Planning Commission Meeting Agenda

October 07, 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. **Action Items**
   A. **November 2026 Meeting Date- Staff is requesting to move the November meeting date to November 18, 2026 due to a conflict with the County Council Meeting**
      MOTION, AND VOTE

4. **Minutes**
   A. **Minutes from the September 2, 2026, Meeting**
      MOTION, AND VOTE

      Attachments
      1. September 2, 2026 Planning Commission Meeting Minutes-Draft.pdf

5. **Subdivisions**
   A. **PUBLIC HEARING - SUB 2026-104 Ivory Development is seeking preliminary plat approval for Sagewood Gardens Phase 2A Subdivision.**
      PUBLIC HEARING, MOTION, AND VOTE

      Attachments
      1. SUB 2026-104_Sagewood Gardens Phase 2A Preliminary Subdivision.pdf

   B. **PUBLIC HEARING - SUB 2026-013 Ivory Development is seeking preliminary plat approval for Sagewood Village Phase 15 Subdivision**

PUBLIC HEARING, MOTION, AND VOTE

Attachments

1. SUB 2026-013_Sagewood Village Phase 15 Preliminary Subdivision.pdf

6. **Land Use Ordinances**
   A. **PUBLIC HEARING - TCLUO 2026-139 Planning Staff are requesting amendments to Land Use Code Chapters 2, 17, and 17A.**
      PUBLIC HEARING, MOTION, AND VOTE

      Attachments

      1. 2026-139_Amending Chapter 2, 17 & 17A.pdf

   B. **PUBLIC HEARING - TCLUO 2026-141 Planning Staff is requesting Tooele County Land Use Ordinance Chapter 17B to create a chapter for Technology Industries.**
      PUBLIC HEARING, MOTION, AND VOTE

      Attachments

      1. 2026-141_Chapter 17B - Create Chapter for Technology Industries.pdf

   C. **PUBLIC HEARING - TCLUO 2026-100 Staff is requesting Tooele County Land Use Ordinance Chapter 34 to create a chapter for Data Center Facilities.**
      PUBLIC HEARING, MOTION, AND VOTE

      Attachments

      1. 2026-100_Chapter 34 - Create Chapter for Data Center Facilities.pdf

7. **Planning Commission Comments**

8. **Adjournment**

Planning Commission Meeting Minutes

September 02, 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 Chairman Scott.

2. **Roll Call**

   Chairman Toni Scott called the meeting to order at 7:03 p.m. Chairman Scott took roll call, with Commissioner Curtis Beckstrom, Commissioner Kevin Christensen, Commissioner Dean Alder, Commissioner Clinton Warner, and Chairman Toni Scott present. Commissioner Michael Dow was excused. Commissioners Andy Stetz and Richard Mitchell were absent.

3. **Minutes**

   A. **Minutes from the August 12, 2026 Meeting**

      MOTION AND VOTE

      Attachments

      1. Planning Commission Meeting Minutes August 12, 2026_DRAFT.pdf

      Commissioner Beckstrom made a motion to approve the meeting minutes from August 12, 2026. 2nd by Commissioner Christensen. All in favor. Motion passed unanimously.

4. **Conditional Use Permits**

   A. **PUBLIC HEARING- CUP 2026-121 Enbridge is requesting conditional use approval for a 6" high pressure natural gas pipeline, Mili Pioquinto**

PUBLIC HEARING, MOTION, AND VOTE

Attachments

1. 2026-121_PC_Item Summary.pdf
2. CUP 2026-121 Notice of Public Hearing.pdf
3. CUP 2026-121_Staff_Report.pdf

Rachelle Custer, Community Development Director, summarized that Enbridge is requesting approval for a pipeline that will attach to the regulator station. The conditional use permit 2026-067 for the regulator station was approved at the last Planning Commission meeting. The pipeline will be installed along Silver Avenue in the right-of-way up to the block valve assembly in Stockton. 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. Tooele County Land Use Ordinance Chapter 15 states that any utilities extending more than 300 feet require a conditional use permit. All required agencies have approved the site plan and no public comment was received for this item.
Planning Staff recommends approval of the conditional use permit with the condition that the applicant provide a copy of the UDOT permit approval for the portion of SR-36.

Jesse Wilson, with Enbridge Gas, explained how the network works.

Chairman Scott opened the public hearing.
Chairman Scott closed the public hearing.

Commissioner Warner made a motion to approve the CUP request by Enbridge, application number 2026-121, based on the findings and subject to the considerations listed by Planning Staff; that the applicant provide a copy of the UDOT permit approval for the portion of SR-36. 2nd by Commissioner Beckstrom. Roll call vote: Commissioner Christensen — yes. Commissioner Alder — yes. Commissioner Scott — yes. Commissioner Beckstrom — yes. Commissioner Warner — yes. All in favor. Motion passed unanimously.

5. **Planning Commission Comments**

6. **Adjournment**

Chairman Scott moved to adjourn the meeting at 7:10 p.m.

NOTICE OF PUBLIC HEARING

- **SUBJECT:** Subdivision Preliminary Plat 2026-104
- **PROJECT SUMMARY:** Sagewood Gardens Phase 2A Subdivision.
- **PARCEL(S):** 05-036-0-0097

- **Unincorporated:** Stansbury Park **Planner:** Mili Pioquinto

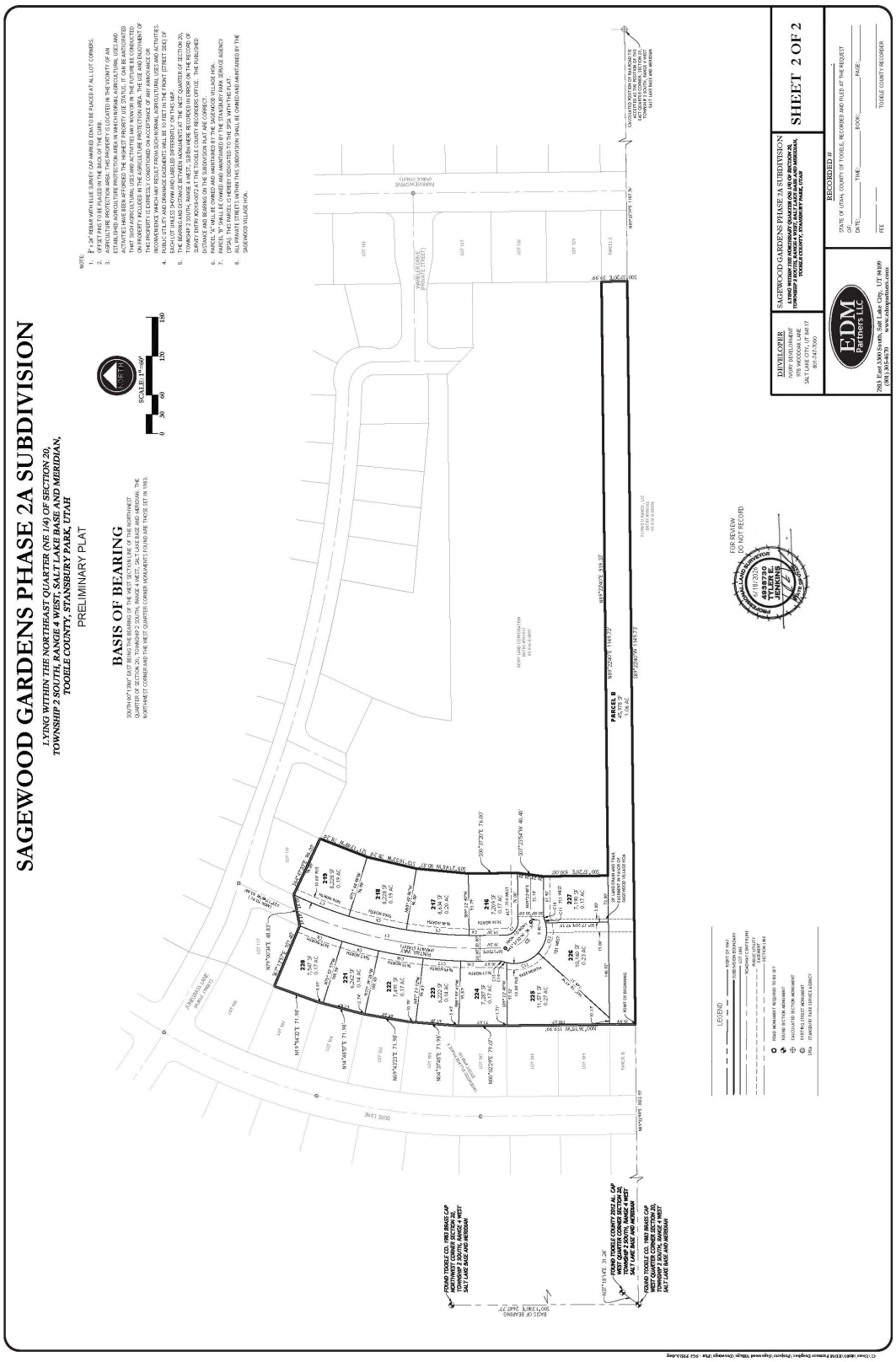
On **October 7, 2026** the Tooele County Planning Commission will hold a public hearing regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building (Council Chamber, Third Floor), 47 S. Main Street, Tooele, UT 84074. Also via zoom located 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 Noitce Website.

Tooele County Community Development
47 South Main Street, Tooele, UT 84074
(435) 843-3160
https://tooeleco.gov/index.php


SAGEWOOD GARDENS PHASE 2A SUBDIVISION
LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, STANSBURY PARK, UTAH
PRELIMINARY PLAT
BASIS OF BEARING
SCALE: 1"=60'
SHEET 2 OF 2
SAGEWOOD GARDENS PHASE 2A SUBDIVISION
DEVELOPER
EDM Partners LLC
283 East 3300 South, Salt Lake City, UT 84109
(801) 363-4670 www.edmpartners.com
RECORDED #
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:
DATE: TIME: BOOK: PAGE:
FEE
TOOELE COUNTY RECORDER
FOR REVIEW DO NOT RECORD
PARCEL B 45,078 SF 1.04 AC
LEGEND

Tooele County Planning Commission
Agenda Item Summary

Department Making Request:	**Meeting Date:**
Community Development	**October 7, 2026**

Item Title:

SUB 2026-104: Sagewood Gardens Phase 2A Subdivision.

Summary:

Ivory Development is seeking preliminary plat approval for Sagewood Gardens Phase 2A Subdivision.; Located in Stansbury Park.

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 2026-104

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission
Meeting Date: October 7, 2026
Parcel ID(s): 05-036-0-0097
Current Zone: R-1-10
Approximate Site Location: Located South of Pole Canyon Road, accessed off of Village Blvd.

Request: Preliminary plat approval for Sagewood Gardens Phase 2A Subdivision.

Unincorporated: Stansbury Park
Planner(s): Mili Pioquinto
Planning Staff Recommendation: To be announced at planning commission meeting.
Applicant Name: Skylar Tolbert and Ethan Brown.

PROJECT DESCRIPTION

Skylar Tolbert and Ethan Brown, on behalf of Ivory Development, are requesting a preliminary plat approval for phase 2A; approximately 3.71 acres (12 lots and 1 parcel). The 1 parcel will be deeded to Stansbury Park Service Agency as open space.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property (3.71 acres) is located on the west side of the Stansbury Park development area and can be accessed off of Village Blvd. Immediate surrounding zones include R-1-10 (Residential Singe Family 10,000 sq.ft. minimum), R-M-7 (Residential Multi-family 7,000 sq.ft minimum), RR-1 (Rural Residential 1-acre minimum).

LAND USE CONSIDERATIONS (CS Zone)

Requirement	Existing Zone (R-1-10)	Development Agreement
Minimum Lot Size	10,000 sq. ft.	Development agreement specifies maximum density for the total Sagewood Development. Phase 15 allows for lot sizes ranging from 6,222 sq.ft. - 0.27 acres.
Minimum Lot Width	80 feet	Minimum lot width is created through development agreement.
Minimum Frontage	45 feet – On a public street or an approved private street.	All lots comply with R-1-10 minimum frontage.
Minimum Front Yard Setback	20 feet	All lots comply with R-1-10 minimum front yard setback.
Minimum Rear Yard Setback	Main Building: 20 Feet Accessory Buildings: 3 Feet; provided they do not encroach on any easement.	All lots comply with R-1-10 minimum rear yard setback.

Minimum Side Yard Setback	Main Building: 8 Feet Accessory Buildings: 3 Feet; provided they do not encroach on any easement.	Minimum lot side set back is 5 feet; created through development agreement.
Maximum Building Height	35 feet	To comply with R-1-10 building height.
Maximum Building Coverage	Forty Five Percent (45%)	To comply with R-1-10 building coverage percentage.
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.**	-
On corner lots, two front yards and two side yards are required.		Corner lots to have 20 foot setback on front and side; created through development agreement.
**Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05		-

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 (2022 Update), the subject property is located within an area designated for both Medium to High Density Residential land uses. The subdivision is consistent with the Tooele County General Plan (2022 Update) and complies with the Development Agreement of Boyer-Plumb Stansbury LLC, Stansbury Place. Contract #18-10-13.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has found not issues of concern.

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 October 7, 2026.

PLANNING STAFF ANALYSIS

This subdivision was previously reviewed and approved by the Planning Commission on April 23, 2025 (SUB 2025-027). The applicant subsequently submitted a Final Plat application (SUB 2025-056); however, there was no recorded progress toward final plat approval.

Per Tooele County Final Plat Application requirements, if no progress or stage completion occurs within 180 days, the application becomes null and void. The most recent progress noted in our records was dated July 18, 2025, and the deadline to request an extension was January 14, 2026.

The applicant has since decided to divide Phase 2 into three smaller plats for recording, creating Phase 2A, Phase 2B, and Phase 2C. This change requires the subdivision application process to be restarted. There are no changes to the property lines, lot layouts, lot sizes, or proposed utilities from the previously approved subdivision.

The applicant has submitted all required documentation, and all reviewing agencies have reviewed and approved the preliminary plat. Planning Staff notes that the agency review sheet includes a comment from the Stansbury Park Service Agency regarding the proposed trail system. The comment indicates that the trail system will be further explored during the Final Plat application stage. Planning Staff will keep this comment in consideration as the project proceeds through the final plat review process.

Following Planning Commission approval, the next step for the project will be to submit a Major Subdivision Final Plat application.

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 Non-Approval

- "I move we table the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-104, based on the findings and subject to the considerations listed by the Planning Staff."

Sample Motion for Approval

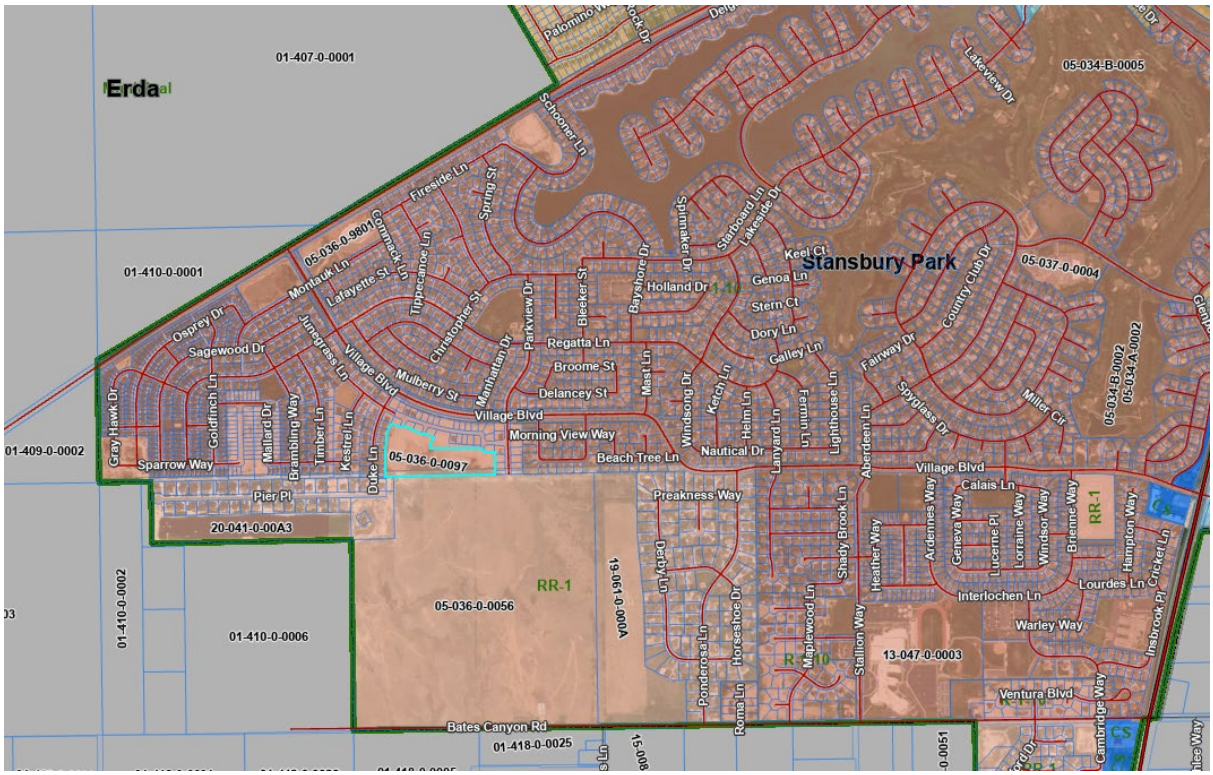
- "I move we approve the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-104, based on the findings and subject to the conditions listed by the Planning Staff."

Sample Motion for Denial

- "I move we deny the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-104, based on the findings and subject to the conditions listed by the Planning Staff."

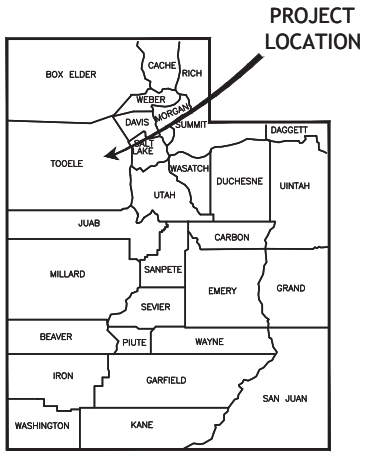
SUB 2026-104: Preliminary plat approval for Sagewood Gardens Phase 2A Subdivision.

Located west of SR-36, south of Pole Canyon Road and bordering the Erda City municipality boundary line. (Parcel 05-036-0-0097).



IVORY DEVELOPMENT

LOCATION MAP



IMPROVEMENT PLANS FOR

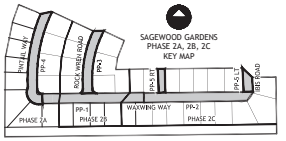
SAGEWOOD GARDENS - PHASE 2A

STANSBURY PARK, UTAH

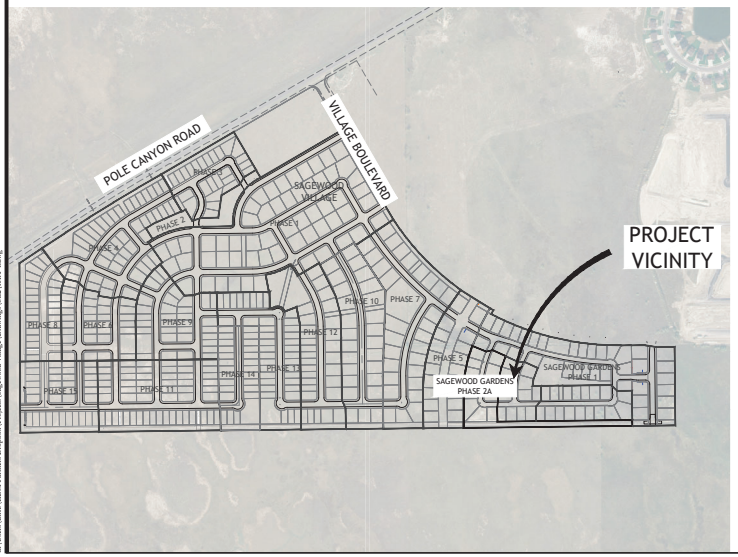
JULY 2026

INDEX OF DRAWINGS

#	DESCRIPTION
T-1	TITLE SHEET AND INDEX OF DRAWINGS
-	SAGEWOOD GARDENS PHASE 2A SUBDIVISION - 2 SHEETS
G-0	SURVEY CONTROL
G-1	NOTES
G-2	PEDESTRIAN CIRCULATION PLAN
G-3	ROAD CONNECTIVITY PLAN
C-1	SITE PLAN
C-2	UTILITY PLAN
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
PP-1	WAXWING WAY PLAN & PROFILE
PP-2	WAXWING WAY PLAN & PROFILE
PP-3	ROCK WREN ROAD PLAN AND PROFILE
PP-4	PINTAIL WAY PLAN AND PROFILE
PP-5	IBIS ROAD
DT-1	DETAILS
DT-2	DETAILS
DT-3	DETAILS
DT-4	DETAILS
DT-5	DETAILS



PROJECT VICINITY MAP
SCALE 1" = 400'



LEGEND

- SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- 8" PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 8" PVC C-900 IRRIG. LINE
- EXISTING SEC. WATER LINE
- IRRIG. VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- RCP CL III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEANOUT

EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).
8. Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.

APPROVAL SIGNATURES

TOOELE COUNTY ENGINEER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE
STANSBURY PARK SERVICE AGENCY	DATE



Sagewood Gardens
Phase 2A
Title Sheet and Index of Drawings

PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

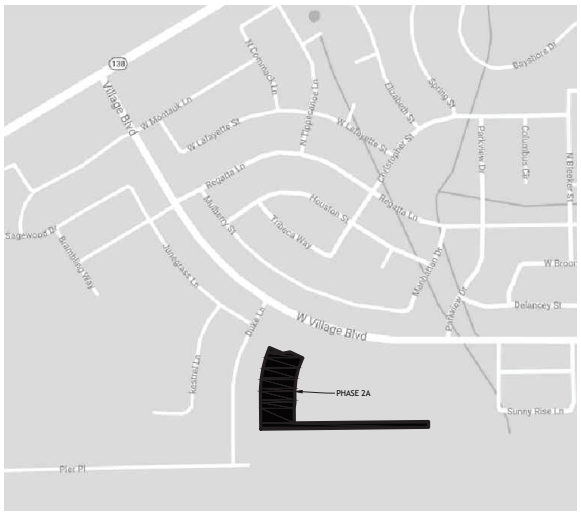
SHEET NUMBER: **T-1**

C:\Users\dubPC\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\SAGE\SW T-1.dwg

SAGEWOOD GARDENS PHASE 2A SUBDIVISION

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE COUNTY, STANSBURY PARK, UTAH

PRELIMINARY PLAT



VICINITY MAP

NOTE:
1. ½" x 24" REBAR WITH BLUE SURVEY CAP MARKED EDM TO BE PLACED AT ALL LOT CORNERS.
2. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB.
3. ALL PRIVATE STREETS ARE WATER, SEWER AND STORM DRAIN EASEMENTS IN FAVOR OF STANSBURY PARK IMPROVEMENT DISTRICT.

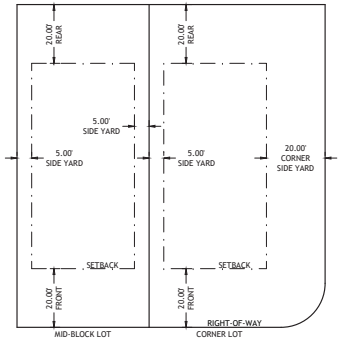
12 LOTS, 1 PARCEL

TOTAL LOT ACREAGE = 142,007 S.F. OR 3.26 ACRES IN AREA

AVERAGE LOT SIZE = 8,002 S.F. OR 0.184 ACRES IN AREA

ROADWAY = 19,419 S.F. OR 0.45 ACRES IN AREA

TOTAL PLAT ACREAGE = 161,426 S.F. OR 3.71 ACRES IN AREA



TYPICAL SETBACK DETAIL

ENBRIDGE GAS UTAH - NOTE: NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY

DBA ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20 ____

BY - _____

TITLE - _____

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO THE UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE M.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES.
   (4) ANY OTHER PROVISION F LAW.

ROCKY MOUNTAIN POWER: _____ DATE: _____

EASEMENT APPROVAL

ENBRIDGE	DATE
COMCAST	DATE
CENTURY LINK	DATE
ROCKY MOUNTAIN POWER	DATE

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

SAGEWOOD GARDENS
PHASE 2A SUBDIVISION

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

FOR REVIEW
DO NOT RECORD

PROFESSIONAL LAND SURVEYOR
6/18/2020
4938730
TYLER E. JENKINS
STATE OF UTAH

BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, SAID POINT OF BEGINNING BEING N89°22'40"E 3022.95 FEET ALONG SAID SOUTH LINE FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAGEWOOD VILLAGE PHASE 5 SUBDIVISION THE FOLLOWING SIX COURSES: 1.) N00°36'15"W 199.99 FEET; 2.) N00°02'29"E 79.07 FEET; 3.) N04°37'48"E 71.98 FEET; 4.) N09°43'23"E 71.98 FEET; 5.) N14°48'57"E 71.98 FEET; 6.) N19°54'32"E 71.98 FEET TO THE SOUTHWEST CORNER OF SAGEWOOD GARDENS PHASE 1 SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING THREE COURSES: 1.) S67°12'57"E 101.40 FEET; 2.) N79°00'34"E 48.83 FEET; 3.) S64°47'30"E 96.00 FEET; THENCE S21°13'49"W 78.24 FEET; THENCE S13°16'33"W 78.24 FEET; THENCE S05°21'48"W 80.87 FEET; THENCE S00°37'20"E 76.00 FEET; THENCE S07°23'54"W 40.40 FEET; THENCE S00°37'20"E 100.00 FEET; THENCE N89°22'40"E 919.33 FEET; THENCE S00°37'20"E 39.99 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE S89°22'40"W 1149.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.71 ACRES OR 161,426 SQ FT IN AREA AND 12 LOTS, 1 PARCEL

OWNER'S DEDICATION

KNOW THAT ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TO BE HEREAFTER KNOWN AS:

SAGEWOOD GARDENS
PHASE 2A SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HERON INCLUDING THE PRIVATE STREETS AND COMMON AREAS TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

_____
BY:
NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT
FOR: IVORY DEVELOPMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, 20____, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC	COMMISSION NUMBER	SIGNATURE
_____	_____	_____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES_____

SAGEWOOD GARDENS PHASE 2A SUBDIVISION

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE COUNTY, STANSBURY PARK, UTAH

DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

SHEET 1 OF 2

NORTH TOOELE FIRE DISTRICT
APPROVED THIS_____ DAY OF_____, 20_____.
_____
NORTH TOOELE FIRE DISTRICT CHIEF

STANSBURY PARK SERVICE AGENCY
APPROVED THIS_____ DAY OF_____, 20_____.
_____
SPSA CHAIRPERSON

TOOELE COUNTY COMMUNITY DEVELOPMENT
APPROVED THIS_____ DAY OF_____, 20_____.
_____
TOOELE COUNTY COMMUNITY DEVELOPMENT

PLANNING COMMISSION
APPROVED THIS_____ DAY OF_____, 20_____ BY THE TOOELE COUNTY PLANNING COMMISSION.
_____
CHAIR, TOOELE COUNTY PLANNING COMMISSION

STANSBURY PARK IMPROVEMENT DISTRICT
APPROVED THIS_____ DAY OF_____, 20_____ BY THE S.P.I.D. MANAGER
_____
SIGNED

COUNTY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
_____ _____
DATE TOOELE COUNTY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS_____ DAY OF_____, 20_____.
_____
TOOELE COUNTY ATTORNEY

TOOELE COUNTY TREASURER
APPROVED THIS_____ DAY OF_____, 20_____.
_____
TOOELE COUNTY TREASURER

TOOELE COUNTY SURVEY DEPARTMENT
APPROVED THIS_____ DAY OF_____, 20_____.
RECORD OF SURVEY FILE #2021-0003
_____ _____
DATE TOOELE COUNTY SURVEY DIRECTOR

BOARD OF HEALTH
APPROVED THIS_____ DAY OF_____, 20_____.
_____
DIRECTOR, TOOELE COUNTY BOARD OF HEALTH

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

RECORDED # _____.
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:_____
DATE:_____ TIME:_____ BOOK:_____ PAGE:_____
_____ _____ _____
FEE TOOELE COUNTY RECORDER

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SAGEWOOD GARDENS PHASE 2A SUBDIVISION

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE COUNTY, STANSBURY PARK, UTAH

PRELIMINARY PLAT

BASIS OF BEARING

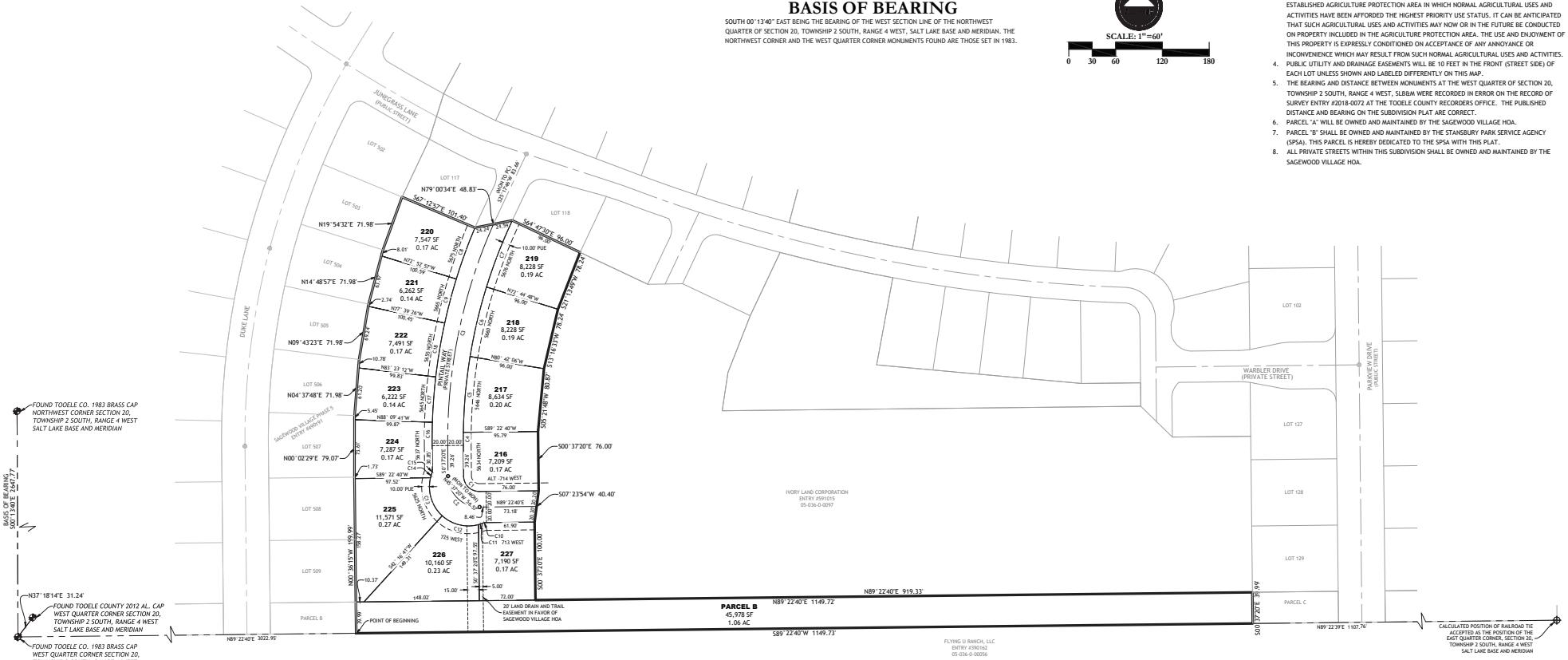
SOUTH 00°13'40" EAST BEING THE BEARING OF THE WEST SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. THE NORTHWEST CORNER AND THE WEST QUARTER CORNER MONUMENTS FOUND ARE THOSE SET IN 1983.

SCALE: 1"=60'

0 30 60 120 180

NOTE:

1. ⅝" x 24" REBAR WITH BLUE SURVEY CAP MARKED EDM TO BE PLACED AT ALL LOT CORNERS.
2. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB.
3. AGRICULTURE PROTECTION AREA: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
4. PUBLIC UTILITY AND DRAINAGE EASEMENTS WILL BE 10 FEET IN THE FRONT (STREET SIDE) OF EACH LOT UNLESS SHOWN AND LABELED DIFFERENTLY ON THIS MAP.
5. THE BEARING AND DISTANCE BETWEEN MONUMENTS AT THE WEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SLB&M WERE RECORDED IN ERROR ON THE RECORD OF SURVEY ENTRY #2018-0072 AT THE TOOELE COUNTY RECORDERS OFFICE. THE PUBLISHED DISTANCE AND BEARING ON THE SUBDIVISION PLAT ARE CORRECT.
6. PARCEL 'A' WILL BE OWNED AND MAINTAINED BY THE SAGEWOOD VILLAGE HOA.
7. PARCEL 'B' SHALL BE OWNED AND MAINTAINED BY THE STANSBURY PARK SERVICE AGENCY (SPSA). THIS PARCEL IS HEREBY DEDICATED TO THE SPSA WITH THIS PLAT.
8. ALL PRIVATE STREETS WITHIN THIS SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE SAGEWOOD VILLAGE HOA.



LEGEND

- RIGHT OF WAY
- SUBDIVISION BOUNDARY
- LOT LINE
- ROADWAY CENTERLINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- ROAD MONUMENT REQUIRED TO BE SET
- FOUND SECTION MONUMENT
- CALCULATED SECTION MONUMENT
- EXISTING STREET MONUMENT
- SPSA STANSBURY PARK SERVICE AGENCY

FOR REVIEW
DO NOT RECORD

PROFESSIONAL LAND SURVEYOR 6/18/2026 4938730 TYLER E. JENKINS STATE OF UTAH

DEVELOPER	SAGEWOOD GARDENS PHASE 2A SUBDIVISION	SHEET 2 OF 2
IVORY DEVELOPMENT 978 WOODOAK LANE SALT LAKE CITY, UT 84117 801-747-7000	*LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, STANSBURY PARK, UTAH*	

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

RECORDED # _____.

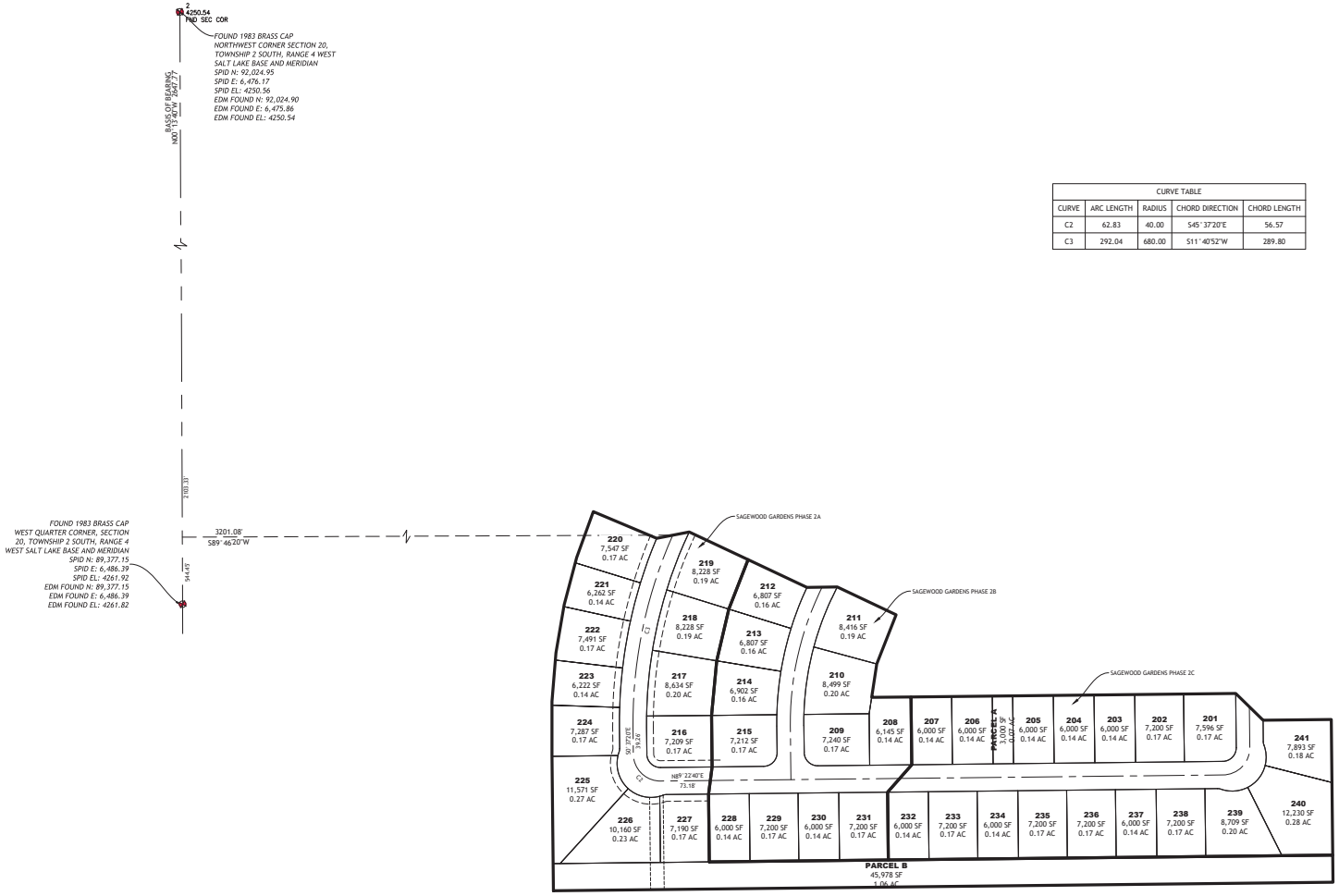
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE:_____ TIME:_____ BOOK:_____ PAGE:_____

_____ _____

FEE TOOELE COUNTY RECORDER

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CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C2	62.83	40.00	S45°37'20"E	56.57
C3	292.04	680.00	S11°40'52"W	289.80

EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 80'

0 40 80 160 240

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).
8. Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

BENCHMARK = W 1/4 S 20, R 4 W, T 2 S
N = 89,377.15, E = 6,486.39, EL = 4261.82

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBROW
07/07/2026
STATE OF UTAH

Sagewood Gardens Phase 2A

Survey Control

PROJECT:	**1650**
DRAWN BY:	**PMD**
REVIEWED BY:	**PMD**
REVISIONS:	

No.	DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER:

G-0

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STANSBURY PARK IMPROVEMENT DISTRICT UTILITY INSTALLATION REQUIREMENTS

SPID is in no way responsible for omissions or errors on the construction plans. SPID reserves the right to include and/or require additional improvements or adjustments to the approved plans during inspections and construction, if omissions or errors are discovered and/or to add or furnish construction improvements pertinent to the functionality, reasonable use of, or longevity of the system. SPID will notify the Developer in writing within 24 hours (excluding weekends and holidays) of any such required additions, modifications, or changes discovered. All construction and improvements remain the ownership and responsibility of the Developer until final written acceptance by SPID.

The Contractor shall conform to the latest publication of APWA Standard Specifications and Standard Plans in its entirety, unless superseded by these Utility Installation Requirements, SPID Development Requirements (most current Revision), the Construction Plans, and Stansbury Park Improvement District Standard Drawings (most current Revision).

SEWER

1. If ground water is present, pumps with well points along the trench shall be required to minimize water intrusion at a level below the working area at all times.
2. If ground water is present, 1-1/2" rock will be required for pipe zone material. Otherwise ¾" rock is acceptable. Place rock a minimum of 6" below pipe and a minimum of 12" above top of pipe.
3. If ground water is present, all manhole section joints and boots shall be sealed on the outside with a flexible joint sealant that is recommended by the manufacturer and poly-wrapped. The manhole exterior surface shall be cleaned and inspected prior to installation, and shall have an exterior asphalt-based coating (or District approved "water proofing" equivalent). This requirement will be determined by SPID onsite, prior to actual installation.
4. Grouting of pipe penetration is required to a professional finish on the inside of manhole inlet and outlet pipe. Inside stacked section joints do not require grouting. As lids are adjusted to finish grade, and the concrete collar is poured, make sure there is nothing protruding inside the manhole and if grouting is required, it shall have a professional look with a nice smooth finish.
5. The flow of ground water is prohibited into a live or newly constructed line during construction. The contractor shall be required to install a plug when connecting into an existing live sewer line and is only to be removed with approval and in the presence of SPID.

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6. Check and tighten jam nut, which is used to seal concrete and rubber boot of manhole before inserting pipe.
7. Air, mandrel testing, and televising are due prior to asphalt paving. **Televising record is required to be delivered to SPID with manhole numbers (provided by SPID), direction of flow and footages recorded for a total length of pipe between manhole sections, including lateral location footages.**
8. **Wye connections to main line are required at 10:00 and 2:00 positions.**
9. When connecting laterals to existing sewer main lines, use a nose-on connection. Inverts of new laterals must be made a 10:00 and 2:00 positions.
   a. For nose-on connections to an existing 10-inch main or larger, the connection shall be made using an Inserta-Tee fitting. Connections shall be core-drilled. Rubber sleeves - ASTM F477, Bands – 301 SS, Screws – 305 SS, Housing 301 SS, and Gaskets – ASTM F477.
   b. For nose-on connections to an existing 6-inch or 8-inch PVC main, the connection shall be made by using an Inserta-Tee according to the requirements of 9(a).
   c. For nose-on connections to an existing 6 or 8-inch concrete or vitrified clay main, connection shall be made using an Inserta-Tee fitting.
   d. For nose-on connections to any other type of pipe, SPID shall approve before installation.

   Install ¾-inch rock, 6 inches below the sewer lateral on undisturbed grade (i.e., using a flat-blade bucket), or compact grade at bottom of utility trench prior to backfill and pipe installation. Loose or non-compacted subgrade at bottom of trench is prohibited. Install ¾-inch rock 1.0 foot minimum above the top of the lateral.
10. **Any manhole barrel, cone, chimney, or other component that is damaged upon delivery, storage, or installation shall be rejected and replaced before acceptance.**
11. **Concrete collars are to be inspected and approved by SPID and Tooele County. Concrete collars around the ring at finish grade require an arrow to denote flow of direction. SPID personnel must be present during process.**
12. **At the end of the one-year warranty period the sewer line will require cleaning and televising prior to final acceptance by the District. Per Development Agreement between SPID and Developer.**
13. **Wire tracer is required on all laterals, secured to the top of the pipe every 10' commencing at the wye connection and continuing to the cleanout. Anti corrosion gel caps are required on the ends of all buried wire, including any wire splicing.**
14. **For sewer lines less than 15 inches in diameter, install 4-foot diameter manholes. For sewer lines 15 inches in diameter and greater; and for any diameter greater than 15 feet in depth, install 5-foot diameter manholes. Large diameter pipes (30 inches in diameter or greater) shall have appropriated manhole diameters as designed by the engineer and**

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approved by the District. All three-way and four-way manholes shall be 5-foot diameter or greater regardless of line size.

15. Cleanout lids require a metal detectable lid including a concrete collar.
16. Flat frame and cover manhole lids are not allowed on sewer manholes.
17. All sanitary sewer construction shall comply with SPID sewer design standards, construction specifications, and standard drawings.
18. Sewer pipeline shall be ASTM D 3034, SDR 35 with bell-and-spigot ends with gasketed joints.
19. Extreme care should be taken when placing upstream and downstream pipe into sewer manhole trough, assure that both pipe and cement trough flow lines are matched. If flow is restricted in either direction due to the placement of the pipe, a full length of pipe at a minimum, shall be uncovered and raised or lowered to match flow lines.
20. Grade risers shall not exceed a distance of more than 12-inches. If 13 inches or more are required to adjust lids to finished grade, an additional manhole section is required. Plastic riser forms shall be used as manufactured by "Whirlygig", or as approved by SPID. Brick, block, concrete, wood, metal shims, and all other materials are prohibited for adjustment of frame and cover to final grade.
21. Pipe zone material is required for the entire length to the termination point of all sewer laterals.
22. ROMAC Industries Stainless Steel, Light Weight Repair Clamp, or approved equivalent stainless steel coupler, is required for all sewer mainline repairs.
23. Contractor Furnished Sewer CCTV Report Required.
    Prior to televising, all sewer lines must be cleaned using hydro jetting systems, resulting in all debris being removed. Introduce a small stream of water into the line which is to be televised. Contractor shall coordinate and schedule the work, providing clear direction prior to the company's arrival on site. Contractor shall provide SPID 24 hours minimum notice, and SPID shall be present prior to commencing any installation and televising. CCTV personnel shall be NASSCO PACP certified. The contractor shall provide a CCTV Report, which shall include the following minimum information.
    a. System Name: Stansbury Park Improvement District
    b. Project Name
    c. Paper log and Video log, including manhole numbers matching the approved construction plans, lateral distances, quadrant location, and any defects or abnormalities. Refer to SPID Standard Drawing 209: Example CCTV Report. This is provided as an example of the type of required paper log for all CCTV Inspections. Together, the paper log and the video log, both constitute the required CCTV Report.

    A USB drive containing the Report shall be delivered by the contractor to SPID for review. All non-conforming and defective work shall be repaired or corrected by the contractor and approved by SPID before any asphalt is placed.

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WATER

1. All culinary water construction shall comply with SPID culinary water design standards and construction specifications.
2. Install water system appurtenances and thrust blocking according to SPID standards and such that maximum static pressure is 125 psi and such that maximum soil bearing pressure does not exceed 1,500 psf.
3. No. 14 gauge wire tracer (insulated copper) is required on all water system pipes and appurtenances. Gel caps will be used at termination points or splices. Wire on main line and laterals wires are not required to connect.
4. Unless noted otherwise; all water lines 4 inches through and including 12 inches shall be PVC AWWA C-900, DR-18 (Pressure Class 235). Water lines 14 inches though 48 inches shall be PVC AWWA C-905, DR-18 (Pressure Class 235) unless otherwise noted. Residential service lines shall be 3/4" iron pipe size poly service lines and shall not exceed 40" below finished asphalt grade, except as otherwise noted because of other utility conflicts.
5. Tees, bends, reducers, and end caps shall be Ductile Iron, Class 250 AWWA C110.
6. Valves 4 inches to 10 inches shall be resilient wedge gate valves, cast iron body, bronze mounted, non-rising stems with "O" ring seals conforming to AWWA C504, opening counterclockwise. Valves 12 inches to 48 inches shall be cast iron body butterfly valves, bronze mounted conforming to AWWA C504, and shall be high performance DEX Double Eccentric Butterfly Valves manufactured specifically by AV-TEK.
7. <u>Water valve boxes shall be straight vertically and centered over valve nut. NO EXCEPTIONS</u>!!! Valve boxes shall be installed with a level vertically and horizontally, and checked with a level. Broken valve box sections are prohibited. If boxes require replacement the integrity of wire tracer shall not to be compromised.
8. Splice connections on water service laterals between main line and setter are <u>prohibited</u>.
9. Tees, bends, valves, and all other fittings shall be installed with a minimum of 3 feet of pipe separation. Fittings installed with less than 3 feet of pipe separation will be rejected.
10. Wire tracer is required on all main line and lateral lines. Anti corrosion gel caps are required on all buried wire, including splices, and at any termination point. Wire is to be secured in the center/top of the pipe every 10'. Wire tracer is to be secured to the outside of all valve boxes and terminate inside the valve box near the top through a small hole or a horizontal penetration cut into the valve box, allow no less than 2-feet of excess wire when lid is removed. Wire tracer shall also be extended from inside the meter box and up to the building either inside the building, or to a termination point at the surface wall of the foundation.
11. Contact the District for chlorine test prior to flushing. All new water main or appurtenances shall be installed, tested, flushed, and disinfected in

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accordance with AWWA standard C651-05. Evidence of satisfactory disinfection shall be provided to the Utah Division of Drinking Water on all new distribution system construction. The use of culinary water for culinary purposes shall not commence until the bacteriological tests indicate the water is free from contamination.

