwest Corner and West Quarter Corner of Section 7, Township 4 South, Range 4 West, Salt Lake Base and Meridian); and running:

Thence along the said West Line of Bauer Road the following four (4) courses: (1) South 00°05'42" East 50.34 feet; (2) South 00°06'57" East 2,202.95 feet; (3) Southerly 801.33 feet along the arc of a 1,160.00-foot radius tangent curve to the right (center bears South 89°53'03" West and the long chord bears South 19°40'27" West 785.49 feet through a central angle of 39°34'48"); (4) South 39°27'51" West 2,287.40 feet to a point on the East Line of a parcel having Entry No. 553261 as recorded in the Office of the Tooele County Recorder;

Thence North 04°47'31" East 3,534.87 feet along said East Parcel Line to the Southeast Corner of a parcel having Entry No. 380952 as recorded in the Office of the Tooele County Recorder; Thence North 00°05'50" West 1,244.83 feet along said East Parcel Line; Thence South 89°39'26" East 1,420.62 feet to the Point of Beginning.

Contains 5,481,791 square feet or 125.84 acres. Out of Parcel 6-17-B-34 for Tax Year 2025.

### **c) Current vs. Proposed Zoning**

The property is currently zoned MU-40 (Multiple Use, 40-acre minimum), which provides for limited agricultural, open space, and low-intensity rural uses. Mineral extraction is not a permitted or conditional use within the MU-40 zone.

The proposed MG-EX (Mining, Quarry, Sand and Gravel Excavation Zone) is specifically designed by Tooele County to accommodate mining, quarrying, sand and gravel extraction, and all directly related operations. The MG-EX zone was established by Tooele County Ordinance Chapter 27 to appropriately separate mineral extraction activities from incompatible land uses while providing a clear, structured regulatory framework for responsible resource development, including a required Conditional Use Permit and five-year operations plan.

### **d) Transportation**

The subject property has direct access along the west side of Bauer Road, a Tooele County paved roadway, which provides the primary point of ingress and egress for the site. No new public road construction is anticipated at this time. Internal haul roads and site circulation will be established as part of the grading and extraction operations and will be further detailed at the Conditional Use Permit stage.

A detailed traffic study quantifying vehicle trips per day at buildout will be provided as part of the CUP application in accordance with MG-EX zone requirements (Item r).

#### **e) Existing and Proposed Land Uses**

The property is currently undeveloped with no existing structures, impervious surfaces, or active land uses. The proposed use is mineral and aggregate extraction consistent with the MG-EX zone. A preliminary grading plan has been prepared and is attached hereto as Exhibit A, depicting the proposed mining boundary, existing topography, final design grades, and a cross-section profile showing the final floor elevation of 4,875 feet.

The extraction boundary (mining boundary) encompasses the central and southern portions of the parcel as shown on the attached grading plan. Detailed site plans, impervious surface calculations, and stormwater management facilities will be addressed at the CUP stage.

#### **f) Utilities and Infrastructure**

No permanent utility connections are proposed or required for this operation at this time. Potable water and dust suppression water will be supplied via water truck, which is typical for mineral extraction operations of this nature. No sewer, culinary water distribution system, or permanent electrical service is anticipated. All infrastructure and utility needs will be further evaluated and documented at the Conditional Use Permit stage.

#### **g) Tooele County General Plan Consistency**

The proposed rezone is consistent with the Tooele County General Plan and Resource Management Plan, which recognize and support mineral resource extraction as a significant and appropriate economic use in designated areas of the county. The Bauer Road corridor contains established industrial and extraction-related operations, and the subject parcel's geological characteristics, topography, and proximity to existing industrial uses make it well-suited for MG-EX designation.

The rezone promotes economic development and resource utilization in a manner that is compatible with the existing character of the surrounding area. No conflicts with the General Plan are anticipated. The MG-EX zone's built-in CUP and operations plan requirements ensure that ongoing operations remain consistent with county standards and objectives.

#### **h) Adjacent Property Owners / Area Map**

An area map identifying adjacent property owners and existing land uses within 1,000 feet of the subject parcel is attached as Exhibit B. Property owner labels have been obtained from the Tooele County Recorder's Office as required.

