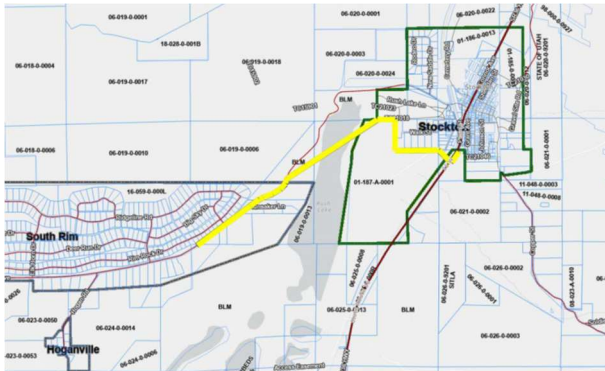




NOTICE OF PUBLIC HEARING

- **SUBJECT:** Conditional Use Permit 2026-121
 - **PROJECT SUMMARY:** Pipeline along Silver Avenue to Stockton.
 - **PARCEL(S):** N/A Class B County Right-Of-Way
- **Unincorporated:** South Rim **Planner:** Mili Pioquinto



On **September 2, 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.org/government/county-departments/community-development/>

CUP 2026-121

Conditional Use Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: September 2, 2026

Parcel ID: Silver Avenue, Class B County Right-of-way

Unincorporated: South Rim

Request: Conditional Use Approval for a gas pipeline.

Planners: Mili Pioquinto

Applicant Name: Kevin Mulvey with Questar Gas Company dba Enbridge Gas Utah.

PROJECT DESCRIPTION

Enbridge is requesting approval for the pipeline that will attach to the regulator station from CUP 2026-67 which will be installed along Silver Avenue right-of-way up to the block valve assembly in Stockton.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located south of the South Rim community running along Silver Avenue, west of Stockton City and north of Rush Valley City. Immediate surrounding zones include MU-40 (Multiple Use 40-acre minimum), and A-20 (Agricultural 20-acre minimum).

LAND USE CONSIDERATIONS (RR5, Rural Residential, 5-acre minimum)

Compatibility with the current zone.	Yes, requires CUP approval
Compliance with the General Plan 2022.	Yes
Compliance with Chapter 15	Yes

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 September 2, 2026.

PLANNING STAFF ANALYSIS

According to Tooele County Land Use Ordinance Chapter 15,

Chapter 15, Table 15-5-6.6 Utilities and utility services: *Public, quasi-public, and public service utility lines, pipelines, water lines, and etc. which extend more than 300 feet; that are used to transport their material, service or supply*, require approval through a CUP.

At this time the application has gone through the 1st agency review, and all required agencies have approved the site plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

Staff has not identified any issues or concerns with the request.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission review the information contained in this staff report, along with all supporting documentation, prior to making a decision.

MODEL MOTIONS

Sample Motion for Approval

- "I move we approve the CUP request by Enbridge, application number 2026-121, based on the findings and subject to the conditions listed by the Planning Staff."

Sample Motion for Non-Approval

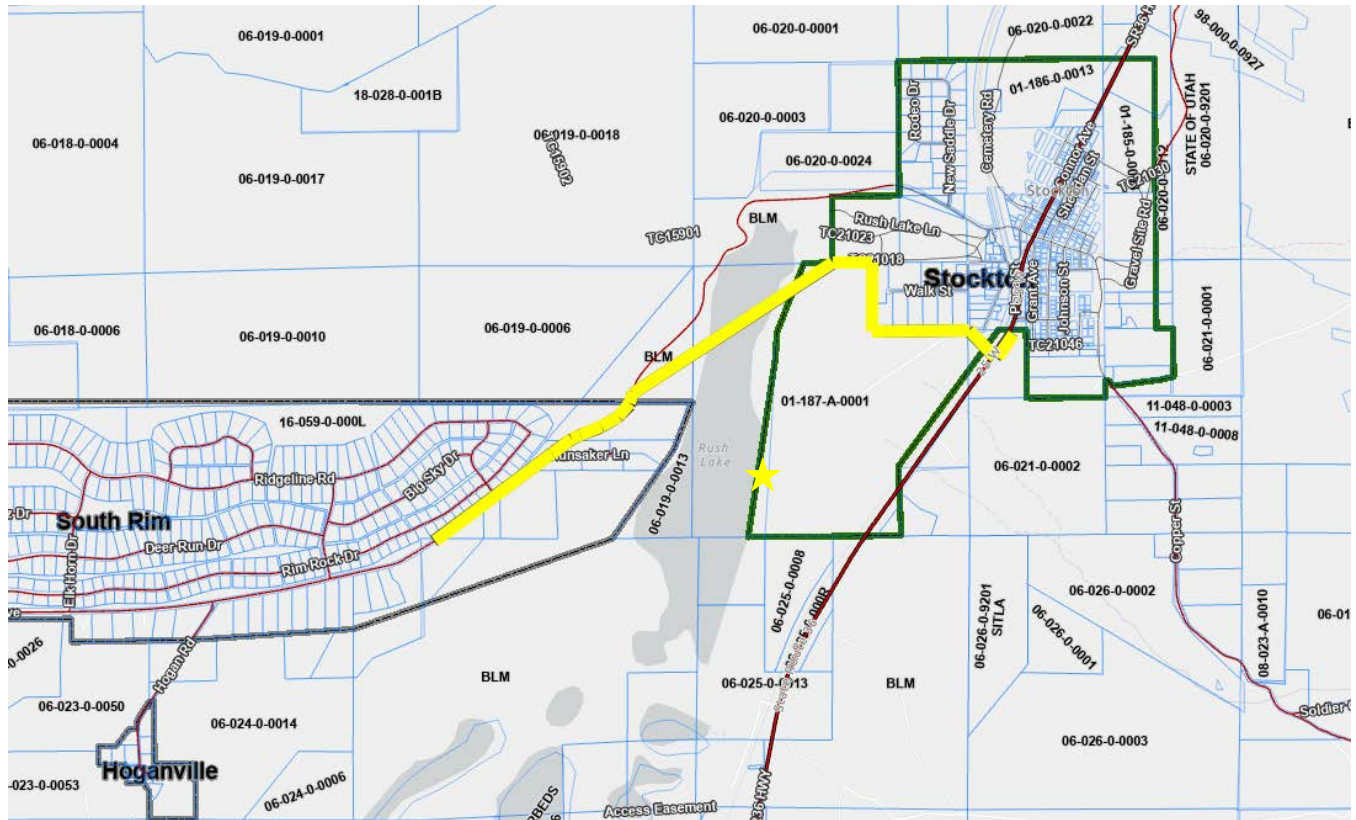
- "I move we table the CUP request by Enbridge, application number 2026-121, based on the findings and subject to the considerations listed by the Planning Staff."