12. FIRE HYDRANTS SHALL BE LEVEL both <u>VERTICALLY</u> AND <u>HOROZONTALLY</u> Prior to placement of curb, gutter and sidewalk. FINISH GRADE OF SURROUNDING SURFACE ELEVATION SHALL NOT EXTEND ABOVE THE BURY LINE ON THE HYDRANT BARRELL. Contractor shall exercise care to ensure that the 6" hydrant lateral line feeding the hydrant is installed level.
13. Joint restraints are required on all fire hydrant assemblies from main to hydrant including all bend fittings on water main. All bend fittings include concrete thrust blocks.
14. Lonitudinal bending of pipes and deflections at the joints should be avoided and are unacceptable as a means of eliminating bend fittings both in design and construction. Pipes shall be installed "straight" with proper horizontal and vertical bend fittings. Fine adjustments in and out of bend fittings are permitted provided that the joint is properly installed (not exceeding the maximum reference line) in a non-stressed condition, which is deemed to be 1-degree maximum deflection at the joint. Bending of pipe is not permitted. Pipe shall not be installed in bell beyond the mark on the spigot end of the pipe.
15. On all new and extensive distribution system construction, evidence of satisfactory disinfection shall be provided to the Utah division of drinking water. The District will collect a minimum of two bacteria samples separated by a 24-hour period for each set of samples. The developer will be billed at the labs rate per sample plus personnel time to deliver samples as per Development Agreement between SPID and Developer (Plan review and inspection fees). The use of water for culinary purposes shall not commence until the bacteriologic tests indicate the water to be free from contamination.
16. All types of installed pipes shall be pressure and leak tested in accordance with AWWA Standard C 600-99. Hydrostatic main line testing is required at 1.5 times the static pressure of the location with a minimum testing pressure of 200 psi for the duration of two (2) hours. District must be present to witness test and the satisfactory test results are required prior to placement of asphalt and then again after meter setters have been installed, and preferably after all street improvements have been completed including street monuments.
17. EXTREME CARE should be taken when installing water meter boxes, yoke and laterals. They shall be placed on firm and a level surface prior to installing meter box, yoke and lateral lines inside the box. The meter boxes shall be clean and the gravel or ground level shall be level to the outer edge of the inside of the box and not extend above the bottom of the yoke and lateral lines. The meter box shall be leveled vertically and horizontally.

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<u>A small doghouse is required representing pipe circumference</u> to accommodate laterals. Water boxes are required to be maintained in a clean and non-damaged condition throughout the warranty period. Meter box lid standard is 1.5 inches above top back of curb. In no case lower, if at the end of the one-year warranty period the box has settled it will be required to be raised back to standard. ¾" gravel is required for setting meter box grade. (No loose dirt under boxes, yoke and lateral lines) Prior to placing meter box, ensure that the water service lateral and bottom of trench is no deeper than 40", if grade is too low, raise grade by placing 3/4-inch gravel. Use a circular hole saw for doghouse penetration. All meter boxes shall have an insulation disk installed just below the frame and cover, 4 inches thick required, and shall be of the proper diameter to provide a tight fit.

18. Contractor or Developer will purchase meter from either the District or Distributor. Residential radio read meters 3/4"X 5/8 and 1" meters are Neptune (R900i)
19. Contractor to supply Neptune T-10 Radio Read meter, (R900i) 1-1/2 meter size and above. CONTACT: Ken Sheffield at Meter Works 1-801-292-7900.
20. Commercial meter lid (30") requires D&L lid #1180 with recessed 2" offset hole for Neptune radio pod.
21. Damaged, smashed or partially smashed meter boxes will require replacement.
22. Residential water laterals are to be installed 40 inches below top back of curb. (At TBC location)
23. During the 1-year warranty period, if the meter box lid is left off in cold weather, or the meter freezes for any reason caused by negligence, including damage to the radio pad or wire, the Developer will be invoiced for the cost of replacement per the Development Agreement.
24. Tee posts are recommended around meter boxes for protection although not required.
25. Wire tracer shall be tested prior to asphalt placement. If a signal cannot be located, contractor shall repair wire prior to paving, and only after acceptance by SPID.
26. Contractors are prohibited from operating any and all water valves in existence prior to commencement of construction.
27. Hot taps or open line cuts require a disinfection application by swabbing the outside and inside of all pipe surfaces, including tapping tools prior to any work being conducted. SPID shall be present during all such activities.
28. A cap is required on all open-ended water lines when unattended.
29. Inspections on valve boxes prior to collaring are required and then again when pouring. The District will place an identification mark in the concrete.
30. All fittings are to be greased and wrapped, saddles included.
31. Residential minimum service lateral shall be ¾" IPS poly.
32. Import bedding material is required for the entire length to the termination point of all water laterals.

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33. Residential water cans require a 21" diameter by 41" deep ADS box with a 21" vertical duel check meter setter. Lid is D&L # 2240-15
34. Residential water service laterals are to be ¾ Iron pipe size poly pipe.
35. All fittings require grease, and plastic wrap.
36. Imported sand bedding, or fines is required for pipe zone (1-foot minimum above top of pipe) material shall be pre-approved by SPID prior to placement, then 3" minus import material.
37. All corporation stops shall be ball corporations.
38. (R309-550-6(1)) NSF STANDARD FOR HEALTH EFFECTS. All materials which may contact drinking water, including pipes, gaskets, lubricants, and O-Rings, shall be ANSI-certified as meeting the requirements of NSF Standard 61, Drinking Water System Components – Health Effects. To permit field – verification of this certification, all such components shall be appropriately stamped with the NSF logo.
39. (R309-550-6(3)) AWWA STANDARDS FOR MECHANICAL PROPERTIES. Pipe, joints, fittings, valves, and fire hydrants shall conform to NSF Standard 61 or Standard 14, and applicable sections of ANSI/AWWA Standards C104-A21.4-03 through C550-05 and C900-07.
40. (R309-550-8(10)) DISINFECTING WATER DISTRIBUTION SYSTEMS. All new water mains or appurtenances shall be disinfected in accordance with AWWA Standard C651-05. The specifications shall include detailed procedures for the adequate flushing, disinfection and microbiological testing of all water mains. On all new and extensive distribution system construction, evidence of satisfactory disinfection shall be provided to the Division. Samples for coliform analyses shall be collected after disinfection is complete and the system is refilled with potable water. A standard heterotrophic plate count is advisable. The use of water for culinary purposes shall not commence until the bacteriologic tests indicate the water to be free from contamination.
41. Above water crossings: The pipe shall be adequately supported and anchored, protected from damage and freezing, and accessible for repair or replacement.
42. Under water crossings: A minimum of two feet of cover or greater, as local conditions may dictate, shall be provided over the pipe. When crossing water courses greater than 15 feet in width, the following shall be provided:
    a. The pipe shall be of especial construction, having restrained joints for any joints within the surface water course and flexible joints at both ends of the water course.
    b. Valves shall be provided at both ends of water crossings so that the section can be isolated for testing or repair; the valves shall easily accessible, and not subject to flooding; and the valve nearest to the supply source shall be in a manhole.
    c. Permanent taps shall be made on each side of the valve within the manhole to allow insertion of testing equipment to determine leakage and for sampling purposes.
43. Asbuilt drawings are required prior to releasing bond.

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STORM DRAIN

1. Storm drain requires a satisfactory air test.
2. Bell ends of pipe are prohibited in catch basins.
3. ¾" or 1-1/2" rock with a minimum of 6" under pipe and 1' above top of pipe shall be required for pipe zone material.
4. All storm drain construction shall comply with SPID storm drain design standards and construction specifications and standard drawings.
5. All storm drain pipes and fittings include RCP, ASTM C 76, with bell-and-spigot ends and gasketed joins with ASTM C 443, rubber gaskets; or double gasket HP Sanitite pipe. Pipes shall be encased with 3/4" gravel for HP Sanitite Pipe, or 3/4" to 1-1/2" gravel for RCP pipe, and placed a minimum of 6" below and 12" above pipe, unless specific exceptions have been noted otherwise on the plans or in writing by the District.
6. When using HP Sanitite Pipe, all connections to manholes, boxes, catch basins, vaults, and structures shall be made "watertight" according to ASTM C923, Provide Type 3 water stop gasket and stainless steel "take-up" clamp and stainless-steel screws. For all pipe connections to manholes, extend grout apron 4" minimum from the exterior face of the box around the complete exterior circumference of the pipe.
7. Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless the District permits field holes.
8. Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5" of concrete directly above the core hole of the top of the box. In order to eliminate the need for water line loops and other utility conflicts, storm drain lines may be raised, as required by the District, and cast-in-place boxes also may be required by the engineer and/or the District accommodate raised storm drain lines. Such boxes are considered deviations and subject to item 9 below. Always conform to manufacture's recommendations for minimum pipe cover and loading specifications.
9. Deviations from core hole tolerances require shop drawings and approval by the District prior to installation. Shop drawings will identify lifting point number and location.
10. All manhole covers shall be raised or lowered to meet 3/8" below finished grade.
11. Flat frame and cover manhole lids are not allowed.
12. Grade risers shall not exceed a distance of more than 12-inches. If 13 inches or more are required to adjust lids to finished grade, an additional manhole section is required. Plastic riser forms shall be used as manufactured by "Whirlygig", or as approved by SPID. Brick, block, concrete, wood, metal shims, and all other materials are prohibited for adjustment of frame and cover to final grade.

~ 8 ~

13. Contractor shall cut pipe flush with the inside wall of the box or manhole and shall grout with non-shrink grout to a smooth and professional finish.
14. Contractor is to grout at connection of pipe to box with non-shrinking grout, including pipe voids left by cutting process, and any other voids that may exist, including but not limited to lid and void left from curb and gutter at grating, to a smooth professional finish. Any pipe that is cut should have a nice professional look complete, no sloppy work.
15. Any barrel, cone, chimney, or other component of any box that is damaged upon delivery, storage, or installation shall be rejected and replaced before acceptance.
16. When required by the District Engineer, all stormwater manufactured treatment devices (hydrodynamic separation and/or filtering) shall be capable of removing trash, sediment, total suspended solids (TSS), oil and grease materials, metals, hydrocarbons, and other pollutants from stormwater runoff, and shall be certified by NJDEP and NJCAT, and comply with the most current requirements of UDOT Special Provision Section 02631S: Stormwater Manufactured Treatment Device.

GENERAL

1. Survey staking is required for installation of water, sewer and storm drain. Survey for water shall include but not limited to the following, cut for proper depth, bend fittings, tees, valves, and hydrants and include TBC grade as needed for hydrants, meter boxes and laterals.
2. The contractor <u>shall</u> contact the District and the District must be present prior to commencing any new activity including, but not limited to the installation of water boxes, valve boxes, water main, sewer main, storm drain and valves to tee's etc.
3. The District requires 24-hour notice for inspections. The inspector will try to be on site daily to coordinate inspections as required
4. Existing utilities have been shown on the plans using a combination of on-site surveys and as-built drawings. Contractor shall verify locations and inverts of existing utilities to which new utilities will be connected prior to beginning construction
5. All culinary water, sanitary sewer, and storm drain improvements shall conform to the latest SPID Standards for design and construction.
6. Call before you dig. It's free and it's the law. 1-800-662-4111.
7. The locations of existing underground utilities shown on this plan are diagrammatic only, and all utilities may not be shown. The Contractor shall contact the proper local authorities or respective utility companies to confirm the location of all existing utilities before commencing work. Any damage due to failure of the Contractor to contact the proper authorities shall be borne by the Contractor.
8. Contractor is responsible for obtaining the required encroachment permits from Tooele County when working within the County rights-of-way.

~ 9 ~

9. Any area outside the limit of work that is disturbed shall be restored to its original condition at no cost to the owner, SPID, or Tooele County.
10. It shall be the Contractor's responsibility to review all of the drawings and specifications before commencing construction.
11. Contractor shall maintain a minimum of one-foot vertical separation distance between all utility crossings, unless otherwise shown on the plans.
12. SPID will have full time onsite inspections as time permits during construction of utilities. Notice is required to be given by Contractor to SPID prior to any work performed.
13. Contractor is to grout at connection of pipe to manhole with non-shrinking grout, including pipe voids left by cutting process, to a smooth finish.
14. Contractor shall cut pipe flush with the inside wall of the box or manhole.
15. Contractor shall remove nails, rebar and other protrusions from the manhole or pipe inside surface, as well as all form work, plastic and cardboard etc.
16. All manhole covers shall be raised or lowered to meet 3/8" below finished grade.
17. The District must approve all pipe zone material prior to placement and shall meet pipe manufacture's recommendations. Maximum particle size shall be ¾ inch.
24. Backfill all utility trenches above pipe zone with Granular Fill material meeting AASHTO M145 Classification A-1-A, A-1-B, A-2-4, or A-3 per ASTM D3282. Place in 8-inch maximum lifts and compact to a minimum 95% relative density per ASTM D1557, Modified Proctor. Otherwise, comply with APWA Sections 33 05 20 and 31 23 26.
18. Contractor shall stub all water and sewer laterals from the main, 10 feet minimum from the sidewalk (past the public utility easement and utilities). Provide 2X4 posts marking the stubbed locations of all water and sewer laterals, together with depth of cut on the posts from the top of marker to the invert of lateral. The bottom of the post shall be placed at the invert elevation of water and sewer laterals. Water posts shall be painted blue, and sewer posts shall be painted green. Wire tracer shall continue from the end of lateral and extend to the top of 2X4.
19. Water trucks require an air gap when using a hydrant to obtain water. The hydrant gate valve should be operated to start and stop the flow of water from the hydrant. The Main hydrant valve should remain on in full open position when hydrant meter is attached. Hydrant meter requires a $1,200 deposit. Construction water will be billed at $ 4.00 per thousand gallons to Developer. Developer/Contractor to provide monthly hydrant readings to SPID.
20. All water, sewer, and storm drain facilities shall be commissioned per APWA Standard Specification 33 08 00.
21. Backfill material shall not be placed over pipe bedding until District has inspected and given approval for the Contractor to do so. The District

~ 10 ~

can request that a line be re-excavated to verify proper bedding and the contractor shall be obligated to comply with the request if a line has been covered over without prior approval from the District.

22. Site and roadway embankment shall be brought to finished subgrade elevations prior to commencing the utility trenching and installation of any water and/or storm drain lines.
23. Tolerances for utility line grades and alignments are specified in standard drawings 208-A and 208-B, which SPID strictly enforces. SPID maintains "zero" tolerance for flat bellies and flat zones / spots in pipelines. Contractor shall correct non-conforming work, and re-televise the corrected work until the work is in compliance.

POST CONSTRUCTION

1. Asbuilt Drawings shall be submitted to the District Manager.
   a. Ensure that all data for "Asbuilt Drawings" is collected.
   b. The Asbuilt Drawing set shall consist of the Approved Construction Drawings, including approved revisions, with all annotations and graphical representations modified to reflect the "as constructed" condition of the public improvements, private service laterals, and utility connections as determined by a field survey conducted by the Project Surveyor. Notes and redlines from the contractor (used exclusively) are insufficient and will be rejected.
   c. All revisions, annotations, and graphical representations shall be drafted in AutoCAD.
   d. The Asbuilt Drawings shall include: title page (stamped and signed by Engineer and marked "ASBUILT DRAWINGS"), overall site plan, overall utility plan, plan and profile sheets, landscape and irrigation plans, special detail sheets, and all other sheets pertaining to water, sewer, and storm drain systems. Sheets not included in the Asbuilt Drawing set shall be lined-out in the drawing sheet index.
   e. Project Controls
      i. All Asbuilt Drawings shall be submitted (both hard copy of AutoCAD formats) using the District's survey coordinate base, including a survey control sheet indicating the District's survey controls used. Plans submitted otherwise will be rejected.
      ii. Provide on plans two (2) swing ties, or measured distances, to all private service lateral stub markers for each lot or building; as well as any sewer cleanouts on private lateral stubs installed as part of the project. These ties shall be from the two front property corners, a "nail-in-curb" projected from the property corner, or other surveyed points of reference that are permeant "controls" of the development and clearly labeled on the plans. Swing ties that cross over from sheet to sheet shall include a note and contain match lines on

~ 11 ~

each sheet. Laterals shall not cross over from sheet to sheet.

   f. For review, provide on the Asbuilt Drawings, the location of the installed public utility improvements within recorded easements. If revised easements are required by the District, a copy of revised and recorded easements shall be submitted together with the revised Asbuilt Drawings prior to approval.
   g. Provide a written certification on the Asbuilt Plans (by the Project Surveyor or Project Engineer) that a field survey of existing as-constructed utility information has been performed and has been incorporated into the Asbuilt Drawings.
   h. A copy of the Asbuilt Drawings shall be submitted to the District Manager for review prior to scheduling a final inspection.
   i. Any incorrect or modified information shown on the Asbuilt Drawings found during the warranty period shall be corrected by the Developer and Project Engineer, and the corrected sheets shall be resubmitted.
   j. Submit three (3) plan sets sized 24"x36".
   k. Submit two (2) CDs containing both PDF and AutoCAD formatted drawings.
2. Storm Water Detention / Retention Facilities - Certification
   a. A certification letter shall be stamped and singed by the Project Engineer that designed and approved storm water detention / retention improvements have been surveyed and meet the following criteria.
      i. Volumes are equal to or greater than those designed and approved.
      ii. Provide cross sections of surveyed conditions demonstrating dimensions, measured slopes, and elevations.
      iii. Provide measured invert elevations of inlets and outlets, overflows, weirs, surface slopes, and other designed control features of the improvements are in compliance with the designed and approved plans.
      iv. Provide all grading features, spot elevations, and contours representing the "as constructed" conditions have been properly and accurately shown on the Asbuilt Drawings.
      v. Certify that landscaping and irrigation, as designed and approved, has been properly and completely constructed.
   b. A copy of the letter shall be submitted to the District Manager prior to scheduling a final inspection.

~ 12 ~

To be signed after review at Pre-Construction Meeting
Acknowledgement of Revision 10-07-2024

CONTRACTOR SIGNATURE______________________________

DATE_______________

DEVELOPER SIGNATURE______________________________

DATE_______________

DISTRICT ENGINEER SIGNATURE______________________________
Brendan Thorpe, P.E.

~ 13 ~

TOOELE COUNTY ROAD REQUIREMENTS.

1. All roadway and signage construction shall conform to the latest edition of APWA

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EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
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5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).
8. Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
07/07/2026
STATE OF UTAH

Sagewood Gardens Phase 2A

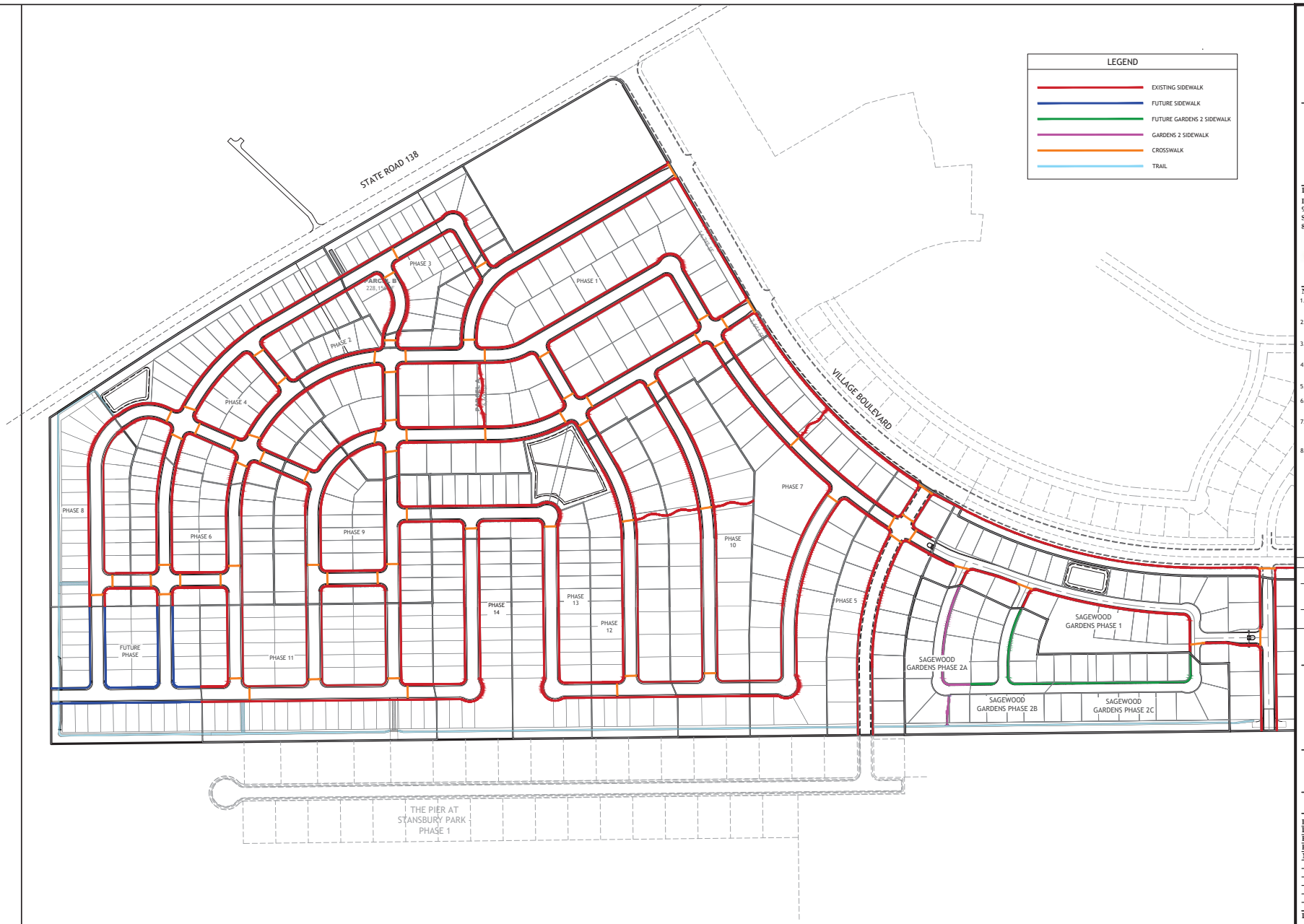
Notes

PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER:

G-1



EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 150'

0 75 150 300 450

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

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STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER No. 374998 PETER M. DUBEROW 07/07/2026 STATE OF UTAH

Sagewood Gardens Phase 2A

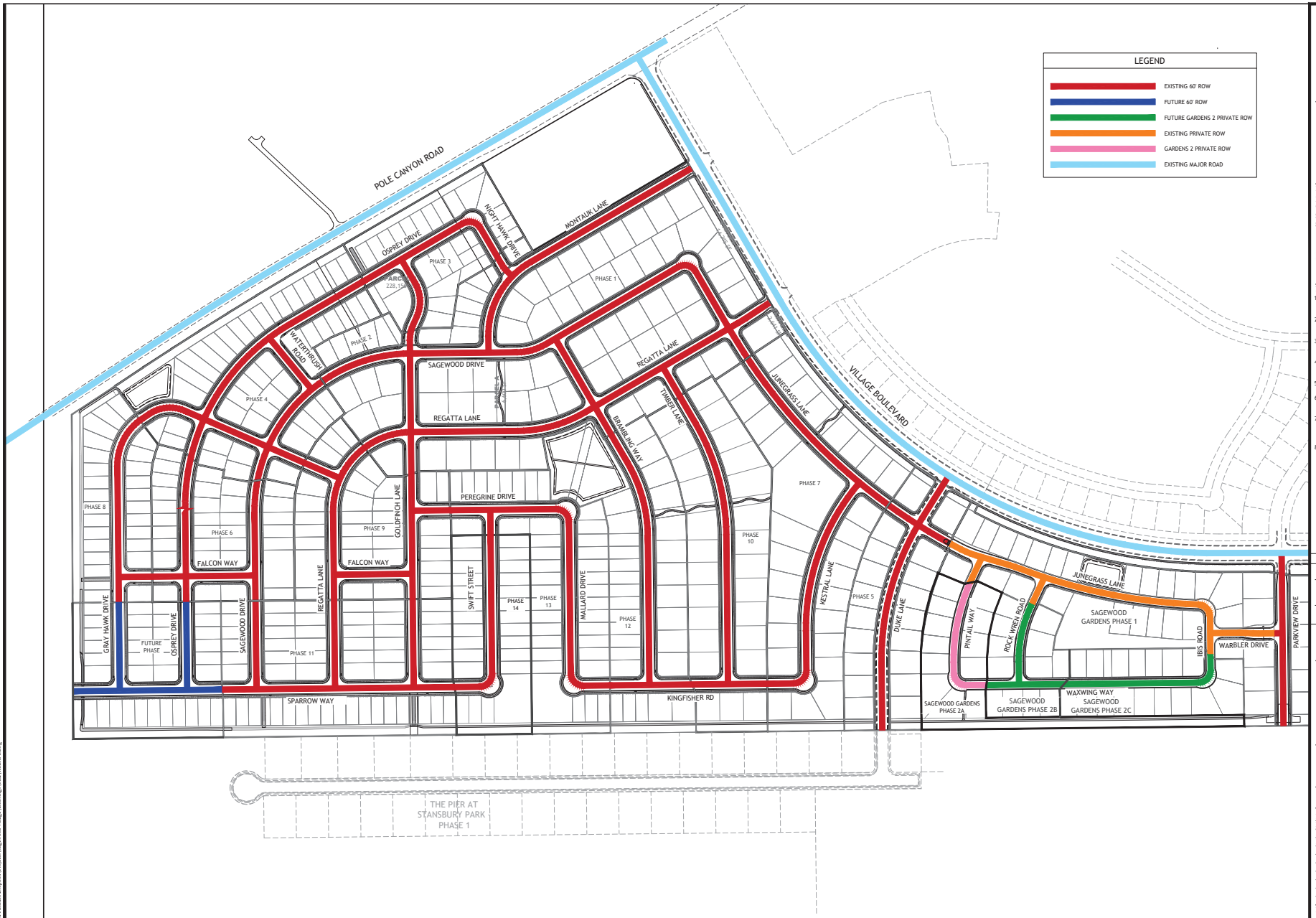
Pedestrian Circulation Plan

PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER: G-2

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EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 150'

0 75 150 300 450

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

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STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER No. 374998 PETER M. DUBEROW 07/07/2026 STATE OF UTAH

Sagewood Gardens Phase 2A

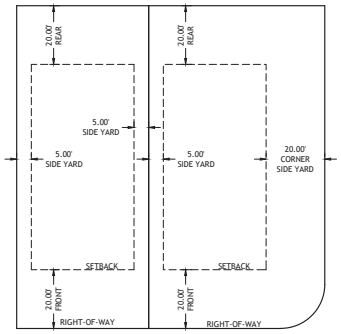
Road Connectivity Plan

PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

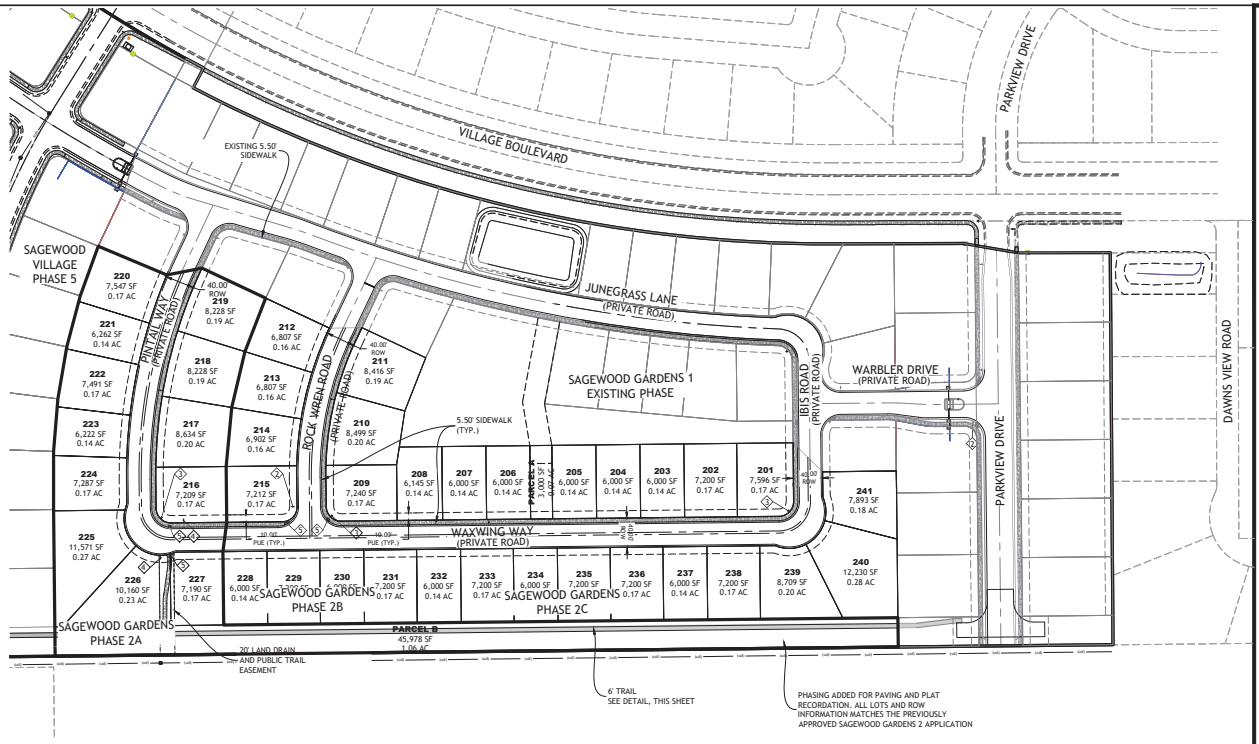
SHEET NUMBER: G-3

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TYPICAL MID-BLOCK AND CORNER LOT (GARDEN) SETBACK DETAIL

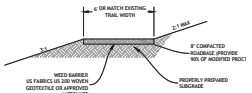
SAGEWOOD VILLAGE PHASING TABLE		
PHASE #	# OF UNITS	STATUS
1	58	RECORDED
2	12	RECORDED
3	25	RECORDED
4	44	RECORDED
5	19	RECORDED
6	31	RECORDED
7	29	RECORDED
8	26	RECORDED
9	32	RECORDED
10	26	RECORDED
11	53	RECORDED
12	29	RECORDED
13	38	RECORDED
14	35	RECORDED
15	25	DESIGN
G-1	35	RECORDED
G-2A	12	DESIGN
G-2B	12	FUTURE
G-2C	17	FUTURE
TOTAL	492 (RECORDED TO DATE)	
CONSULT EXISTING DEVELOPMENT AGREEMENT TO DETERMINE REMAINING UNITS.		



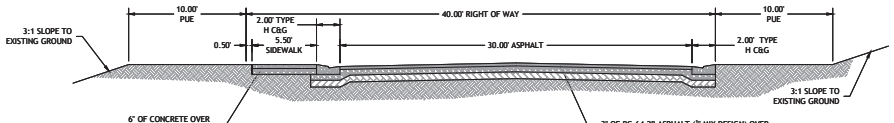
STREET SIGNS/SYMBOL LEGEND:

1. PER MUTCD R2-1, SPEED LIMIT / 25 (NOT USED)
2. PER MUTCD R1-1, STOP
3. PER TOOELE COUNTY / STANSBURY PARK, STREET NAME SIGN (PUBLIC ROADS: GREEN AND WHITE. PRIVATE ROADS: BLUE AND WHITE.)
4. PER MUTCD R1-5, CROSSWALK
5. ADA ACCESS RAMP, PER APWA STD 235

SIGNS TO MEET APWA AND TOOELE COUNTY REQUIREMENTS



TRAIL SECTION
NOT TO SCALE



40' PRIVATE RIGHT OF WAY ROAD SECTION
NOT TO SCALE

EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 80'
0 40 80 160 240

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

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PROJECT STATISTICS (SAGEWOOD GARDENS PHASE 2A, 2B, 2C):
PHASE 2A:
SINGLE FAMILY LOTS = 12
GREEN SPACE PARCELS= 1
PHASE 2B:
SINGLE FAMILY LOTS = 12
GREEN SPACE PARCELS= 0
PHASE 2C:
SINGLE FAMILY LOTS = 17
GREEN SPACE PARCELS= 1

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER — No. 374998 — PETER M. DUBEROW — 07/07/2026 — STATE OF UTAH

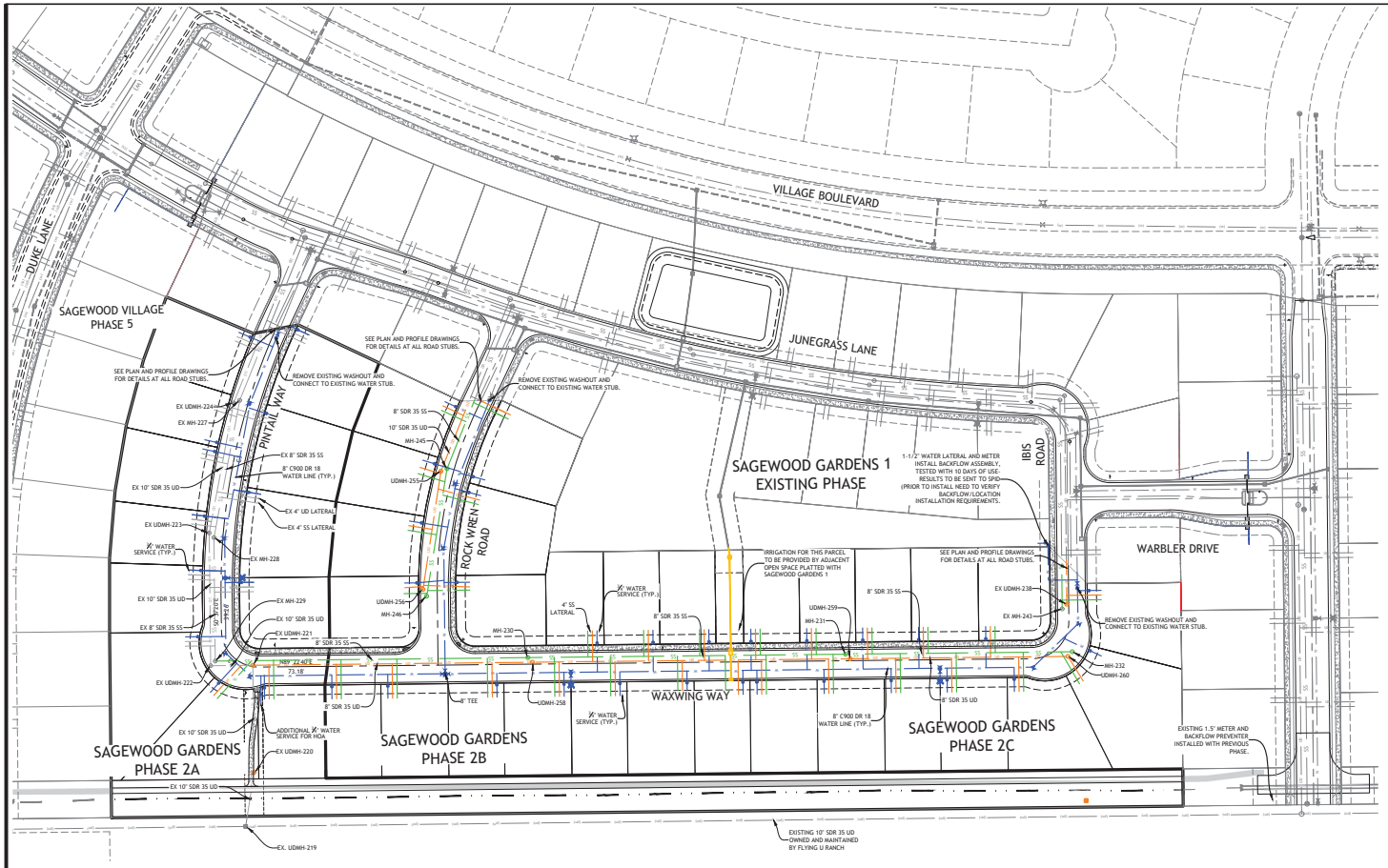
Sagewood Gardens
Phase 2A
Site Plan

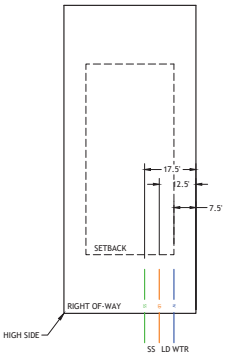
PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER: C-1

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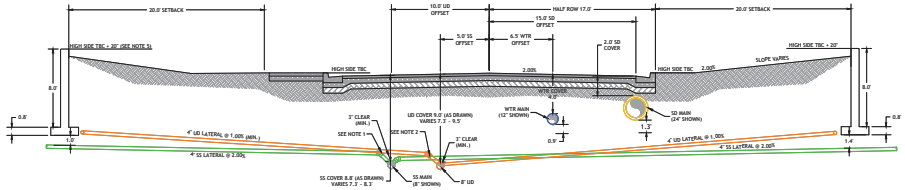




TYPICAL LATERAL DETAIL

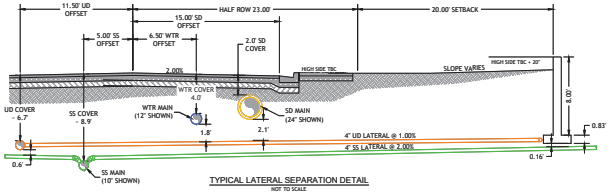
LATERAL NOTES

NOTE:
1. CORNER LOTS LATERAL LOCATIONS MAY VARY.
2. MAINTAIN 10' BETWEEN SEWER AND WATER LATERALS UNLESS CONFLICTS EXIST.



WAXWING WAY TYPICAL LATERAL SEPARATION DETAIL
NOT TO SCALE

NOTES:
1. LOCATE SS LATERAL FITTING TO PROVIDE MIN CLEARANCE OVER LAND DRAIN MAIN.
2. LOCATE UD LATERAL FITTING TO PROVIDE MIN CLEARANCE OVER SEWER MAIN.
3. SEWER LATERALS SHALL BE INSTALLED AT 2.00% (MAX / MIN)
4. LAND DRAIN LATERALS SHALL BE INSTALLED AT 1.00% MIN. STEEPER SLOPES ARE ALLOWED, IF NEEDED.
5. RAISE TOP OF FOUNDATION AS REQUIRED TO PROMOTE SEWER LATERAL CLEARANCE AT FOUNDATION.



TYPICAL LATERAL SEPARATION DETAIL
NOT TO SCALE

EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 60'
0 30 60 120 180

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

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STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBROW
07/07/2026
STATE OF UTAH

Sagewood Gardens Phase 2A

Utility Plan

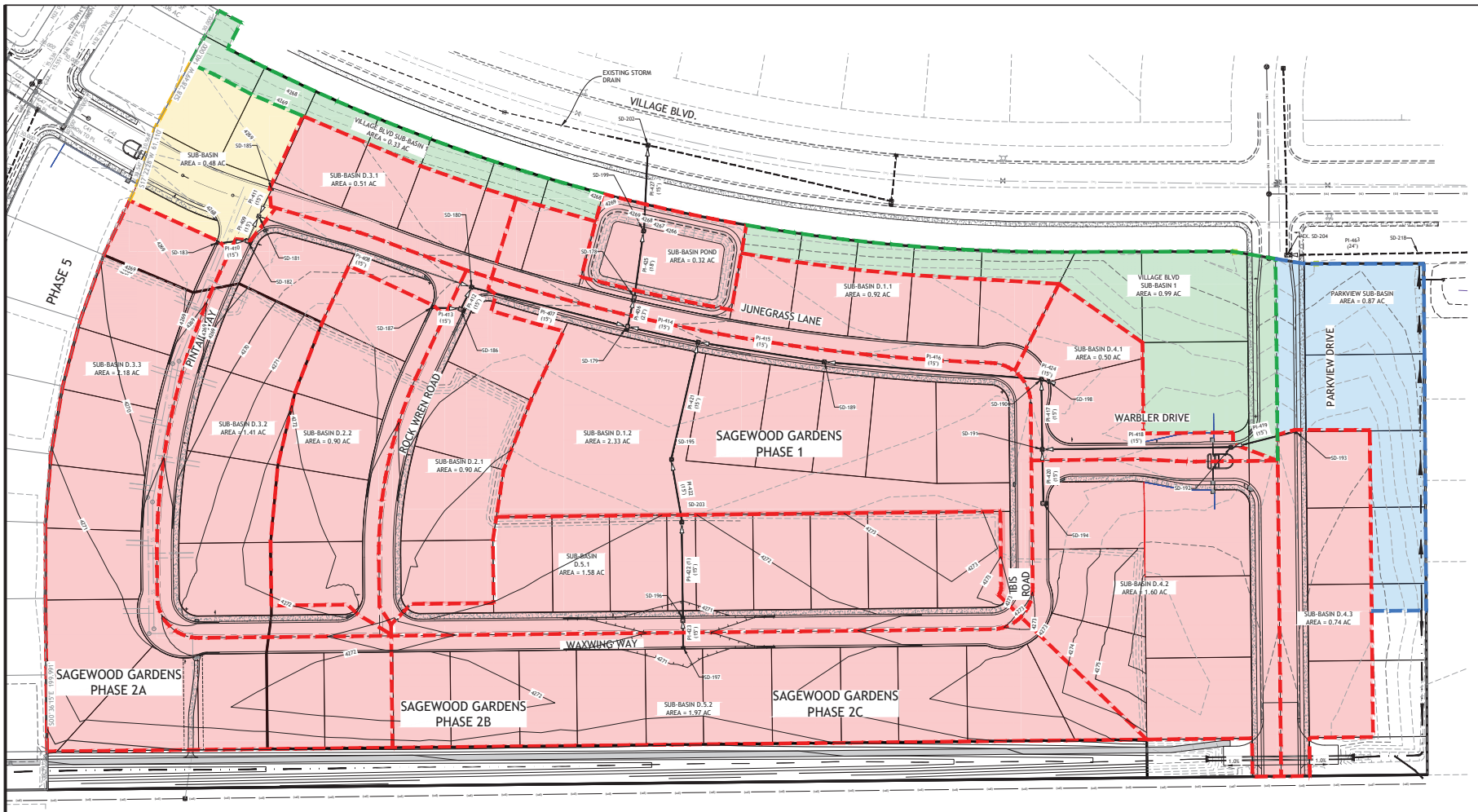
PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	

No.	DATE	REMARKS
1	2/18/21	Open Space Laterals

DATE: July 6, 2025

SHEET NUMBER: C-2

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Sagewood Gardens - Phases 1 & 2

PIPE	DS PIPE	Design Storm	Pipe Material	Mannings n	C	Intensity (in/hr)	Basin A (ac)	Known Q (cfs)	US Q (cfs)	Q (cfs)	Diameter (in)	Slope (%)	Depth (in)	Velocity (ft/s)	Peak Flow @ Given Slope (cfs)	Min Slope for Design Q (%)	Percent Full By Depth (%)	Percent Full By Flow (%)
P-411	P-408	Q10	RCP	0.012	0.40	1.20	0.51	0.00	0.00	0.24	15	0.87%	1.98	2.55	7.03	0.001%	13.2%	3.5%
P-410	P-409	Q10	RCP	0.012	0.40	1.20	2.18	0.00	0.00	1.05	15	0.29%	5.40	2.63	4.06	0.019%	36.0%	25.8%
P-409	P-408	Q10	RCP	0.012	0.40	1.20	1.41	0.00	1.05	1.72	15	0.20%	7.94	2.62	3.37	0.053%	52.9%	51.2%
P-408	P-407	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.97	1.97	15	0.20%	8.61	2.70	3.37	0.069%	57.4%	58.4%
P-413	P-412	Q10	RCP	0.012	0.40	1.20	0.90	0.00	0.00	0.43	15	0.30%	3.39	2.08	4.13	0.003%	22.6%	10.5%
P-412	P-407	Q10	RCP	0.012	0.40	1.20	0.90	0.00	0.43	0.86	15	0.50%	4.25	3.03	5.33	0.013%	28.3%	16.2%
P-407	P-406	Q10	RCP	0.012	0.40	1.20	0.00	0.00	2.83	2.83	15	0.20%	11.16	2.89	3.37	0.142%	74.4%	84.1%
P-419	P-418	Q10	RCP	0.012	0.40	1.20	0.74	0.00	0.00	0.38	15	0.48%	2.75	2.31	5.22	0.002%	18.3%	6.8%
P-418	P-417	Q10	RCP	0.012	0.40	1.20	0.00	0.00	0.38	0.38	15	0.58%	2.64	2.44	5.84	0.002%	17.6%	6.3%
P-420	P-417	Q10	RCP	0.012	0.40	1.20	1.60	0.00	0.00	0.77	15	0.50%	3.99	2.93	5.33	0.010%	26.6%	14.4%
P-417	P-416	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.12	1.12	15	0.86%	4.22	3.97	6.99	0.022%	28.1%	16.1%
P-424	P-416	Q10	RCP	0.012	0.40	1.20	0.50	0.00	0.00	0.24	15	0.30%	2.54	1.75	4.13	0.001%	16.9%	5.8%
P-416	P-415	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.36	1.36	15	0.50%	5.37	3.45	5.33	0.033%	35.8%	25.6%
P-415	P-414	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.36	1.36	15	0.67%	4.98	3.83	6.17	0.033%	33.2%	22.1%
P-423	P-422(1)	Q10	RCP	0.012	0.40	1.20	1.97	0.00	0.00	0.95	15	0.30%	5.07	2.59	4.13	0.016%	33.8%	22.9%
P-422(1)	P-422	Q10	RCP	0.012	0.40	1.20	1.58	0.00	0.95	1.70	15	0.30%	6.99	3.04	4.13	0.051%	46.6%	41.3%
P-422	P-421	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.70	1.70	15	0.30%	6.99	3.04	4.13	0.051%	46.6%	41.3%
P-421	P-414	Q10	RCP	0.012	0.40	1.20	0.00	0.00	1.70	1.70	15	0.30%	6.99	3.04	4.13	0.051%	46.6%	41.3%
P-414	P-406	Q10	RCP	0.012	0.40	1.20	0.00	0.00	3.07	3.07	15	2.86%	5.21	8.11	12.74	0.166%	34.7%	24.1%
P-406	P-425	Q10	RCP	0.012	0.40	1.20	2.33	0.00	5.90	7.02	18	0.59%	12.20	5.50	9.41	0.329%	67.8%	74.6%
P-425	POND	Q10	RCP	0.012	0.40	1.20	0.92	0.00	7.02	7.46	18	0.50%	13.70	5.17	8.66	0.372%	76.1%	88.1%
P-427 (Pond Outlet)	Ex Village Blvd SD	Q100	RCP	0.012	0.40	1.20	0.00	2.63	0.00	2.63	15	0.20%	10.62	2.86	3.37	0.122%	70.1%	78.1%
P-463	Ex SD-204	Q10	RCP	0.012	0.40	1.20	0.87	0.00	0.00	0.42	15	1.44%	2.27	3.58	9.04	0.003%	15.1%	4.6%

DRAINAGE BASIN LEGEND:

- RUNOFF CONVEYED TO SAGEWOOD GARDENS DETENTION POND TOTAL AREA = 15.86 AC
- DIRECT RUNOFF TO VILLAGE BLVD TOTAL AREA = 1.31 AC
- RUNOFF TO EXISTING SD-204 (COMBO BOX) AT PARKVIEW DRIVE TOTAL AREA = 0.87 AC
- RUNOFF CONVEYED TO EXISTING SAGEWOOD VILLAGE STORM SYSTEM TOTAL AREA = 0.48 AC

NOTE: INLETS AND COMBO BOXES ALONG TYPE H CURB TO TRANSITION TO HIGH BACK CURB AT THE INLET BEGINNING AT A 2' DISTANCE FROM THE STRUCTURE BOX IN EACH DIRECTION. MAINTAIN EDGE OF PAVEMENT AND TBC, AND DEPRESS FLOW LINE AT EACH INLET.

EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 50'
0 25 50 100 150

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

1. SEE "SAGEWOOD GARDENS PHASE 1& 2 DRAINAGE CALCULATIONS" REPORT PREPARED BY EDM PARTNERS, LLC FOR DETAILED DRAINAGE CALCULATIONS.
2. ROADWAY FINISH GRADING SHOWN ON THIS SHEET AND LABELED ON THE PP DRAWINGS DENOTE GRADES TO BE CONSTRUCTED WITH INFRASTRUCTURE. SEE SHEET C-4 FOR FINISH GRADING POST HOME CONSTRUCTION.
3. ALL STORM DRAIN PIPES SHALL BE RCP OR ADS HP STORM UNLESS OTHERWISE NOTED ON THE PP SHEETS.
4. DRAINAGE NARRATIVE:
   - 4.1. DRAINAGE PATTERN: STORM WATER IS CONVEYED IN EXISTING AND PROPOSED DRAINAGE PIPES TO THE EXISTING DRAINAGE SYSTEM. PORTIONS OF DRAINAGE ARE CONVEYED TO EXISTING SAGEWOOD VILLAGE OR VILLAGE BLVD STORM DRAIN SYSTEM.
   - 4.2. DETENTION: A DETENTION POND HAS BEEN DESIGNED ON PARCEL A AND SIZED TO THE 100-YR STORM. THE COMBINED FLOWS AN APPROXIMATELY 17.6 AC AREA INCLUDING DETENTION DISCHARGE AND DIRECT RUNOFF TO VILLAGE BLVD WILL BE REDUCED TO 0.2 CFS/AC DURING THE 100-YR STORM.
   - 4.3. PIPE SIZING: PIPES HAVE BEEN SIZED PER THE RATIONAL METHOD TO CARRY THE 10-YR STORM. SEE SD OUTFALL ANALYSIS, THIS SHEET. THE 10-YR INTENSITY HAS BEEN INTERPOLATED BETWEEN THE 10-YR 30 MIN AND 10-YR 60 MIN STORM BASED ON THE TC = 37.6 MIN.
   - 4.4. FOR MORE INFORMATION REFER TO THE SAGEWOOD VILLAGE STORM WATER MASTER PLAN.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER No. 374998 PETER M. DUBROW 07/07/2026 STATE OF UTAH

Sagewood Gardens Phase 2A

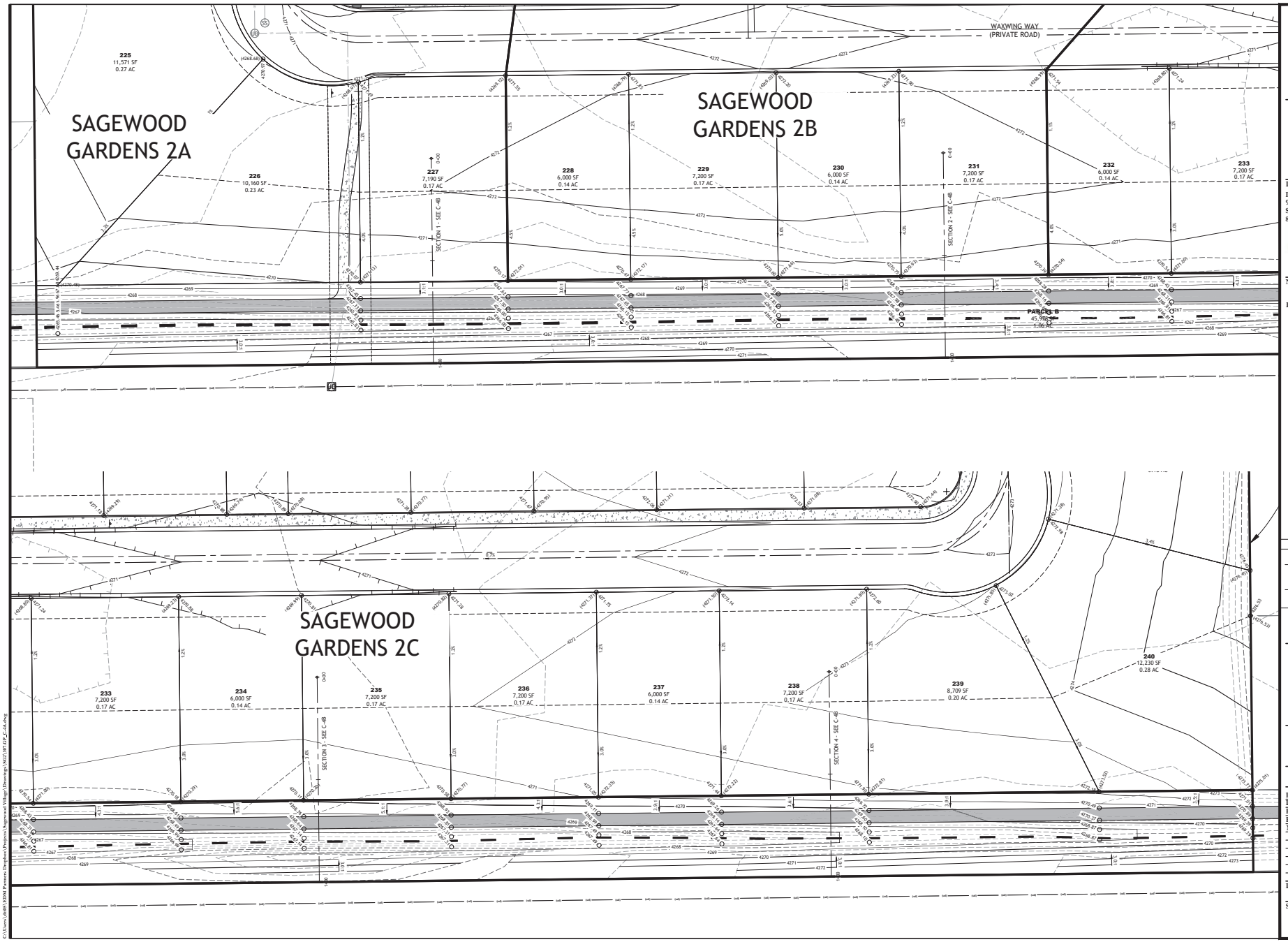
Drainage Plan

PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER: C-3

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(801) 305-4670 www.edmpartners.com

SCALE: 1" = 50'

0 25 50 100 150

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

LEGEND:

4263.68	FG SPOT
(4261.22)	EG SPOT
	FG CONT MAJOR
	FG CONT MINOR
	EG CONT MAJOR
	EG CONT MINOR

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUERROW
07/07/2026
STATE OF UTAH

Sagewood Gardens Phase 2A

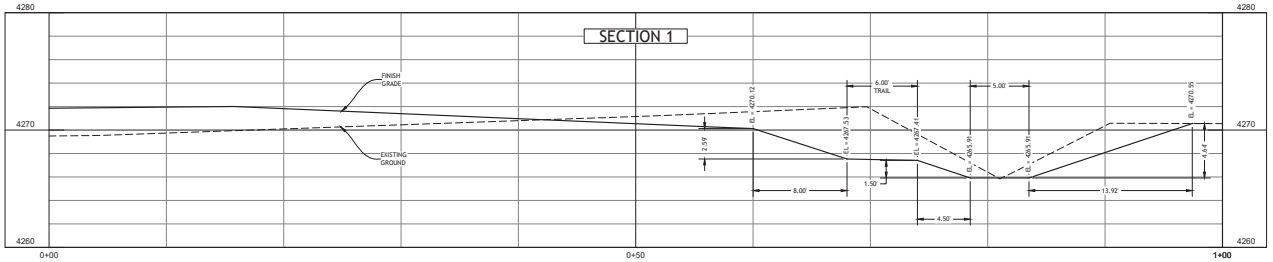
Trail Grading Plan

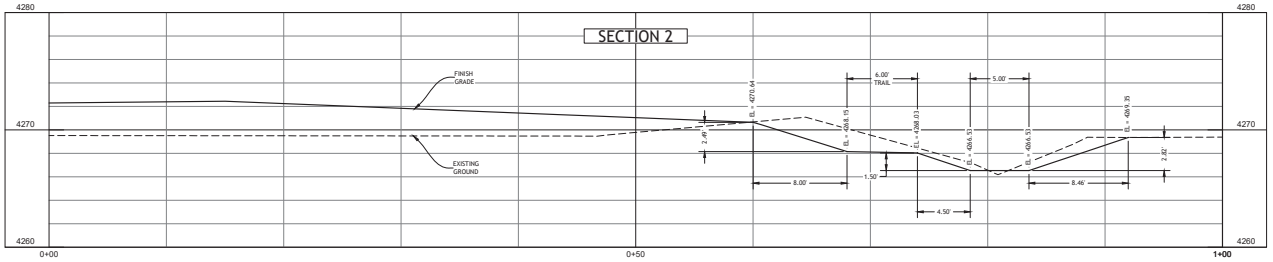
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DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

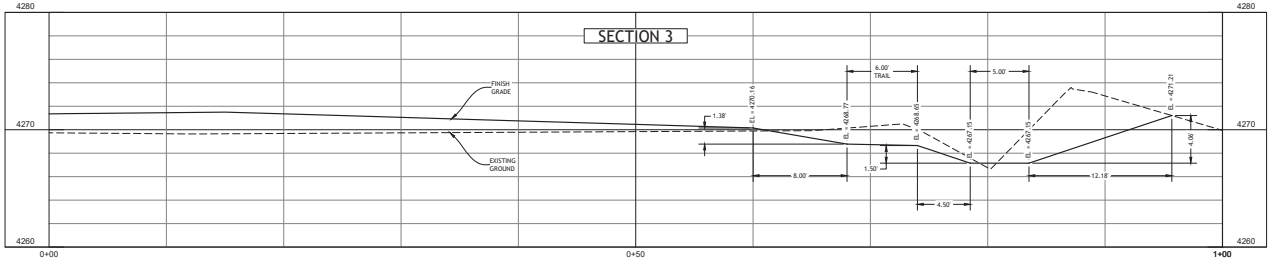
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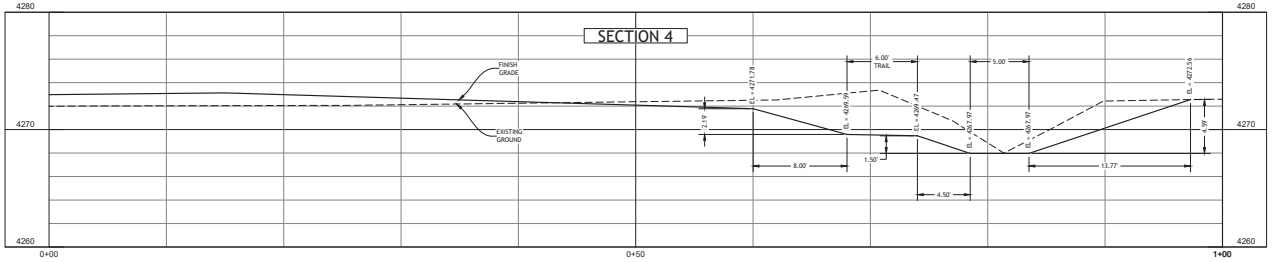
SHEET NUMBER: C-4A

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SCALE: 1" = 50'

0 25 50 100 150

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

LEGEND:

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
07/07/2026
STATE OF UTAH

Sagewood Gardens Phase 2A

Trail Cross Sections

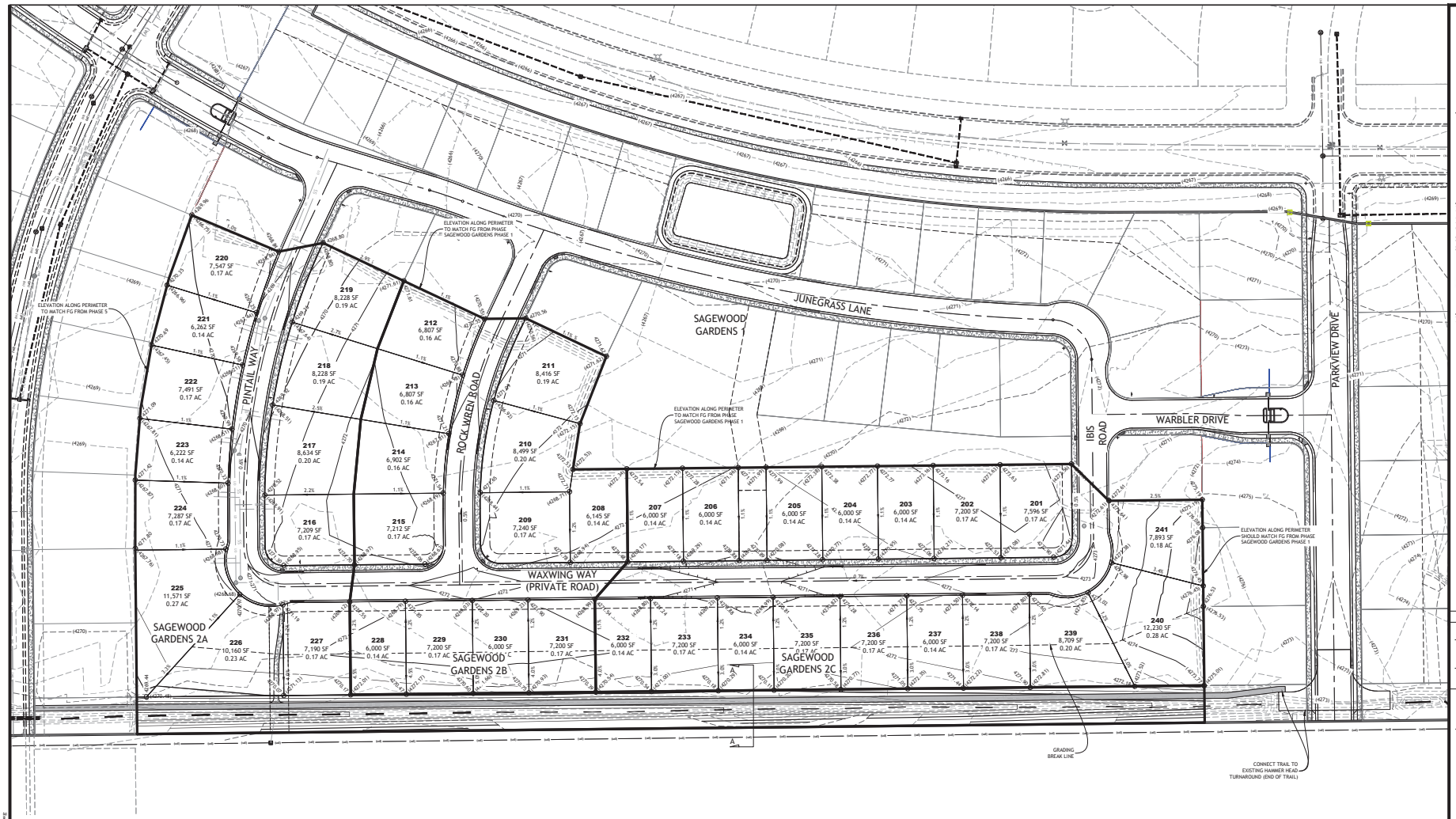
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REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER:

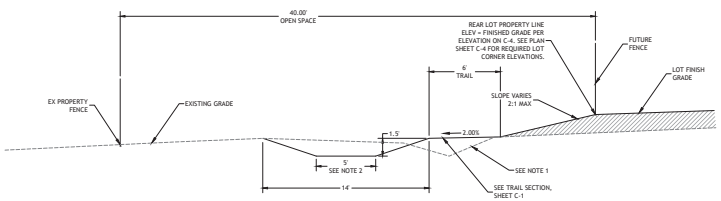
C-4B

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LEGEND:

4263.68	FG SPOT
(4261.22)	EG SPOT
	FG CONT MAJOR
	FG CONT MINOR
	EG CONT MAJOR
	EG CONT MINOR



SECTION A-A
NTS

SWALE DESIGN NOTES:

1. THE EXISTING DRAINAGE SWALE VARIES IN DEPTH FROM 6" TO 18" WITH - 3.5:1 SIDE SLOPES. THE AVERAGE DEPTH ALONG THE NORTH AND WEST SIDES IS 1.1 FT. THE CAPACITY OF THE SWALE IS 6.4 CFS.
2. PER THE UPDATED DRAIANAGE CALCUATIONS SUBMITTED WITH THE PHASE 1 REDESIGN (DATED 8/7/2018), 20.3 ACRES OF SAGEWOOD DEVELOPMENT WILL DRAIN TO THE EXISTING SWALE.
   - 2.1. 8.2 ACRES WILL DRAIN TO THE PHASE 8 OUTFALL FROM PHASES 6, 8, AND FUTURE. THIS WILL CONTRIBUTE 3.9 (10YR) OR 7.8 CFS (100YR).
   - 2.2. FUTURE PHASES WILL DELIVER RUNOFF FROM 12.1 ACRES AT OTHER LOCATIONS UPSTREAM. THIS WILL CONTRIBUTE AN ADDITIONAL 5.8 (10YR) OR 11.5 CFS (100YR) TO THE STREAM SYSTEM.
3. TO ACCOODATE THE ADDITIONAL FLOW, THE SWALE MUST BE ENLARGED AND REGRADED PER THE DIMENSIONS SHOWN ON SECTIONS A AND B.
4. MAX CAPACITY FOR THE PROPOSED SWALE IS 32 CFS. REQUIRED 100YR FLOW IS 25.7 CFS (6.4 CFS EXISTING + 7.8 CFS PH8 + 11.5 CFS FUTURE).

SPSA NOTES:

1. LANDSCAPE AND IRRIGATION PLANS FOR PARCEL B (TRAIL PARCEL) TO BE PROVIDED TO SPSA FOR REVIEW AND APPROVAL PRIOR TO TRAIL CONSTRUCTION.
2. DURING CONSTRUCTION, SPSA TO APPROVE SUBGRADE PRIOR TO TRAIL COMPLETION.
3. CONTRACTOR TO PROVIDE ASBUILT IRRIGATION PLANS PRIOR TO FINAL ACCPETANCE.
4. TRAIL TO BE CONSTRUCTED WITHOUT LOW SPOTS AND SHALL BE GRADED TO DRAIN FROM EAST TO WEST WITH A 2.00% CROSS SLOPE TOWARD THE SWALE.

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SCALE: 1" = 50'
0 25 50 100 150

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:
1. ALL GRADING AND PAVING SHALL BE COMPLETED IN ACCORDANCE WITH TOOELE COUNTY STANDARDS.
2. EROSION CONTROL BMPS AND SWPPP COMPLETED BY OTHERS VIA SEPARATE DOCUMENT.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
07/07/2026
STATE OF UTAH

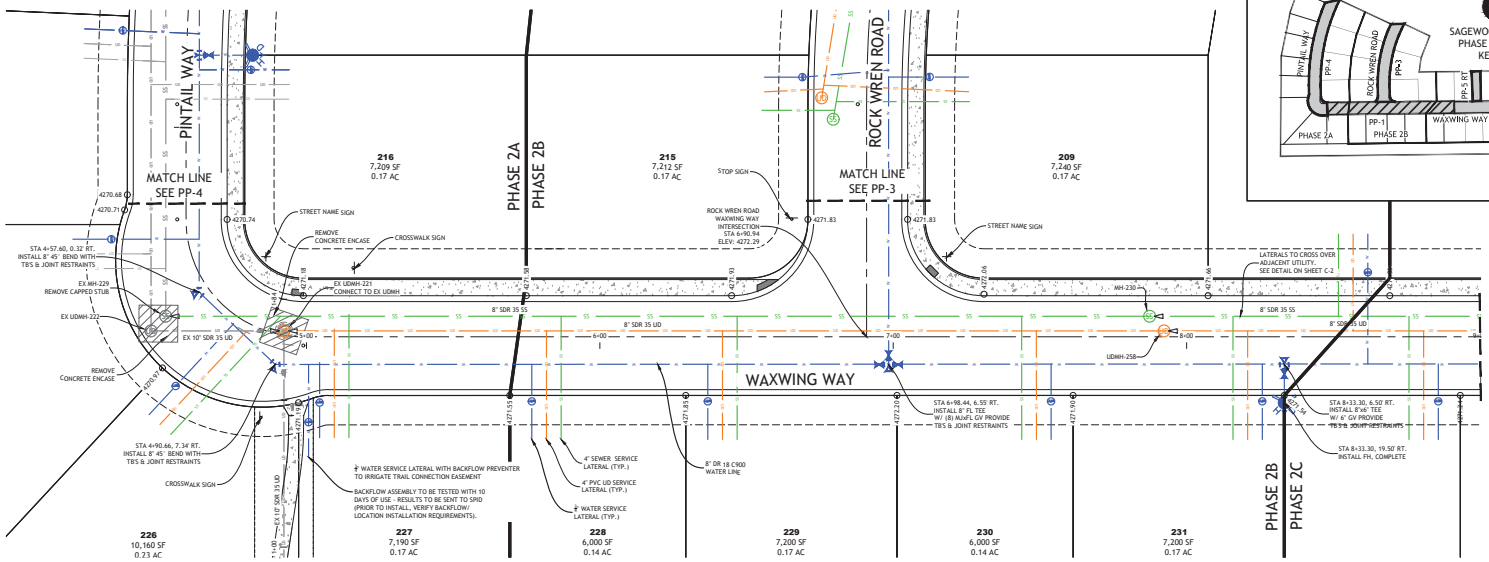
Sagewood Gardens
Phase 2A
Grading Plan

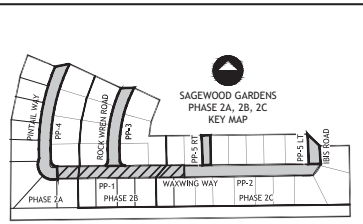
PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

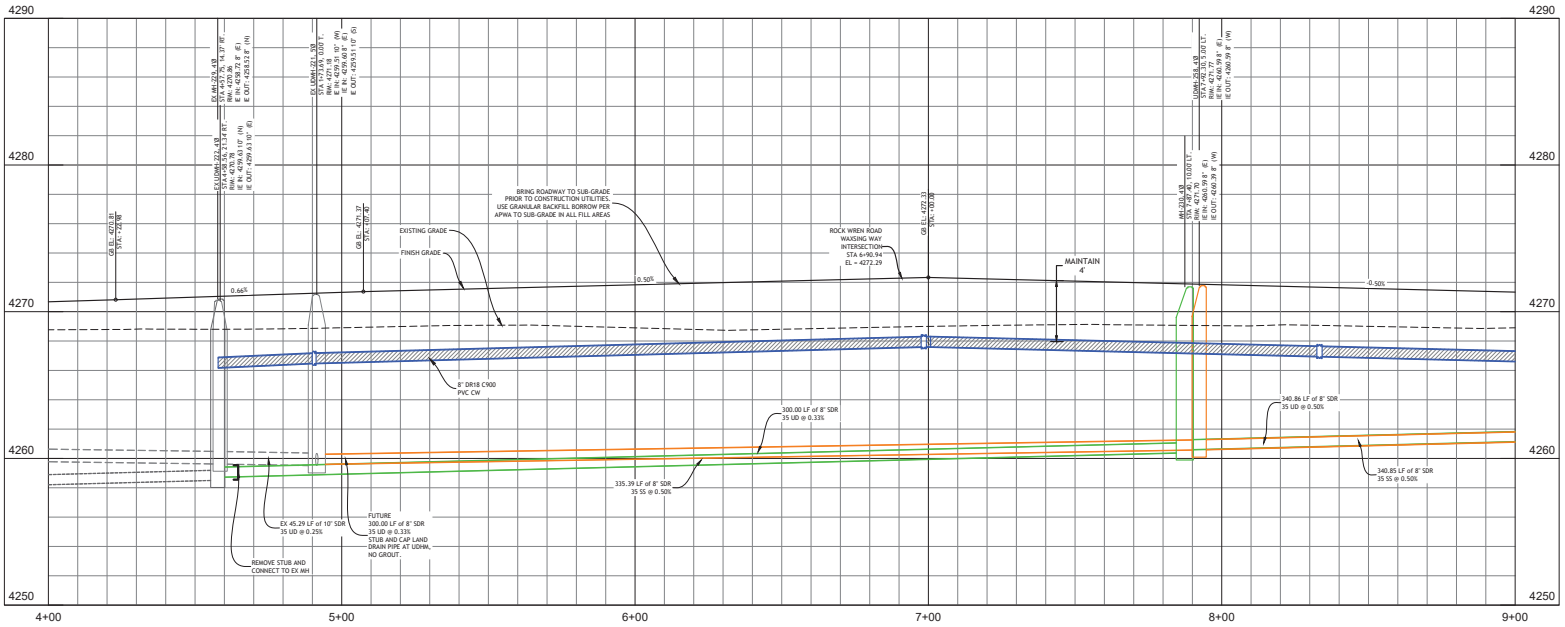
DATE: July 6, 2025

SHEET NUMBER: C-4

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SCALE: 1" = 20'
0 10 20 40 60

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:
1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).
8. Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.

1. CONTRACTOR SHALL CONFIRM REQUIRED BOX SIZES AND NEED FOR CAST IN PLACE BOXES (IF ANY) PRIOR TO CONSTRUCTION. COORDINATE WITH ENGINEER.
2. CONTRACTOR SHALL NOT DEFLECT MORE THAN 1°, OR 4° USING 20' LENGTH PIPES. COMPLY WITH MANUFACTURER RECOMMENDATION IF MORE RESTRICTIVE.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

VERTICAL SCALE: 1" = 4'
0 2 4 8 12

LICENSED PROFESSIONAL ENGINEER No. 374998 PETER M. DUERROW 07/07/2026 STATE OF UTAH

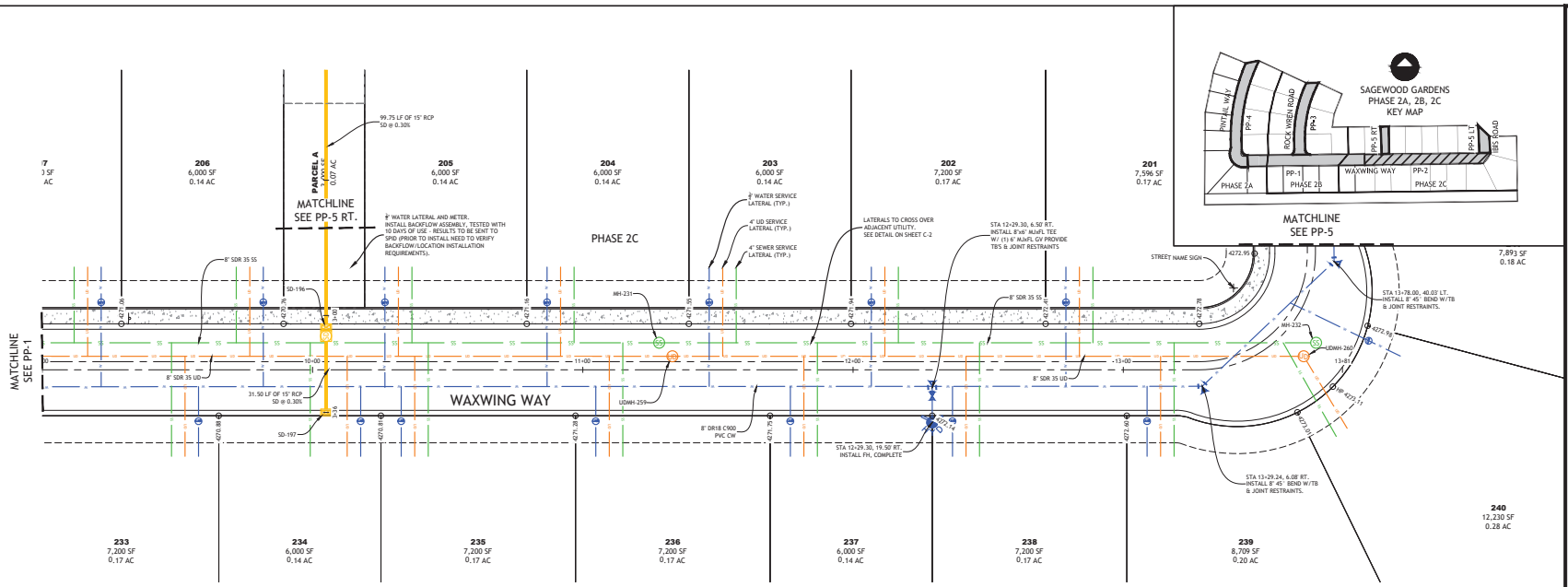
Sagewood Gardens
Phase 2A
Waxwing Way Plan and Profile

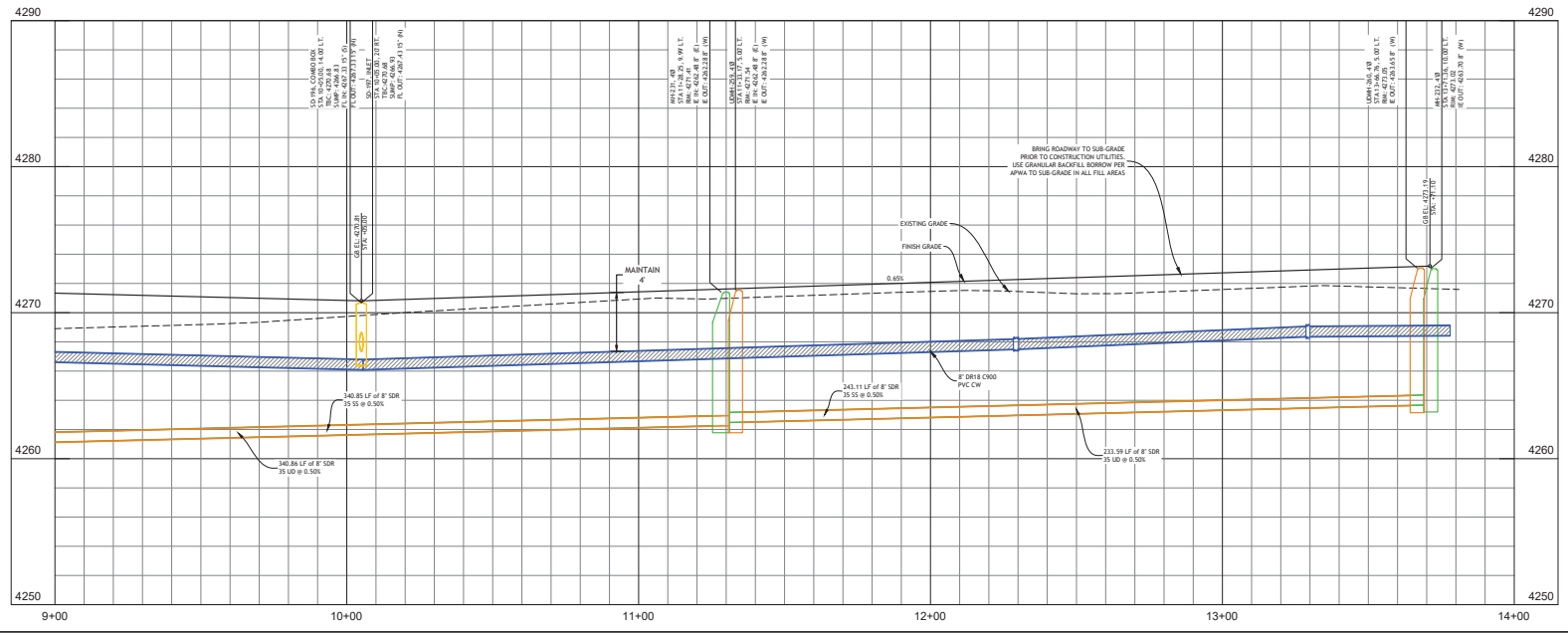
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DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER: **PP-1**

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SCALE: 1" = 20'
0 10 20 40 60

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

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APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

VERTICAL SCALE: 1" = 4'
0 2 4 8 12

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
07/07/2026
STATE OF UTAH

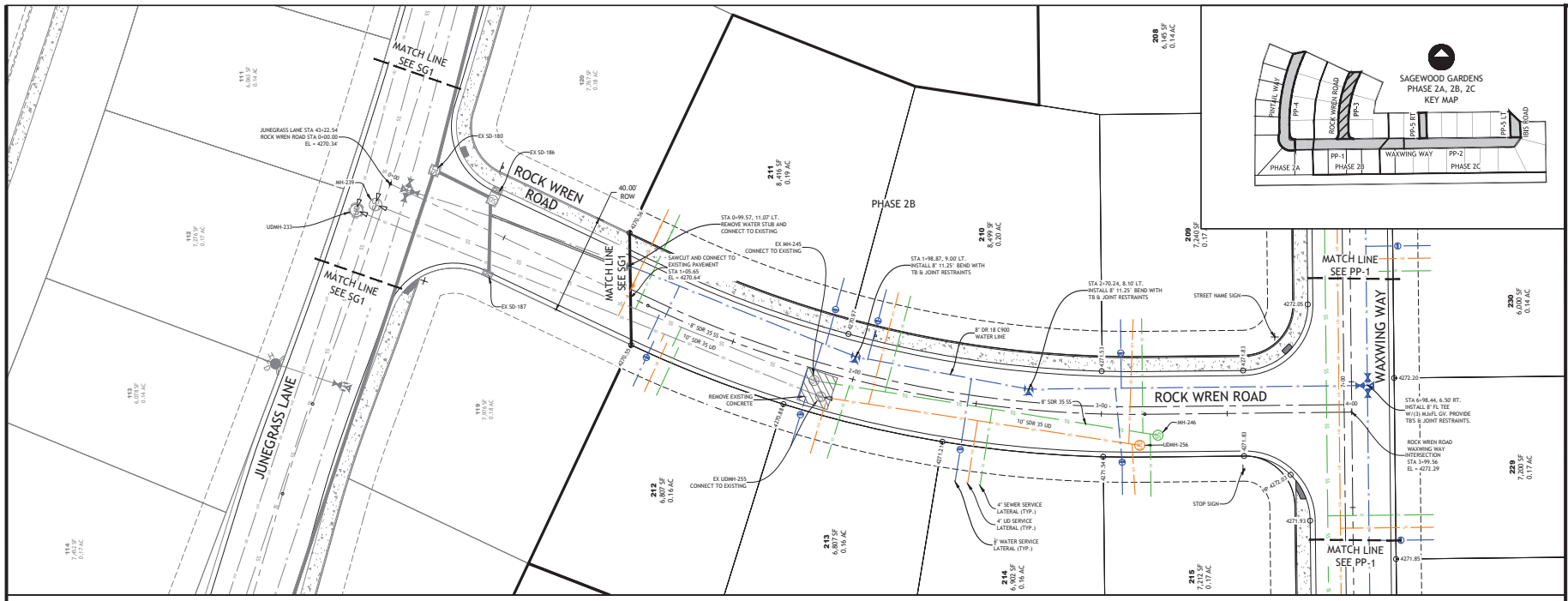
Sagewood Gardens
Phase 2A
Waxwing Way
Plan and Profile

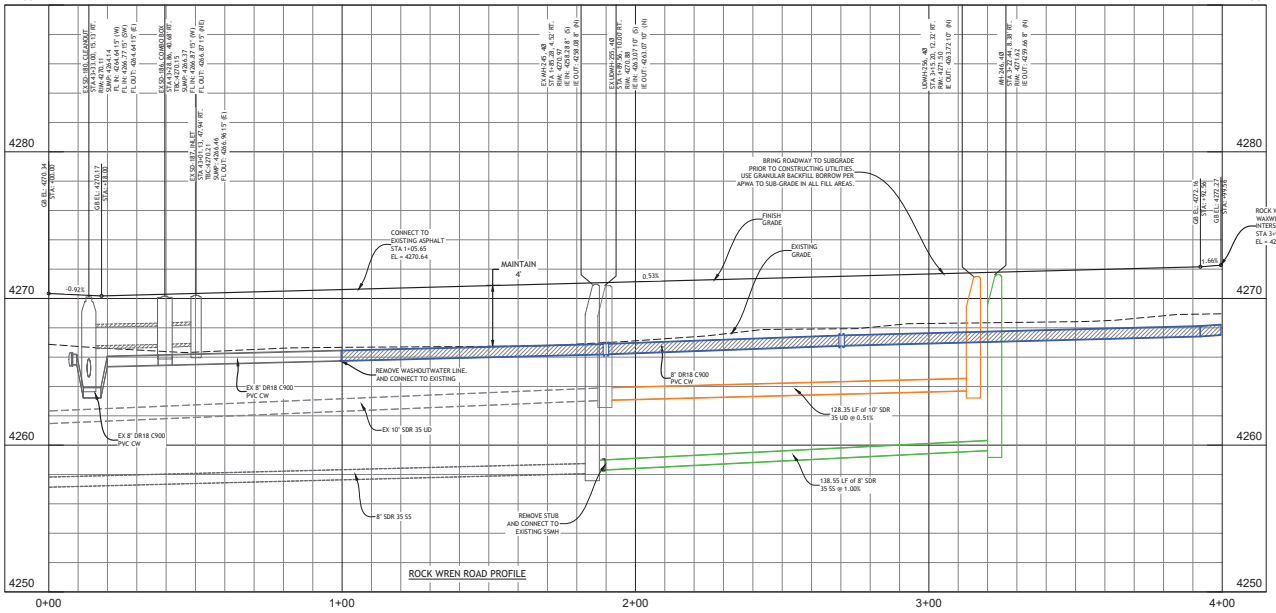
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DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER: **PP-2**

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SCALE: 1" = 20'
0 10 20 40 60

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

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APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

VERTICAL SCALE: 1" = 4'
0 2 4 8 12

LICENSED PROFESSIONAL ENGINEER — No. 374998 — PETER M. DUBEROW — 07/07/2026 — STATE OF UTAH

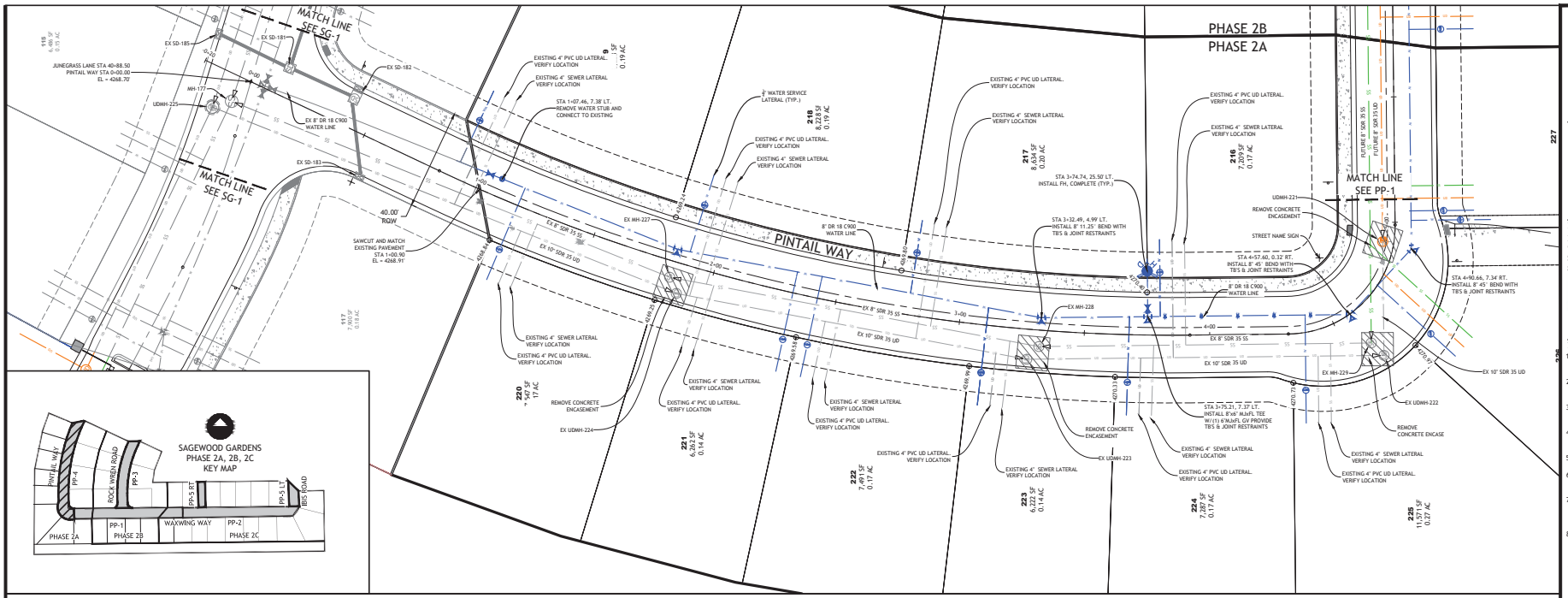
Sagewood Gardens
Phase 2A
Rock Wren Road Plan and Profiles

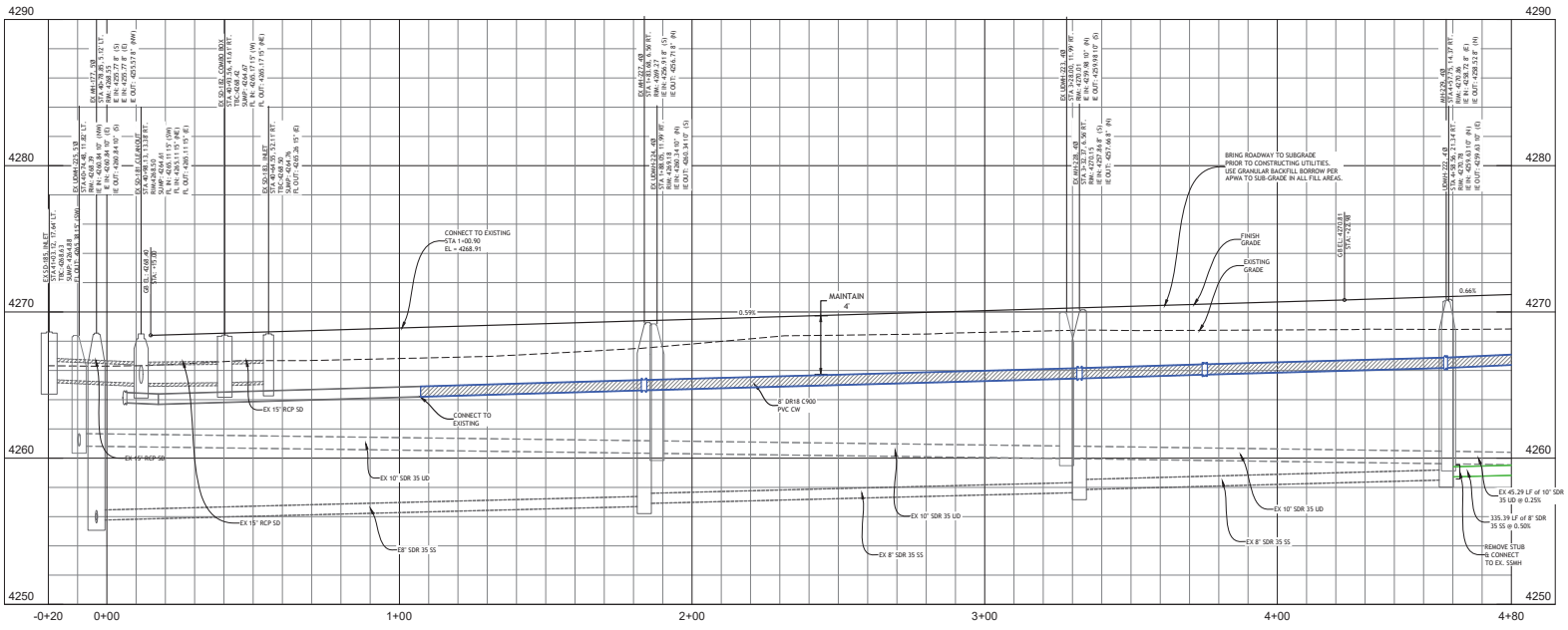
PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

SHEET NUMBER: **PP-3**

C:\Users\dd95\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\SG2\101 PP-3.dwg





EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 20'
0 10 20 40 60

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:
1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).
8. Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.