### **i) Location, Description, and Acreage**

The subject parcel totals approximately 125.84 acres located along the west side of Bauer Road in unincorporated Tooele County, Utah (Township 4 South, Range 5 West). The intended use is mineral and aggregate extraction within the proposed MG-EX zone. The mining boundary as depicted on the attached grading plan encompasses the active extraction area within the larger parcel boundary.

### **j & k) Residential and Non-Residential Buildings**

No residential units are proposed. No permanent structures are proposed at this time. Any future structures associated with the extraction operation, including scale houses, equipment storage, or processing facilities, will be identified and described as part of the Conditional Use Permit application.

### **n) Community Facilities and Services**

Water will be provided on-site via water truck; no connection to a culinary water system is required. Fire protection services are available through Tooele County. Given the industrial and extraction nature of the proposed use, no significant impacts to schools, parks, or other community facilities are anticipated. Emergency access will be maintained via Bauer Road.

### **o) Stormwater – Conceptual Drainage Statement**

The subject property currently drains naturally in a generally southerly and westerly direction consistent with the existing topography, which ranges from approximately 5,025 feet at the southern boundary to 4,875 feet within the lower central portions of the parcel. A natural drainage swale traverses the central portion of the site and conveys surface runoff offsite during storm events.

The proposed extraction operation, as depicted on the attached grading plan, will establish a final floor elevation of 4,875 feet within the mining boundary. The extraction pit configuration, with perimeter slopes graded at 2H:1V, will function as a natural retention basin, capturing surface runoff within the pit area and reducing the volume of stormwater leaving the site. It is anticipated that post-grading drainage patterns within the mining boundary will be self-contained within the pit during typical storm events.

A detailed stormwater drainage analysis, including retention and detention calculations, will be prepared and submitted as part of the Conditional Use Permit application in accordance with Tooele County requirements.

### **p) Construction Schedule**

Extraction operations are anticipated to commence following receipt of all required approvals, including the rezone and a subsequent Conditional Use Permit. A detailed construction and

operations schedule will be provided at the CUP stage. The project is anticipated to proceed in a single mobilization phase, with extraction operations ongoing thereafter subject to market demand.

**q) Phasing Plan**

The project may be developed in phases depending on operational logistics and market conditions. A phasing plan describing the anticipated timing and geographic extent of each extraction phase will be submitted as part of the CUP application.