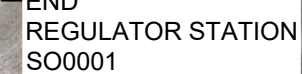
Sample Motion for Denial

- "I move we deny the CUP request by Enbridge, application number 2026-121, based on the findings and subject to the considerations by _____."

CUP 2026-121: Conditional Use Approval for gas pipeline.

Located south of the South Rim community running along Silver Avenue, west of Stockton City and north of Rush Valley City (Silver Avenue ROW).

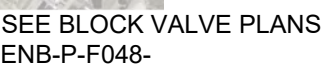
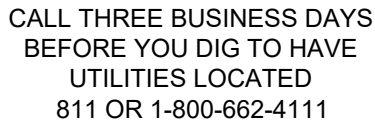




SCALE: NONE

PROJECT CONTACTS		
PROJECT MANAGER:	WILL RADFORD	(801) 566-5084
PROJECT ENGINEER:	A D A M E L Y	(801) 657-0734
CATHODIC PROTECTION:	KENNETH WINN	(801) 310-3241
MEASUREMENT & CONTROLS:	JAMES (JR) SHARP	(801) 209-8126
HP SURVEY OR:	ENOCH CLEMENCE	(801) 793-7950
LEAD INSPECTOR:	TBD	-
IHP REGION MANAGER:	TERRY WORKMAN (SALT LAKE)	(801) 652-3805
RIGHT OF WAY AGENT:	KEVIN MULVEY	(801) 592-5808
A/COUNT MANA GEMENT / BUSINESS DEVELOPMENT:	ASHLEY THOMPSON	(801) 201-2897
ENVIRONMENTAL COMPLIANCE	STEPHAN RYDER	(330) 813-8805
SAFETY:	SHEENA STUART	(307) 389-2919