1. CONTRACTOR SHALL CONFIRM REQUIRED BOX SIZES AND NEED FOR CAST IN PLACE BOXES (IF ANY) PRIOR TO CONSTRUCTION. COORDINATE WITH ENGINEER.
2. CONTRACTOR SHALL NOT DEFLECT MORE THAN 1°, OR 4' USING 20' LENGTH PIPES. COMPLY WITH MANUFACTURER RECOMMENDATION IF MORE RESTRICTIVE.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

VERTICAL SCALE: 1" = 4'
0 2 4 8 12

LICENSED PROFESSIONAL ENGINEER — No. 374998 — PETER M. DUBEROW — 07/07/2026 — STATE OF UTAH

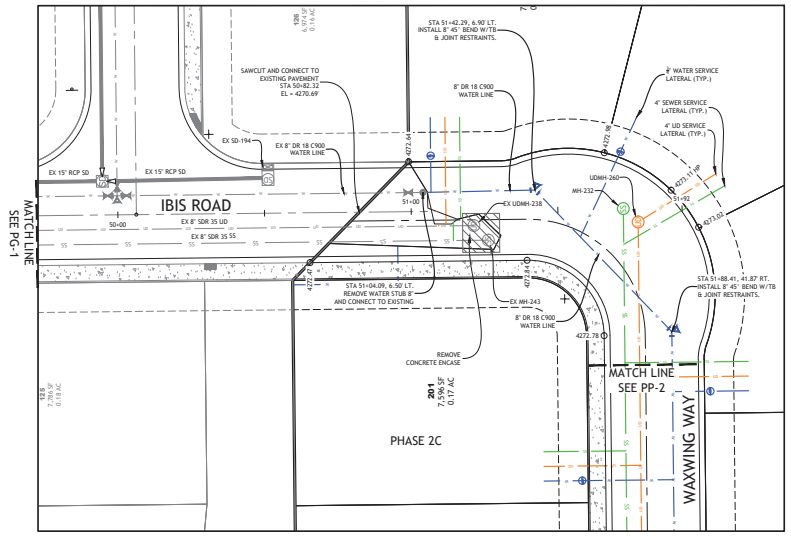
Sagewood Gardens
Phase 2A
Pintal Way
Plan and Profiles

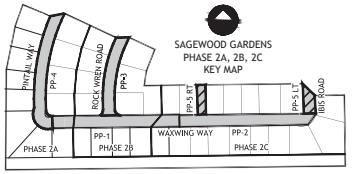
PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

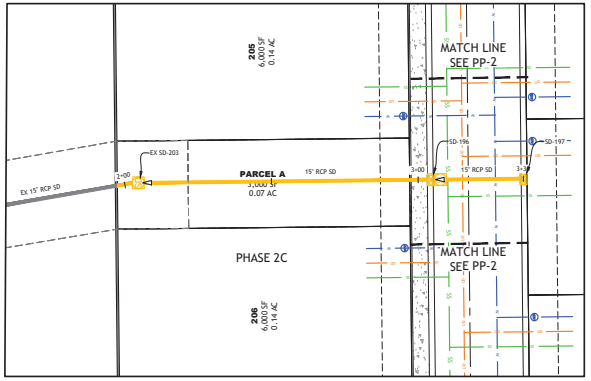
DATE: July 6, 2025

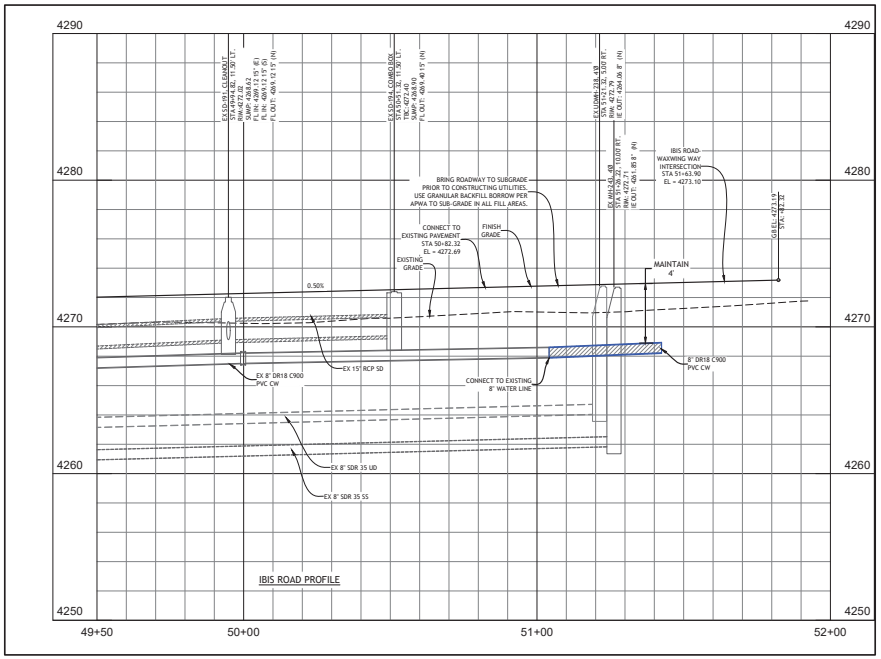
SHEET NUMBER: **PP-4**

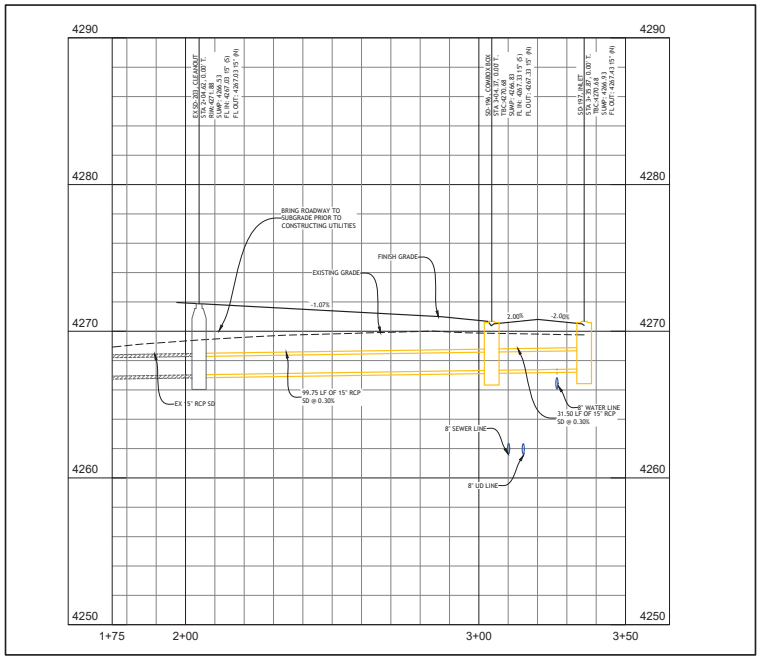
C:\Users\dd0f\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\SG2\112.PP-4.dwg











EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 20'
0 10 20 40 60

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:
1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).
8. Utilities for all phases 2A, 2B, 2C have been installed under previous Sagewood Gardens 2 improvements. Phasing added for paving and Plat recordation.

1. CONTRACTOR SHALL CONFIRM REQUIRED BOX SIZES AND NEED FOR CAST IN PLACE BOXES (IF ANY) PRIOR TO CONSTRUCTION. COORDINATE WITH ENGINEER.
2. CONTRACTOR SHALL NOT DEFLECT MORE THAN 1°, OR 4° USING 20' LENGTH PIPES. COMPLY WITH MANUFACTURER RECOMMENDATION IF MORE RESTRICTIVE.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

VERTICAL SCALE: 1" = 4'
0 2 4 8 12

LICENSED PROFESSIONAL ENGINEER No. 374998 PETER M. DILBEROW 07/07/2026 STATE OF UTAH

Sagewood Gardens
Phase 2A
Ibis Road & Storm Drain Plan and Profiles

PROJECT:	1650
DRAWN BY:	PMD
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 6, 2025

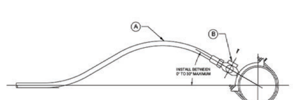
SHEET NUMBER: **PP-5**

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LEGEND:

ITEM DESCRIPTION

(A) COPPER PIPE (TYPE K-SOFT); OR AWWA C901 HDPE PIPE, IRON PIPE SIZE (IPS), PE4710, SIDR 7, CHLORINE CLASSIFICATION (CC) 3. (IF POLY PIPE IS USED, PLACE #12 GAGE TRACE WIRE ABOVE PIPE; IF COPPER PIPE IS USED, BED PIPE IN SAND.)
(B) BALL TYPE CORPORATION STOP: FORD FB1101-3 W/NPT THREADS OR APPROVED EQ.
(C) SERVICE SADDLE CLAMP DOUBLE STOP BRASS



NOTES:

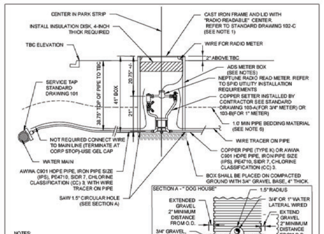
1. ALL WORK MUST BE INSPECTED BY IMPROVEMENT DISTRICT PERSONNEL OR ENGINEER
2. MINIMUM DISTANCE BETWEEN TAPS 24" WITH A MINIMUM 5" STAGGER.
3. NO TAPS WITHIN 24" FROM THE END OF PIPE.
4. ALL SERVICE TAPS ARE TO BE DONE WITH A TAPPING MACHINE APPROVED BY THE DISTRICT OR ENGINEER.
5. SERVICE SADDLE CLAMP REQUIRED ON ALL TAPS OF PVC PIPE.
6. TEFLON TAPE REQUIRED ON ALL TAPS AND THREADS.
6. TRACER WIRE REQUIRED.

STANDARD DRAWING 101 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

STANDARD WATERLINE LOOP

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:

1. METER BOX SHALL BE SET PLUMB AT 2" ABOVE TBC.
2. METERS ARE NOT ALLOWED IN DRIVEWAYS.
3. ADS BOX:
   - 3.1. NOMINAL DIMENSIONS: I.D. = 21"; O.D. = 25"; DEPTH = 41".
   - 3.2. REQUIREMENTS: ADS METER BOXES SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. BASED ON ASTM D 2412 AT 5% DEFLECTION THE PIPE STIFFNESS FOR 21-INCH (525MM) METER BOX SHALL BE 34 pii (235 N/mimm). METER BOXES SHALL BE NOTCHED AT 0 AND 180 DEGREES AT THE BASE TO ACCOMMODATE INLET AND OUTLET PIPES.
   - 3.3. MATERIAL PROPERTIES: METER BOXES SHALL BE HIGH DENSITY POLYETHYLENE CONFORMING WITH MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420 B AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350
4. CAST IRON COVER CONFORMS TO ASTM A48 CL35B, MANUFACTURED BY D&L FOUNDRY (888-765-8124) CATALOG No. B-5020.
5. PRIOR TO PLACING METER BOX, ENSURE TOP OF THE WATER SERVICE LATERAL AND BOTTOM OF TRENCH IS NO DEEPER THAT 39". IF GRADE IS TOO LOW, RAISE BY PLACING 3/4-INCH GRAVEL (NO LOOSE DIRT). THE BOTTOM OF THE METER YOKE AND PIPE SHALL BE VISIBLE FROM THE INSIDE OF THE BOX AND SHALL BE PLACED ON THE GRAVEL BASED (DO NOT COVER OR BURY YOKE OR PIPE INSIDE METER BOX). THE BOTTOM OF THE METER BOX AND THE BOTTOM OF THE YOKE AND PIPE SHALL BE PLACED AT THE SAME LEVEL. THE DOG HOUSE ACCOMMODATING THE LATERAL SHALL NOT EXCEED 1.5 INCHES IN DIAMETER. USE A CIRCULAR HOLE SAW FOR DOG HOUSE PENETRATION.
6. 1.0' MIN PIPE BEDDING MATERIAL REQUIRED ABOVE TOP OF LATERAL FROM THE MAIN LINE TO THE POINT OF TERMINATION, MINIMUM 10 FEET FROM THE SIDEWALK AND BEHIND ALL OTHER UTILITIES.

STANDARD DRAWING 102-A REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

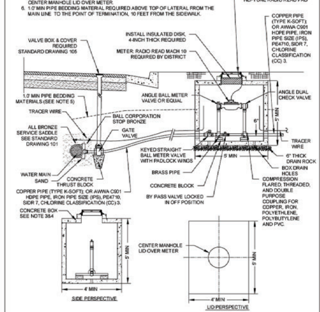
WATER SERVICE CONNECTION FOR 3/4" - 1" METERS

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT

NOTES:

1. METER LID SHALL BE SET PLUMB AND 1.5" TO 3" ABOVE TBC.
2. METER BOXES ARE PROHIBITED IN DRIVE APPROCHES.
3. FOR TRAFFIC AREAS USE A H-20 LOAD PRECAST BOX WITH 6" MIN. WALL THICKNESS.
4. FOR NON-TRAFFIC AREAS A 4" MIN. WALL THICKNESS PRECAST BOX MAY BE USED.
5. FURNISH METER AND LID PER SPID STANDARDS WITH RADIO READ AND HOLE. CENTER MANHOLE LID OVER METER.
6. 1.0' MIN PIPE BEDDING MATERIAL REQUIRED ABOVE TOP OF LATERAL FROM THE MAIN LINE TO THE POINT OF TERMINATION, 10 FEET FROM THE SIDEWALK.



STANDARD DRAWING 102-B REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

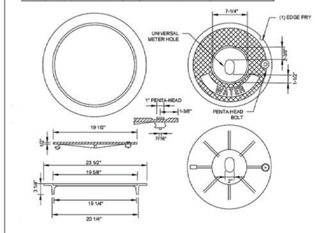
WATER SERVICE CONNECTION FOR 1 1/2" - 2 METERS

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT

REQUIRED MANUFACTURE: D&L FOUNDRY
MODEL NUMBER: B-5021
CAST IRON CONFORMS TO ASTM A48 CL35B
MATCHES MANUFACTRE'S DRAWINGS DATE: 05/17/13
OWNERSHIP, PATENTS AND DESIGN BY THE FORD COMPANY APPLY

ITEM	DESCRIPTION	QTY	MATERIAL	CATALOG NUMBER (ADD "-NL" FOR NO-LEAD)
1	ANGLE DUAL CART CHK VL	1	CAST RED OR NO-LEAD BRASS	HHCA13-444-SN-REV
2	BALL VALVE	1	CAST RED OR NO-LEAD BRASS	B81-444W
3	1 1/8" OD COPPER tUBE	1	COPPER	
4	BAR	1	CAST RED OR NO-LEAD BRASS	
5	ANGLE BALL VALVE	1	CAST RED OR NO-LEAD BRASS	BA13-444W-SN
6	SOLDER BUSHING	2	CAST RED OR NO-LEAD BRASS	CS8-44
7	TIE BAR	1	CAST RED BASS	CST-3
8	FLOW DIRECTION ARROW LABEL	2		DAL
9	1 1/8" OD COPPER TUBE	1	COPPER	



STANDARD DRAWING 102-C REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

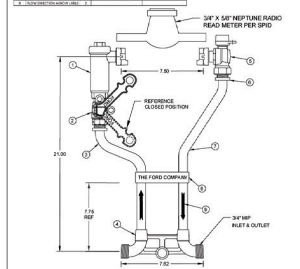
CAST IRON METER BOX LID FOR 3/4" - 1" METERS

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT

REQUIRED MANUFACTURE: THE FORD METER BOX CO, INC.
WABASH, INDIANA 46992 USA
CATALOG NUMBERS: VBHC72-C15836-002-NL (NO-LEAD ALLOY IS REQUIRED)
ASSEMBLY: 5/8" x 3/4" COPPERSETTER, BV W/ HANDLE CHECK VALVE ON INLET RISER, 3/4" MIP OUTLET, W/TIE BAR, 7/8" OD COPPER, 28 HGT
MATCHES MANUFACTRE'S DRAWINGS DATE: 01/30/2019
OWNERSHIP, PATENTS AND DESIGN BY THE FORD COMPANY APPLY

ITEM	DESCRIPTION	QTY	MATERIAL	CATALOG NUMBER (ADD "-NL" FOR NO-LEAD)
1	ANGLE DUAL CART CHK VL	1	CAST RED OR NO-LEAD BRASS	HHCA13-332-SN-REV-NL
2	BALL VALVE	1	CAST RED OR NO-LEAD BRASS	B81-233NP-C15836-002-NL
3	7/8" OD COPPER tUBE	1	COPPER	
4	BAR	1	CAST RED OR NO-LEAD BRASS	
5	ANGLE BALL VALVE	1	CAST RED OR NO-LEAD BRASS	BA13-232-SN-NL
6	SOLDER BUSHING	2	CAST RED OR NO-LEAD BRASS	CS8-33-875-NL
7	7/8" OD COPPER tUBE	1	COPPER	
8	TIE BAR	1	CAST RED BRASS	
9	FLOW DIRECTION ARROW LABLE	2		



STANDARD DRAWING 103-A REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

3/4" COPPER METER SETTER

NOT TO SCALE

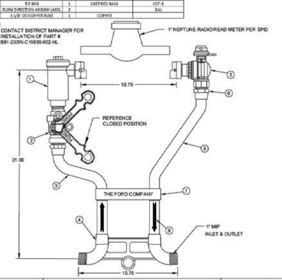
STANSBURY PARK IMPROVEMENT DISTRICT

REQUIRED MANUFACTURE: THE FORD METER BOX CO, INC.
WABASH, INDIANA 46992 USA
CATALOG NUMBERS: VBHC74-93581-03-NL (NO-LEAD ALLOY IS REQUIRED)
ASSEMBLY: 1" COPPERSETTER, BALL VALVE & CHECK VALVE ON INLET RISER, 1" MIP INLET & OUTLET, W/TIE BAR
MATCHES MANUFACTRE'S DRAWINGS DATE: 10/15/2013
OWNERSHIP, PATENTS AND DESIGN BY THE FORD COMPANY APPLY

ITEM	DESCRIPTION	QTY	MATERIAL	CATALOG NUMBER (ADD "-NL" FOR NO-LEAD)
1	ANGLE DUAL CART CHK VL	1	CAST RED OR NO-LEAD BRASS	HHCA13-444-SN-REV
2	BALL VALVE	1	CAST RED OR NO-LEAD BRASS	B81-233W-C15836-002-NL
3	1 1/8" OD COPPER tUBE	1	COPPER	
4	BAR	1	CAST RED OR NO-LEAD BRASS	
5	ANGLE BALL VALVE	1	CAST RED OR NO-LEAD BRASS	BA13-444W-SN
6	SOLDER BUSHING	2	CAST RED OR NO-LEAD BRASS	CS8-44
7	TIE BAR	1	CASTRED BASS	CST-3
8	FLOW DIRECTION ARROW LABEL	2		DAL
9	1 1/8" OD COPPER TUBE	1	COPPER	

SEE NOTE 1 FOR THIS PART

NOTE:
1. CONTACT DISTRICT MANAGER FOR INSTALLATION OF PART # B81-233W-C15836-002-NL



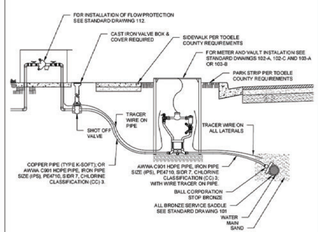
STANDARD DRAWING 103-B REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

1" COPPER METER SETTER

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT

NOTE:
CONTACT STANSBURY PARK SERVICE AGENCY FOR ADDITIONAL LOCAL BACKFLOW ASSEMBLY AND ENCLOSURE REQUIREMENTS (435-882-6188)



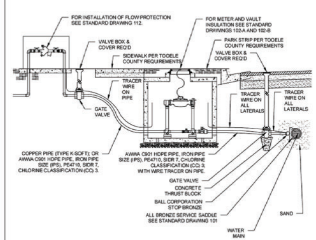
STANDARD DRAWING 104-A REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

3/4" - 1" IRRIGATION SERVICE CONNECTION WITH REDUCED PRESSURE PRINCIPLE ASSEMBLY

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT

NOTE:
FOR SYSTEMS THAT WILL BE TURNED OVER TO THE STANSBURY PARK SERVICE AGENCY, PLEASE CONTACT THEM FOR ADDITIONAL LOCAL BACKFLOW ASSEMBLY AND ENCLOSURE REQUIREMENTS (435-882-6188)

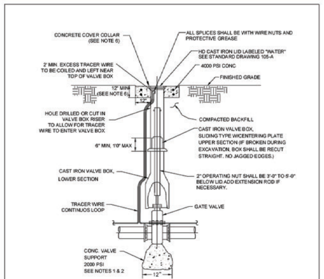


STANDARD DRAWING 104-B REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

2" IRRIGATION SERVICE CONNECTION WITH REDUCED PRESSURE PRINCIPLE ASSEMBLY

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:

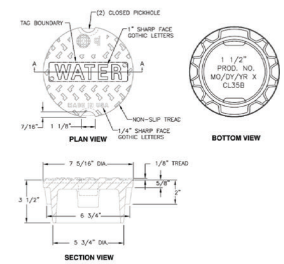
1. GATE VALVES SHALL BE UTILIZED ON 6", 8", AND 10" VALVES. BUTTERFLY VALVES ARE REQUIRED FOR VALVES BIGGER THAN 10".
2. PROVIDE CONCRETE VALVE SUPPORT FOR PVC PIPE ONLY.
3. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. COAT ALL BOLTS BELOW GROUND W/POLY FM GREASE & WRAP W/8 MIL POLYETHYLENE.
5. GATE VALVES SHALL COMPLY TO AWWA C509 OR AWWA C515 AND BE RESILIENT SEAT GATE VALVES.
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES
7. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.
8. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"

STANDARD DRAWING 105 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

BURIED GATE VALVE

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT



6800 VALVE BOX COVER BY ej

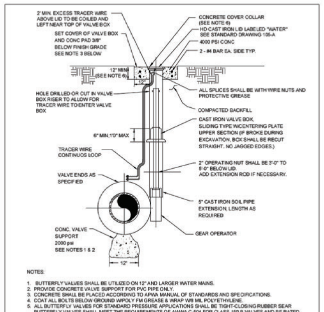
NOTES:
1. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 105-A REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

VALVE BOX COVER

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:

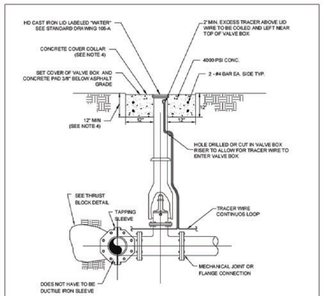
1. BUTTERFLY VALVES SHALL BE UTILIZED ON 12" AND LARGER WATER MAINS.
2. PROVIDE CONCRETE VALVE SUPPORT FOR PVC PIPE ONLY.
3. CONCRETE SHALL BE PLACED ACCORDING TO APWA MANUAL OF STANDARDS AND SPECIFICATIONS.
4. COAT ALL BOLTS BELOW GROUND W/POLY FM GREASE & WRAP W/8 MIL POLYETHYLENE.
5. ALL BUTTERFLY VALVES FOR STANDARD PRESSURE APPLICATIONS SHALL BE TIGHT-CLOSING RUBBER SEAR BUTTERFLY VALVES SHALL MEET THE REQUIREMENTS OF AWWA C-504 FOR CLASS 150 B VALVES AND BE RATED FOR A WORKING PRESSURE OF 150 PSI. HIGH PRESSURE BUTTERFLY VALVES SHALL BE RATED FOR WORKING PRESSURE AS SPECIFIED IN THE PROJECT'S DRAWINGS.
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES
7. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.
8. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"

STANDARD DRAWING 106 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

BURIED BUTTERFLY VALVE

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT



FOR DIP OR CIP

NOTES:

1. ALL BURIED BOLTS SHALL BE COATED WITH CHEVRON POLY FM GREASE.
2. ALL BURIED IRON SHALL BE WRAPPED WITH ONE LAYER OF 10 ML POLYETHYLENE SHEETING TAPED IN PLACE. SEE SPECIFICATIONS.
3. ALL TAPPING SLEEVES MUST BE 24" MIN. FROM THE NEAREST JOINT OR SERVICE.
4. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES
5. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 108 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

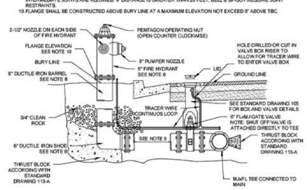
TAPPING SLEEVE & GATE VALVE

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT

NOTES:

1. ALL WORK WILL BE INSPECTED BY IMPROVEMENT DISTRICT PERSONNEL OR ENGINEER.
2. THRUST BLOCKS REQUIRED WITH A MINIMUM OF 4 SQUARE FEET OF BEARING ON UNDISTURBED SOIL.
3. DRAIN HOLES AT BASE OF HYDRANT TO REMAIN CLEAR WITH A MINIMUM OF 1 CU. YD. CLEAN 3/4" ROCK PLACED AROUND THE HOLE TO FACILITATE DRAINAGE.
4. THE PUMPER NOZZLE SHALL FACE THE STREET OR CENTER OF CUL-DE-SAC.
5. ALL FITTINGS AND BARREL WILL BE GREASED WITH POLYURA FM GREASE AND WRAPPED. (IN 10 MIL POLYVINYL)
6. FINISH GRADE OF SURROUNDING SURFACE ELEVATION SHALL NOT EXTEND ABOVE THE BURY LINE ON THE HYDRANT BARRELL.
7. LOCATE HYDRANT GATE VALVE AND VALVE BOX IN THE STREET.
8. CLOW, MEDALLION HYDRANT (PARTS & SSEMBLY) OR APPROVED EQUIVALENT. REQUIRED TO BE RED IN COLOR.
9. IF THE DISTANCE BETWEEN THE VALVE AT THE MAIN LINE AND HYDRANT ELBOW IS 20 FEET OR LESS, NO INTERMEDIATE JOINTS ARE ALLOWED. IF DISTANCE IS GREATER THAN 20 FEET, BELL & SPIGOT REQUIRE JOINT RESTRAINTS.
10. FLANGE SHALL BE CONSTRUCTED ABOVE BURY LINE AT A MAXIMUM ELEVATION NOT EXCEED 8" ABOVE TBC.

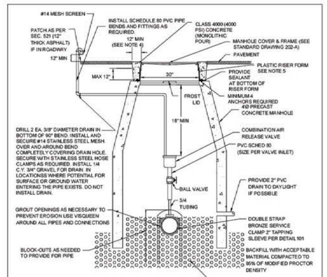


STANDARD DRAWING 109 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

FIRE HYDRANT

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:

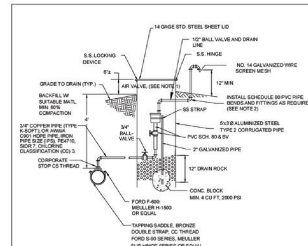
1. FOR INSTALLATION IN ROADWAYS ONLY (DRAIN MUST DAYLIGHT, NO EXCEPTION). SEE DETAIL 110-B FOR INSTALLATIONS IN NON-PAVED AREAS.
2. VAULT SHALL DRAIN TO EITHER DAYLIGHT(PREFERRED) OR HAVE A GRAVEL FILLED SUMP ACCORDING TO STATE OF UTAH DRINKING WATER SYSTEMS VENT PIPE FROM THE VALVE MUST BE EXTENDED ONE FOOT ABOVE BOTTOM.
3. TRACER WIRE REQUIRED. PROVIDE 2' MIN EXCESS TRACER WIRE ABOVE LID COILED AND LEFT SECURED NEAR TOP OF BOX.
4. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES
5. INSTALL WHIRLYGIG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
6. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"

STANDARD DRAWING 110-A REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

AIR RELEASE/VACUUM VALVE

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:

1. COMBINATION AIR VALVE, WHERE SHOWN ON PLANS, SHALL BE APCOMODEL 145C OR APPROVED EQUAL. AIR RELEASE VALVES, SHALL BE APCO MODEL 50 OR APPROVED EQUAL.
2. DRILL 2 EA. 3/8" DIAMETER DRAIN IN BOTTOM OF 90° BEND. INSTALL AND SECURE #14 STAINLESS STEEL MESH. OVER AND AROUND BEND COMPLETELY COVERING DRAIN HOLE. SECURE WITH STAINLESS STEEL HOSE CLAMPS AS REQUIRED. INSTALL 1/4 C.Y. 3/4" GRAVEL FOR DRAIN. IN LOCATIONS WHERE POTENTIAL FOR SURFACE OR GROUND WATER ENTERING THE PIPE EXISTS. DO NOT INSTALL DRAIN.
3. TRACER WIRE REQUIRED. PROVIDE 2' MIN EXCESS TRACER WIRE ABOVE LID COILED AND LEFT SECURED NEAR TOP OF BOX.

STANDARD DRAWING 110-B REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer

AIR RELEASE/VACUUM VALVE

NOT TO SCALE

STANSBURY PARK IMPROVEMENT DISTRICT

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE

PROFESSIONAL ENGINEER — LICENSED — No. 374998 PETER M. DUBEROW 07/07/2026 — STATE OF UTAH

Sagewood Gardens Phase 2

Details

PROJECT:	1650
DRAWN BY:	KMN
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: May 2, 2025

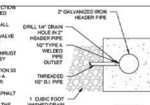
SHEET NUMBER: **DT-1**

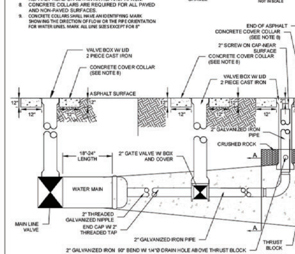
C:\Users\pmd22\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\DT SHEETS\DT-1.dwg

STANDARD DRAWING 111 — WASHOUT DETAIL

NOTES:

1. CONCRETE: CLASS 2000 MINIMUM PER APWA SECTION 03 30 04. POUR CONCRETE AGAINST UNDISTURBED SOIL.
2. TAPE: APPLY TAPE WRAP TO THE EXTERIOR OF ALL GALVANIZED PIPE PER AWWA C209.
3. DRAINAGE: AFTER INSTALLATION OF WASHOUT VALVE ASSEMBLY, VERIFY THE WASHOUT VALVE RISER DRAINS TO GRAVEL.
4. INSPECTION: PRIOR TO BACKFILLING AROUND THRUST BLOCK, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
5. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER.
6. ASSEMBLY SHALL BE CONSTRUCTED WITHIN ASPHALT PAVEMENT.
7. BLOW OFF ASSEMBLY SHALL BE PLACED WITHIN THE ASPHALT ROAD OR WITHIN AN ASPHALT APRON.
8. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
9. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"



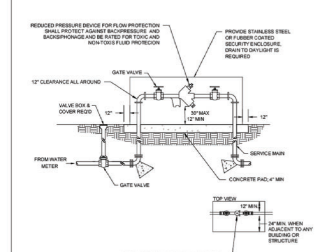


STANDARD DRAWING 111 | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
WASHOUT DETAIL — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 112 — BACKFLOW PREVENTER DETAIL

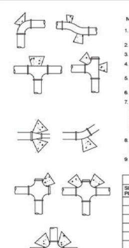
NOTE:

1. PIPE 3" AND LARGER TO BE FLANGED DIP CLASS 51.
2. PIPE 2" AND SMALLER TO BE THREADED I.P.
3. GALVANIZED AND COATED.
4. ALL BURIED PIPE AND FITTINGS SHALL BE GREASED AND WRAPED.
5. CANNOT BE INSTALLED IN THE BOTTOM OF A DETENTION POND OR WHERE ASSEMBLY MAY BECOME SUBMERGED IN WATER



STANDARD DRAWING 112 | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
BACKFLOW PREVENTER DETAIL — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 113-A — THRUST BLOCK DETAILS



NOTES:

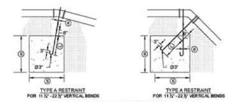
1. ALL WORK MUST BE INSPECTED BY AN ENGINEER PRIOR TO BACKFILL.
2. POUR THRUST BLOCKS AGAINST UNDISTURBED SOIL.
3. ALL PIPE JOINTS MUST BE LEFT ACCESSIBLE.
4. CURE ALL CONCRETE FOR 5 DAYS PRIOR TO PRESSURIZING WATER LINES.
5. CONCRETE MUST HAVE A MINIMUM OF 2000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS.
6. POUR THRUST TO THE CONFIGURATION SHOWN.
7. BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 200 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS/SQ.FT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESS, USE THE FOLLOWING EQUATION: BEARING AREA=(TEST PRESS./200) *(2000/SOIL BEARING STRESS)*(TABLE VALUE).
8. BEARING AREAS, VOLUMES, AND SPECIAL BLOCK-ING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
9. BEARING AREAS FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE A SPECIAL DESIGN.

MINIMUM BEARING AREA IN sq.ft.

SIZES OF PIPE	TEES, VAL. DEAD ENDS	90° BENDS	45° BENDS	22.5° BENDS	11.25° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

STANDARD DRAWING 113-A | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
THRUST BLOCK DETAILS — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 113-B — THRUST BLOCK DETAILS



NOTE: ALL REBAR, REBAR RODS AND SHANKS SHALL BE EXPOXY COATED

TABLE OF DIMENSIONS

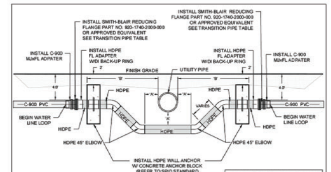
PIPE SIZE NOMINAL DIAMETER - INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	Ⓢ SIDE OF CUBE - FEET	Ⓓ DIAMETER OF SHANK OR REBAR RODS - INCH	Ⓛ DEPTH OF ROD CONCRETE - FEET
4"	11 1/4"	8	2.0	5/8"	1.5
	22 1/2"	15.6	2.5	5/8"	2.0
6"	11 1/4"	15.8	2.5	5/8"	2.0
	22 1/2"	34.3	3.25	5/8"	2.0
8"	11 1/4"	27	3.0	5/8"	2.0
	22 1/2"	64	4.0	5/8"	2.0
12"	11 1/4"	64	4.0	5/8"	2.0
	22 1/2"	125	5.0	3/4"	3.0
16"	11 1/4"	107	4.25	7/8"	3.0
	22 1/2"	216	6.0	7/8"	3.0
20"	11 1/4"	138	5.17	1"	3.5
	22 1/2"	334	6.94	1"	4.0
24"	11 1/4"	240	6.22	1"	4.0
	22 1/2"	476	7.81	1"	4.0
30"	11 1/4"	733	7.17	1"	4.0
	22 1/2"	733	9.02	1"	4.0

TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER - INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	Ⓢ SIDE OF CUBE - FEET	Ⓓ DIAMETER OF SHANK OR REBAR RODS - INCH	Ⓛ DEPTH OF ROD CONCRETE - FEET
4"	45	27	3.0	5/8" / 5/8"	2.0
6"		64	4.0	5/8" / 5/8"	2.5
8"		107.17	4.75	5/8" / 5/8"	3.0
12"		244.14	6.25	5/8" / 5/8"	4.0
16"		465.5	7.75	3/4" / 3/4"	4.0
20"		716.04	8.95	3/4" / 3/4"	4.0
24"		1021.15	10.07	3/4" / 3/4"	4.0
30"		1655.6	11.83	3/4" / 3/4"	4.0

STANDARD DRAWING 113-B | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
THRUST BLOCK DETAILS — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 114-A — STANDARD WATERLINE LOOP



NOTES:

1. HDPE SPOOL PIPE LENGTHS AS REQUIRED. CONTRACTOR SHALL INSTALL ALL PIPE AND APPURTENANCES TO THE DIMENSIONS DESIGNED AND SHOWN IN THE PLAN & PROFILE SHEETS, BY THE DESIGN ENGINEER, WHICH IS REQUIRED BY THE DISTRICT MANAGER.
2. HDPE PIPE SHALL HAVE AN INNER DIAMETER (ID) THAT MATCHES THE ID OF THE CONNECTING MAIN WATERLINE, REGARDLESS OF PIPE MATERIAL.
3. THE CONTRACTOR SHALL CONTACT THE DISTRICT 24-hrs BEFORE COMMENCING WORK ON THE WATER-LINE LOOP AND THE DISTRICT MUST BE PRESENT PRIOR TO COMMENCING WORK.
4. FUSED HDPE PIPES ARE SELF RESTRAINED. NO THRUST BLOCKS OR RESTRAINT HARNESSES ARE REQUIRED, EXCEPT WHERE THE PIPE ATTACHES TO A NON-HDPE PIPE.
5. ENTIRE WATER LINE LOOP, ABOVE THE PIPE ZONE, SHALL BE BACKFILLED WITH GRANULAR BACKFILL BARROW (APWA SECTION 31.05.13) AND COMPACTED TO 95% MODIFIED PROCTOR COMPACTION EFFORT PER ASTM D-1557 (APWA SECTION 31.25.00). INSTALL PIPE BEDDING MATERIAL PER SPID STANDARD DRAWING 401-A2.
6. ALL HDPE PIPE SHALL BE FUSED BY A QUALIFIED AND CERTIFIED CONTRACTOR (ASTM F3190) AND INDEPENDENTLY INSPECTED BY A QUALIFIED AND CERTIFIED INSPECTOR PROVIDED BY THE CONTRACTOR.

**TRANSITION PIPE TABLE

C900 PVC DR-18 PIPE SIZE	HDPE DIPS DR-11 Pipe Size
8"	10"
10"	12"
12"	14"
14"	16"
16"	18"
18"	20"
20"	24"
22"	30"
30"	36"

** UPSIZE THE HDPE PIPES WHEN TRANSITIONING FROM C900 TO HDPE
** UP-SIZING HDPE PIPE PER THE TABLE IS REQUIRED TO MAINTAIN THE I.D. PIPE CAPACITY OF THE PRIMARY C-900 PIPE
** HDPE PIPE ID IS (DIPS) DUCTILE IRON PIPE SIZE, DR-11
** FOR HDPE (IPS) IRON PIPE SIZES, SEE MANUFACTURERS SPECIFICATIONS

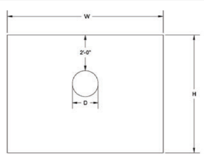
PIPE CLEARANCES

DIMENSION	*CLEARANCE BETWEEN SANITARY SEWER PIPE & WATER PIPE	CLEARANCE BETWEEN ALL OTHER UTILITY PIPES AND WATER PIPE
'A'	1.5'	0.5'
'B'	10'	N/A

* NOT PERMITTED WITHOUT AN EXCEPTION GRANTED BY THE UTAH DIVISION OF DRINKING WATER R309-5550-7(1)(d)

STANDARD DRAWING 114-A | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
STANDARD WATERLINE LOOP — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 114-B — CONCRETE ANCHOR DETAIL FOR HDPE WALL ANCHOR FITTING

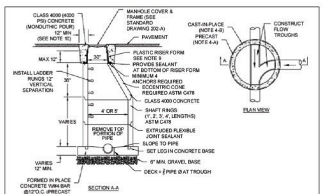


CONCRETE ANCHOR SCHEDULE

PIPE D	H	W	THICK
6	2'-6"	2'-6"	32"
8	2'-6"	3'-0"	32"
10	3'-0"	3'-6"	32"
12	3'-6"	3'-6"	32"
14	4'-0"	4'-0"	36"
16	4'-0"	5'-3"	36"
18	4'-6"	6'-6"	36"
20	5'-0"	6'-6"	36"
20	5'-0"	7'-0"	36"
24	5'-0"	7'-8"	36"
26	5'-0"	8'-0"	48"
28	6'-0"	8'-6"	48"
30	6'-0"	9'-6"	48"
32	6'-0"	10'-8"	48"

STANDARD DRAWING 114-B | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
CONCRETE ANCHOR DETAIL FOR HDPE WALL ANCHOR FITTING — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 201 — SANITARY SEWER MANHOLE

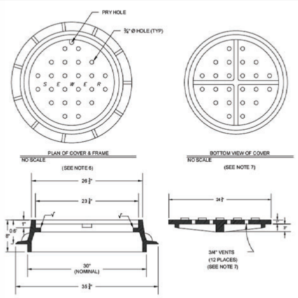


NOTES:

1. SEWERS UNDER 15" BUILD A 4' MANHOLE. SEWERS 15"Ø AND LARGER, BUILD 5'Ø MANHOLE. THREE WAY MANHOLES REGARDLESS OF SEWER SIZE SHALL BE 5'Ø.
2. GROUT ALL PIPE OPENINGS WITH 2:1 SAND TO CEMENT MORTAR.
3. PLACE FLEXIBLE GASKET-TYPE SEALANT IN ALL MANHOLE JOINTS.
4. ALTERNATES FOR UPPER SECTION OF MANHOLE:
   - 4.1. PRECAST REINFORCED CONCRETE WALLS 4-½" THICK MINIMUM.
   - 4.2. CAST-IN-PLACE CONCRETE, 8" MIN. WALL THICKNESS.
5. INVERT COVERS SHALL BE PLACED OVER THE TOP OF PIPE IN ALL MANHOLES DURING CONSTRUCTION. 5/8" EXTERIOR PLYWOOD SHALL BE USED.
6. INSTALL RUBBER WATERSTOP ON ALL PLASTIC PIPE WHEN CONNECTING TO MANHOLES. WATERSTOP SHALL BE HELD IN PLACE WITH A STAINLESS STEEL BAND.
7. WHERE GROUNDWATER EXISTS, OR IS KNOWN TO EXIST, ALL EXTERIOR SURFACES, INCLUDING BARREL, CONE, AND CHIMNEY SECTIONS SHALL HAVE AN ASPHALT-BASED COATING (OR DISTRICT APPROVED "WATER PROOFING" EQUIVALENT), AND PERFORMED FLEXIBLE JOINT SEALANT (MASTIC) MEETING REQUIREMENTS OF ASTM C990, AND SHALL BE POLY-WRAPPED AND COMPOSITE BENTONITE CLAY OR EXPANDABLE RUBBER BASED WATERSTOP DESIGNED TO CREATE WATER TIGHT JOINTS.
8. PIPE TO MANHOLE CONNECTIONS - USE A FLEXIBLE PIPE CONNECTOR(BOOT) CONFORMING TO ASTM C923, MANUFACTURED AND SIZED SPECIFICALLY FOR THE TYPE AND SIZE OF PIPE CONNECTING TO THE MANHOLE.
9. INSTALL WHIRLYGIG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
10. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
11. ANY BARREL, CONE, CHIMNEY, OR OTHER COMPONENT THAT DAMAGED UPON DELIVERY, STORAGE OR INSTALLATION SHALL BE REJECTED AND REPLACED. PROVIDE SMOOTH AND NEAT FINISHES ON INTERIOR OF CONES, SHAFTS AND RINGS. IMPERFECT MOLDINGS OR HONEYCOMBS ARE NOT ACCEPTED.
12. REINFORCEMENT: DEFORMED 60 KSI YIELD GRADE STEEL, ASTM A615.
13. DROP MANHOLES NOT PERMITTED. SPECIAL EXCEPTIONS REQUIRE APPROVED SHOP DRAWINGS.
14. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 201 | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
SANITARY SEWER MANHOLE — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 202 — MANHOLE FRAME AND COVER

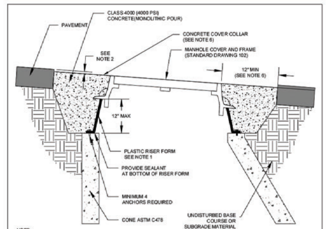


NOTES:

1. CASTING: GRAY IRON CLASS 35 MINIMUM, ASTM A48, COATED WITH ASPHALT BASED PAINT OR BETTER (EXCEPTED ON MACHINED SURFACES)
2. CAST THE HEAT NUMBER ON THE FRAME AND COVER
3. GIVE THE FRAME AND COVER A MACHINE FINISH SO THE COVER WILL NOT ROCK.
4. √ DESIGNATES MACHINED SURFACES.
5. CAST THE WORD "SEWER" ON THE COVER IN UPPER CASE FLUSH WITH THE SURFACE FINISH.
6. FLAT OR CLEATED LID ACCEPTABLE.
7. MEET TRAFFIC HB 20 RATING MIN.
8. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 202 | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
MANHOLE FRAME AND COVER — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 202-A — MANHOLE GRADE ADJUSTMENT IN PAVEMENT

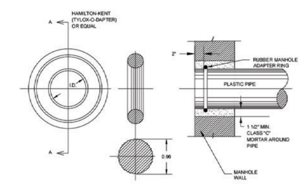


NOTE:

1. INSTALL PLASTIC RISER MANUFACTURED BY WHIRLYGIG, OR APPROVED EQUIVALENT DESIGNED TO SUPPORT H-20 LIVE LOADS. CONCRETE GRADE RINGS ARE NOT PERMITTED.
2. MANHOLE ADJUSTMENT SHALL OCCUR AFTER FINAL PAVEMENT PLACEMENT IS COMPLETED. PROVIDE 3/8" RECESSED COLLAR WHEN ADJUSTING GRADES IN ASPHALT. PROVIDE 1/4" RECESSED COLLAR WHEN ADJUSTING GRADES IN CONCRETE.
3. DIMENSIONS OF PLASTIC RISER FORM SHALL BE SPECIFIC TO THE DIAMETERS OF THE MANHOLE FRAME AND CONE AND OF THE ADJUSTMENT HEIGHT.
4. ADJUST AND TRIM PLASTIC FORM HEIGHT SO THAT THE TOP OF MANHOLE FRAME AND COVER MATCHES LONGITUDINAL SLOPE AND CROSS SLOPE OF THE PAVEMENT SURFACE, AND TO ALLOW FOR PROPER FINISHED RECESSED LID AND FRAME GRADES AS INDICATED IN NOTE 2.
5. A WATER TIGHT SEAL BETWEEN THE TOP OF CONE AND THE PLASTIC RISER FORM SHALL BE PROVIDED WITH SEALANT. SEALANT SHALL CONSIST OF A CONTINUOUS BEAD THAT COVER THE ENTIRE WIDTH OF THE BOTTOM FLANGE OF THE PLASTIC RISER FORM. TOP OF MANHOLE CONE SHALL BE CLEANED PRIOR TO PLACEMENT OF SEALANT.
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES
7. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.
8. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"

STANDARD DRAWING 202-A | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
MANHOLE GRADE ADJUSTMENT IN PAVEMENT — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 203 — MANHOLE ADAPTER RING ASSEMBLY

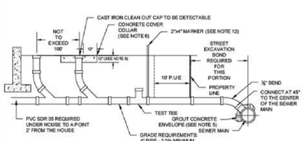


PIPE SIZE	INSIDE MAX.	DIAMETER MIN.
4"	3.80	3.58
6"	5.65	5.33
8"	7.56	7.14
10"	9.45	8.93
12"	11.25	10.63

SHALL BE INSTALLED WITH SMOOTH WALL PIPE FOR PIPE PENETRATIONS TO "CAST-IN-PLACE" AND "PRECAST" STRUCTURES

STANDARD DRAWING 203 | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
MANHOLE ADAPTER RING ASSEMBLY — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 204 — SEWER CLEANOUTS DETAILS

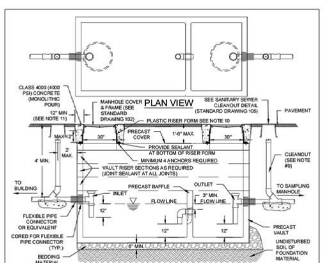


NOTES:

1. CLEANOUT REQUIRED AT OUTSIDE OF HOUSE.
2. CLEANOUT REQUIRED AT 100' MAX. SPACING AND AT CHANGE IN DIRECTION, WHERE TOTAL AGGREGATE CHANGE EXCEEDS 135°.
3. ALL LATERALS CUT INTO EXISTING MAINS SHALL BE ADAPTED WITH SADDLES. (INSERTA-TEE OR EQUAL). INSTALL ACCORDING TO MANUFACTURERS RECOMMENDATIONS. GREASE SHALL BE APPLIED TO STAINLESS STEEL BAND. WHERE SADDLES ARE NOT WATER TIGHT, A CONCRETE ENVELOPE SHALL BE REQUIRED.
4. LATERALS SHALL NOT PROTRUDE INTO SEWER MAINS.
5. WHERE CLAY PIPE CONNECTS TO PVC, A CONCRETE ENVELOPE SHALL BE REQUIRED. OTHERWISE GROUT AROUND CONNECTION.
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
7. BEFORE BACKFILLING, SEWER INSPECTION OF INSTALLATION BY SPID. PROVIDE AT LEAST 24 HOURS NOTICE. ALL PIPE, FITTING, AND COUPLING SHALL BE APPROVED PRIOR INSTALLATION.
8. TAPE WRAP ANY METAL PIPE AND METAL FITTINGS.
9. DO NOT INSTALL COUPLINGS BELOW ANY OBSTRUCTIONS.
10. UNDER ANY OBSTRUCTION, LOOSELY COMPONENT GRANULAR MATERIAL OR SAND. FLOWABLE FILL NOT ALLOWED.
11. PIPE ZONE MATERIAL IS REQUIRED ALONG THE FULL LENGTH OF SEWER LATERALS ACCORDING TO SPID STANDARD CONSTRUCTION NOTES:
    - 11.1. STANSBURY PARK IMPROVEMENT DISTRICT INSTALLATION REQUIREMENTS
12. MARK SEWER LATERAL STUB:
    - 12.1. PAINT GREEN
    - 12.2. DEPTH OF CUT TO PIPE INVERT
    - 12.3. MAINTAIN RECORD DRAWINGS, INCLUDING MEASUREMENT AND DIRECTION OF LATERAL TO NEAREST CENTER OF SEWER MANHOLE.
13. INSTALL WIRE TRACER ALONG SEWER LATERALS, SECURED DIRECTLY TO THE TOP OF PIPE EVERY 10 INCHES, FROM THE WYE CONNECTION AT THE MAIN TO THE CLEANOUTS, AND EXTENDING TO THE EXTERIOR WALL AT THE BUILDING. ANTI-CORROSION GEL CAPS ARE REQUIRED AT ALL ENDS OF BURIED WIRE, AND AT WIRE SPLICING.