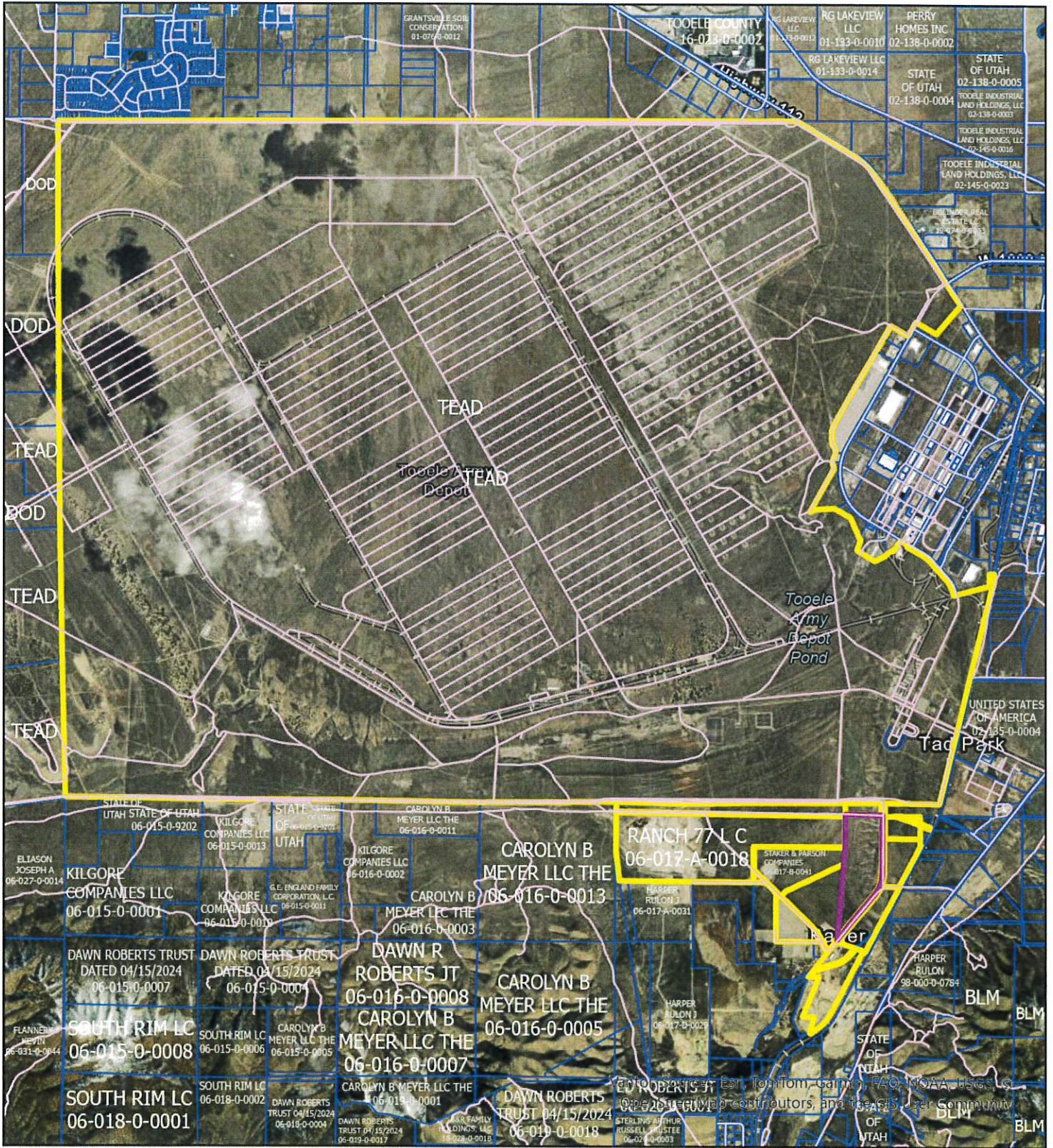
**r) Traffic Study**

A detailed traffic study showing estimated vehicle trips per day at buildout, and a determination of how the project would alter existing traffic patterns or volumes on Bauer Road, will be provided as part of the Conditional Use Permit application. At this conceptual stage, truck traffic associated with extraction operations is anticipated to utilize Bauer Road as the primary access route, consistent with existing industrial traffic patterns in the corridor.

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This project description is submitted in support of the Rezone Application for Parcel No. 06-017-B-0046. The applicant respectfully requests that the Planning Commission find the application complete and schedule the matter for public hearing. The applicant acknowledges that additional information or studies may be required by the Planning Commission or Zoning Administrator and agrees to cooperate fully in providing such information.

Exhibits attached: Exhibit A – Preliminary Grading Plan | Exhibit B – Vicinity and Adjacent Property Owner Map