1. BOLD LINES AND/OR CLOUDS REPRESENT NEW PIPING.
2. RD IDENTIFIES GUIDE BARRED TEES.
3. ANY MATERIAL SUBSTITUTION OR FIELD DESIGN CHANGES REQUIRE ENGINEERING APPROVAL.
4. SEE SPECIFICATION 9-00-01 FOR MATERIAL NOTE NUMBERS LISTED.
5. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CORROSION CONTROL: BURIED FABRICATION PIPING SHALL BE CLEANED AND COATED PER SP 2-13-10. THE RECOMMENDED FIELD APPLIED COATING FOR BURIED FDE PIPING IS 2-PART EPOXY AND FOR BURIED ARO PIPING POWERCRETE J APPLIED COATING. COATING TRANSITIONS ARE TO BE APPLIED PER ENB-TYP-GEN-PI01. SOIL TO AIR INTERFACES (TRANSITIONS FROM BELOW TO ABOVE GROUND) REQUIRE AN OVERCOAT OF TRENTON WAX TAPE NUMBER 2 APPLIED PER SP 2-13-11. ALL BURIED PIPING TO BE CATHODICALLY PROTECTED WITHIN ONE YEAR OF INSTALLATION. ABOVE GROUND PIPING IS TO BE COATED PER SP 2-13-11. CONSULT CORROSION ENGINEERING FOR PIPELINE COATING EQUIVALENTS.
7. FIELD VERIFY WALL THICKNESS AT ALL TIE-IN LOCATIONS. ALL WALLS MUST HAVE APPROPRIATE JACKING GUIDES.
8. BALL VALVES - REMOVE ALL MANUFACTURER VENT PLUGS AND REPLACE WITH SMALL BALL VALVES
9. ALL CHECK VALVES TO BE VENTED.
10. INSULATE GAUGE AND CONTROL LINES, RELIEF STACK, SUPPORT BRACKETS, ETC.
11. ENSURE INSULATION POINTS ARE NOT SHORTED / BYPASSED THROUGH FUEL GAS PIPING, ELECTRICAL CONDUIT, ETC. THAT ARE ATTACHED TO THE PIPE SUPPORTS.
12. ALL PIPE SHALL HAVE MILL TEST REPORTS (MTR'S) AS DEFINED WITHIN STANDARD PRACTICE 3-95-01.
13. THE FOLLOWING FORMULA TO CALCULATE THE MAWP FOR ALL STEEL PIPE AND NON-RATED FITTINGS IS $P = (2S\sqrt{D}) \times F \times E \times t$, WHERE F=0.5 FOR A CLASS 3 LOCATION, E=1, AND T=1.
14. 2" IN SERVICE FILLET WELDS SHALL RECEIVE 100% NDE.
15. PIPE IS DESIGNED TO WITHSTAND ANTICIPATED EXTERNAL PRESSURES AND LOADS FOLLOWING SP 1-01-02.



SCALE: NONE

CITY STOCKTON	COUNTY TOOELE	STATE UTAH
DRAWING NUMBER ENB-P-F155-MAP-001		SHEET 1 OF 17
		REVISION 0



Conditional Use Permit Application

Required to go before Planning Commission

Fee \$300.00

***unless amendment

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

Parcel # Silver Avenue Class B Lot # N/A

Subdivision Name: N/A

(For office use only)

CUP #: 2020-121 Fee ~~\$300.00~~ Receipt #: _____

Is this an amendment to previous CUP? Yes ☐ No ☒

Is this a temporary CUP? Yes ☐ No ☒

*** Amendment fee – 50% of Normal Fee

Application Determination:

Approved ☐ Denied ☐

Conditions imposed? Yes ☐ No ☐

By: _____ Date: _____

Property Owner(s) Information

Name(s): Silver Ave.

Address per tax rolls: Silver Ave.

City/County: Tooele County State: Utah Zip: 84071

Office/home phone: _____ Fax: _____

Mobile phone: N/A Message phone: _____

Email address: _____

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

*Agent Authorization notarization needed

Name(s): Questar Gas Company dba Enbridge Gas Utah

Address per tax rolls: GRAMA REQUEST

City/County: Salt Lake City State: UTah Zip: 84101

Office/home phone: _____ Fax: _____

Mobile phone: GRAMA REQUEST Message phone: _____

Email address: GRAMA REQUEST

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

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

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT:

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

6" High Pressure Natural Gas pipeline from the approved regulator station along Silver Ave to the block valve assembly in Stockton, Utah. See attached plans.

Total acreage of parcel: N/A Area occupied by this use: Silver Ave.

Current zoning designation: RR-5 Current use of land (residential, commercial, etc.): Public ROW

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

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

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

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

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

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

What will your hours of operation be? N/A

Include the following with the application:

Applicant

County



Site Plan with the following:

1. A north arrow, the scale of the drawing, and the date of the drawing.
2. Street names and addresses.
3. **Property lines with dimensions.**
4. All sidewalks, driveways, curbs and gutter, and **parking areas** (if any).
5. **All existing easements, rights-of-way, and any other significant features on the site.**
6. **Existing buildings** and significant features located on adjacent properties **within 50 feet (50')** of the subject property boundaries.



Responses to the following questions:

1. How does your proposed project fit in with surrounding properties and uses? _____
This pipeline project will supply natural gas to the South Rim community.

2. In what ways does the project not fit in with surrounding properties and uses? _____
This project is for an underground pipeline through Stockton & South Rim (Tooele County).

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

Applicant

County



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

Conditions imposed:

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

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

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

6. * _____

7. * _____

8. * _____

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

I (We) understand that the Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Tooele County Land Use Ordinance for such use.

APPLICANT'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE

DATE

affidavit.

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Tooele County the owner(s) of the real property located as follows: Silver Avenue, Class B Right-of-Way 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.

Jan A. Wilder
(Property Owner)

(Property Owner)

Kevin Mulvey
Kevin Mulvey (Aug 10, 2025 11:30:53 MST)
(Property Owner)

(Property Owner)

Notary

STATE OF UTAH)

:SS

County of Tooele)

Dated this 18th day of August, 2026, 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.

NOV 18, 2028
My Commission Expires



Meghan VonHatten
Notary Public