STANDARD DRAWING 204 | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
SEWER CLEANOUTS DETAILS — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 205 — GREASE INTERCEPTOR

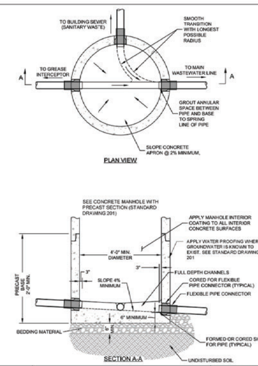


NOTE:

1. THE GREASE INTERCEPTOR CAPACITY IS DEFINED AS THE STORAGE VOLUME OF THE VAULT BELOW THE OUTLET PIPE ELEVATION.
2. THE GREASE INTERCEPTOR SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS IF SERVING A COMMERCIAL KITCHEN OR 500 GALLONS IF SERVING A COVERED PARKING STRUCTURE.
3. THE INLET PIPE SHALL BE ONE INCH HIGHER THAN THE OUTLET PIPE.
4. ALL INTERIOR PIPING SHALL BE SOLVENT WELD PVC.
5. VENTING OF GREASE INTERCEPTOR SHALL NOT BE ALLOWED AT THE SURFACE. PROVIDE VENTING AT THE ROOF OF THE BUILDING OR STRUCTURE.
6. SANITARY WASTES SHALL NOT BE PLUMBED TO GREASE INTERCEPTOR.
7. THE DIMENSIONS AND CONFIGURATION OF THE VAULT AND BAFFLE SHALL BE ACCORDING TO THE MANUFACTURER'S REQUIREMENTS FOR THE SIZE OF INTERCEPTOR INSTALLED.
8. THE CLEANOUT UPSTREAM OF THE GREASE INTERCEPTOR MAY BE DELETED IF THE CLEANOUT AT THE BUILDING IS WITHIN 15 FT OF THE GREASE INTERCEPTOR AND THE LINE BETWEEN THE GREASE INTERCEPTOR AND THE CLEANOUT IS A STRAIGHT SEGMENT.
9. THE CLEANOUT DOWNSTREAM OF THE GREASE INTERCEPTOR MAY BE DELETED IF THE SAMPLING MANHOLE IS WITHIN 15 FT OF THE GREASE INTERCEPTOR AND THE LINE BETWEEN THE GREASE INTERCEPTOR AND THE SAMPLING MANHOLE IS A STRAIGHT SEGMENT.
10. INSTALL WHIRLYGIG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
11. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
12. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 205 | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
GREASE INTERCEPTOR — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 206 — SAMPLING MANHOLE PRECAST BASE



STANDARD DRAWING 206 | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
SAMPLING MANHOLE PRECAST BASE — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 207-A — NOSE-ON SEWER LATERAL CONNECTION SDR 35 GASKETED BELL GRAVITY APPLICATIONS

INSERTA TEE | PO BOX 714
CORNELIUS, OR 97113
PH:(503) 357-2110 FAX:(503) 359-5417
SALES@INSERTATEE.COM

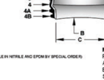
THIS STANDARD DETAIL DISCLOSES SUBJECT MATTER IN WHICH INSERTA-TEE HAS PROPIETARY RIGHTS. MATCHES MANUFACTRE'S DRAWING DATE: 09/12/2013.
OWNERSHIP, PATENTS AND DESIGN BY ADS.

A. EQUIVALENT O.BELL END ACCEPTS PIPE WITH SDR 35, ASTM D3034 OR EQUIVALENT O.D. SPECIFICATION IN 8", 10", 12", 15", 18", 21", 24", 27", AND 30" SIZES. (FOR 4" AND 6" SIZES REFER TO FATBOY SPECIFICATIONS).

B. CURVATURE VARIES WITH MAINLINE DIAMETERS.

C. SPIGOT END PVC SDR 35, ASTM D3034 DIAMETERS: 8", 10", 12", 15", 18", 21", 24", 27" AND 30"

INSERTA TEE SIZE		HOLE DIAMETER	
8"	(200 mm)	8 ¾"	(222mm)
10"	(250 mm)	10 ⅞"	(276mm)
12"	(300 mm)	12 ⅞"	(327mm)
15"	(375 mm)	15 ¹³⁄₁₆"	(402mm)
18"	(450 mm)	19 ⅚"	(503mm)
21"	(525 mm)	22 ⅝"	(573mm)
24"	(600 mm)	25 ⅜"	(643mm)
27"	(675 mm)	28 ½"	(724mm)
30"	(750 mm)	32 ¹⁷⁄₃₂"	(826mm)



PART	PART NAME	MATERIALS
1	HUB ADAPTOR	PVC SDR 35 ASTM D3034
2	RUBBER GASKET (AVAILABLE IN NITRILE AND EPDM BY SPECIAL ORDER)	ASTM F477
3	SECURING CLAMP*	BAND SS #301
4	RUBBER SLEEVE	SCREW SS #305
4A	UPPER SEGMENT**	HOUSING SS #301
4B	LOWER SEGMENT***	ASTM F477

* OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING
** DISTANCE BETWEEN 4A AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

NOTES:

1. WHEN CONNECTING LATERALS TO EXISTING SEWER MAIN LINES, USE A NOSE-ON CONNECTION. INVERTS OF NEW LATERALS MUST BE MADE A 10:00 AND 2:00 POSITIONS.
   a. FOR NOSE-ON CONNECTIONS TO AN EXISTING 10-INCH MAIN OR LARGER, THE CONNECTION SHALL BE MADE USING AN INSERTA-TEE FITTING. CONNECTIONS SHALL BE CORE-DRILLED. RUBBER SLEEVES - ASTM F477, BANDS - 301 SS, SCREWS - 305 SS, HOUSING 301 SS, AND GASKETS - ASTM F477.
   b. FOR NOSE-ON CONNECTIONS TO AN EXISTING 6-INCH OR 8-INCH PVC MAIN, THE CONNECTION SHALL BE MADE BY SPLICING A FACTORY TEE INTO THE MAIN USING SLIP/REPAIR COUPLINGS. FERNCO-TYPE COUPLINGS ARE NOT PERMITTED.
   c. FOR NOSE-ON CONNECTIONS TO AN EXISTING 6 OR 8-INCH CONCRETE OR VITRIFIED CLAY MAIN, CONNECTION SHALL BE MADE USING AN INSERTA TEE FITTING.
   d. FOR NOSE-ON CONNECTIONS TO ANY OTHER TYPE OF PIPE SHALL BE APPROVED BY THE SPID.

   INSTALL ¾-INCH ROCK, 6 INCHES BELOW THE SEWER LATERAL ON UNDISTURBED GRADE (I.E., USING A FLAT-BLADE BUCKET), OR COMPACT GRADE AT BOTTOM OF UTILITY TRENCH PRIOR TO BACKFILL AND PIPE INSTALLATION. LOOSE OR NON-COMPACTED SUBGRADE AT BOTTOM OF TRENCH IS PROHIBITED. INSTALL ¾-INCH ROCK 1.0 FOOT MINIMUM ABOVE THE TOP OF THE LATERAL.
2. RECOMMENDED METHOD OF CUTTING HOLE IS WITH HOLE SAW FOR PVC AND OTHER PLASTICS, AND DIAMOND BIT FOR CONCRETES, CLAY, FRP AND D.I. (SEE MANUFACTURE'S INSTALLATION INSTRUCTIONS.)

STANDARD DRAWING 207-A | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
NOSE-ON SEWER LATERAL CONNECTION SDR 35 GASKETED BELL GRAVITY APPLICATIONS — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

STANDARD DRAWING 207-B — NOSE-ON SEWER LATERAL CONNECTION CORRUGATED BELL FOR GRAVITY APPLICATIONS

INSERTA TEE | PO BOX 714
CORNELIUS, OR 97113
PH:(503) 357-2110 FAX:(503) 359-5417
SALES@INSERTATEE.COM

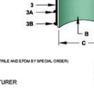
THIS STANDARD DETAIL DISCLOSES SUBJECT MATTER IN WHICH INSERTA-TEE HAS PROPIETARY RIGHTS. MATCHES MANUFACTRE'S DRAWING DATE: 09/12/2013.
OWNERSHIP, PATENTS AND DESIGN BY ADS.

A. BELL END ACCEPTS CORRUGATED POLYETHYLENE; AND PVC, CORRUGATED PIPE OR EQUIVALENT O.D. SPECIFICATIONS IN 4", 6", 8", 10", 12", 15", 18", 21", 24", 27" AND 30" SIZES.

B. CURVATURE VARIES WITH MAINLINE DIAMETERS.

C. SPIGOT END PVC SDR 35, ASTM D3034 DIAMETERS: 4", 6", 8", 10", 12", 15", 18", 21", 24", 27" AND 30"

INSERTA TEE SIZE		HOLE DIAMETER	
4"	(100 mm)	4 ½"	(114 mm)
6"	(150 mm)	6 ½"	(165 mm)
8"	(200 mm)	8 ¾"	(222 mm)
10"	(250 mm)	10 ⅞"	(276 mm)
12"	(300 mm)	12 ⅞"	(327 mm)
15"	(375 mm)	15 ¹³⁄₁₆"	(402 mm)
18"	(450 mm)	19 ⅚"	(503 mm)
21"	(525 mm)	22 ⅝"	(573 mm)
24"	(600 mm)	25 ⅜"	(643 mm)
27"	(675 mm)	28 ½"	(724 mm)
30"	(750 mm)	32 ¹⁷⁄₃₂"	(826 mm)



PART	PART NAME	MATERIALS
1	HUB ADAPTOR	
2	SECURING CLAMP*	
3	RUBBER SLEEVE (AVAILABLE IN NITRILE AND EPDM BY SPECIAL ORDER)	
3A	UPPER SEGMENT**	PVC SDR 26 ASTM D3034
3B	LOWER SEGMENT***	BAND SS #301
4	(NOT SHOWN) PIPE MANUFACTURER TO SUPPLY VALLEY GASKET	SCREW SS #305
		HOUSING SS #301
		ASTM F477

* OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING
** DISTANCE BETWEEN 4A AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

NOTES:

1. WHEN CONNECTING LATERALS TO EXISTING SEWER MAIN LINES, USE A NOSE-ON CONNECTION. INVERTS OF NEW LATERALS MUST BE MADE A 10:00 AND 2:00 POSITIONS.
   a. FOR NOSE-ON CONNECTIONS TO AN EXISTING 10-INCH MAIN OR LARGER, THE CONNECTION SHALL BE MADE USING AN INSERTA-TEE FITTING. CONNECTIONS SHALL BE CORE-DRILLED. RUBBER SLEEVES - ASTM F477, BANDS - 301 SS, SCREWS - 305 SS, HOUSING 301 SS, AND GASKETS - ASTM F477.
   b. FOR NOSE-ON CONNECTIONS TO AN EXISTING 6-INCH OR 8-INCH PVC MAIN, THE CONNECTION SHALL BE MADE BY SPLICING A FACTORY TEE INTO THE MAIN USING SLIP/REPAIR COUPLINGS. FERNCO-TYPE COUPLINGS ARE NOT PERMITTED.
   c. FOR NOSE-ON CONNECTIONS TO AN EXISTING 6 OR 8-INCH CONCRETE OR VITRIFIED CLAY MAIN, CONNECTION SHALL BE MADE USING AN INSERTA TEE FITTING.
   d. FOR NOSE-ON CONNECTIONS TO ANY OTHER TYPE OF PIPE SHALL BE APPROVED BY THE SPID.

   INSTALL ¾-INCH ROCK, 6 INCHES BELOW THE SEWER LATERAL ON UNDISTURBED GRADE (I.E., USING A FLAT-BLADE BUCKET), OR COMPACT GRADE AT BOTTOM OF UTILITY TRENCH PRIOR TO BACKFILL AND PIPE INSTALLATION. LOOSE OR NON-COMPACTED SUBGRADE AT BOTTOM OF TRENCH IS PROHIBITED. INSTALL ¾-INCH ROCK 1.0 FOOT MINIMUM ABOVE THE TOP OF THE LATERAL.
2. RECOMMENDED METHOD OF CUTTING HOLE IS WITH HOLE SAW FOR PVC AND OTHER PLASTICS, AND DIAMOND BIT FOR CONCRETES, CLAY, FRP AND D.I. (SEE MANUFACTURE'S INSTALLATION INSTRUCTIONS.)

STANDARD DRAWING 207-B | REV.: 04-10-2025 | Brendan Thorpe P.E. District Engineer
NOSE-ON SEWER LATERAL CONNECTION CORRUGATED BELL FOR GRAVITY APPLICATIONS — NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

PROFESSIONAL ENGINEER — LICENSED — No. 374998 — PETER M. DUBEROW — 07/07/2026 — STATE OF UTAH

Sagewood Gardens
Phase 2
Details

PROJECT:	1650
DRAWN BY:	KMN
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: May 2, 2025

SHEET NUMBER: DT-2

C:\Users\pmd22\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\DT SHEETS\DT-2.dwg

SPECIAL PROVISION TO APWA SECTION 33 08 00, PART 3.3 "GRADE AND ALIGNMENT TESTING"

STANSBURY PARK IMPROVEMENT DISTRICT ADOPTS THE APWA STANDARD SPECIFICATION 33 08 00 FOR COMMISSIONING OF SEWER AND STORM DRAIN LINES, WITH THE FOLLOWING AMENDMENTS:

TOLERANCES FOR PIPE PLACEMENT ARE AS FOLLOWS:

GRADE AND ALIGNMENT			
DESIGN GRADE	TOLERANCES		SLOPE CERTIFICATION REQUIRED (PER SPID STD DWG 208-B)
	GRADE	ALIGNMENT	
GREATER THAN 1%	½ INCH IN 10 FT	1" FROM TRUE LINE	NO
0.5 TO 1%	¼ INCH IN 10 FEET	1" FROM TRUE LINE	NO
LESS THAN 0.5%, BUT GRATER THAN MINIMUM DESIGN SLOPE	½ INCH IN 100 FEET	1" FROM TRUE LINE	NO
AT MINIMUM ALLOWED DESIGN SLOPE	¼ INCH IN 100 FEET	1" FROM TRUE LINE	YES

NOTES:
A. GRADE DOES NOT RESULT IN A LEVEL OR REVERSE SLOPING INVERT. STANDING WATER IS EVIDENCE OF NON-COMPLIANCE.
B. FOR CULVERTS, INCREASE TOLERANCES BY 50 PERCENT.
C. SPID STRICTLY ENFORCES STANDARD APWA NOTES A AND B AND MAINTAINS A "ZERO" TOLERANCE AND NON-ACCEPTANCE POLICY FOR FLAT BELLIES AND FLAT ZONES/SPOTS IN PIPELINES. CONTRACTOR SHALL CORRECT NON-CONFORMING WORK, AND RETELEVISE THE CORRECTED WORK UNTIL WORK IS IN COMPLIANCE.

DISTRICT'S MINIMUM ALLOWED DESIGN SLOPE	
PIPE SIZE	MINIMUM DESIGN SLOPE
8"	0.50%
10"	0.28%
12"	0.22%
14"	0.17%
15"	0.15%

DISTRICT'S MINIMUM ALLOWED DESIGN SLOPE (CON'T)	
PIPE SIZE	MINIMUM DESIGN SLOPE
16"	0.14%
18"	0.12%
21"	0.10%
24"	0.08%

STANDARD DRAWING 208-A REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — GRADE AND ALIGNMENT TEST — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT

SECTION 01 45 50 S (SPECIAL PROVISIONS) SLOPE CERTIFICATION (SURVEY)

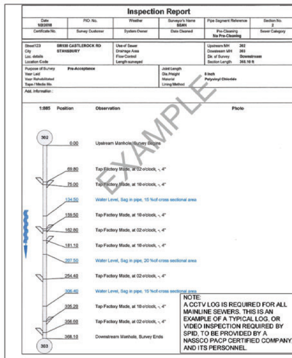
PART 1 GENERAL
1.1 SECTION INCLUDES
A. CONTRACTOR RESPONSIBILITIES FOR QUALITY AND QUALITY ASSURANCE RELATING CONSTRUCTED SEWER PIPE SLOPES.
1.2. QUALITY ASSURANCE
A. EMPLOY AND INDEPENDENT LICENSED AND SURVEYOR TO ASSURE "ASBUILT" PIPE SLOPES CONFORM TO PLANS AND SPECIFICATIONS.
B. USE STANDARD INDUSTRY PRACTICES AND TOLERANCES FOR SPECIFIED SURVEYING METHODS.
C. DO ADDITIONAL SURVEYING, IF, IN ENGINEER'S OPINION, WORK IS NOT BEING ADEQUATELY CONTROLLED.
1.3. SURVEYING PROFESSIONAL
A. PROVIDE SUFFICIENT PERSONNEL AND COOPERATE WITH ENGINEER AND CONTRACTOR IN PERFORMING DAILY SURVEYS.
B. CORRELATE CERTIFICATIONS WITH OWNER'S SURVEYS AND INSPECTIONS.
C. WHEN AN OUT-OF-TOLERANCE CONDITIONS EXISTS, PERFORM ADDITIONAL SURVEY'S UNTIL TOLERANCE IS ATTAINED.
D. REPORT ANY NON-COMPLIANCE PIPELINE SLOPES TO CONTRACTOR AND ENGINEER IMMEDIATELY.
1.4. EQUIPMENT
A. USE ONLY A TOTAL STATION OR LINE LEVEL LOOP WITH A "BEST SURVEY STANDARDS" MARGIN OF ERROR EQUAL TO +/- 0.02 FEET.
B. GPS SYSTEM NOT ALLOWED.
1.5. PROCEDURES
A. PRIOR TO ANY ABOVE PIPE BACKFILL, SURVEY ELEVATION OF CONSTRUCTED PIPE AT EACH MANHOLE, INCLUDING ALL EXTERIOR LEGS OF PIPE.
B. WHEN MANHOLES ARE SPACED MORE THAN 200 FEET APART, SURVEY THE MIDPOINT, OR NEAR THE MIDPOINT OF ALL SEWER LINES BETWEEN MANHOLES.
C. CALCULATE PIPE SLOPES BETWEEN EACH ELEVATION MEASUREMENT.
D. COORDINATE WITH CONTRACTOR AND CORRECT ANY WORK PRIOR TO ABOVE PIPE BACKFILL.
E. CERTIFICATION SHALL BE SUBMITTED TO SPID AND APPROVED FOR EACH RUN OF PIPE "MANHOLE TO MANHOLE", BEFORE ABOVE PIPE BACKFILL IS PLACED, AND CONTRACTOR COMMENCES THE INSTALLATION OF THE NEXT RUN OF PIPE "MANHOLE TO MANHOLE".
1.6. SUBMITTALS - SURVEY PROFESSIONAL
A. SEWER CERTIFICATION SHEET:
1. NAME, ADDRESS AND TELEPHONE NUMBER OF SURVEY PROFESSIONAL
2. DATE OF SURVEY
3. CERTIFICATION NUMBER
4. LOCATION OF SURVEY
5. SURVEY DATUM AND CONTROL
6. SURVEY INFORMATION IN THE FOLLOWING TABULAR FORM.

MANHOLE #	INVERT DIRECTION	ASBUILT ELEVATION	DESIGN ELEVATION	Δ

PIPE RUN	PIPE LENGTH	ASBUILT %	DESIGN %	Δ
MHxx-MHxx				

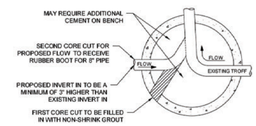
7. CERTIFICATION NARRATIVE BY SURVEYOR.
8. PROFESSIONAL'S STAMP AND SIGNATURE.
B. SUBMITTAL SCHEDULE
SUBMIT REPORTS TO ENGINEER BE THE END OF EACH DAY THAT SEWER LINES ARE CONSTRUCTED.
1.7 CONTRACTORS RESPONSIBILITY
A. SEWER LINES CONSTRUCTED THAT DO NOT MEET THE GRADE AND ALIGNMENT TOLERANCES IDENTIFIED IN STANDARD DRAWING 208-A SHALL BE CORRECTED AND RESURVEYED AND CERTIFIED.
1.8 DEVELOPER'S RESPONSIBILITY
A. THE DEVELOPER WILL PROVIDE STAKING OF "CRITICAL SLOPE" SEWERS (AT OR NEAR MINIMUM DESIGN SLOPES).
1. USING ONLY A TOTAL STATION OR LINE LEVEL LOOP WITH A "BEST SURVEY STANDARD" MARGIN OF ERROR EQUAL TO +/- 0.02 FEET.
2. GPS SYSTEM NOT ALLOWED.

STANDARD DRAWING 208-B REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — GRADE AND ALIGNMENT TEST — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT



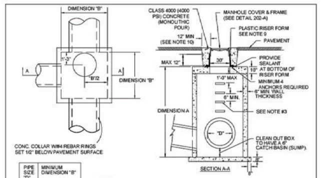
NOTE:
A CCTV LOG IS REQUIRED FOR ALL MAINLINE SEWERS. THIS IS AN EXAMPLE OF A TYPICAL LOG, OR VIDEO INSPECTION REQUIRED BY SPID, TO BE PROVIDED BY A NASSCO PACP CERTIFIED COMPANY, AND ITS PERSONNEL.

STANDARD DRAWING 209 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — EXAMPLE CCTV LOG — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:
1. SPID IS REQUIRED TO BE ON SITE DURING ANY WORK ASSOCIATED WITH MANHOLE CORE CUTTING.

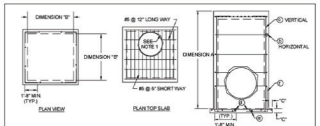
STANDARD DRAWING 211 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — MANHOLE CORE CUT — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT



PIPE SIZE "D"	MINIMUM DIMENSION "B"
15"	3'-6"
18"	3'-9"
21"	4'-0"
24"	4'-0"
27"	4'-0"
30"	4'-3"
33"	4'-6"
36"	4'-9"
42"	5'-3"
48"	6'-3"

NOTES:
1. MINIMUM DIMENSION "B" IS 3'-6".
2. BOTH PRECAST AND CAST-IN-PLACE BOXES ARE ACCEPTABLE AND REQUIRE SHOP DRAWINGS.
3. LADDER RUNGS ARE REQUIRED IN ALL BOXES OVER 4'-0" DEEP. BOTTOM RUNGS SHALL BE LOCATED 6" ABOVE PIPE. LADDER RUNGS CANNOT BE EMBEDDED IN KNOCK-OUT WALLS, AND MUST BE EMBEDDED IN WALLS 6-INCHES THICKER OR GREATER.
4. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANSBURY PARK IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS.
5. ALL CONCRETE SHALL BE CLASS 4000 PER SECTION 03 30 04 OF A.P.W.A. STANDARD SPECIFICATIONS.
6. A UNIT CLEANOUT BOX SHALL INCLUDE MANHOLE COVER, FRAME, MANHOLE RUNGS IF REQUIRED, ADJUSTMENT OF MANHOLE TO GRADE, GRADE ADJUSTMENT W/ CONCRETE COLLAR, AND BOX COMPLETE.
7. SEE STANDARD DRAWING 301-C FOR MANHOLE STEPS/LADDER RUNGS.
8. INSTALL WHIRLYGIG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
9. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
10. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.
11. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"

STANDARD DRAWING 301-A REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — CLEANOUT BOX LAYOUT — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT



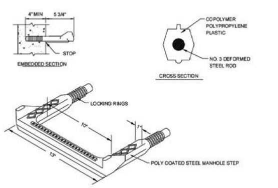
DIMENSION			BAR AND SIZE SPACING						WALL THICKENESS
A	B	C	a	b	c	d	e	f	
6'	3' TO 8'	10"	#5 @ 18"	#5 @ 18"	#5 @ 18"	#5 @ 12"	#5 @ 12"	#5 @ 18"	8"
7'	3' TO 8'	10"	#5 @ 18"	#5 @ 18"	#5 @ 18"	#5 @ 12"	#5 @ 12"	#5 @ 18"	8"
8'	3' TO 5'	10"	#5 @ 18"	#5 @ 18"	#5 @ 18"	#5 @ 12"	#5 @ 12"	#5 @ 18"	8"
8'	6' TO 8'	12"	#5 @ 10"	#5 @ 18"	#5 @ 18"	#5 @ 12"	#5 @ 12"	#5 @ 18"	8"
9'	3' TO 5'	12"	#5 @ 10"	#5 @ 18"	#5 @ 18"	#5 @ 9"	#5 @ 9"	#5 @ 18"	8"
9'	6' TO 8'	12"	#5 @ 9"	#5 @ 12"	#5 @ 15"	#5 @ 9"	#5 @ 9"	#5 @ 15"	8"
10'	3' TO 5'	12"	#5 @ 12"	#5 @ 12"	#5 @ 15"	#5 @ 9"	#5 @ 9"	#5 @ 15"	10"
10'	6' TO 8'	12"	#5 @ 9"	#5 @ 12"	#5 @ 15"	#5 @ 9"	#5 @ 9"	#5 @ 15"	10"
11'	3' TO 8'	12"	#5 @ 9"	#5 @ 12"	#5 @ 15"	#5 @ 9"	#5 @ 9"	#5 @ 15"	10"
12'	3' TO 8'	12"	#5 @ 9"	#5 @ 12"	#5 @ 12"	#5 @ 9"	#5 @ 9"	#5 @ 12"	10"
13'	3' TO 8'	12"	#5 @ 7"	#5 @ 12"	#5 @ 12"	#5 @ 9"	#5 @ 9"	#5 @ 12"	10"
14'	3' TO 8'	12"	#5 @ 7"	#5 @ 12"	#6 @ 12"	#5 @ 9"	#5 @ 9"	#5 @ 12"	10"
15'	3' TO 8'	12"	#5 @ 9"	#5 @ 12"	#5 @ 15"	#5 @ 9"	#5 @ 9"	#5 @ 9"	10"
16'	3' TO 8'	12"	#6 @ 6"	#5 @ 12"	#6 @ 9"	#5 @ 9"	#5 @ 9"	#5 @ 9"	10"

* FOR DIMENSION B SEE TABLE ON SHEET 1

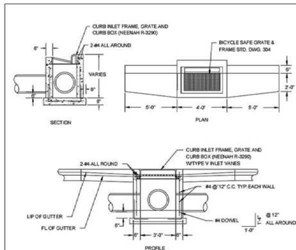
NOTES
1. BARS USED AROUND OPENINGS MUST BE THE SAME SIZE AS THE LARGEST SIZE BAR IN ADJACENT WALL OR SLAB.
2. MINIMUM EMBEDMENT LENGTH FOR ALL BARS IS 1'-8"
3. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE fy 60,000 PSI (fs = 24,000 PSI)
4. FIELD CUT OR BEND REINFORCING STEEL AS NECESSARY TO CLEAR PIPE(S) AND MAINTAIN 2" MINIMUM CLEARANCE.
5. SEE SHEET #1 FOR DIMENSIONS
6. SEE SHEET #3 FOR MANHOLES STEP DETAILS.
7. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANSBURY PARK IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS.
8. ALL BOXES LOCATED UNDER STREET PAVEMENT SHALL BE CONSTRUCTED WITH EPOXY COATED STEEL BARS.

STANDARD DRAWING 301-B REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — CLEANOUT BOX REBAR INSTALLATION — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT

1. ALL MANHOLE STEPS SHALL PROTRUDE 5" FROM INSIDE FACE OF THE STRUCTURE WALL AND SHALL BE EMBEDDED A MINIMUM OF 4" INTO THE STRUCTURE WALL.
2. MANHOLE STEPS SHALL BE CAPABLE OF WITHSTANDING A SINGLE CONCENTRATED LOAD OF 300 POUNDS APPLIED AT A DISTANCE OF 5" FROM THE FACE OF THE STRUCTURE WALL.
3. STEPS ARE TO BE VERTICALLY ALIGNED AND UNIFORMLY SPACED WITH A MINIMUM SPACING OF 12" AND A MAXIMUM SPACING OF 16" UNLESS SHOWN OTHERWISE ON STRUCTURE PLANS.
4. MANHOLE STEPS MAY BE CAST-IN-PLACE, OR GROUTED INTO STRUCTURE WALL IN SUCH A MANNER AS TO PREVENT PULLOUT UNDER A LOAD OF 300 POUNDS APPLIED 5" FROM THE FACE OF THE STRUCTURE WALL.
5. STEEL REINFORCING OF MANHOLE STEPS SHALL CONFORM TO ASTM DESIGNATION A-615, GRADE 60 PLASTIC COATING OF MANHOLE STEPS SHALL CONFORM TO ASTM DESIGNATION D-2146, TYPE II GRADE 16906.
6. DIMENSIONS SHOWN MAY VARY ACCORDING TO MANUFACTURERS DESIGN.



STANDARD DRAWING 301-C REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — CLEANOUT BOX MANHOLE STEP DETAIL — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT

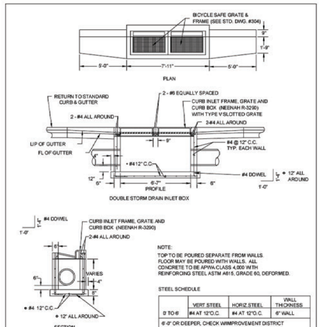


NOTE: TOP TO BE POURED SEPARATE FROM WALLS. FLOOR MAY BE POURED WITH WALLS. ALL CONCRETE TO BE APWA CLASS 4,000 WITH REINFORCING STEEL ASTM A615, GRADE 60, DEFORMED.

STEEL SCHEDULE

	VERT STEEL	HORIZ STEEL	WALL THICKNESS
0' TO 6'	#4 AT 12"O.C.	#4 AT 12"O.C.	6" WALL
6'-0" OR DEEPER, CHECK W/IMPROVEMENT DISTRICT			

STANDARD DRAWING 302 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — SINGLE GUTTER-INLET BOX — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT

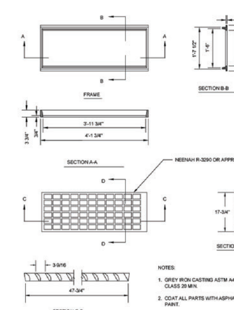


NOTE:
TOP TO BE POURED SEPARATE FROM WALLS. FLOOR MAY BE POURED WITH WALLS. ALL CONCRETE TO BE APWA CLASS 4,000 WITH REINFORCING STEEL ASTM A615, GRADE 60, DEFORMED.

STEEL SCHEDULE

	VERT STEEL	HORIZ STEEL	WALL THICKNESS
0' TO 6'	#4 AT 12"O.C.	#4 AT 12"O.C.	6" WALL
6'-0" OR DEEPER, CHECK W/IMPROVEMENT DISTRICT			

STANDARD DRAWING 303 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — DOUBLE GUTTER-INLET BOX — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT



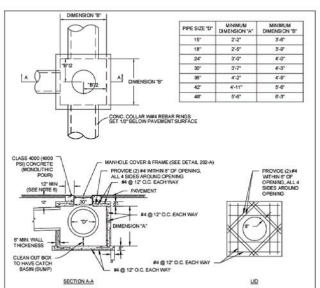
NOTES:
1. GREY IRON CASTING ASTM A48 CLASS 20 MIN.
2. COAT ALL PARTS WITH ASPHALTIUM PAINT.

STANDARD DRAWING 304 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — BICYCLE-SAFE GRATING AND FRAME — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT

1. JOINTS: PLACE FLEXIBLE GASKET-TYPE SEALANT IN ALL SECTION JOINTS.
2. WATER STOPS. INSTALL WATER-STOPS ON ALL PLASTIC PIES WHEN CONNECTING PLASTIC PIPES TO CLEANOUT BOXES PER STANDARD DRAWING 403. HOLD WATER-STOP IN PLACE WITH STAINLESS STEEL BANDS
3. PIPE CONNECTIONS: GROUT ALL CONCRETE AND PLASTIC PIPE OPENINGS . EXTEND GROUT APRON 4 INCHES MINIMUM FROM EXTERIOR FACE OF BOX.
4. BACKFILL: PROVIDE BACKFILL AGAINST ALL OF THE BOX WALLS. PEA GRAVEL AND RECYCLED RAP AGGREGATE IS NOT ALLOWED. WATER JETTING IS NOT ALLOWED. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION. COMPACTION IS 95 PERCENT OR GREATER RELATIVE TO A STANDARD PROCTOR DENSITY.
5. ACCEPTANCE / REJECTION: ANY BOX SECTIONS OR COMPONENTS THAT ARE DAMAGED UPON DELIVERY, STORAGE, OR INSTALLATIONS SHALL BE REJECTED AND REPLACED
6. CORE HOLES:
6.1. PROVIDE CORE HOLES THAT ARE AT LEAST 4" LARGER THAN ATTACHING OUTER PIPE DIAMETER. CUT CORE HOLES AT THE MANUFACTURING PLANT UNLESS ENGINEER PERMITS FIELD HOLES.
6.2. CENTER CORE HOLES TO LEAVE 2" OF CONCRETE MEASURED HORIZONTALLY FROM INSIDE WALL OF THE BOX TO CORE HOLE. LOCATE CORE HOLE VERTICALLY SO BOTTOM OF CORE HOLE WILL BE AT OR ABOVE FLOOR ELEVATION WITH AT LEAST 5-INCHES OF CONCRETE DIRECTLY ABOVE THE CORE HOLE OF THE TOP OF THE BOX. IN ORDER TO ELIMINATE THE NEED FOR WATERLINE LOOPS AND OTHER UTILITY CONFLICTS, STORM DRAIN LINES MAY BE RAISED, AS REQUIRED BY THE DISTRICT, AND CAST-IN-PLACE BOXES ALSO MAY BE REQUIRED BY THE ENGINEER AND/OR DISTRICT. SUCH BOXES ARE CONSIDERED DEVIATIONS AND SUBJECT TO SECTION 6.3 OF THE SPECIFICATIONS.
6.3. DEVIATIONS FROM CORE HOLE TOLERANCES REQUIRE SHOP DRAWINGS. SHOP DRAWINGS WILL IDENTIFY LIFTING POINT NUMBER AND LOCATION.
7. PRECAST TOP: CONFORMS TO AASHTO HL-93 LIVE LOADING REQUIREMENTS.

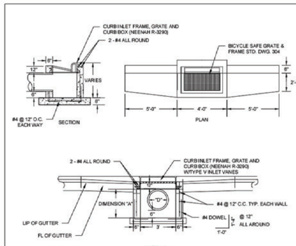
STANDARD DRAWING 305 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — STORM DRAIN CATCH BASIN, BOXES AND CLEANOUTS (SPECIFICATIONS) — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT

PIPE SIZE "D"	MINIMUM DIMENSION "A"	MINIMUM DIMENSION "B"
15"	2'-2"	3'-6"
18"	2'-5"	3'-9"
24"	3'-0"	4'-0"
30"	3'-7"	4'-3"
36"	4'-2"	4'-9"
42"	4'-11"	5'-6"
48"	5'-6"	6'-3"



NOTES:
1. MINIMUM DIMENSION "B" IS 3'-6".
2. ONLY CAST-IN-PLACE BOXES IS ACCEPTABLE AND REQUIRE SHOP DRAWINGS.
3. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANSBURY PARK IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS.
4. ALL CONCRETE SHALL BE CLASS 4000 PER SECTION 03 30 04 OF A.P.W.A. STANDARD SPECIFICATIONS.
5. A UNIT CLEANOUT BOX SHALL INCLUDE MANHOLE COVER, FRAME, MANHOLE RUNGS IF REQUIRED, ADJUSTMENT OF MANHOLE TO GRADE, GRADE ADJUSTMENT W/ CONCRETE COLLAR, AND BOX COMPLETE.
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
7. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 306 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — SHALLOW CLEANOUT BOX CAST IN PLACE — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT



NOTE:
1. TOP TO BE POURED SEPARATE FROM WALLS, FLOOR MAY BE POURED WITH WALLS. ALL CONCRETE TO BE APWA CLASS 4,000 WITH REINFORCEMENT STEEL ASTM A615, GRADE 60, DEFORMED.

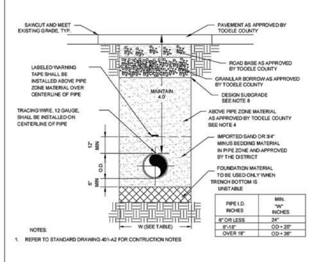
STEEL SCHEDULE

	VERT STEEL	HORIZ STEEL	WALL THICKNESS
0' TO 6'	#4 @ 12"O.C.	#4 @ 12"O.C.	6" WALL

PIPE SIZE "D"	MINIMUM DIMENSION "A"
15"	2'-2"
18"	2'-5"

STANDARD DRAWING 307 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — SHALLOW SINGLE GUTTER-INLET BOX CAST IN PLACE — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT

NOTE: ALL T-PATCHES SHALL MEET THE LATEST EDITION OF THE APWA STANDARDS.



PIPE I.D. INCHES	MIN. "W" INCHES
6" OR LESS	24"
8"-18"	OD + 20"
OVER 18"	OD + 36"

NOTES:
1. REFER TO STANDARD DRAWING 401-A2 FOR CONTRUCTION NOTES

STANDARD DRAWING 401-A1 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — WATER TRENCH BACKFILL DETAIL — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT

THE NOTES ON THIS SHEET REFER TO THE TRENCH SECTION PROVIDED ON STANDARD DRAWING 401-A1

NOTES:
1. TRACING WIRE SHALL BE CONTINUOUS WITH WIRELOOP PLACED AT THE BASE OF THE HYDRANT.
2. CONTRACTOR SHALL CONFORM TO THE STATE OF UTAH "RULES FOR DRINKING WATER FACILITY CONSTRUCTION DESIGN AND OPERATION", R309-SERIES 500.
3. CONTRACTOR TO NOTIFY SPID FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. AWWA STD. C651, BACTERIA (TOTAL COLIFORM) TEST REQUIRED FOR NEW WATER LINES.
4. ABOVE THE PIPE ZONE MATERIAL MAY BE NATIVE SOILS ONLY WHEN OUTSIDE OF PAVED SURFACES OR SURFACES THAT ARE NOT STRUCTURLY LOADED.
5. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
6. DUCTILE IRON PIPE SHALL BE INSTALLED PER AWWA STANDARD C600-05, "INSTALLATION OF DUCTILE IRON WATER MAINS AND THEIR APPURTENANCE".
7. PVC PIPE SHALL BE INSTALLED PER ASTM D2774, "RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND PVC PIPE" AND THE PROVISIONS OF THE FOLLOWING PUBLICATION SHALL BE FOLLOWED FOR PVC PIPE DESIGN AND INSTALLATION: "PVC PIPE-DESIGN AND INSTALLATION, AWWA MANUAL M23,2002, PUBLICATION BY THE AMERICAN WATER WORKS ASSOCIATION."
8. SITE AND ROADWAY EMBANKMENT SHALL BE BROUGHT TO FINISHED SUBGRADE ELEVATIONS PRIOR TO COMMENCING THE UTILITY TRENCHING AND INSTALLATION OF ANY WATER LINE
9. INSTALL PERMANENT, BRIGHT COLORED, CONTINUOUS PRINTED MAGNETIC PLASTIC TAPE, INTENDED FOR DIRECT BURIAL SERVICE: NOT LESS THAN SIX (6) INCHES WIDE BY FOUR (4) MILS THICK. TAPE SHOULD READ "CAUTION BURIED INSTALLATION BELOW". COLOR SHALL BE BLUE, INDICATING BURIED WATER LINE.
10. BEDDING MATERIAL:
10.1. SUBMIT AGGREGATE BATCH DELIVERY TICKETS SHOWING NAME OF MATERIAL SOURCE, SERIAL NUMBER OF TICKET, DATE AND TRUCK NUMBER, NAME OF SUPPLIER, JOB NAME AND LOCATION, VOLUME OR WEIGHT, AND AGGREGATE CLASSIFICATION.
10.2. SPID SHALL APPROVE SUBMITTAL AND SOURCE SAMPLE PRIOR TO INSTALLATION.
10.3. MAINTAIN UNIFORM FOUNDATION ALONG BARREL OF PIPE WITH SUFFICIENT RELIEF FOR JOINT CONNECTIONS. MAKE BELL HOLES BEFORE LAYING BELL AND SPIGOT PIPE IN PIPE ZONE.
10.4. DO NOT PERMIT FREE FALL BACKFILL MATERIAL THAT MAY DAMAGE PIPE, PIPE FINISH, OR PIPE ALIGNMENT.
11. ABOVE PIPE ZONE:
11.1. ALL MATERIALS, WORKMANSHIP, COMPACTION, TESTING, AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH TOOELE COUNTY STANDARD PLANS AND SPECIFICATIONS. SUPPLEMENTARY, AND /OR SUPPORTING DOCUMENTS ARE:
11.1.1. APWA SECTION 33 05 20: BACKFILLING TRENCHES.
11.1.2. APWA SECTION 01 45 00: QUALITY CONTROL.
11.1.3. APWA SECTION 31 25 23: COMPACTION.
12. NOTIFY TOOLE COUNTY ROADS DEPARTMENT FOR ALL "ABOVE PIPE ZONE" INSPECTION AND ACCEPTANCE, ACCORDING TO TOOELE COUNTY REQUIREMENTS.

STANDARD DRAWING 401-A2 REV.: 04-10-2025 — Brendan Thorpe P.E. District Engineer — WATER TRENCH BACKFILL DETAIL — NOT TO SCALE — STANSBURY PARK IMPROVEMENT DISTRICT

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

PROFESSIONAL ENGINEER — LICENSED — No. 374998 — PETER M. DUBEROW — 07/07/2026 — STATE OF UTAH

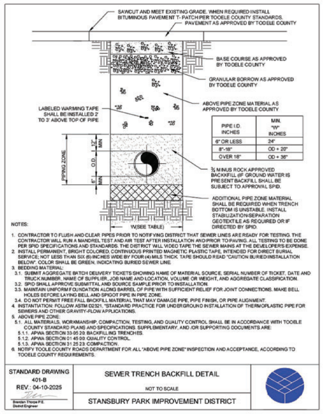
Sagewood Gardens
Phase 2
Details

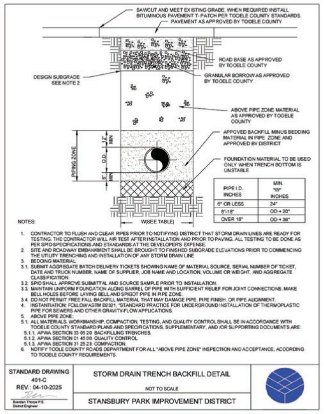
PROJECT:	1650
DRAWN BY:	KMN
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

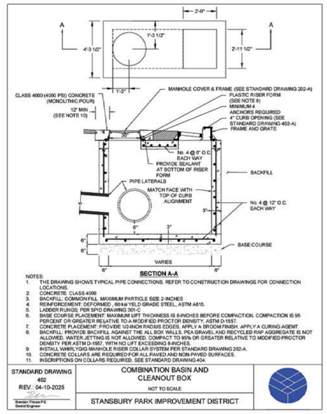
DATE: May 2, 2025

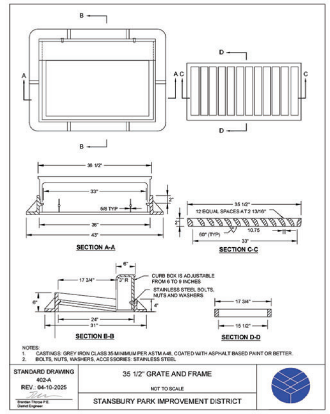
SHEET NUMBER: **DT-3**

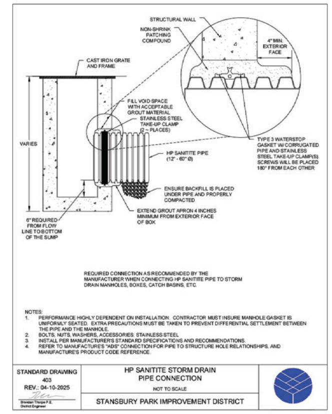
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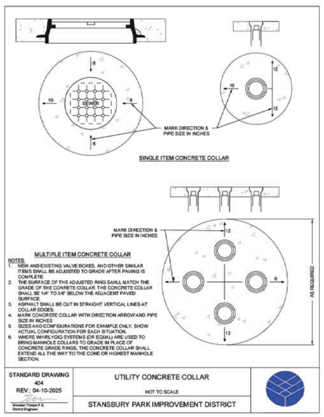












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IVORY HOMES

NOTES:

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE

PROFESSIONAL ENGINEER — No. 374998 — PETER M. DUBEROW — 07/07/2026 — STATE OF UTAH

Sagewood Gardens Phase 2

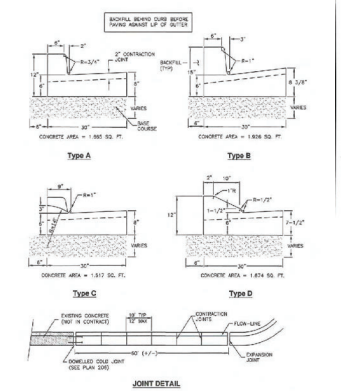
Details

PROJECT:	1650
DRAWN BY:	KMN
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

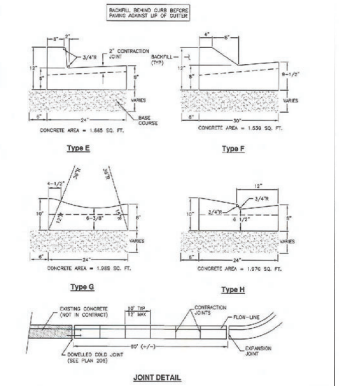
DATE: May 2, 2025

SHEET NUMBER: **DT-4**

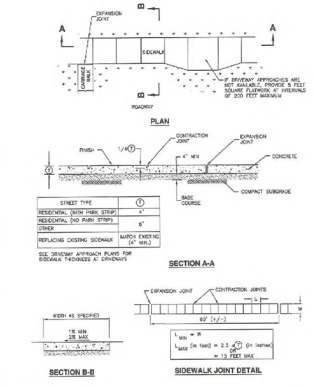
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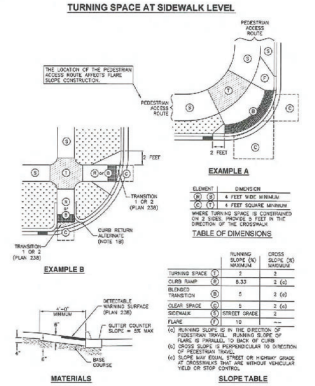
APWA Utah Chapter — Curb and gutter — Plan 205.1 — December 2008



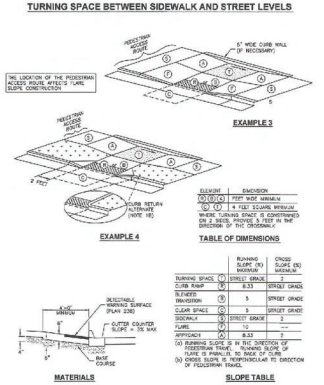
APWA Utah Chapter — Curb and gutter — Plan 205.2 — April 2011



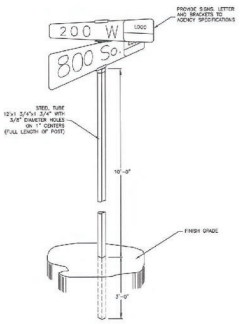
APWA Utah Chapter — Sidewalk — Plan 231 — March 2000



APWA Utah Chapter — Corner curb cut assembly — Plan 235.1 — September 2011



APWA Utah Chapter — Mid-block curb cut assembly — Plan 236.2 — September 2011



APWA Utah Chapter — Street name signpost — Plan 292 — April 1997

TOOELE COUNTY STREET SIGNS NOTE:

"ALL SIGNS SHALL BE A MINIMUM OF HIGH INTENSITY PRISMATIC (HIP) REFLECTIVE SHEETING WITH MATCHING COMPONENTS. A STICKER SHALL BE PLACED ON THE BACK OF THE SIGN DETAILING WHEN THE SIGN WAS MADE AND BY WHAT COMPANY. MANUFACTURER'S WARRANTY IS SEVEN YEARS ON SHEETING. ALL WARNING AND REGULATORY SIGNS SHALL MEET MUTCD REQUIREMENT BASED ON SPEED OF ROAD. STREET NAME/ADDRESS SIGNS SHALL BE PLACED ON 30" X 8" BLANKS AND MUST NOT EXCEED 14 CHARACTERS IN LENGTH. ADDRESS SIGN LETTERS SHALL BE A MINIMUM OF 4" IN HEIGHT AND 6" IF POSSIBLE. FOLLOW 2A-2 OF THE MUTCD FOR MINIMUM SIGN HEIGHTS AND OFFSETS. SIGNS SHALL BE PLACED ON TELESPAR POST WITH TELESPAR ANCHORS AT 30" DEPTH. SLIP BASE ANCHOR AND POLE SHALL BE INSTALLED WHEN SIGNS COMBINED WITH MORE THAN 1296 SQ INCHES ARE PLACED ON ONE POLE."