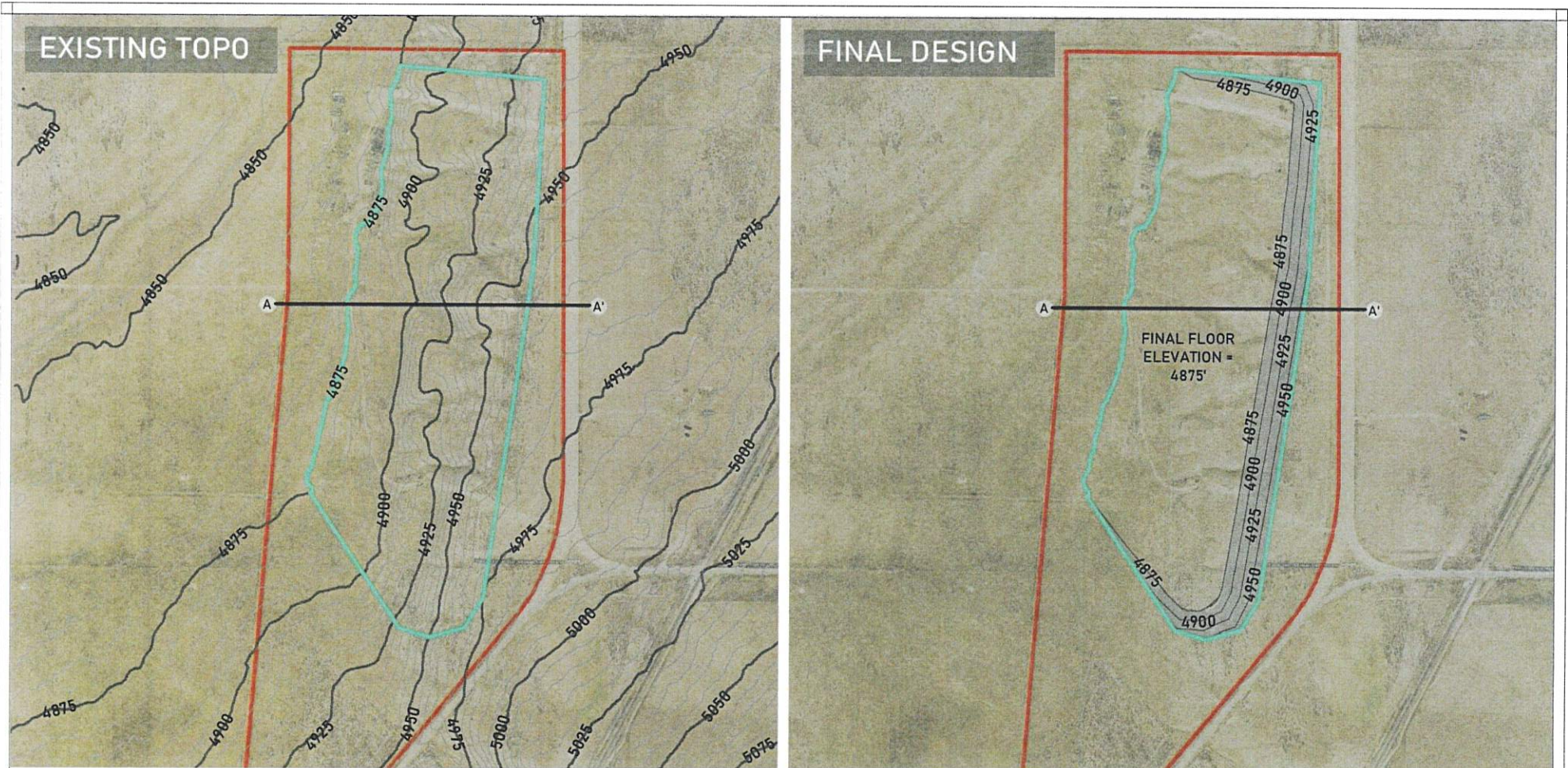
### RADIUS REPORT

Gardner Francis  
06-017-B-0046

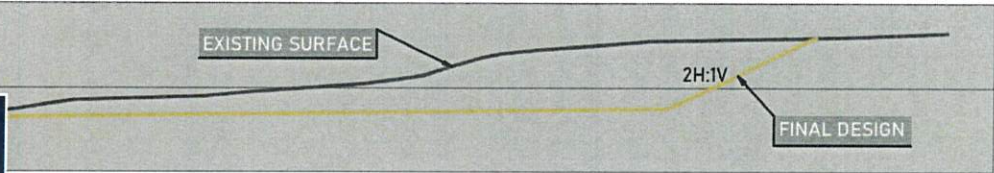


**GIS Map Disclaimer:** **TOOELE COUNTY**  
 This is not an official map but for reference use only. The data was derived from the best sources available, but various errors from the sources may be inferred on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.