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STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

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LICENSED PROFESSIONAL ENGINEER — No. 374998 — PETER M. DUBEROW — 07/07/2026 — STATE OF UTAH

Sagewood Gardens
Phase 2
Details

PROJECT:	1650
DRAWN BY:	KMN
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: May 2, 2025

SHEET NUMBER: **DT-5**

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NOTICE OF PUBLIC HEARING

- **SUBJECT:** Subdivision Preliminary Plat 2026-013
- **PROJECT SUMMARY:** Sagewood Village Phase 15 Subdivision.
- **PARCEL(S):** 05-036-0-0104

- **Unincorporated:** Stansbury Park **Planner:** Mili Pioquinto

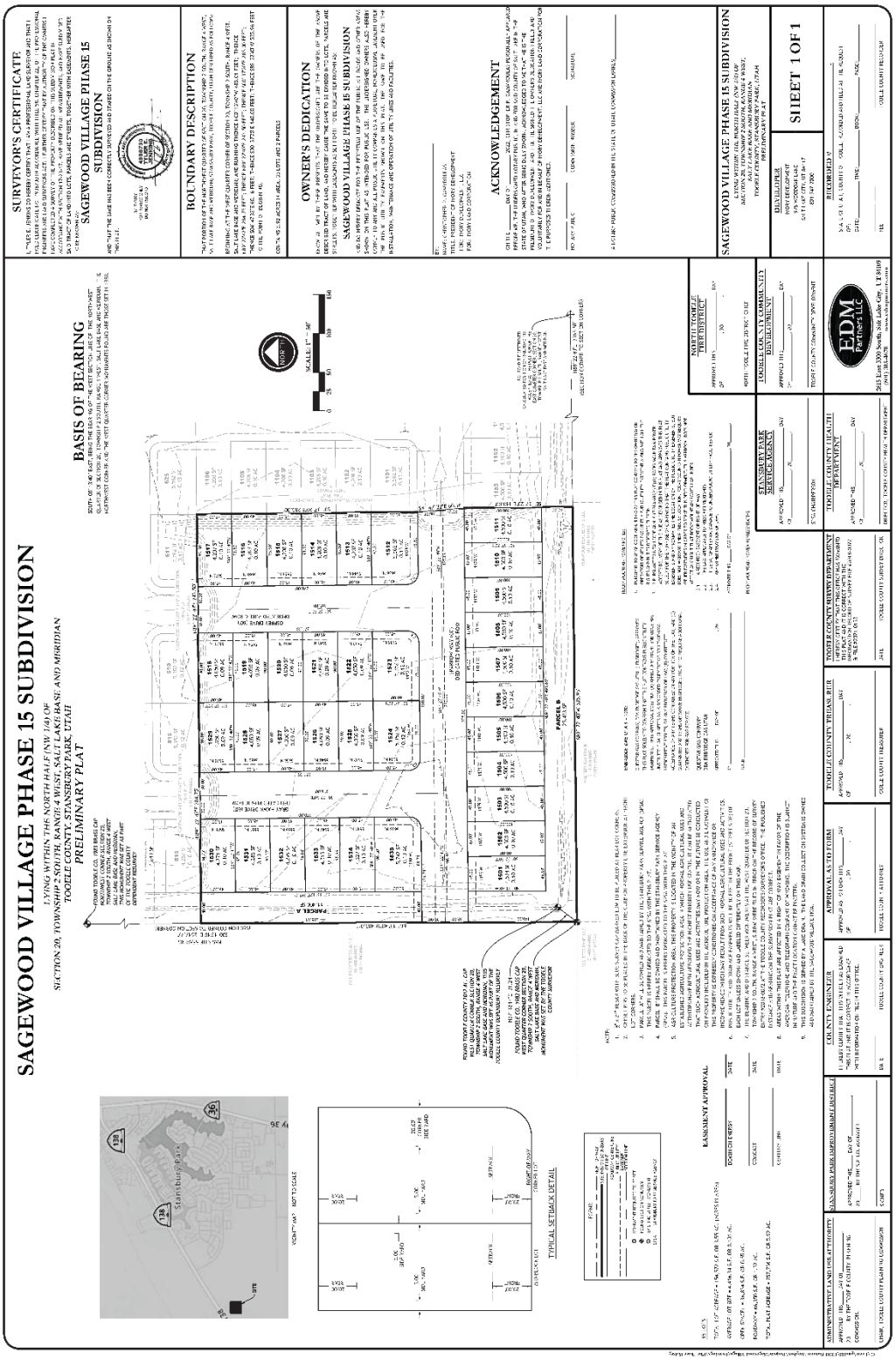
On **October 7, 2026** the Tooele County Planning Commission will hold a public hearing regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building (Council Chamber, Third Floor), 47 S. Main Street, Tooele, UT 84074. Also via zoom located 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 Noitce Website.

Tooele County Community Development
47 South Main Street, Tooele, UT 84074
(435) 843-3160
https://tooeleco.gov/index.php



Tooele County Community Development
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https://tooeleco.gov/index.php

Tooele County Planning Commission
Agenda Item Summary

Department Making Request:	**Meeting Date:**
Community Development	**October 7, 2026**

Item Title:

SUB 2026-013: Sagewood Village Phase 15 Subdivision.

Summary:

Ivory Development is seeking preliminary plat approval for Sagewood Village Phase 15 Subdivision; Located in Stansbury Park.

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 2026-013

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission
Meeting Date: October 7, 2026
Parcel ID(s): 05-036-0-0104
Current Zone: R-1-10
Approximate Site Location: Located South of Pole Canyon Road on the edge of Erda City Municipality Boundary Line.

Request: Preliminary plat approval for Sagewood Village Phase 15 Subdivision.

Unincorporated: Stansbury Park
Planner(s): Mili Pioquinto
Planning Staff Recommendation: To be announced at planning commission meeting.
Applicant Name: Skylar Tolbert and Ethan Brown.

PROJECT DESCRIPTION

Skylar Tolbert and Ethan Brown, on behalf of Ivory Development, are requesting a preliminary plat approval for phase 15; approximately 5.2 acres (35 lots and 2 parcels). The 2 parcels will be deeded to Stansbury Park Service Agency as open space.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property (5.2 acres) is located on the west boundary edge of Stansbury Park development area. The property sits along the municipality boundary line of Erda City, and can be accessed off of Village Blvd. Immediate surrounding zones include R-1-10 (Residential Singe Family 10,000 sq.ft. minimum), R-M-7 (Residential Multi-family 7,000 sq.ft minimum), RR-1 (Rural Residential 1-acre minimum).

LAND USE CONSIDERATIONS (CS Zone)

Requirement	Existing Zone (R-1-10)	Development Agreement
Minimum Lot Size	10,000 sq. ft.	Development agreement specifies maximum density for the total Sagewood Development. Phase 15 allows for lot sizes ranging from 4,050 sq.ft. - 0.10 acres.
Minimum Lot Width	80 feet	Minimum lot width is 45 feet; created through development agreement.
Minimum Frontage	45 feet – On a public street or an approved private street.	All lots comply with R-1-10 minimum frontage.
Minimum Front Yard Setback	20 feet	All lots comply with R-1-10 minimum front yard setback.

Minimum Rear Yard Setback	Main Building: 20 Feet Accessory Buildings: 3 Feet; provided they do not encroach on any easement.	All lots comply with R-1-10 minimum rear yard setback.
Minimum Side Yard Setback	Main Building: 8 Feet Accessory Buildings: 3 Feet; provided they do not encroach on any easement.	Minimum lot side set back is 5 feet; created through development agreement.
Maximum Building Height	35 feet	To comply with R-1-10 building height.
Maximum Building Coverage	Forty Five Percent (45%)	To comply with R-1-10 building coverage percentage.
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.**	-
On corner lots, two front yards and two side yards are required.		Corner lots to have 20 foot setback on front and side; created through development agreement.
**Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05		-

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 (2022 Update), the subject property is located within an area designated for both Medium to High Density Residential land uses. The subdivision is consistent with the Tooele County General Plan (2022 Update) and complies with the Development Agreement of Boyer-Plumb Stansbury LLC, Stansbury Place. Contract #18-10-13.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has found not issues of concern.

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 October 7, 2026.

PLANNING STAFF ANALYSIS

The applicant has submitted all required documentation, and all reviewing agencies have reviewed and approved the preliminary plat. Planning Staff has no additional concerns at this time.

Following Planning Commission approval, the next step for the project will be to submit a Major Subdivision Final Plat application.

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 Non-Approval

- "I move we table the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-013, based on the findings and subject to the considerations listed by the Planning Staff."

Sample Motion for Approval

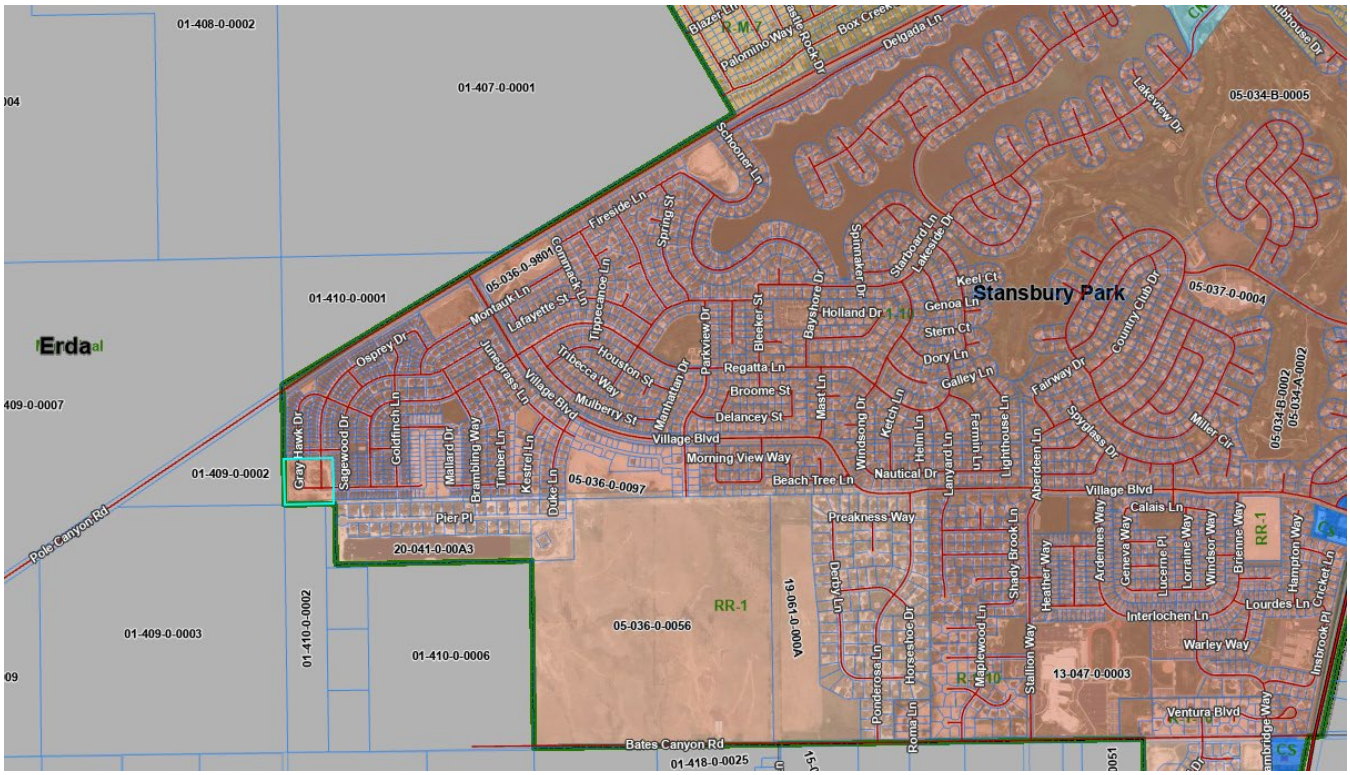
- "I move we approve the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-013, based on the findings and subject to the conditions listed by the Planning Staff."

Sample Motion for Denial

"I move we deny the Subdivision Preliminary Plat Approval Request by Ivory Development, application number 2026-013, based on the findings and subject to the conditions listed by the Planning Staff."

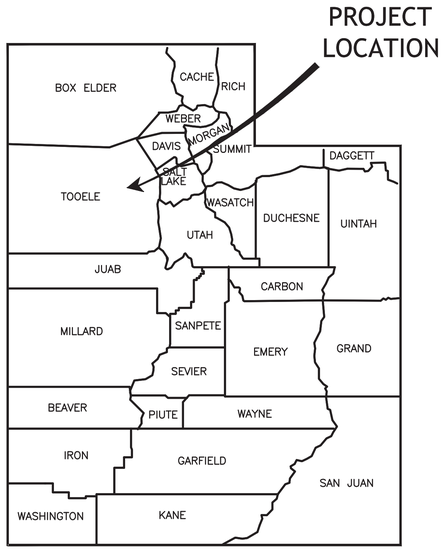
SUB 2026-013: Preliminary plat approval for Sagewood Village Phase 15 Subdivision.

Located west of SR-36, south of Pole Canyon Road and bordering the Erda City municipality boundary line. (Parcel 05-036-0-0104).

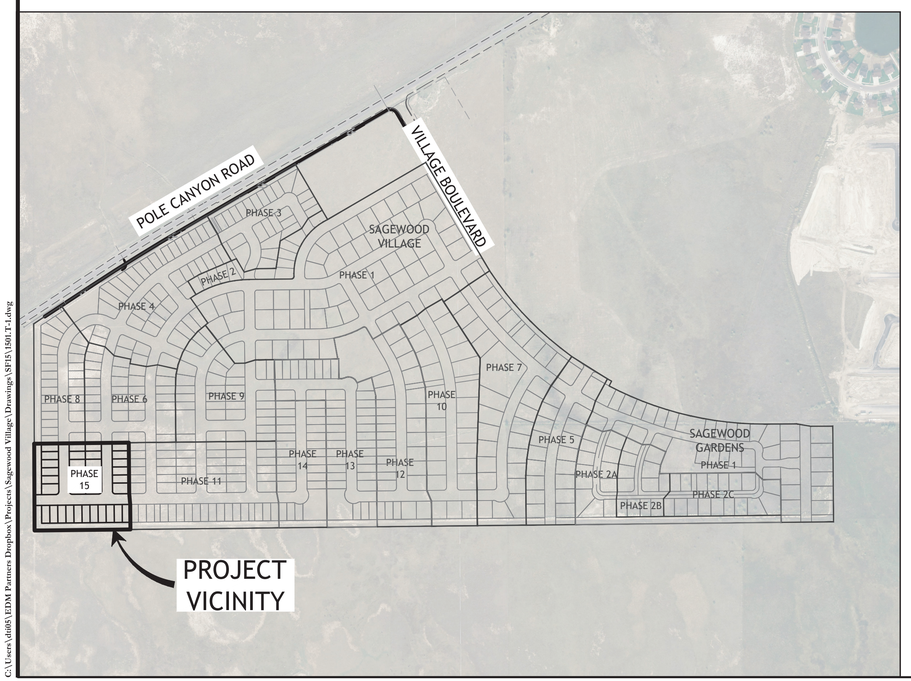


IVORY DEVELOPMENT

LOCATION MAP



PROJECT VICINITY MAP
SCALE 1" = 400'



SUBDIVISION PLANS FOR

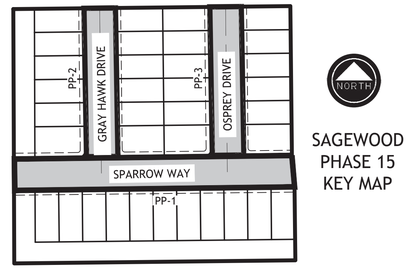
SAGEWOOD VILLAGE - PHASE 15

STANSBURY PARK, UTAH

AUGUST 2026

INDEX OF DRAWINGS

#	DESCRIPTION
T-1	TITLE SHEET AND INDEX OF DRAWINGS
-	SAGEWOOD VILLAGE PHASE 15 SUBDIVISION PRELIMINARY PLAT - SHEET 1 OF 1
G-0	SURVEY CONTROL
G-1	NOTES
G-2	PEDESTRIAN CIRCULATION PLAN
G-3	ROAD CONNECTIVITY PLAN
C-1	SITE PLAN
C-2	UTILITY PLAN
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-4A	TRAIL GRADING PLAN
C-4B	TRAIL GRADING SECTIONS
C-4C	TRAIL GRADING SECTIONS
PP-1	SPARROW WAY PLAN & PROFILE
PP-2	GRAY HAWK DRIVE PLAN & PROFILE
PP-3	OSPREY DRIVE PLAN & PROFILE
DT-1	DETAILS
DT-2	DETAILS
DT-3	DETAILS
DT-4	DETAILS
DT-5	DETAILS



SAGEWOOD PHASE 15 KEY MAP

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE REPORT IS DATED AUGUST 17, 2016, AND WAS PREPARED BY JAY R. McQUIVEY, P.E. IT IS IDENTIFIED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS PROJECT NUMBER 1160512. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

LEGEND

- SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- 8" PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 8" PVC C-900 IRRIG. LINE
- EXISTING SEC. WATER LINE
- IRRIG. VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- RCP CL III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEANOUT

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE
TOOELE COUNTY ENGINEER	DATE
STANSBURY PARK SERVICE AGENCY	DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

Sagewood Village Phase 15

Title Sheet and Index of Drawings

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: August 13, 2026

SHEET NUMBER: **T-1**

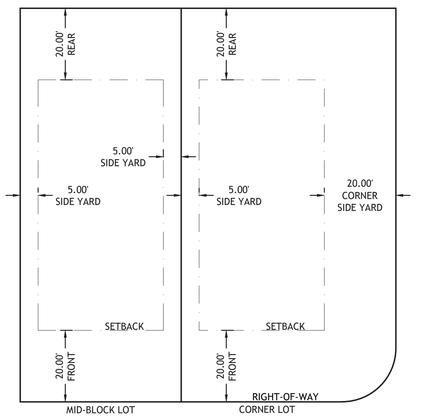
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SAGEWOOD VILLAGE PHASE 15 SUBDIVISION

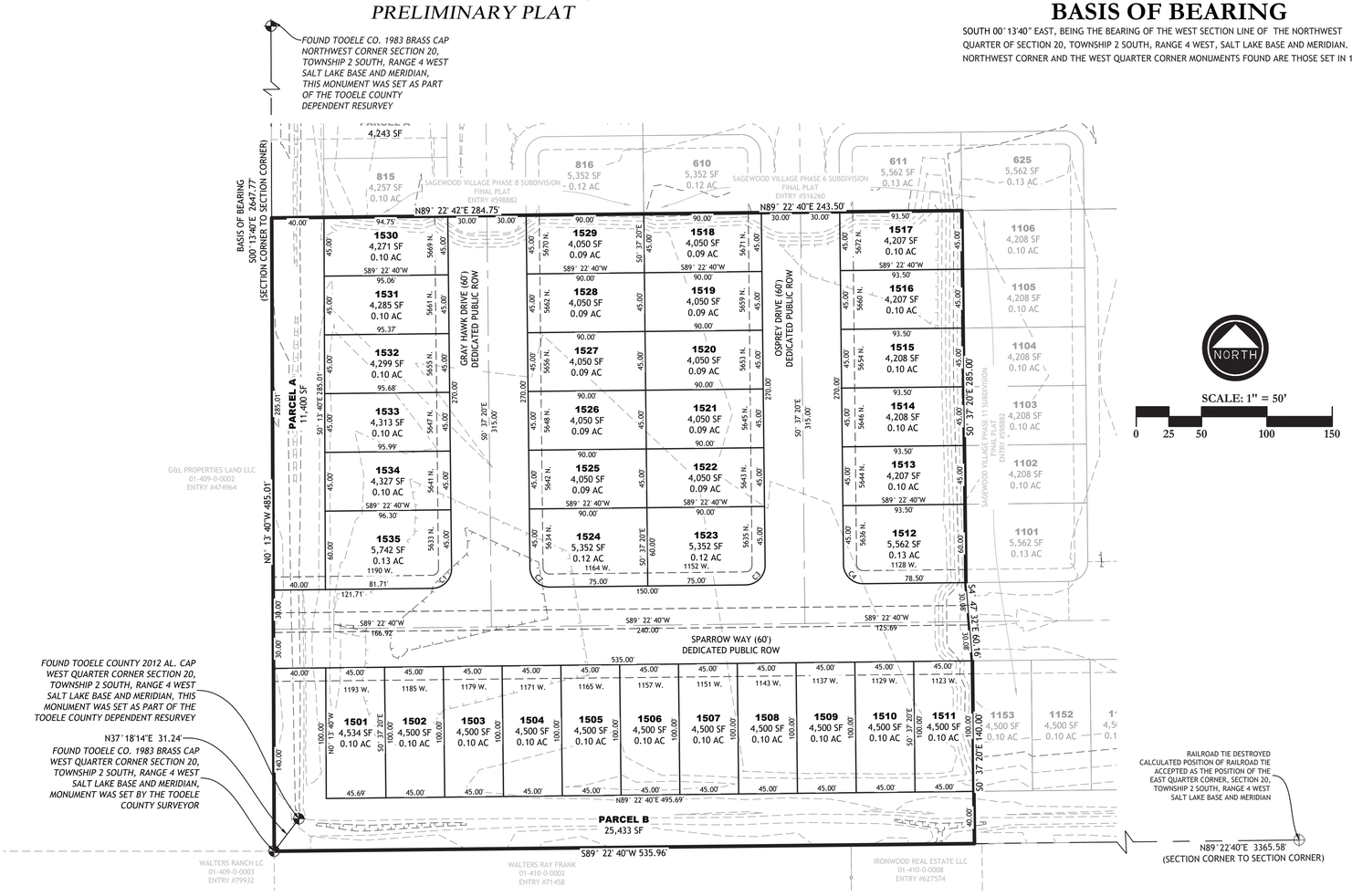
LYING WITHIN THE NORTH HALF (NW 1/4) OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH
PRELIMINARY PLAT



VICINITY MAP - NOT TO SCALE



TYPICAL SETBACK DETAIL



BASIS OF BEARING

SOUTH 00°13'40" EAST, BEING THE BEARING OF THE WEST SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. THE NORTHWEST CORNER AND THE WEST QUARTER CORNER MONUMENTS FOUND ARE THOSE SET IN 1983.

NORTH

SCALE: 1" = 50'

0 25 50 100 150

LEGEND

- RIGHT OF WAY
- SUBDIVISION BOUNDARY
- LOT LINE
- ROADWAY CENTERLINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- MONUMENT REQUIRED TO BE SET
- FOUND SECTION MONUMENT
- EXISTING STREET MONUMENT
- SPSA STANSBURY PARK SERVICE AGENCY

NOTE:

1. ⅝" x 24" REBAR WITH BLUE SURVEY CAP MARKED EDM TO BE PLACED AT REAR LOT CORNERS.
2. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB ON PROPERTY LINE EXTENSION AT FRONT LOT CORNERS.
3. PARCEL "A" WILL BE OWNED AND MAINTAINED BY THE STANSBURY PARK SERVICE AGENCY (SPSA). THIS PARCEL IS HEREBY DEDICATED TO THE SPSA WITH THIS PLAT.
4. PARCEL "B" SHALL BE OWNED AND MAINTAINED BY THE STANSBURY PARK SERVICE AGENCY (SPSA). THIS PARCEL IS HEREBY DEDICATED TO THE SPSA WITH THIS PLAT.
5. AGRICULTURE PROTECTION AREA: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
6. PUBLIC UTILITY AND DRAINAGE EASEMENTS WILL BE 10 FEET IN THE FRONT (STREET SIDE) OF EACH LOT UNLESS SHOWN AND LABELED DIFFERENTLY ON THIS MAP.
7. THE BEARING AND DISTANCE BETWEEN MONUMENTS AT THE WEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SLB&M WERE FILED IN ERROR ON THE RECORD OF SURVEY ENTRY #2018-0072 AT THE TOOELE COUNTY RECORDER'S/SURVEYOR'S OFFICE. THE PUBLISHED DISTANCE AND BEARING ON THE SUBDIVISION PLAT ARE CORRECT.
8. AREAS WITHIN THIS PLAT ARE AFFECTED BY A RIGHT OF WAY EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING. THE DESCRIPTION IS BLANKET IN NATURE AND THE EXACT LOCATION CANNOT BE PLOTTED.
9. THIS SUBDIVISION IS SERVED BY A LAND DRAIN. THE LAND DRAIN COLLECTION SYSTEM IS OWNED AND MAINTAINED BY THE SAGEWOOD VILLAGE HOA.

35 LOTS

TOTAL LOT ACREAGE = 154,572 S.F. OR 3.55 AC. (ACRES IN AREA)

AVERAGE LOT SIZE = 4,416.34 S.F. OR 0.101 AC.

OPEN SPACE: = 36,834 S.F. OR 0.85 AC.

ROADWAY = 66,350 S.F. OR 1.52 AC.

TOTAL PLAT ACREAGE = 257,756 S.F. OR 5.92 AC.

EASEMENT APPROVAL

DOMINION ENERGY	DATE
COMCAST	DATE
CENTURY LINK	DATE

ENBRIDGE GAS UTAH - NOTE:

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS_____DAY OF_____, 20_____.

BY-_____

TITLE-_____

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. 2.PURSUANT TO UTAH CODE ANN. § 17-28A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20_____.

ROCKY MOUNTAIN POWER REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

SAGEWOOD VILLAGE PHASE 15 SUBDIVISION

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

8/17/2026
FOR REVIEW ONLY
DO NOT RECORD

PROFESSIONAL LAND SURVEYOR
4938730
TYLER E. JENKINS
STATE OF UTAH

BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°13'40"W 485.01 FEET; THENCE N89°22'42"E 284.75 FEET; THENCE N89°22'40"E 243.50 FEET; THENCE S00°37'20"E 285.00 FEET; THENCE S04°47'32"E 60.16 FEET; THENCE S00°37'20"E 140.00 FEET; THENCE S89°22'40"W 535.96 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.92 ACRES IN AREA, 35 LOTS AND 2 PARCELS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

SAGEWOOD VILLAGE PHASE 15 SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

_____
BY:
NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT
FOR: IVORY DEVELOPMENT, LLC
FOR: IVORY LAND CORPORATION

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, 2022, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF IVORY DEVELOPMENT, LLC AND IVORY LAND CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

_____	_____	_____	_____
NOTARY PUBLIC		COMMISSION NUMBER	SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES_____

NORTH TOOELE FIRE DISTRICT

APPROVED THIS_____ DAY OF_____, 20_____.

NORTH TOOELE FIRE DISTRICT CHIEF

STANSBURY PARK SERVICE AGENCY

APPROVED THIS_____ DAY OF_____, 20_____.

SPSA CHAIRPERSON

TOOELE COUNTY COMMUNITY DEVELOPMENT

APPROVED THIS_____ DAY OF_____, 20_____.

TOOELE COUNTY COMMUNITY DEVELOPMENT

SAGEWOOD VILLAGE PHASE 15 SUBDIVISION

LYING WITHIN THE NORTH HALF (NW 1/4) OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH
PRELIMINARY PLAT

DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

SHEET 1 OF 1

ADMINISTRATIVE LAND USE AUTHORITY

APPROVED THIS_____ DAY OF_____, 20_____ BY THE TOOELE COUNTY PLANNING COMMISSION.

CHAIR, TOOELE COUNTY PLANNING COMMISSION

STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS_____ DAY OF_____, 20_____ BY THE S.P.I.D. MANAGER

SIGNED

COUNTY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE TOOELE COUNTY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____ DAY OF_____, 20_____.

TOOELE COUNTY ATTORNEY

TOOELE COUNTY TREASURER

APPROVED THIS_____ DAY OF_____, 20_____.

TOOELE COUNTY TREASURER

TOOELE COUNTY SURVEY DEPARTMENT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT WITH THE INFORMATION RECORD OF SURVEY FILE #2018-0072 & FILE #2021-0133

DATE TOOELE COUNTY SURVEY DIRECTOR

TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS_____ DAY OF_____, 20_____.

DIRECTOR, TOOELE COUNTY HEALTH DEPARTMENT

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

RECORDED #_____.

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:_____

DATE:_____ TIME:_____ BOOK:_____ PAGE:_____

FEE TOOELE COUNTY RECORDER

C:\Users\jmd22\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\Plat Phase 15.dwg



EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 60'

0 30 60 120 180

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

BENCHMARK = W 1/4 S 20, R 4 W, T 2 S
N = 89,377.15, E = 6,486.39, EL = 4261.82

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

Sagewood Village
Phase 15
Survey Control

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	**REMARKS**

DATE: August 13, 2026

SHEET NUMBER:
G-0

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STANSBURY PARK IMPROVEMENT DISTRICT UTILITY INSTALLATION REQUIREMENTS

SPID is in no way responsible for omissions or errors on the construction plans. SPID reserves the right to include and/or require additional improvements or adjustments to the approved plans during inspections and construction, if omissions or errors are discovered and/or grade and/or furnish construction improvements pertinent to the functionality, reasonable use of, or longevity of the system. SPID will notify the Developer in writing within 24 hours (excluding weekends and holidays) of any such required additions, modifications, or changes discovered. All construction and improvements remain the ownership and responsibility of the Developer until final written acceptance by SPID.

The Contractor shall conform to the latest publication of APWA Standard Specifications and Standard Plans in its entirety, unless superseded by these Utility Installation Requirements, SPID Development Requirements (most current Revision), the Construction Plans, and Stansbury Park Improvement District Standard Drawings (most current Revision).

SEWER

1. If ground water is present, pumps with well points along the trench shall be required to minimize water intrusion at a level below the working area at all times.
2. Place acceptable bedding material 6" below pipe and a minimum of 12" above top of pipe.
3. All manhole section joints and boots shall be sealed on the outside with a flexible joint sealant that is recommended by the manufacturer and poly-wrapped. The manhole exterior surface shall be cleaned and inspected prior to installation, and shall have an exterior asphalt-based coating (or District approved "water proofing" equivalent). This requirement will be determined by SPID onsite, prior to actual installation.
4. Grouting of pipe penetration is required to a professional finish on the inside of manhole inlet and outlet pipe. Inside stacked section joints do not require grouting. As lids are adjusted to finish grade, and the concrete collar is poured, make sure there is nothing protruding inside the manhole and if grouting is required, it shall have a professional look with a nice smooth finish.
5. The flow of ground water is prohibited into a live or newly constructed line during construction. The contractor shall be required to install a plug when connecting into an existing live sewer line and is only to be removed with approval and in the presence of SPID.
6. Check and tighten jam nut, which is used to seal concrete and rubber boot of manhole before inserting pipe.

7. Air testing and televising are due prior to asphalt paving. Televising record is required to be delivered to SPID with manhole numbers (provided by SPID), direction of flow and footages recorded for a total length of pipe between manhole sections, including lateral location footages.
8. Wye connections to main line are required at 10:00 and 2:00 positions.
9. When connecting laterals to existing sewer main lines, use a nose-on connection. Inverts of new laterals must be made a 10:00 and 2:00 positions.
   a. For nose-on connections to an existing 10-inch main or larger, the connection shall be made using an Inserta-Tee fitting. Connections shall be core-drilled. Rubber sleeves - ASTM F477, Bands – 301 SS, Screws – 305 SS, Housing 301 SS, and Gaskets – ASTM F477.
   b. For nose-on connections to an existing 6-inch or 8-inch PVC main, the connection shall be made by using an Inserta-Tee according to the requirements of 9(a).
   c. For nose-on connections to an existing 6 or 8-inch concrete or vitrified clay main, connection shall be made using an Inserta-Tee fitting.
   d. For nose-on connections to any other type of pipe, SPID shall approve before installation.

   Install ¾-inch rock, 6 inches below the sewer lateral on undisturbed grade (i.e., using a flat-blade bucket), or compact grade at bottom of utility trench prior to backfill and pipe installation. Loose or non-compacted subgrade at bottom of trench is prohibited. Install ¾-inch rock 1.0 foot minimum above the top of the lateral.
10. Any manhole barrel, cone, chimney, or other component that is damaged upon delivery, storage, or installation shall be rejected and replaced before acceptance.
11. Concrete collars are to be inspected and approved by SPID and Tooele County. Concrete collars around the ring at finish grade require an arrow to denote flow of direction. SPID personnel must be present during process.
12. At the end of the one-year warranty period the sewer line will require cleaning and televising prior to final acceptance by the District. Per Development Agreement between SPID and Developer.
13. Wire tracer is required on all laterals, secured to the top of the pipe every 10' commencing at the wye connection and continuing to the cleanout. Anti corrosion gel caps are required on the ends of all buried wire, including any wire splicing.
14. For sewer lines less than 15 inches in diameter, install 4-foot diameter manholes. For sewer lines 15 inches in diameter and greater; and for any diameter greater than 15 feet in depth, install 5-foot diameter manholes. Large diameter pipes (30 inches in diameter or greater) shall have appropriated manhole diameters as designed by the engineer and approved by the District. All three-way and four-way manholes shall be 5-foot diameter or greater regardless of line size.
15. Cleanout lids require a metal detectable lid including a concrete collar.
16. Flat frame and cover manhole lids are not allowed on sewer manholes.

17. All sanitary sewer construction shall comply with SPID sewer design standards, construction specifications, and standard drawings.
18. Sewer pipeline shall be ASTM D 3034, SDR 35 with bell-and-spigot ends with gasketed joints.
19. Extreme care should be taken when placing upstream and downstream pipe into sewer manhole trough, assure that both pipe and cement trough flow lines are matched. If flow is restricted in either direction due to the placement of the pipe, a full length of pipe at a minimum, shall be uncovered and raised or lowered to match flow lines.
20. Grade risers shall not exceed a distance of more than 12-inches. If 13 inches or more are required to adjust lids to finished grade, an additional manhole section is required. Plastic riser forms shall be used as manufactured by "Whirlygig", or as approved by SPID. Brick, block, concrete, wood, metal shims, and all other materials are prohibited for adjustment of frame and cover to final grade.
21. Pipe zone material is required for the entire length to the termination point of all sewer laterals.
22. ROMAC Industries Stainless Steel, Light Weight Repair Clamp, or approved equivalent stainless steel coupler, is required for all sewer mainline repairs.
23. Contractor Furnished Sewer CCTV Report Required.
    Prior to televising, all sewer lines must be cleaned using hydro jetting systems, resulting in all debris being removed. Introduce a small stream of water into the line which is to be televised. Contractor shall coordinate and schedule the CCTV inspection and video production prior to the company's arrival on site. Contractor shall provide SPID 24 hours minimum notice, and SPID shall be present prior to commencing any installation and televising. CCTV personnel shall be NASSCO PACP certified. The contractor shall provide a CCTV Report, which shall include the following minimum information.
    a. System Name: Stansbury Park Improvement District
    b. Project Name
    c. Paper log and Video log, including manhole numbers matching the approved construction plans, lateral distances, quadrant location, and any defects or abnormalities. Refer to SPID Standard Drawing 209: Example CCTV Report. This is provided as an example of the type of required paper log for all CCTV Inspections. Together, the paper log and the video log, both constitute the required CCTV Report.

    A USB drive containing the Report shall be delivered by the contractor to SPID for review. All non-conforming and defective work shall be repaired or corrected by the contractor and approved by SPID before any asphalt is placed.

WATER

1. All culinary water construction shall comply with SPID culinary water design standards and construction specifications.
2. Install water system appurtenances and thrust blocking according to SPID standards and such that maximum static pressure is 125 psi and such that maximum soil bearing pressure does not exceed 1,500 psf.
3. No. 14 gauge wire tracer (insulated copper) is required on all water system pipes and appurtenances. Gel caps will be used at termination points or splices. Wire on main line and laterals wires are not required to connect.
4. Unless noted otherwise; all water lines 4 inches through and including 12 inches shall be PVC AWWA C-900, DR-18 (Pressure Class 235). Water lines 14 inches though 48 inches shall be PVC AWWA C-905, DR-18 (Pressure Class 235) unless otherwise noted. Residential service lines shall be 3/4" iron pipe size poly service lines and shall not exceed 40" below finished asphalt grade, except as otherwise noted because of other utility conflicts.
5. Tees, bends, reducers, and end caps shall be Ductile Iron, Class 250 AWWA C110.
6. Valves 4 inches to 10 inches shall be resilient wedge gate valves, cast iron body, bronze mounted, non-rising stems with "O" ring seals conforming to AWWA C504, opening counterclockwise. Valves 12 inches to 48 inches shall be cast iron body butterfly valves, bronze mounted conforming to AWWA C504, and shall be high performance DEX Double Eccentric Butterfly Valves manufactured specifically by AV-TEK.
7. Water valve boxes shall be straight vertically and centered over valve nut. NO EXCEPTIONS!!! Valve boxes shall be installed with a level vertically and horizontally, and checked with a level. Broken valve box sections are prohibited. If boxes require replacement the integrity of wire tracer shall not to be compromised.
8. Splice connections on water service laterals between main line and setter are prohibited.
9. Tees, bends, valves, and all other fittings shall be installed with a minimum of 3 feet of pipe separation. Fittings installed with less than 3 feet of pipe separation will be rejected.
10. Wire tracer is required on all main line and lateral lines. Anti corrosion gel caps are required on all buried wire, including splices, and at any termination point. Wire is to be secured in the center/top of the pipe every 10'. Wire tracer is to be secured to the outside of all valve boxes and terminate inside the valve box near the top through a small hole or a horizontal penetration cut into the valve box, allow no less than 2-feet of excess wire when lid is removed. Wire tracer shall also be extended from inside the meter box and up to the building either inside the building, or to a termination point at the surface wall of the foundation.
11. Contact the District for chlorine test prior to flushing. All new water main or appurtenances shall be installed, tested, flushed, and disinfected in accordance with AWWA standard C651-05. Evidence of satisfactory disinfection shall be provided to the Utah Division of Drinking Water on all new distribution system construction. The use of culinary water for culinary purposes shall not commence until the bacteriological tests indicate the water is free from contamination.
12. FIRE HYDRANTS SHALL BE LEVEL both VERTICALLY AND HORIZONTALLY Prior to placement of curb, gutter and sidewalk. FINISH GRADE OF SURROUNDING SURFACE ELEVATION SHALL NOT EXTEND ABOVE THE BURY LINE ON THE HYDRANT BARRELL. Contractor shall exercise care to ensure that the 6" hydrant lateral line feeding the hydrant is installed level.
13. Joint restraints are required on all fire hydrant assemblies from main to hydrant including all bend fittings on water main. All bend fittings include concrete thrust blocks.
14. Lonitudinal bending of pipes and deflections at the joints should be avoided and are unacceptable as a means of eliminating bend fittings both in design and construction. Pipes shall be installed "straight" with proper horizontal and vertical bend fittings. Fine adjustments in and out of bend fittings are permitted provided that the joint is properly installed (not exceeding the maximum reference line) in a non-stressed condition, which is deemed to be 1-degree maximum deflection at the joint. Bending of pipe is not permitted. Pipe shall not be installed in bell beyond the mark on the spigot end of the pipe.
15. On all new and extensive distribution system construction, evidence of satisfactory disinfection shall be provided to the Utah division of drinking water. The District will collect a minimum of two bacteria samples separated by a 24-hour period for each set of samples. The developer will be billed at the labs rate per sample plus personnel time to deliver samples as per Development Agreement between SPID and Developer (Plan review and inspection fees). The use of water for culinary purposes shall not commence until the bacteriologic tests indicate the water to be free from contamination.
16. All types of installed pipes shall be pressure and leak tested in accordance with AWWA Standard C 600-99. Hydrostatic main line testing is required at 1.5 times the static pressure of the location with a minimum testing pressure of 200 psi for the duration of two (2) hours. District must be present to witness test and the satisfactory test results are required prior to placement of asphalt and then again after meter setters have been installed, and preferably after all street improvements have been completed including street monuments.
17. EXTREME CARE should be taken when installing water meter boxes, yoke and laterals. They shall be placed on firm and a level surface prior to installing meter box, yoke and lateral lines inside the box. The meter boxes shall be clean and the gravel or ground level shall be level to the outer edge of the inside of the box and not extend above the bottom of the yoke and lateral lines. The meter box shall be leveled vertically and horizontally.

A small doghouse is required representing pipe circumference to accommodate laterals. Water boxes are required to be maintained in a clean and non-damaged condition throughout the warranty period. Meter box lid standard is 1.5 inches above top back of curb. In no case lower, if at the end of the one-year warranty period the box has settled it will be required to be raised back to standard. ¾" gravel is required for setting meter box grade. (No loose dirt under boxes, yoke and lateral lines) Prior to placing meter box, ensure that the water service lateral and bottom of trench is no deeper than 40", if grade is too low, raise grade by placing 3/4-inch gravel. Use a circular hole saw for doghouse penetration. All meter boxes shall have an insulation disk installed just below the frame and cover, 4 inches thick required, and shall be of the proper diameter to provide a tight fit.

18. Contractor or Developer will purchase meter from either the District or Distributor. Residential radio read meters 3/4"X 5/8 and 1" meters are Neptune (R900i)
19. Contractor to supply Neptune meters as directed by SPID.
20. Commercial meter lid (30") requires D&L lid #1180 with recessed 2" offset hole for Neptune radio pod.
21. Damaged, smashed or partially smashed meter boxes will require replacement.
22. Residential water laterals are to be installed 40 inches below top back of curb. (At TBC location)
23. During the 1-year warranty period, if the meter box lid is left off in cold weather, or the meter freezes for any reason caused by negligence, including damage to the radio pad or wire, the Developer will be invoiced for the cost of replacement per the Development Agreement.
24. Tee posts are recommended around meter boxes for protection although not required.
25. Wire tracer shall be tested prior to asphalt placement. If a signal cannot be located, contractor shall repair wire prior to paving, and only after acceptance by SPID.
26. Contractors are prohibited from operating any and all water valves in existence prior to commencement of construction.
27. Hot taps or open line cuts require a disinfection application by swabbing the outside and inside of all pipe surfaces, including tapping tools prior to any work being conducted. SPID shall be present during all such activities.
28. A cap is required on all new water lines not yet extended.
29. Inspections on valve boxes prior to collaring are required and then again when pouring. The District will place an identification mark in the concrete.
30. All fittings are to be greased and wrapped, saddles included.
31. Residential minimum service lateral shall be ¾" IPS poly.
32. Import bedding material is required for the entire length to the termination point of all water laterals.
33. Residential water cans require a 21" diameter by 41" deep ADS box with a 21" vertical duel check meter setter. Lid is D&L # 2240-15

34. Residential water service laterals are to be ¾ Iron pipe size poly pipe.
35. All fittings require grease, and plastic wrap.
36. Imported sand bedding, or fines is required for pipe zone (1-foot minimum above top of pipe) material shall be pre-approved by SPID prior to placement, then 3rd party import material.
37. All corporation stops shall be ball corporations.
38. (R309-550-6(1)) NSF STANDARD FOR HEALTH EFFECTS. All materials which may contact drinking water, including pipes, gaskets, lubricants, and O-Rings, shall be ANSI-certified as meeting the requirements of NSF Standard 61, Drinking Water System Components – Health Effects. To permit field – verification of this certification, all such components shall be appropriately stamped with the NSF logo.
39. (R309-550-6(3)) AWWA STANDARDS FOR MECHANICAL PROPERTIES. Pipe, joints, fittings, valves, and fire hydrants shall conform to NSF Standard 61 or Standard 14, and applicable sections of ANSI/AWWA Standards C104-A21.4-03 through C550-05 and C900-07.
40. (R309-550-8(10)) DISINFECTING WATER DISTRIBUTION SYSTEMS. All new water mains or appurtenances shall be disinfected in accordance with AWWA Standard C651-05. The specifications shall include detailed procedures for the adequate flushing, disinfection and microbiological testing of all water mains. On all new and extensive distribution system construction, evidence of satisfactory disinfection shall be provided to the Division. Samples for coliform analyses shall be collected after disinfection is complete and the system is refilled with potable water. A standard heterotrophic plate count is advisable. The use of water for culinary purposes shall not commence until the bacteriologic tests indicate the water to be free from contamination.
41. Above water crossings: The pipe shall be adequately supported and anchored, protected from damage and freezing, and accessible for repair or replacement.
42. Under water crossings: A minimum of two feet of cover or greater, as local conditions may dictate, shall be provided over the pipe. When crossing water courses greater than 15 feet in width, the following shall be provided:
    a. The pipe shall be of especial construction, having restrained joints for any joints within the surface water course and flexible joints at both ends of the water course.
    b. Valves shall be provided at both ends of water crossings so that the section can be isolated for testing or repair; the valves shall easily accessible, and not subject to flooding; and the valve nearest to the supply source shall be in a manhole.
    c. Permanent taps shall be made on each side of the valve within the manhole to allow insertion of testing equipment to determine leakage and for sampling purposes.
43. Asbuilt drawings are required prior to releasing bond.

STORM DRAIN

1. Storm drain requires a satisfactory air test.
2. Bell ends of pipe are prohibited in catch basins.
3. ¾" or 1-1/2" rock with a minimum of 6" under pipe and 1' above top of pipe shall be required for pipe zone material.
4. All storm drain construction shall comply with SPID storm drain design standards and construction specifications and standard drawings.
5. All storm drain pipes and fittings include RCP, ASTM C 76, with bell-and-spigot ends and gasketed joins with ASTM C 443, rubber gaskets; or double gasket HP Sanitite Pipe. Pipes shall be encased with 3/4" gravel for HP Sanitite Pipe, or 3/4" to 1-1/2" gravel for RCP pipe, and placed a minimum of 6" below and 12" above pipe, unless specific exceptions have been noted otherwise on the plans or in writing by the District.
6. When using HP Sanitite Pipe, all connections to manholes, boxes, catch basins, vaults, and structures shall be made "watertight" according to ASTM C923, Provide Type 3 water stop gasket and stainless steel "take-up" clamps and stainless-steel screws. For all pipe connections to manholes, extend grout apron 4" minimum from the exterior face of the box around the complete exterior circumference of the pipe.
7. Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless the District permits field holes.
8. Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5" of concrete directly above the core hole of the top of the box. In order to eliminate the need for water line loops and other utility conflicts, storm drain lines may be raised, as required by the District, and cast-in-place boxes also may be required by the engineer and/or the District accommodate raised storm drain lines. Such boxes are considered deviations and subject to item 9 below. Always conform to manufacture's recommendations for minimum pipe cover and loading specifications.
9. Deviations from core hole tolerances require shop drawings and approval by the District prior to installation. Shop drawings will identify lifting point number and location.
10. All manhole covers shall be raised or lowered to meet 3/8" below finished grade.
11. Flat frame and cover manhole lids are not allowed.
12. Grade risers shall not exceed a distance of more than 12-inches. If 13 inches or more are required to adjust lids to finished grade, an additional manhole section is required. Plastic riser forms shall be used as manufactured by "Whirlygig", or as approved by SPID. Brick, block, concrete, wood, metal shims, and all other materials are prohibited for adjustment of frame and cover to final grade.

13. Contractor shall cut pipe flush with the inside wall of the box or manhole and shall grout with non-shrink grout to a smooth and professional finish.
14. Contractor is to grout at connection of pipe to box with non-shrinking grout, including pipe voids left by cutting process, and any other voids that may exist, including but not limited to lid and void left from curb and gutter at grating, to a smooth professional finish. Any pipe that is cut should have a nice professional look complete, no sloppy work.
15. Any barrel, cone, chimney, or other component of any box that is damaged upon delivery, storage, or installation shall be rejected and replaced before acceptance.
16. When required by the District Engineer, all stormwater manufactured treatment devices (hydrodynamic separation and/or filtering) shall be capable of removing trash, sediment, total suspended solids (TSS), oil and grease materials, metals, hydrocarbons, and other pollutants from stormwater runoff, and shall be certified by NJDEP and NJCAT, and comply with the most current requirements of UDOT Special Provision Section 02631S: Stormwater Manufactured Treatment Device.

GENERAL

1. Survey staking is required for installation of water, sewer and storm drain. Survey for water shall include but not limited to the following, cut for proper depth, bend fittings, tees, valves, and hydrants and include TBC grade as needed for hydrants, meter boxes and laterals.
2. The contractor shall contact the District and the District must be present prior to commencing any new activity including, but not limited to the installation of water boxes, valve boxes, water main, sewer main, storm drain and valves to tee's etc.
3. The District requires 24-hour notice for inspections. The inspector will try to be on site daily to coordinate inspections as required
4. Existing utilities have been shown on the plans using a combination of on-site surveys and as-built drawings. Contractor shall verify locations and inverts of existing utilities to which new utilities will be connected prior to beginning construction
5. All culinary water, sanitary sewer, and storm drain improvements shall conform to the latest SPID Standards for design and construction.
6. Call before you dig. It's free and it's the law. 1-800-662-4111.
7. The locations of existing underground utilities shown on this plan are diagrammatic only, and all utilities may not be shown. The Contractor shall contact the proper local authorities or respective utility companies to confirm the location of all existing utilities before commencing work. Any damage due to failure of the Contractor to contact the proper authorities shall be borne by the Contractor.
8. Contractor is responsible for obtaining the required encroachment permits from Tooele County when working within the County rights-of-way.

9. Any area outside the limit of work that is disturbed shall be restored to its original condition at no cost to the owner, SPID, or Tooele County.
10. It shall be the Contractor's responsibility to review all of the drawings and specifications before commencing construction.
11. Contractor shall maintain a minimum of one-foot vertical separation distance between all utility crossings, unless otherwise shown on the plans.
12. SPID will have full time onsite inspections as time permits during construction of utilities. Notice is required to be given by Contractor to SPID prior to any work performed.
13. Contractor is to grout at connection of pipe to manhole with non-shrinking grout, including pipe voids left by cutting process, to a smooth finish.
14. Contractor shall cut pipe flush with the inside wall of the box or manhole.
15. Contractor shall remove nails, rebar and other protrusions from the manhole or pipe inside surface, as well as all form work, plastic and cardboard etc.
16. All manhole covers shall be raised or lowered to meet 3/8" below finished grade.
17. The District must approve all pipe zone material prior to placement and shall meet pipe manufacture's recommendations. Maximum particle size shall be ¾ inch.
18. Backfill all utility trenches above pipe zone with Granular Fill material meeting AASHTO M145 Classification A-1-A, A-1-B, A-2-4, or A-3 per ASTM D3282. Place in 8-inch maximum lifts and compact to a minimum 96% relative density per ASTM D1557, Modified Proctor. Otherwise, comply with APWA Sections 33 05 20 and 31 23 26.
19. Contractor shall stub all water and sewer laterals from the main, 10 feet minimum from the sidewalk (past the public utility easement and utilities). Provide 2X4 posts marking the stubbed locations of all water and sewer laterals, together with depth of cut on the posts from the top of marker to the invert of lateral. The bottom of the post shall be placed at the invert elevation of water and sewer laterals. Water posts shall be painted blue, and sewer posts shall be painted green. Wire tracer shall continue from the end of lateral and extend to the top of 2X4.
20. Water trucks require an air gap when using a hydrant to obtain water. The hydrant gate valve should be operated to start and stop the flow of water from the hydrant. The Main hydrant valve should remain on in full open position when hydrant meter is attached. Hydrant meter requires a $1,200 deposit. Construction water will be billed at $ 4.00 per thousand gallons to Developer. Developer/Contractor to provide monthly hydrant readings to SPID.
21. All water, sewer, and storm drain facilities shall be commissioned per APWA Standard Specification 33 08 00.
22. Backfill material shall not be placed over pipe bedding until District has inspected and given approval for the Contractor to do so. The District can request that a line be re-excavated to verify proper bedding and the contractor shall be obligated to comply with the request if a line has been covered over without prior approval from the District.
23. Site and roadway embankment shall be brought to finished subgrade elevations prior to commencing the utility trenching and installation of any water and/or storm drain lines.
24. Tolerances for utility line grades and alignments are specified in standard drawings 208-A and 208-B, which SPID strictly enforces. SPID maintains "zero" tolerance for flat bellies and flat zones / spots in pipelines. Contractor shall correct non-conforming work, and re-televise the corrected work until the work is in compliance.

POST CONSTRUCTION

1. Asbuilt Drawings shall be submitted to the District Manager.
   a. Ensure that all data for "Asbuilt Drawings" is collected.
   b. The Asbuilt Drawing set shall consist of the Approved Construction Drawings, including approved revisions, with all annotations and graphical representations added to reflect the "as constructed" condition of the public improvements, private service laterals, and utility connections as determined by a field survey conducted by the Project Surveyor. Notes and redlines from the contractor (used exclusively) are insufficient and will be rejected.
   c. All revisions, annotations, and graphical representations shall be drafted in AutoCAD.
   d. The Asbuilt Drawings shall include: title page (stamped and signed by Engineer and marked "ASBUILT DRAWINGS"), overall site plan, overall utility plan, plan and profile sheets, landscape and irrigation plans, special detail sheets, and all other sheets pertaining to water, sewer, and storm drain systems. Sheets not included in the Asbuilt Drawing set shall be lined-out in the drawing sheet index.
   e. Project Controls
      i. All Asbuilt Drawings shall be submitted (both hard copy of AutoCAD formats) using the District's survey coordinate base, including a survey control sheet indicating the District's survey controls used. Plans submitted otherwise will be rejected.
      ii. Provide on plans two (2) swing ties, or measured distances, to all private service lateral stub markers for each lot or building; as well as any sewer cleanouts on private lateral stubs installed as part of the project. These ties shall be from the two front property corners, a "nail-in-curb" projected from the property corner, or other surveyed points of reference that are permeant "controls" of the development and clearly labeled on the plans. Swing ties that cross over from sheet to sheet shall include a note and contain match lines on each sheet. Laterals shall not cross over from sheet to sheet.
   f. For review, provide on the Asbuilt Drawings, the location of the installed public utility improvements within recorded easements. If revised easements are required by the District, a copy of revised and recorded easements shall be submitted together with the revised Asbuilt Drawings prior to approval.
   g. Provide a written certification on the Asbuilt Plans (by the Project Surveyor or Project Engineer) that a field survey of existing as-constructed utility information has been performed and has been incorporated into the Asbuilt Drawings.
   h. A copy of the Asbuilt Drawings shall be submitted to the District Manager for review prior to scheduling a final inspection.
   i. Any incorrect or modified information shown on the Asbuilt Drawings found during the warranty period shall be corrected by the Developer and Project Engineer, and the corrected sheets shall be resubmitted.
   j. Submit three (3) plan sets sized 24"x36".
   k. Submit two (2) CDs containing both PDF and AutoCAD formatted drawings.
2. Storm Water Detention / Retention Facilities - Certification
   a. A certification letter shall be stamped and singed by the Project Engineer that designed and approved storm water detention / retention improvements have been surveyed and meet the following criteria.
      i. Volumes are equal to or greater than those designed and approved.
      ii. Provide cross sections of surveyed conditions demonstrating dimensions, measured slopes, and elevations.
      iii. Provide measured invert elevations of inlets and outlets, overflows, weirs, surface slopes, and other designed control features of the improvements are in compliance with the designed and approved plans.
      iv. Provide all grading features, spot elevations, and contours representing the "as constructed" conditions have been properly and accurately shown on the Asbuilt Drawings.
      v. Certify that landscaping and irrigation, as designed and approved, has been properly and completely constructed.
   b. A copy of the letter shall be submitted to the District Manager prior to scheduling a final inspection.

To be signed after review at Pre-Construction Meeting
Acknowledgement of Revision 6-2-2026

CONTRACTOR SIGNATURE_____

DATE_____

DEVELOPER SIGNATURE_____

DATE_____

DISTRICT ENGINEER SIGNATURE_____
Brendan Thorpe, P.E.

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

Sagewood Village Phase 15

Notes

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: August 13, 2026

SHEET NUMBER: **G-1**

C:\Users\sfd05\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\SF15\1503.G-1.dwg



EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 150'

0 75 150 300 450

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

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STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

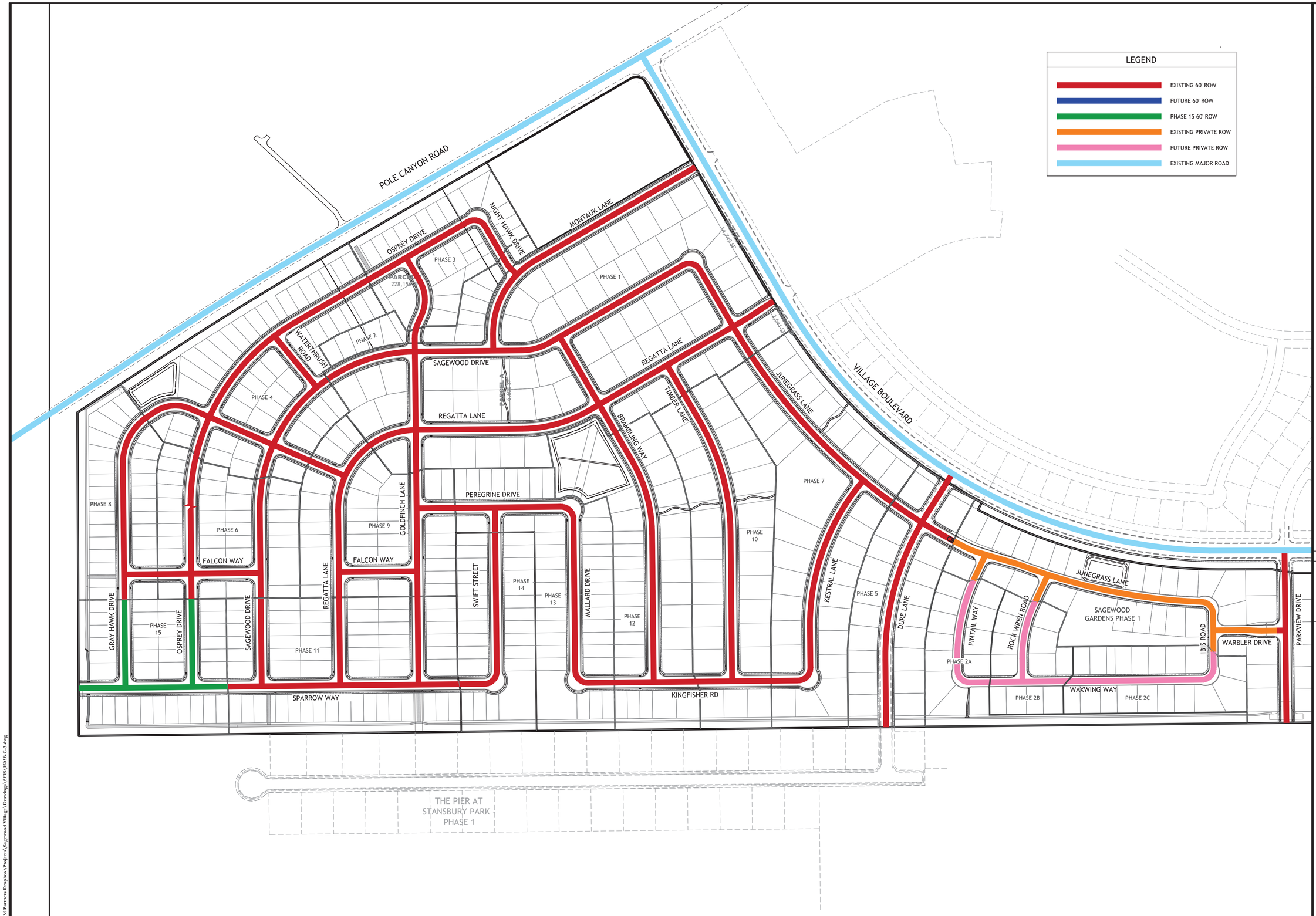
Sagewood Village
Phase 15
Pedestrian Circulation Plan

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: August 13, 2026

SHEET NUMBER: **G-2**

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EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 150'

0 75 150 300 450

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

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5. All private improvements shall conform to APWA standards and specifications.
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7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

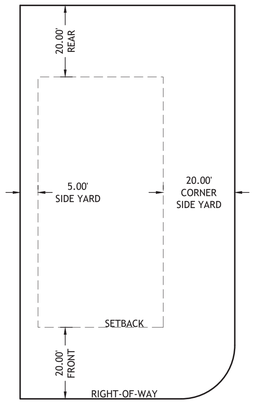
Sagewood Village
Phase 15
Road Connectivity Plan

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: August 13, 2026

SHEET NUMBER: **G-3**

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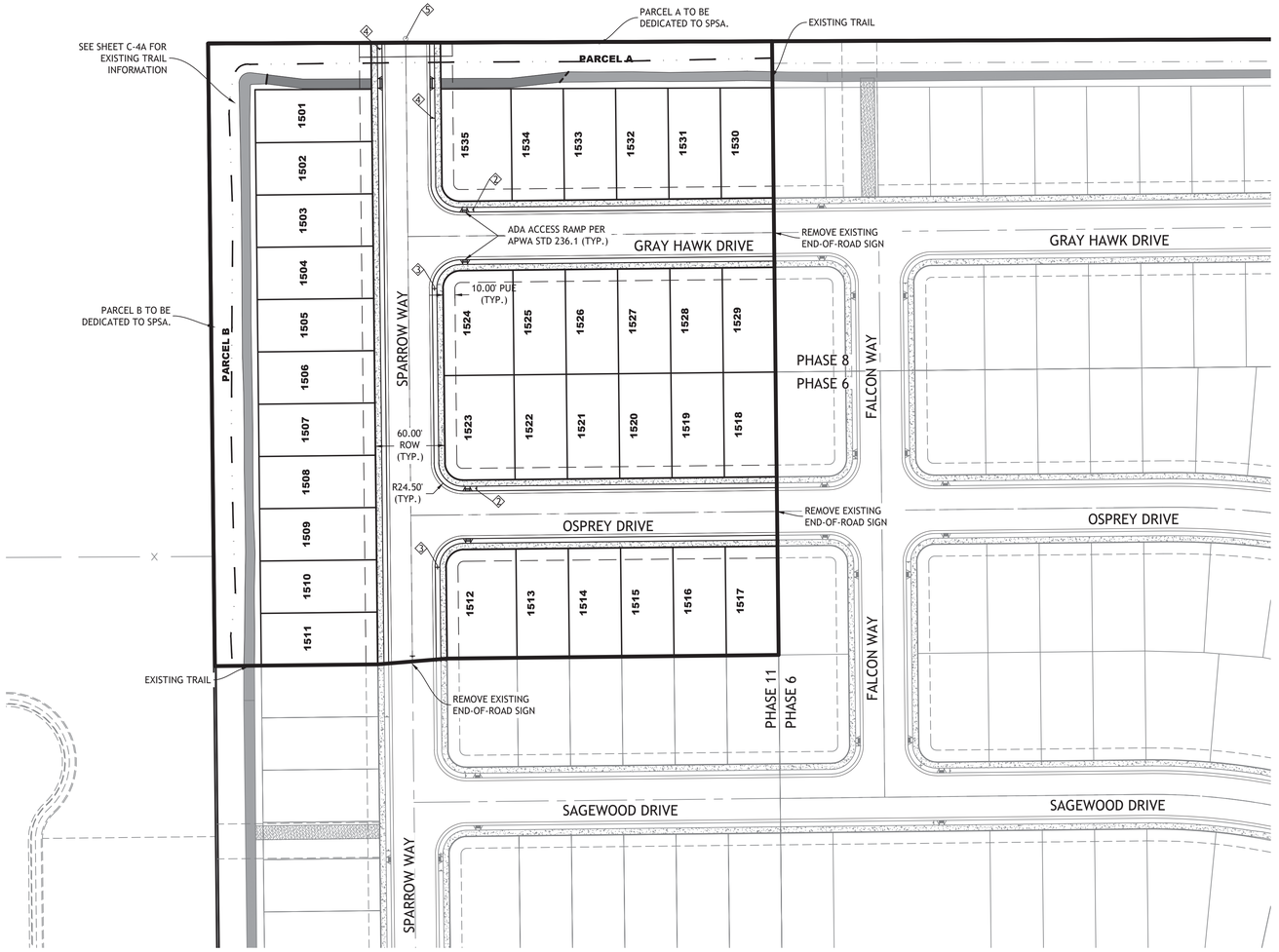


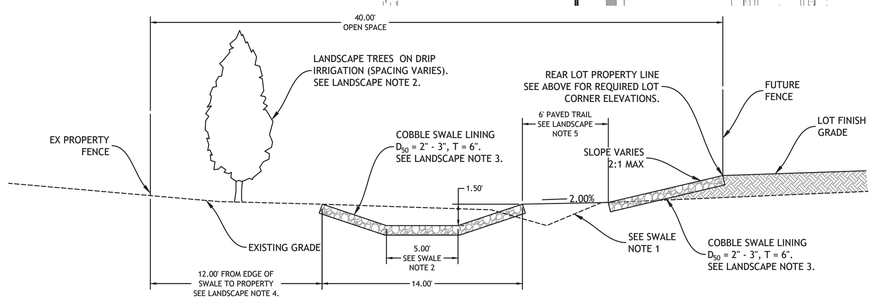
TYPICAL SETBACK DETAIL

SAGEWOOD VILLAGE PHASING TABLE		
PHASE #	# OF UNITS	STATUS
1	58	RECORDED
2	12	RECORDED
3	25	RECORDED
4	44	RECORDED
5	19	RECORDED
6	31	RECORDED
7	29	RECORDED
8	26	RECORDED
9	32	RECORDED
10	26	RECORDED
11	53	RECORDED
12	29	RECORDED
13	38	RECORDED
14	25	RECORDED
15	35	DESIGN
G-1	35	RECORDED
G-2A	12	DESIGN
G-2B	12	FUTURE
G-2C	17	FUTURE
TOTAL	492 (RECORDED TO DATE)	
CONSULT EXISTING DEVELOPMENT AGREEMENT TO DETERMINE REMAINING UNITS.		

STREET SIGN LEGEND:

1. PER MUTCD R2-1, SPEED LIMIT / 25 (NOT USED THIS PHASE)
2. PER MUTCD R1-1, STOP
3. PER TOOELE COUNTY / STANSBURY PARK, STREET NAME SIGN
4. PER MUTCD R1-5, CROSSWALK WITH DOWN ARROW PER MUTCD W16-7
5. PER MUTCD, (2) TYPE III BARRICADE WITH OM3 REFLECTORS





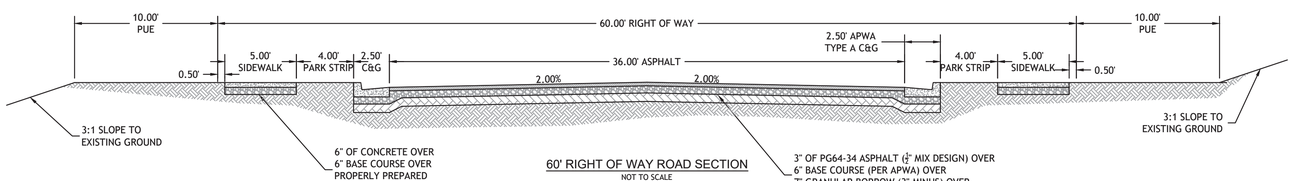
SECTION A - A - TYPICAL SECTION (EXISTING)
NOT TO SCALE

SWALE DESIGN NOTES:

1. THE EXISTING DRAINAGE SWALE VARIES IN DEPTH FROM 6" TO 18" WITH ~3.5:1 SIDE SLOPES. THE AVERAGE DEPTH ALONG THE NORTH AND WEST SIDES IS 1.1 FT. THE CAPACITY OF THE SWALE IS **6.4 CFS**.
2. PER THE UPDATED DRAIANGE CALCUATIONS SUBMITTED WITH THE PHASE 1 REDESIGN (DATED 8/7/2018), 20.3 ACRES OF SAGEWOOD DEVELOPMENT WILL DRAIN TO THE EXISTING SWALE.
   - 2.1. 8.2 ACRES WILL DRAIN TO THE PHASE 8 OUTFALL FROM PHASES 6, 8, AND FUTURE. THIS WILL CONTRIBUTE 3.9 (10YR) OR 7.8 CFS (100YR).
   - 2.2. FUTURE PHASES WILL DELIVER RUNOFF FROM 12.1 ACRES AT OTHER LOCATIONS UPSTREAM. THIS WILL CONTRIBUTE AN ADDITIONAL 5.8 (10YR) OR 11.5 CFS (100YR) TO THE STREAM SYSTEM.
3. TO ACCOODATE THE ADDITIONAL FLOW, THE SWALE HAS BEEN ENLARGED AND REGRADED PER THE DIMENSIONS SHOWN ON SECTIONS A AND B. TRAIL/SWALE ADJACENT TO SAGEWOOD GARDENS 2A TO BE GRADED WITH 2A CONSTRUCTION.
4. $Q_{MAX@MIN. S}$ = 32.5 CFS. $Q_{REQUIRED}$ - 100 YR = 25.7 CFS (6.4 CFS EXISTING + 7.8 CFS PH8 + 11.5 CFS). MIN SLOPE IS 0.15%. FROM PHASES 5, 7, 10-15, & SG 2A

LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION DESIGN FOR PARCELS A AND B IS NOT A PART OF THIS PLAN SET AND WAS CONSTRUCTED PRIOR. THE REMAINING NOTES ARE PROVIDED TO ENSURE PROPER DOCUMENTATION OF THE LANDSCAPE AND IRRIGATION IS PROVIDED TO SPSA BY IVORY DEVELOPMENT
2. OPEN SPACE TREES HAVE BEEN INSTALLED. IVORY TO PROVIDE DOCUMENTATION OF SPECIES AND SPACING TO SPSA. ADDITIONALLY, IVORY TO PROVIDE ASBUILTS OF DRIP IRRIGATION SYSTEM TO SPSA.
3. COBBLE LINING HAS BEEN PROVIDED FOR THE SWALE AND FOR THE AREA BETWEEN THE TRAIL AND THE SAGEWOOD LOTS. IVORY TO PROVIDE DOCUMENTATION OF MATERIALS USED TO SPSA.
4. THE OPEN SPACE AREA BETWEEN THE TRAIL AND THE SAGEWOOD VILLAGE PROJECT BOUNDARY HAS BEEN SEEDED WITH NATIVE GRASSES AND IS NOT IRRIGATED.
5. THE SAGEWOOD PERIMETER TRAIL TO BE PAVED. TRAIL PAVING IS NOT PART OF SAGEWOOD 15 DESIGN OR CONSTRUCTION.



60' RIGHT OF WAY ROAD SECTION
NOT TO SCALE

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 60'

0 30 60 120 180

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

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PROJECT STATISTICS (SAGEWOOD VILLAGE PHASE 15):

SINGLE FAMILY LOTS =	35
OPEN SPACE PARCELS=	2

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

Sagewood Village Phase 15

Site Plan

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

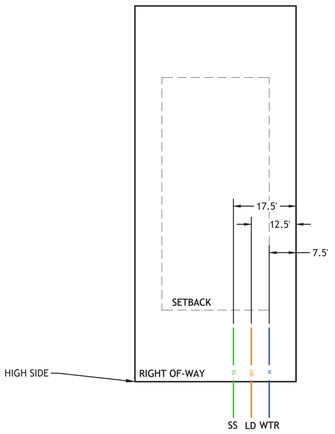
DATE: August 13, 2026

SHEET NUMBER: C-1

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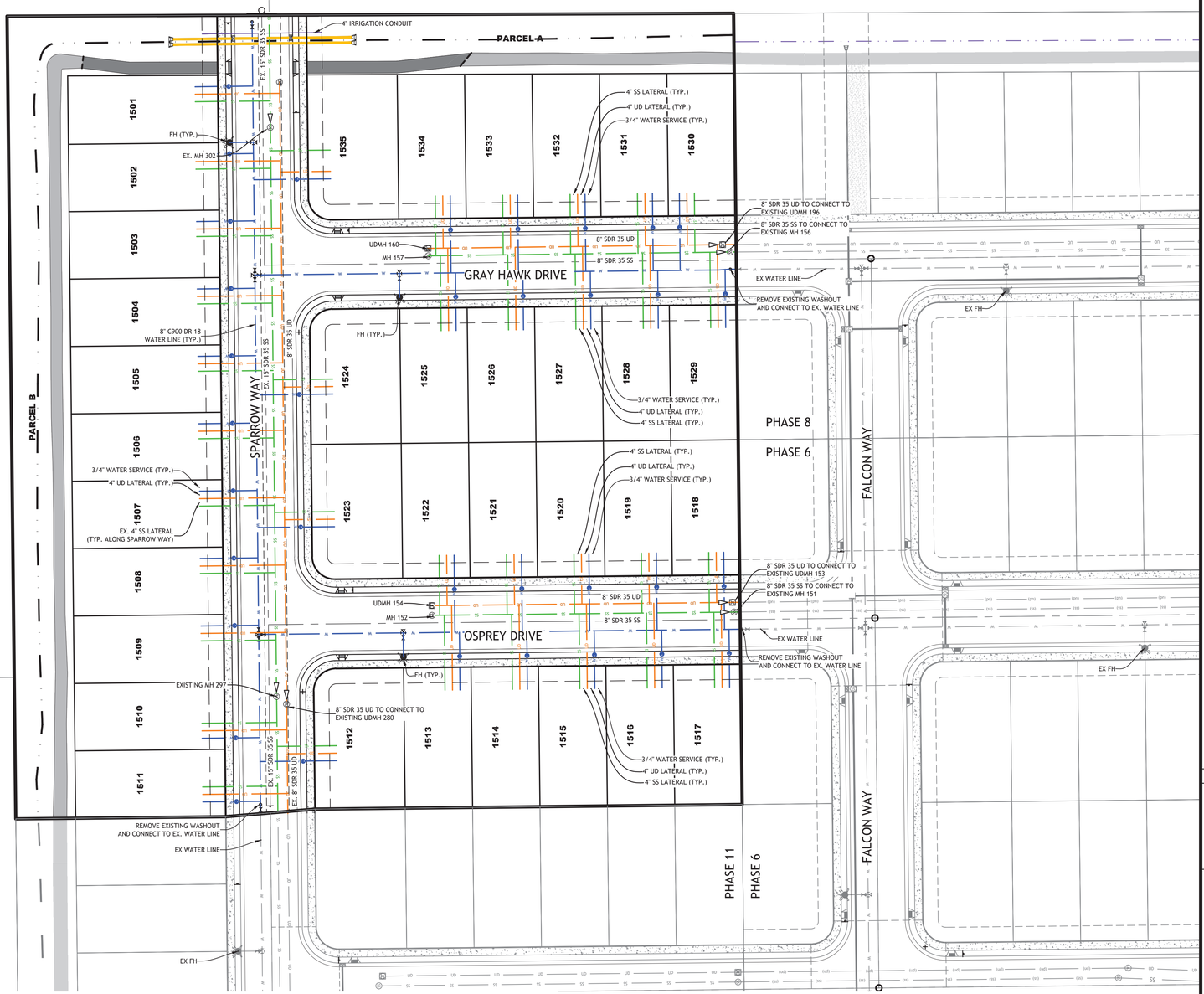
NOTES:

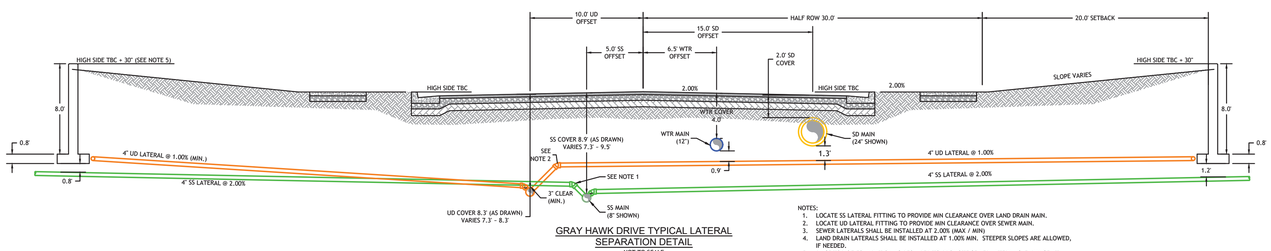
1. "Near flat" sewers - Any 10"Ø or greater sewer line shall be surveyed during construction, prior to backfill, to confirm grade. Surveys shall be completed via total station or line level loop. Elevations are to be recorded at each manhole. A certification letter shall be signed and stamped by the project surveyor in accordance with SPID requirements. Sewer lines with slopes less than the allowed minimum slope shall be corrected and re-certified.
2. As-builts required - As-built survey is required on this project. Contractor shall coordinate collection of as-built information with project surveyor.
3. This overall drawing shows general information. Please refer to Plan and Profile sheets for additional information (i.e fittings, valves, thrust blocks and joint restraints).
4. Open Space laterals to be the following:
   4.1. Parcel A = 1.5"Ø



TYPICAL LATERAL DETAIL (COTTAGE LOT)

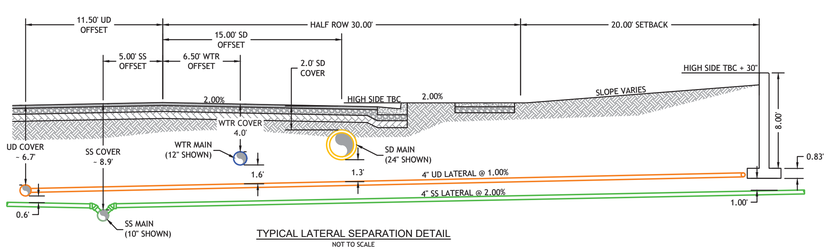
NOTE:
1. CORNER LOTS LATERAL LOCATIONS MAY VARY.
2. MAINTAIN 10' BETWEEN SEWER AND WATER LATERALS UNLESS CONFLICTS EXIST.





GRAY HAWK DRIVE TYPICAL LATERAL SEPARATION DETAIL
NOT TO SCALE

NOTES:
1. LOCATE SS LATERAL FITTING TO PROVIDE MIN CLEARANCE OVER LAND DRAIN MAIN.
2. LOCATE UD LATERAL FITTING TO PROVIDE MIN CLEARANCE OVER SEWER MAIN.
3. SEWER LATERALS SHALL BE INSTALLED AT 2.00% (MAX / MIN)
4. LAND DRAIN LATERALS SHALL BE INSTALLED AT 1.00% MIN. STEEPER SLOPES ARE ALLOWED, IF NEEDED.
5. RAISE TOP OF FOUNDATION AS REQUIRED TO PROMOTE SEWER LATERAL CLEARANCE AT FOUNDATION.



TYPICAL LATERAL SEPARATION DETAIL
NOT TO SCALE

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 40'

0 20' 40' 80' 120'

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:
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APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

Sagewood Village Phase 15

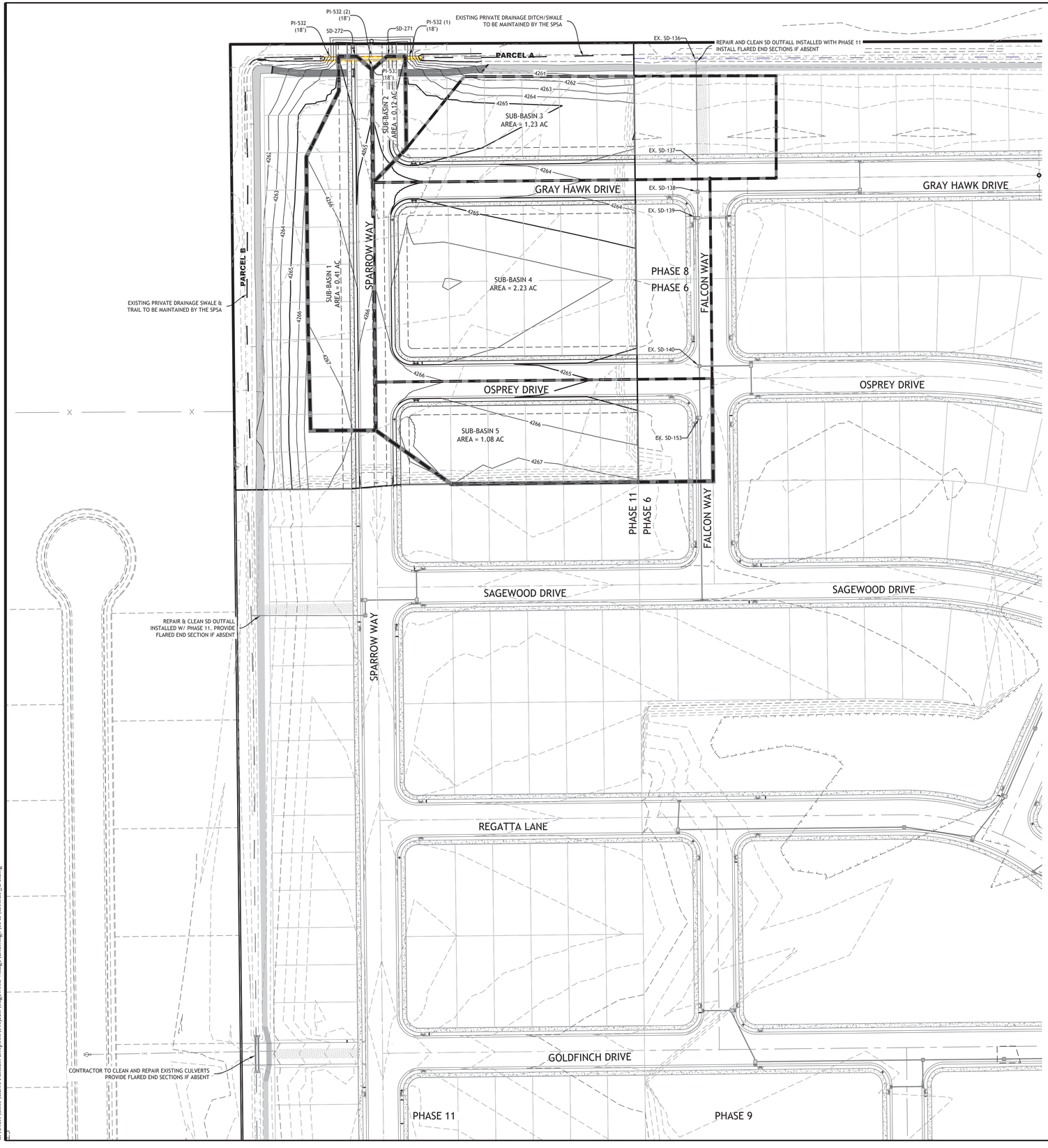
Utility Plan

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: August 13, 2026

SHEET NUMBER:
C-2

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DRAINAGE PLAN NOTES:

1. ROADWAY FINISH GRADING SHOWN ON THIS SHEET AND LABELED ON THE PP DRAWINGS DENOTE GRADES TO BE CONSTRUCTED WITH INFRASTRUCTURE. SEE SHEET C-4 FOR FINISH GRADING POST HOME CONSTRUCTION.
2. ALL STORM DRAIN PIPES SHALL BE RCP OR ADS HP STORM UNLESS OTHERWISE NOTED ON THE PP SHEETS.
3. DRAINAGE NARRATIVE:
   - 3.1. DRAINAGE PATTERN: STORM WATER IS CONVEYED IN EXISTING AND PROPOSED DRAINAGE PIPES TO THE EXISTING DRAINAGE SYSTEM.
   - 3.2. PIPE SIZING: PIPES HAVE BEEN SIZED PER THE RATIONAL METHOD TO CARRY THE 10-YR STORM. SEE SD OUTFALL ANALYSIS, THIS SHEET. THE 10-YR INTENSITY HAS BEEN INTERPOLATED BETWEEN THE 10-YR 30 MIN AND 10-YR 60 MIN STORM BASED ON THE TC = 37.6 MIN.
   - 3.3. FOR MORE INFORMATION REFER TO THE SAGEWOOD VILLAGE STORM WATER MASTER PLAN AND PHASE 15 DRAINAGE CALCULATIONS.

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 60'

0 30 60 120 180

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

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APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

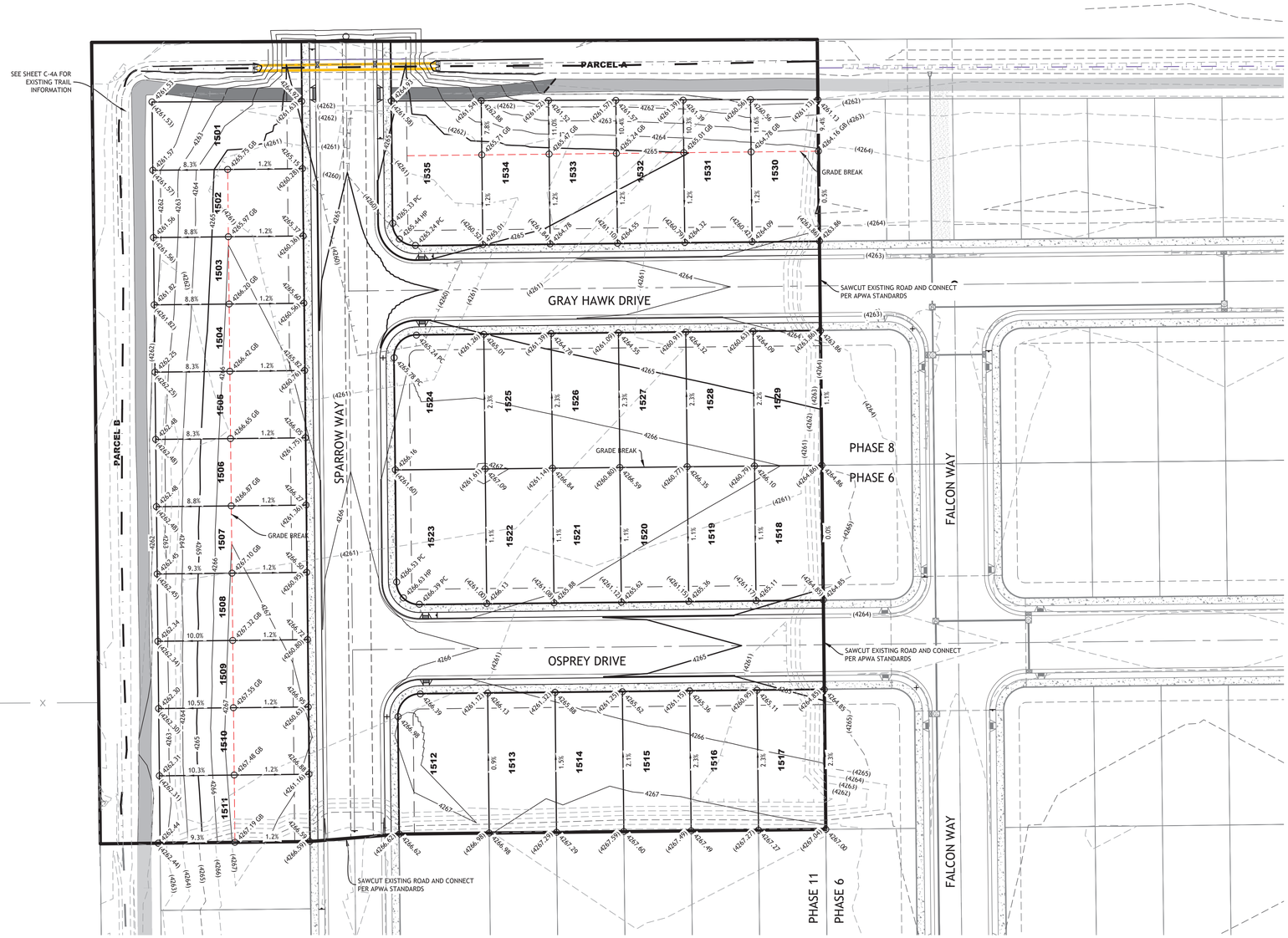
Sagewood Village
Phase 15
Drainage Plan

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: August 13, 2026

SHEET NUMBER: **C-3**

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4263.55	FINISH GRADE LABEL
(4261.22)	EXISTING GRADE LABEL
	FG MAJOR CONTOUR
	FG MINOR CONTOUR
	EG MAJOR CONTOUR
	EG MINOR CONTOUR
EG	EXISTING GRADE
EOT	EDGE OF TRAIL
FG	FINISH GRADE
FL	FLOW LINE
PC	PROPERTY CORNER
GB	GRADE BREAK

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 40'

0 20' 40' 80' 120'

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

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APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

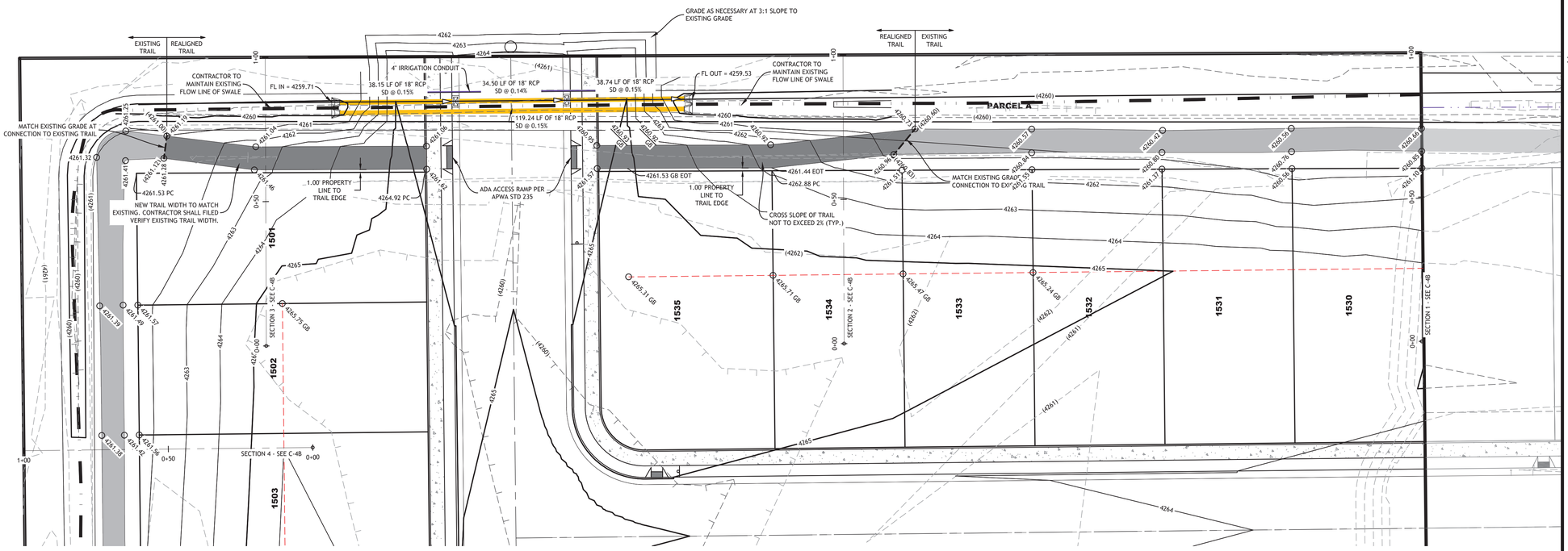
Sagewood Village
Phase 15
Grading Plan

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: August 13, 2026

SHEET NUMBER: **C-4**

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EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 20'

0 10' 20' 40 60'

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

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STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