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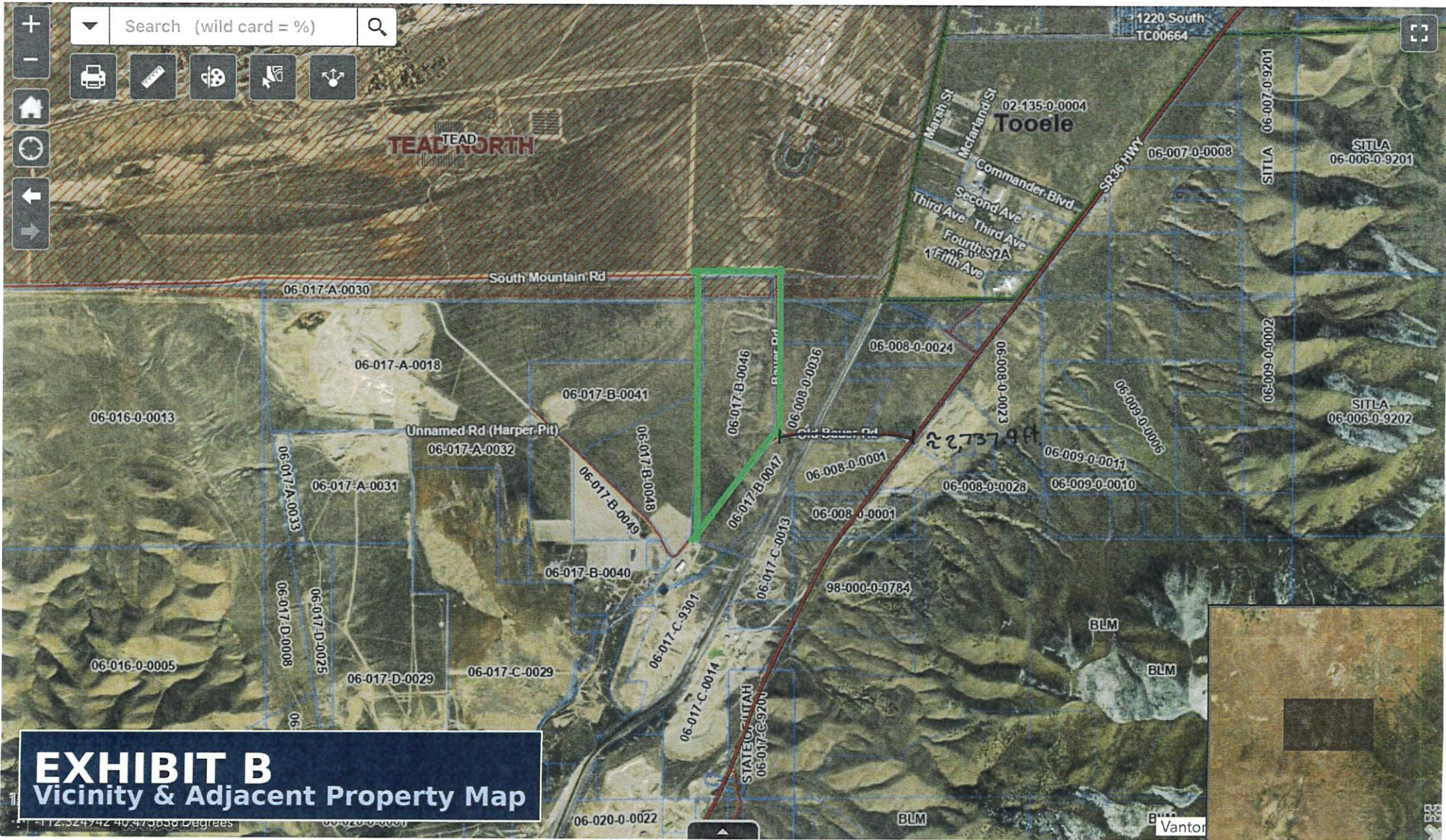


# EXHIBIT A

## Preliminary Grading Plan

**SORENSEN  
PROPERTY  
BAUER, UT  
GRADING PLAN**

A'



**EXHIBIT B**  
Vicinity & Adjacent Property Map



# Conditional Use Permit - Mining, Quarry, Sand, and Gravel Excavation Application

Fee \$1,000.00 (+\$250/annual inspection fee)

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

Parcel # \_\_\_\_\_ Lot # \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

(For office use only)

CUP #: \_\_\_\_\_ Fee \$1,000.00 Receipt #: \_\_\_\_\_

Will this be associated with an existing or another Conditional Use Permit (CUP)? Yes  No

Permanent  or Temporary

### Application Determination:

Approved  Denied

Conditions imposed? Yes  No

By: \_\_\_\_\_ Date: \_\_\_\_\_

### Property Owner(s) Information

Name(s): \_\_\_\_\_

Address per tax rolls: \_\_\_\_\_

City/County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office/home phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone: \_\_\_\_\_ Message phone: \_\_\_\_\_

Email address: \_\_\_\_\_

### Applicant's Information if different than Property Owner(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: \_\_\_\_\_

General Information of Operation Site

Name(s) of Operator(s): \_\_\_\_\_

Permanent Business mailing address: \_\_\_\_\_

City/County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone (required): \_\_\_\_\_ Message phone: \_\_\_\_\_

Email address: \_\_\_\_\_

Name(s) of Initial Representative/liaison(s): \_\_\_\_\_

(The representatives shall be available at all reasonable times to discuss and review the Excavation Permit)

Permanent Business mailing address: \_\_\_\_\_

City/County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile phone (required): \_\_\_\_\_ Message phone: \_\_\_\_\_

All required information in this application must be completely filled out, labeled, marked, tabbed, 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 COMMUNITY DEVELOPMENT REQUESTING THAT:

(Describe in as much detail as possible the business and use on property)

Large empty rectangular box for describing the business and use on property.

Total acreage of parcel(s): \_\_\_\_\_ Area occupied by this use: \_\_\_\_\_

Current zoning designation: R-1-8 Current use of land (residential, commercial, etc.): \_\_\_\_\_

Select a Gravel Operation Category: Permanent Commercial  Temporary for Specific Project

**Include the following with the application:**

**27-4. Application.**

All applications for conditional use permits shall be accompanied by the following materials:

- |       | Applicant                | County                   |   |
|-------|--------------------------|--------------------------|---|
| (a)   | <input type="checkbox"/> | <input type="checkbox"/> | Application form for a conditional use permit;  |
| (b)   | <input type="checkbox"/> | <input type="checkbox"/> | Evidence of ownership or control over the land and a legal description of the property where the pit will be located; |
| (c)   | <input type="checkbox"/> | <input type="checkbox"/> | Evidence of capability to complete the project, which includes:   |
| (i)   | <input type="checkbox"/> | <input type="checkbox"/> | A statement of the applicant's ability to post performance bonds or other financial assurance;                        |
| (ii)  | <input type="checkbox"/> | <input type="checkbox"/> | Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc;                         |
| (iii) | <input type="checkbox"/> | <input type="checkbox"/> | Liability insurance coverage;   |
| (d)   | <input type="checkbox"/> | <input type="checkbox"/> | A site plan showing:  |
| (i)   | <input type="checkbox"/> | <input type="checkbox"/> | All prominent man made and geologic features within the surrounding areas that will be affected by the operation;     |
| (ii)  | <input type="checkbox"/> | <input type="checkbox"/> | Dimensions;   |
| (iii) | <input type="checkbox"/> | <input type="checkbox"/> | Locations, clearances, and rights-of-ways, easements, utility lines;  |
| (iv)  | <input type="checkbox"/> | <input type="checkbox"/> | property lines and names of adjoining property owners;  |

**Chapter 30-4. Application Contents and Review Procedures.** In order to ensure that the existing or proposed excavation operation is conducted in a manner that will mitigate the effects on the community and provide for reclamation of the land to a state that enables meaningful use and respects aesthetic values, the Owner or Operator shall, prior to the commencement of any phase of operation, submit to the CDD an Application containing, among other things, a proposed Operation and Reclamation Plan which addresses the following:

**A. General Information.** The following shall be provided:

- |    | Applicant                | County                   |   |
|----|--------------------------|--------------------------|---|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | The name, permanent business mailing address, and telephone number, including a cell phone number, of the Operator responsible for the mining operations and reclamation of the site. (Above).  |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | The name, permanent mailing address, and telephone number of the Owner(s) of all land to be included as a part of the operations. (Above).  |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | The name, permanent business mailing address, and telephone number, including a cell phone number, of the initial representative designated or appointed by the Owner or Operator to serve as the initial representative to act as a liaison between the County and its various departments and the Owner or Operator. The Owner or Operator may change its designated representatives by notice. The representatives shall be available at all reasonable times to discuss and review the Excavation Permit. (Above) |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | The name and mailing address of the surface landowner(s) and mineral owner(s) as set forth in the public property tax records available from the County of all land directly adjacent to the operations. (Provided through the Recorder's office).  |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | The DOGM Notice of Intent Application approval, if subject to DOGM oversight.   |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | Proposed starting date and the anticipated period of operation.   |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | Preliminary reclamation plan as described in section 30-9.  |

**B. Plans, Drawing, Materials Required.**

One hard copy and an electronic copy of:

- |    | Applicant                | County                   |  |
|----|--------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | All items submitted to or required by DOGM for the Notice of Intent Application approval (including surety), or equivalent information if not subject to DOGM oversight. |

- 2.   A regional vicinity analysis describing other land uses within one thousand feet (1000') of the site, the possible impacts of the proposed excavation on surrounding land and, if necessary, any proposed measures to mitigate these impacts;
- 3.   A description of the hauling routes anticipated to be employed by the Operator in hauling material from the excavation site to roads maintained by the County or State;
- 4.   A description of the visual characteristics, with particular attention given to the potential use of existing natural topography and vegetation, and, if necessary, to shield site operations from nearby properties, roadways, and the general public;
- 5.   The most currently available aerial photograph of the proposed excavation site and adjacent properties;
- 6.   All maps, drawings or cross sections as found in the DOGM application, if applicable;
- 7.   Planned phases of excavation and anticipated amount of material to be removed at each phase, depicted on an appropriate map;
- 8.   Number, type and kinds of machinery and equipment to be used;
- 9.   Operational processes to be used, including crushing, stockpiling, milling, etc.;
- 10.   The water to be used in operations, its source, control and disposal;
- 11.   Electrical power requirements, source and control;
- 12.   Accessory facilities, such as scales and buildings;
- 13.   Sanitary facilities and disposal system;
- 14.   Proposed techniques to be used for control of dust and noise;
- 15.   Storm Water Management Plan (SWPPP).
- 16.   Proposed lighting plan.
- 17.   A proposed Operation and Reclamation Plan.
- 18.   Division of Air Quality Permit.

**Additional information required:**

- Applicant  County  Mailing labels of property owners within 1000' if the property which is subject of the Application (taken from outer boundary lines of subject property).

I (We) understand that Site plan approval shall be required as a condition to receiving a building or conditional use permit for all permitted or conditional uses in all zoning districts. Sites must meet minimum development standards of Tooele County for the intended use. Upon planning commission approval of the CUP, planning commission or staff find that other conditions are required that may affect the site plan, the site plan must be adjusted before a permit can be issued.

I (We) do understand and will follow all regulations listed in Tooele County Land Use codes pertaining to Mining, Quarry, Sand, and Gravel Excavation. Found in Tooele County Land Use Chapters 7, 8, 12, 27, 30 and any other applicable chapters. I (We) will also abide by and follow all state, federal and local laws and regulations.

\_\_\_\_\_  
 APPLICANT'S SIGNATURE

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 PROPERTY OWNER'S SIGNATURE

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 OPERATOR'S SIGNATURE

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 INITIAL REPRESENTATIVE/LIASON'S SIGNATURE

\_\_\_\_\_  
 DATE

**AFFIDAVIT**

**PROPERTY OWNER'S AUTHORIZATION**

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

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Notary

STATE OF UTAH )

:ss

County of Tooele )

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

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Notary Public



**Tooele County Planning  
Commission  
Agenda Item Summary**

**Department Making Request:**

Community Development

**Meeting Date:**

**May 6, 2026**

**Item Title:**

Discussion regarding Planning Commission Training Topics.

**Summary:**

Planning Commission discussion regarding potential training dates that may align with the availability of the Property Rights Ombudsman Office, allowing Planning Staff to coordinate and schedule training accordingly.