Sagewood Village Phase 15

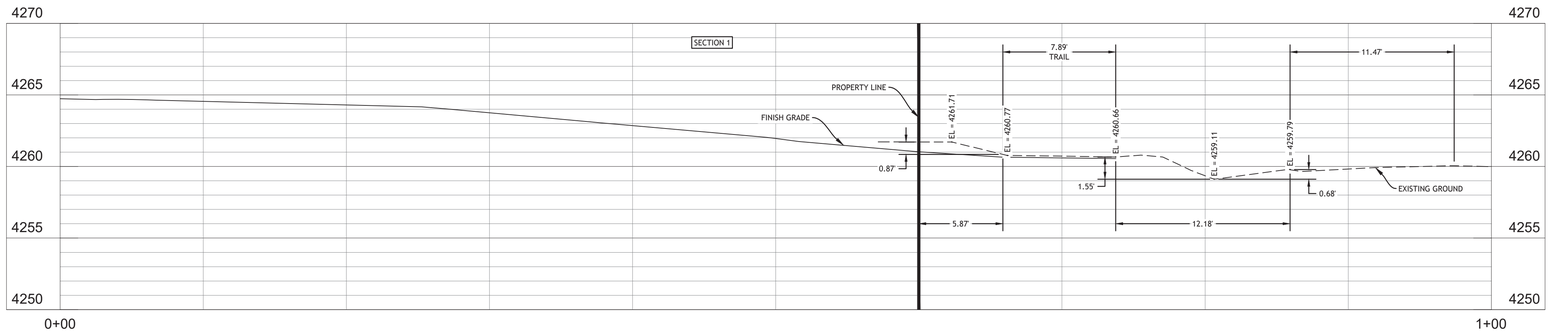
Trail Grading Plan

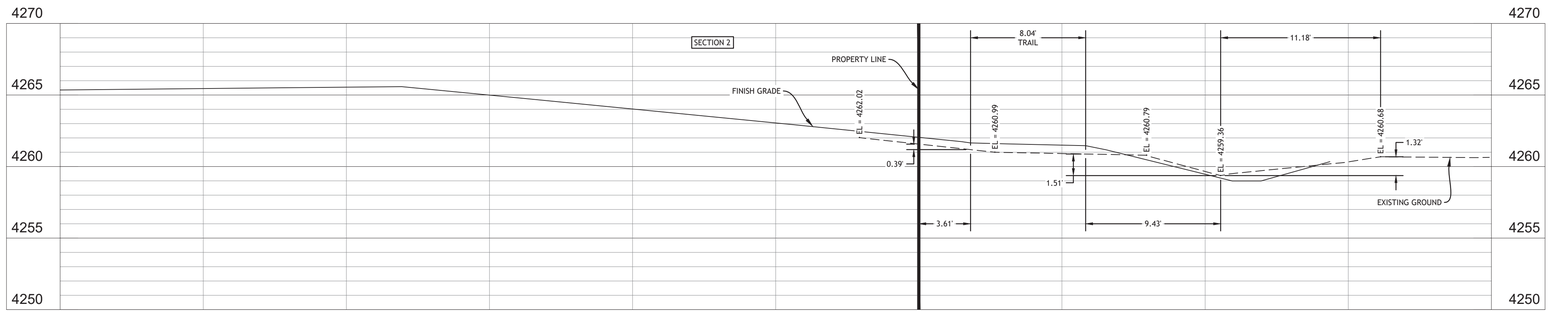
PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

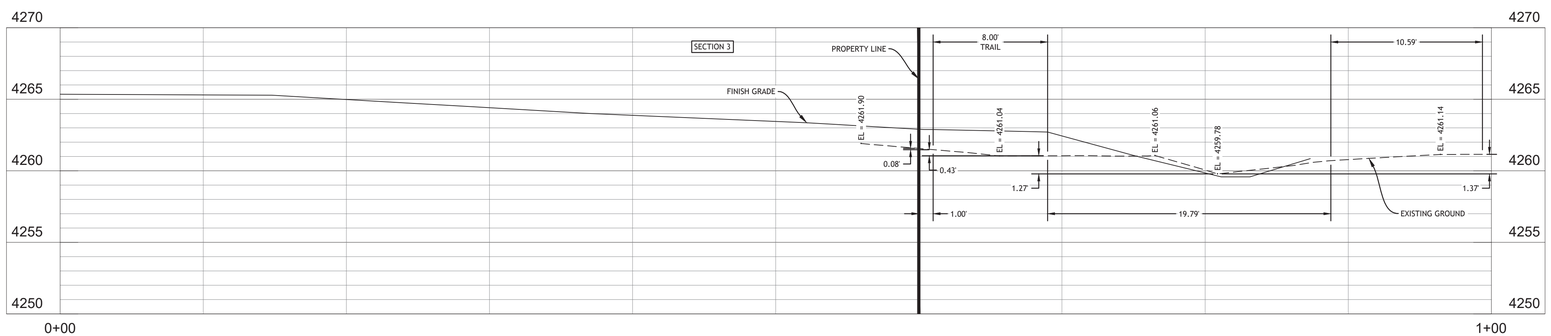
DATE: August 13, 2026

SHEET NUMBER: **C-4A**

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EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 5'

0 2.5' 5' 10' 15'

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

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APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

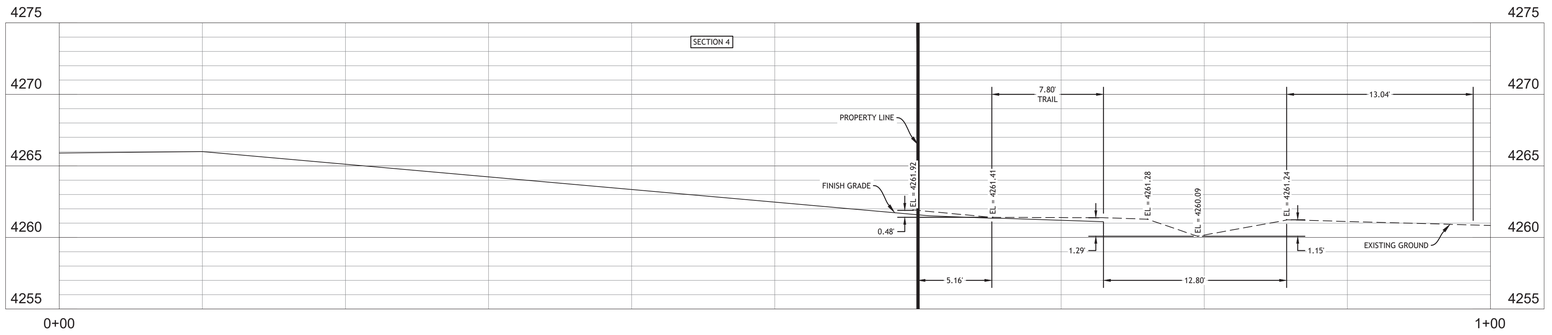
Sagewood Village Phase 15

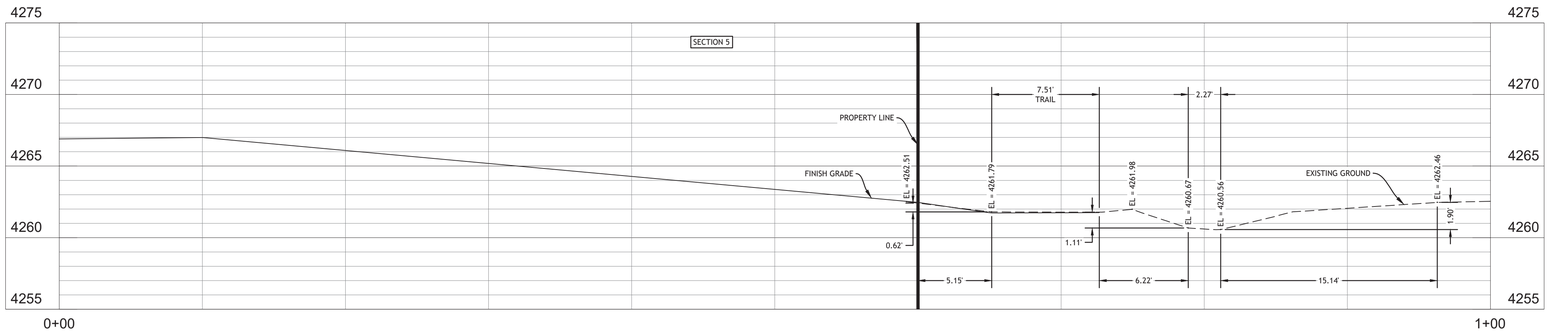
Trail Grading Sections

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	**REMARKS**

DATE: August 13, 2026

SHEET NUMBER:
C-4B







EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 5'

0 2.5' 5' 10' 15'

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

Sagewood Village Phase 15

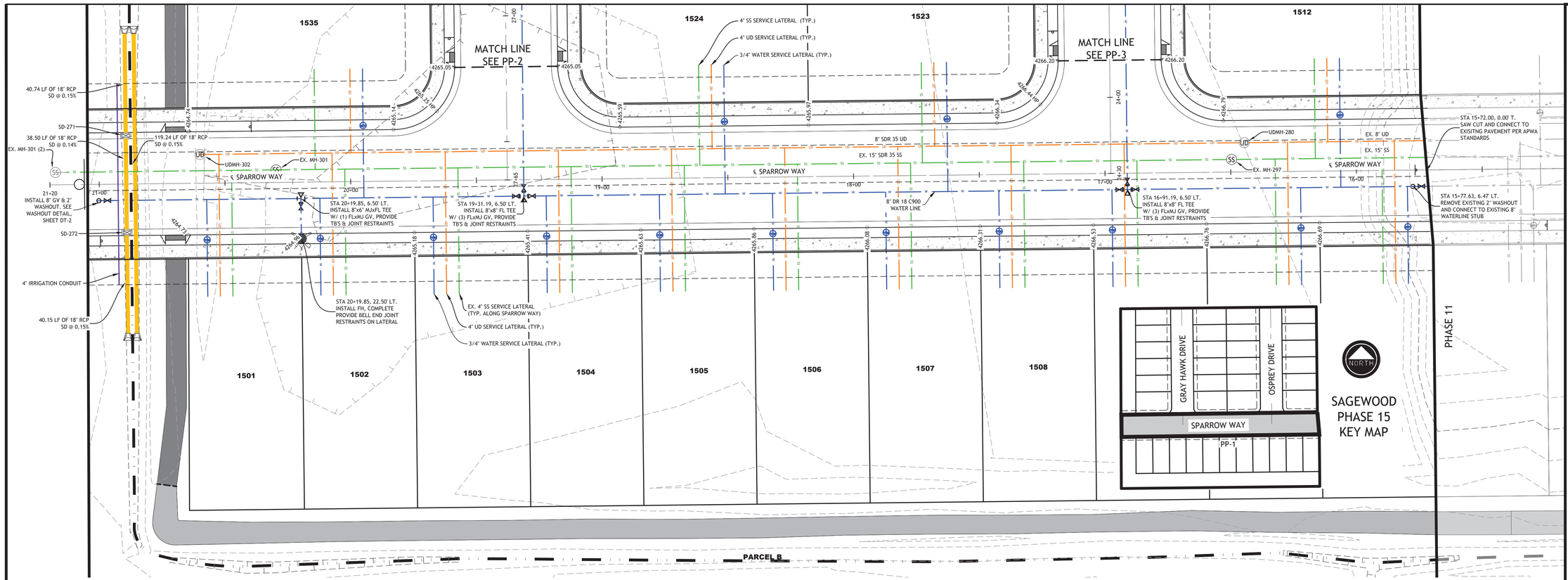
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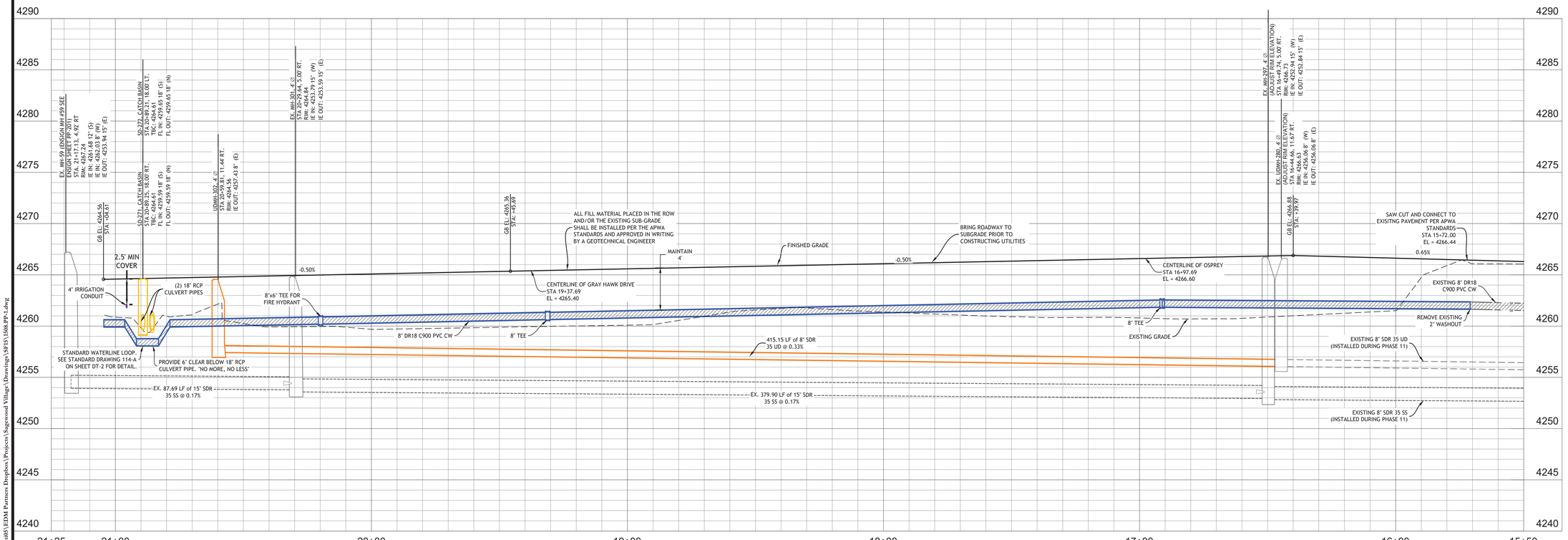
PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: August 13, 2026

SHEET NUMBER: **C-4C**

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EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

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APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

VERTICAL SCALE: 1" = 5'

0 2.5' 5' 10' 15'

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

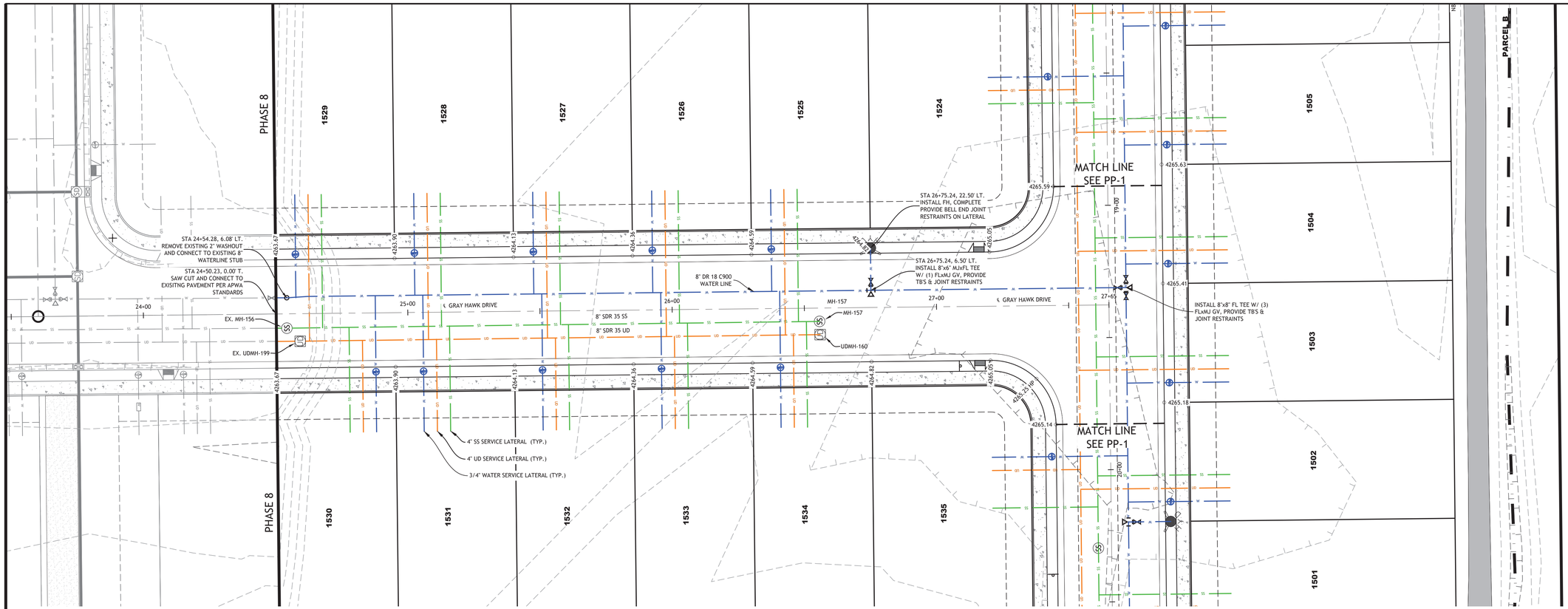
Sagewood Village
Phase 15
Sparrow Way Plan and Profile

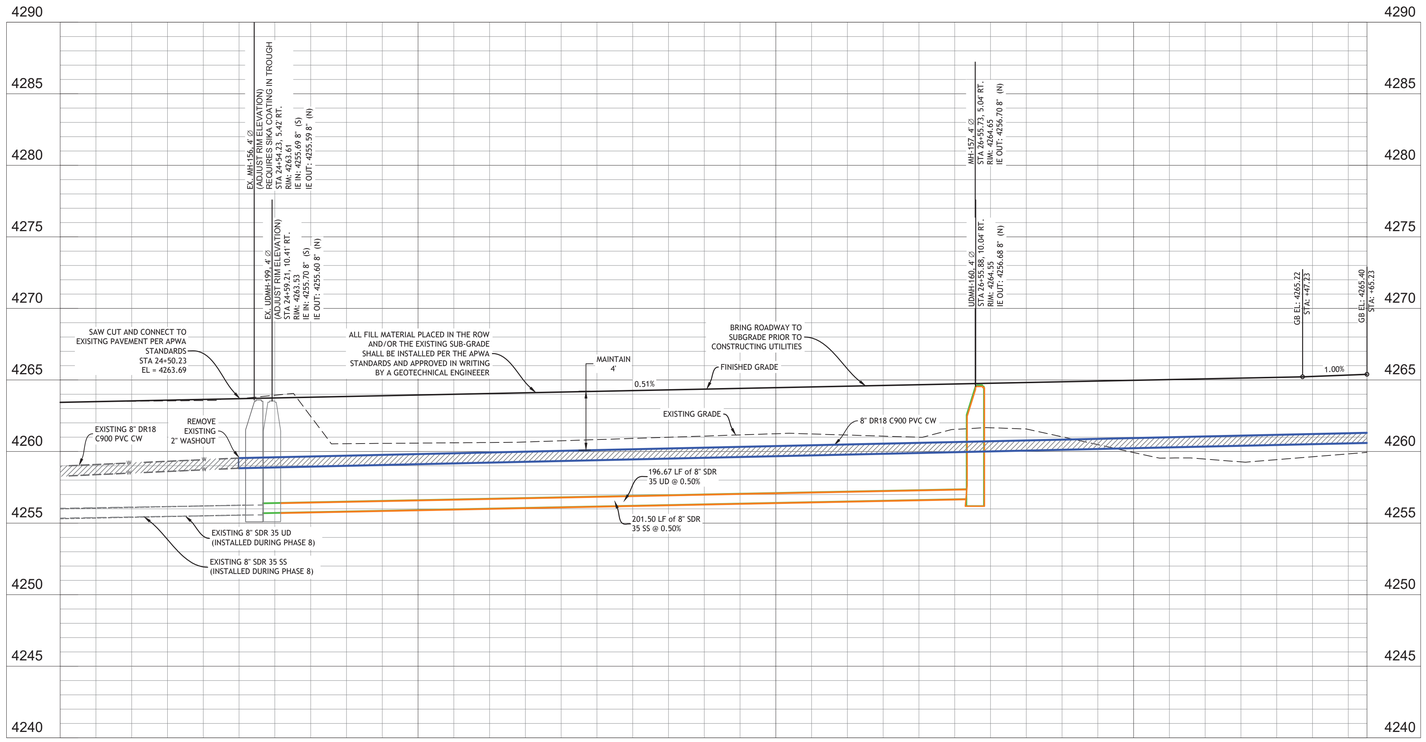
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DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	

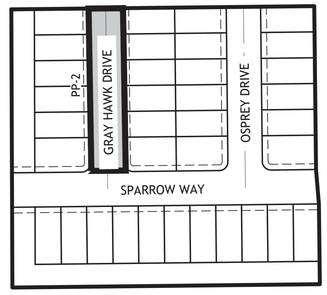
No.	DATE	REMARKS

DATE: August 13, 2026

SHEET NUMBER: **PP-1**







SAGEWOOD PHASE 15 KEY MAP

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

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7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

VERTICAL SCALE: 1" = 5'

0 2.5' 5' 10' 15'

LICENSED PROFESSIONAL ENGINEER — No. 374998 — PETER M. DUBEROW — 08/17/2026 — STATE OF UTAH

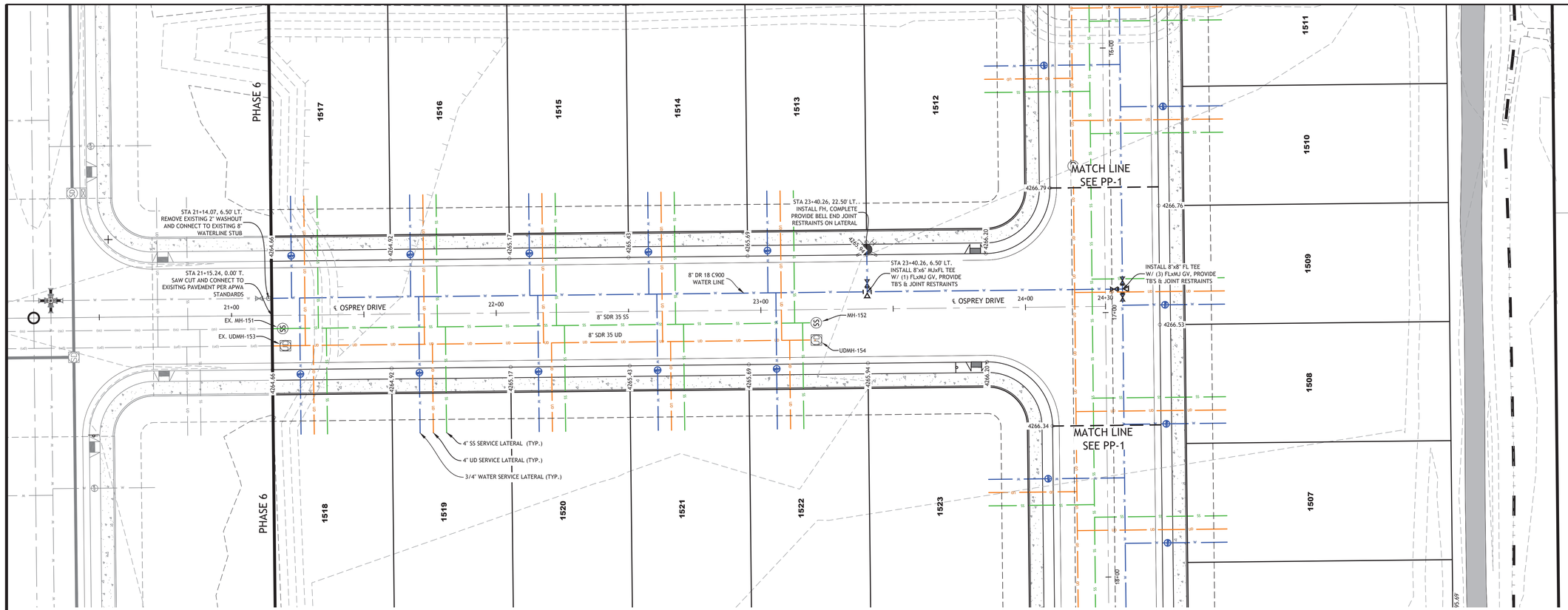
Sagewood Village
Phase 15
Gray Hawk Drive
Plan and Profile

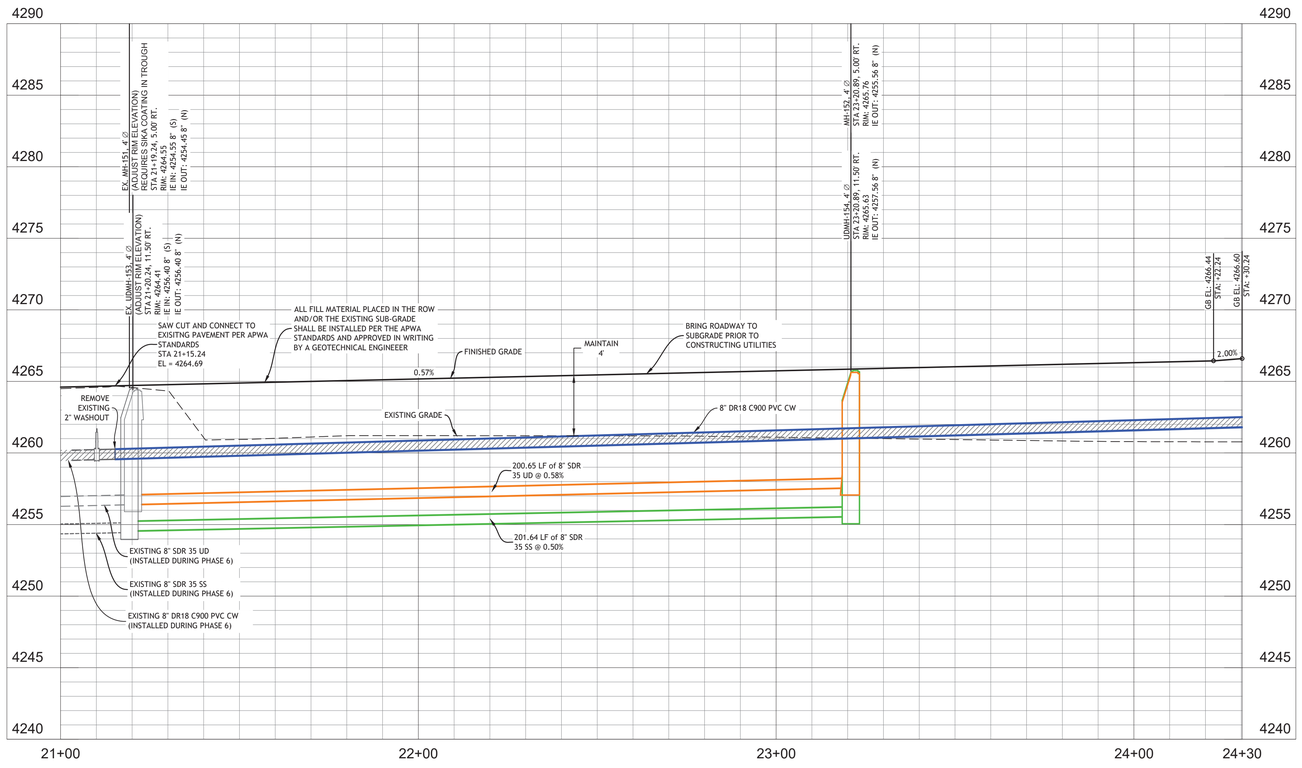
PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

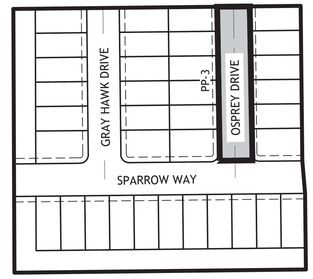
DATE: August 13, 2026

SHEET NUMBER: **PP-2**

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SAGEWOOD
PHASE 15
KEY MAP

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

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5. All private improvements shall conform to APWA standards and specifications.
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7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

VERTICAL SCALE: 1" = 5'

0 2.5' 5' 10' 15'

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

Sagewood Village
Phase 15
Osprey Drive
Plan and Profile

PROJECT:	1650
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: August 13, 2026

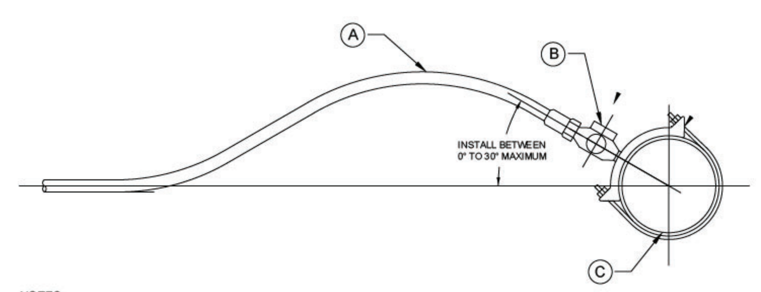
SHEET NUMBER:
PP-3

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LEGEND:

ITEM DESCRIPTION

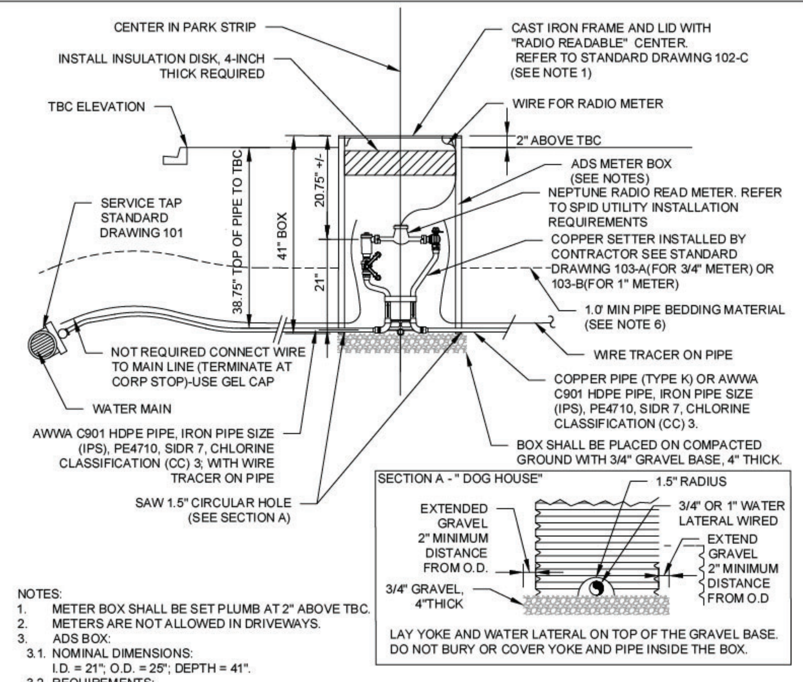
Ⓐ COPPER PIPE (TYPE K-SOFT); OR AWWA C901 HDPE PIPE, IRON PIPE SIZE (IPS), PE4710, SIDR 7, CHLORINE CLASSIFICATION (CC) 3. (IF POLY PIPE IS USED, PLACE #12 GAGE TRACE WIRE ABOVE PIPE; IF COPPER PIPE IS USED, BED PIPE IN SAND.)
Ⓑ BALL TYPE CORPORATION STOP: FORD FB1101-3 W/NPT THREADS OR APPROVED EQ.
Ⓒ SERVICE SADDLE CLAMP DOUBLE STOP BRASS



NOTES:

1. ALL WORK MUST BE INSPECTED BY IMPROVEMENT DISTRICT PERSONNEL OR ENGINEER
2. MINIMUM DISTANCE BETWEEN TAPS 24" WITH A MINIMUM 5" STAGGER.
3. NO TAPS WITHIN 24" FROM THE END OF PIPE.
4. ALL SERVICE TAPS ARE TO BE DONE WITH A TAPPING MACHINE APPROVED BY THE DISTRICT OR ENGINEER.
5. SERVICE SADDLE CLAMP REQUIRED ON ALL TAPS OF PVC PIPE.
6. TEFLON TAPE REQUIRED ON ALL TAPS AND THREADS.
6. TRACER WIRE REQUIRED.

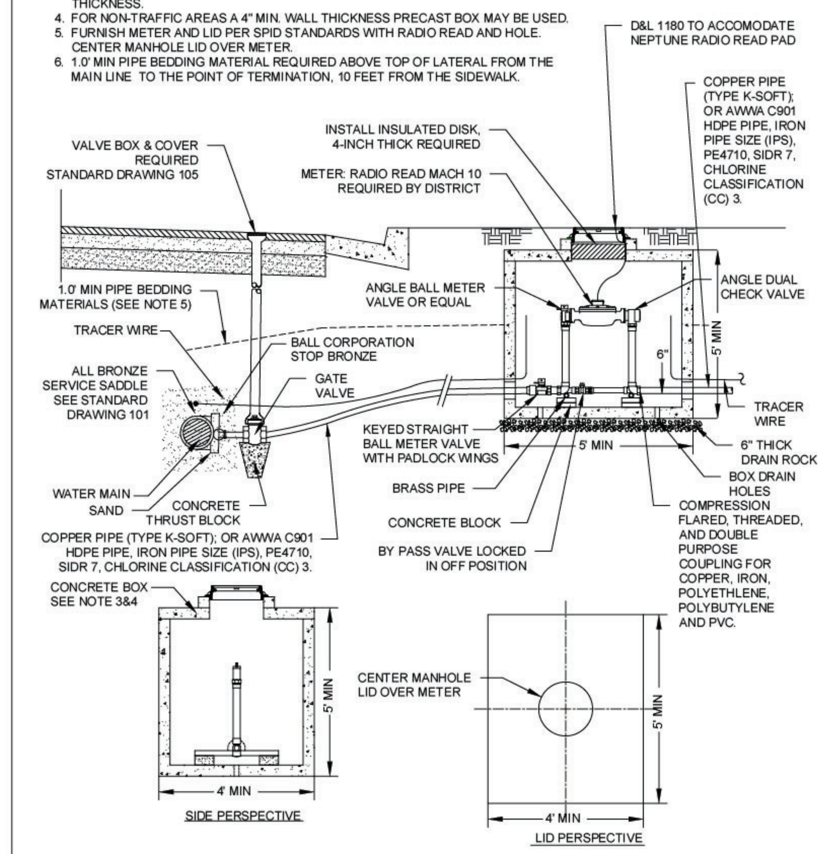
STANDARD DRAWING 101 | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
STANDARD WATERLINE LOOP
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:
1. METER BOX SHALL BE SET PLUMB AT 2" ABOVE TBC.
2. METERS ARE NOT ALLOWED IN DRIVEWAYS.
3. ADS BOX:
   3.1. NOMINAL DIMENSIONS: I.D. = 21"; O.D. = 25"; DEPTH = 41".
   3.2. REQUIREMENTS: ADS METER BOXES SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. BASED ON ASTM D 2412 AT 5% DEFLECTION THE PIPE STIFFNESS FOR 21-INCH (525MM) METER BOX SHALL BE 34 pii (235 N/m/mm). METER BOXES SHALL BE NOTCHED AT 0 AND 180 DEGREES AT THE BASE TO ACCOMMODATE INLET AND OUTLET PIPES.
   3.3. MATERIAL PROPERTIES: METER BOXES SHALL BE HIGH DENSITY POLYETHYLENE CONFORMING WITH MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420 B AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350
4. CAST IRON COVER CONFORMS TO ASTM A48 CL35B, MANUFACTURED BY D&L FOUNDRY (888-765-8124) CATALOG No. B-5020.
5. PRIOR TO PLACING METER BOX, ENSURE TOP OF THE WATER SERVICE LATERAL AND BOTTOM OF TRENCH IS NO DEEPER THAT 39". IF GRADE IS TOO LOW, RAISE BY PLACING 3/4-INCH GRAVEL (NO LOOSE DIRT). THE BOTTOM OF THE METER YOKE AND PIPE SHALL BE VISIBLE FROM THE INSIDE OF THE BOX AND SHALL BE PLACED ON THE GRAVEL BASED (DO NOT COVER OR BURY YOKE OR PIPE INSIDE METER BOX). THE BOTTOM OF THE METER BOX AND THE BOTTOM OF THE YOKE AND PIPE SHALL BE PLACED AT THE SAME LEVEL. THE DOG HOUSE ACCOMMODATING THE LATERAL SHALL NOT EXCEED 1.5 INCHES IN DIAMETER. USE A CIRCULAR HOLE SAW FOR DOG HOUSE PENETRATION.
6. 1.0' MIN PIPE BEDDING MATERIAL REQUIRED ABOVE TOP OF LATERAL FROM THE MAIN LINE TO THE POINT OF TERMINATION, MINIMUM 10 FEET FROM THE SIDEWALK AND BEHIND ALL OTHER UTILITIES.

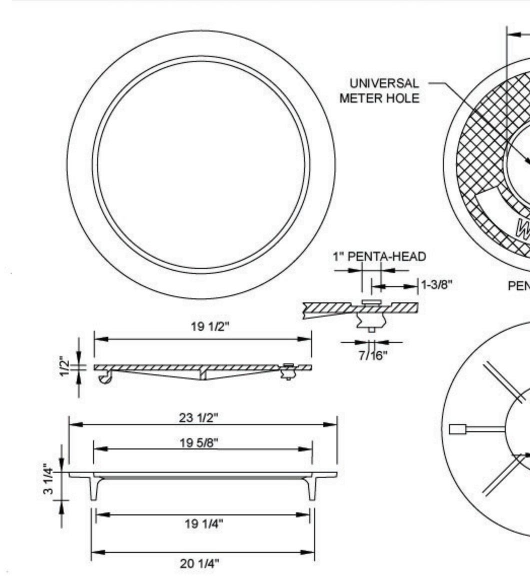
STANDARD DRAWING 102-A | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
WATER SERVICE CONNECTION FOR 3/4" - 1" METERS
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

NOTES:
1. METER LID SHALL BE SET PLUMB AND 1.5" TO 3" ABOVE TBC.
2. METER BOXES ARE PROHIBITED IN DRIVE APPROCHES.
3. FOR TRAFFIC AREAS USE A H-20 LOAD PRECAST BOX WITH 6" MIN. WALL THICKNESS.
4. FOR NON-TRAFFIC AREAS A 4" MIN. WALL THICKNESS PRECAST BOX MAY BE USED.
5. FURNISH METER AND LID PER SPID STANDARDS WITH RADIO READ AND HOLE. CENTER MANHOLE LID OVER METER.
6. 1.0' MIN PIPE BEDDING MATERIAL REQUIRED ABOVE TOP OF LATERAL FROM THE MAIN LINE TO THE POINT OF TERMINATION, 10 FEET FROM THE SIDEWALK.



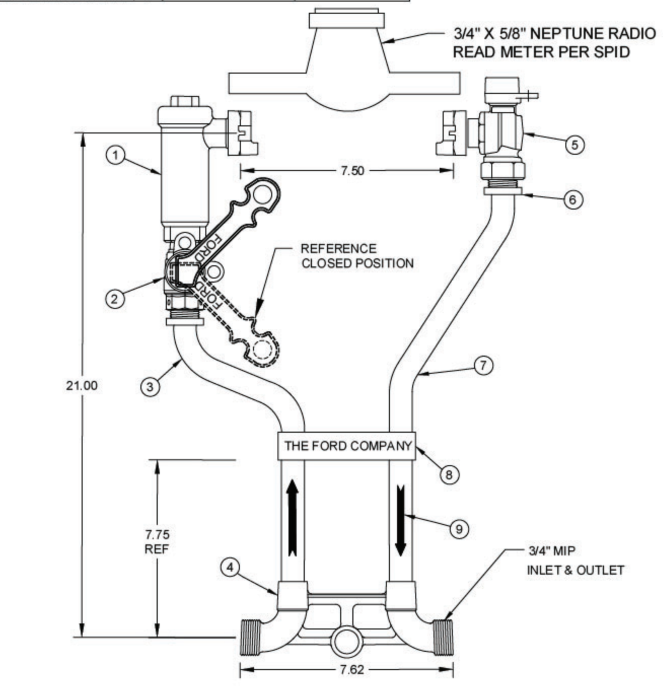
STANDARD DRAWING 102-B | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
WATER SERVICE CONNECTION FOR 1 1/2" - 2 METERS
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

REQUIRED MANUFACTURE: D&L FOUNDRY				
MODEL NUMBER: B-5021				
CAST IRON CONFORMS TO ASTM A48 CL35B				
MATCHES MANUFACTRE'S DRAWINGS DATE: 05/17/13				
OWNERSHIP, PATENTS AND DESIGN BY THE FORD COMPANY APPLY				
ITEM	DESCRIPTION	QTY	MATERIAL	CATALOG NUMBER (ADD "-NL" FOR NO-LEAD)
1	ANGLE DUAL CART CHK VL	1	CAST RED OR NO-LEAD BRASS	HHCA13-444-SN-REV
2	BALL VALVE	1	CAST RED OR NO-LEAD BRASS	B81-444W
3	1 1/8" OD COPPER tUBE	1	COPPER	
4	BAR	1	CAST RED OR NO-LEAD BRASS	
5	ANGLE BALL VALVE	1	CAST RED OR NO-LEAD BRASS	BA13-444W-SN
6	SOLDER BUSHING	2	CAST RED OR NO-LEAD BRASS	CS8-44
7	TIE BAR	1	CAST RED BASS	CST-3
8	FLOW DIRECTION ARROW LABEL	2		DAL
9	1 1/8" OD COPPER TUBE	1	COPPER	



STANDARD DRAWING 102-C | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
CAST IRON METER BOX LID FOR 3/4" - 1" METERS
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

REQUIRED MANUFACTURE: THE FORD METER BOX CO, INC.				
WABASH, INDIANA 46992 USA				
CATALOG NUMBERS: VBHC72-C15836-002-NL (NO-LEAD ALLOY IS REQUIRED)				
ASSEMBLY: 5/8" x 3/4" COPPERSETTER, BV W/ HANDLE CHECK VALVE ON INLET RISER, 3/4" MIP OUTLET, W/TIE BAR, 7/8" OD COPPER, 21 HGT				
MATCHES MANUFACTRE'S DRAWINGS DATE: 01/30/2019				
OWNERSHIP, PATENTS AND DESIGN BY THE FORD COMPANY APPLY				
ITEM	DESCRIPTION	QTY	MATERIAL	CATALOG NUMBER (ADD "-NL" FOR NO-LEAD)
1	ANGLE DUAL CART CHK VL	1	CAST RED OR NO-LEAD BRASS	HHCA13-332-SN-REV-NL
2	BALL VALVE	1	CAST RED OR NO-LEAD BRASS	B81-233W-C15836-002-NL
3	7/8" OD COPPER tUBE	1	COPPER	
4	BAR	1	CAST RED OR NO-LEAD BRASS	
5	ANGLE BALL VALVE	1	CAST RED OR NO-LEAD BRASS	BA13-232-SN-NL
6	SOLDER BUSHING	2	CAST RED OR NO-LEAD BRASS	CS8-33-875-NL
7	7/8" OD COPPER tUBE	1	COPPER	
8	TIE BAR	1	CAST RED BRASS	
9	FLOW DIRECTION ARROW LABLE	2		

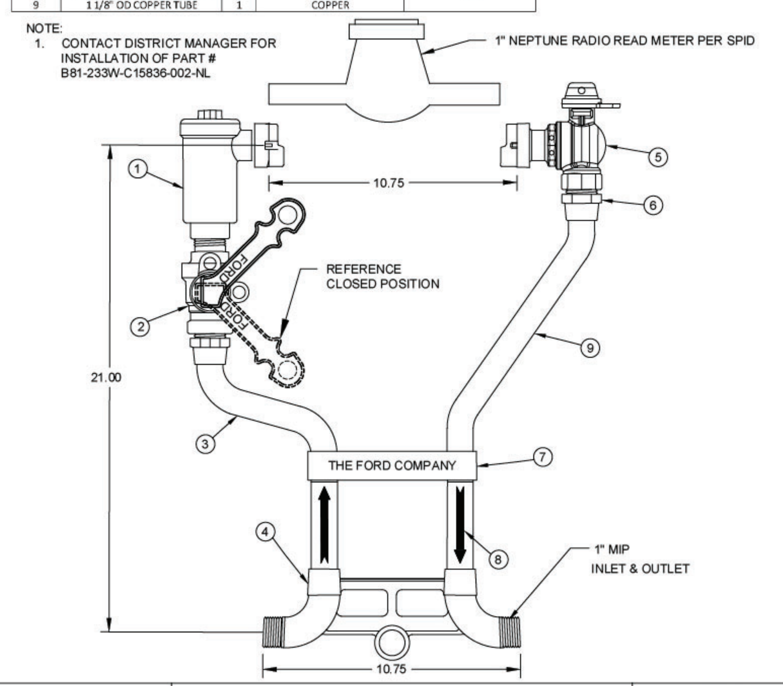


STANDARD DRAWING 103-A | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
3/4" COPPER METER SETTER
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

REQUIRED MANUFACTURE: THE FORD METER BOX CO, INC.				
WABASH, INDIANA 46992 USA				
CATALOG NUMBERS: VBHC74-95581-03-NL (NO-LEAD ALLOY IS REQUIRED)				
ASSEMBLY: 1" COPPERSETTER, BALL VALVE & CHECK VALVE ON INLET RISER, 1" MIP INLET & OUTLET, W/TIE BAR				
MATCHES MANUFACTRE'S DRAWINGS DATE: 10/15/2013				
OWNERSHIP, PATENTS AND DESIGN BY THE FORD COMPANY APPLY				
ITEM	DESCRIPTION	QTY	MATERIAL	CATALOG NUMBER (ADD "-NL" FOR NO-LEAD)
1	ANGLE DUAL CART CHK VL	1	CAST RED OR NO-LEAD BRASS	HHCA13-444-SN-REV
2	BALL VALVE	1	CAST RED OR NO-LEAD BRASS	B81-233W-C15836-002-NL
3	1 1/8" OD COPPER tUBE	1	COPPER	
4	BAR	1	CAST RED OR NO-LEAD BRASS	
5	ANGLE BALL VALVE	1	CAST RED OR NO-LEAD BRASS	BA13-444W-SN
6	SOLDER BUSHING	2	CAST RED OR NO-LEAD BRASS	CS8-44
7	TIE BAR	1	CAST RED BASS	CST-3
8	FLOW DIRECTION ARROW LABEL	2		DAL
9	1 1/8" OD COPPER TUBE	1	COPPER	

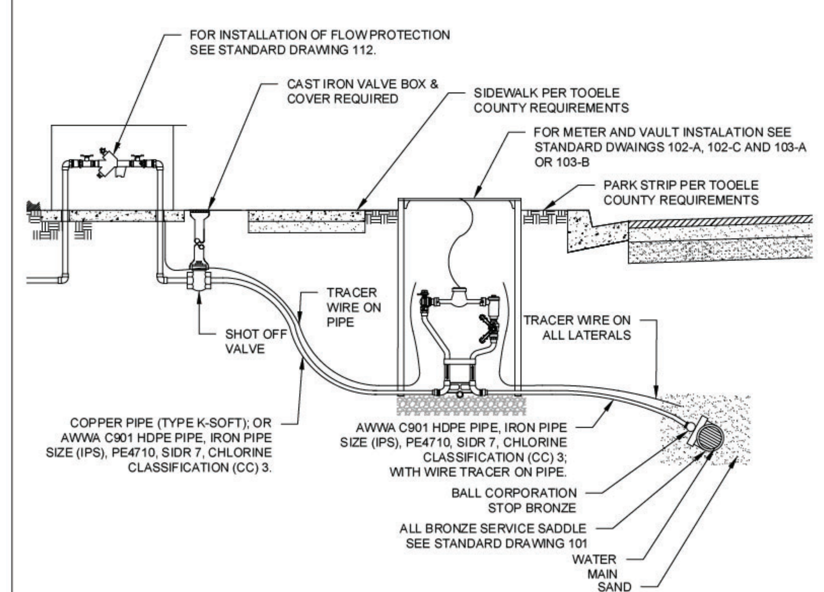
SEE NOTE 1 FOR THIS PART

NOTE:
1. CONTACT DISTRICT MANAGER FOR INSTALLATION OF PART # B81-233W-C15836-002-NL



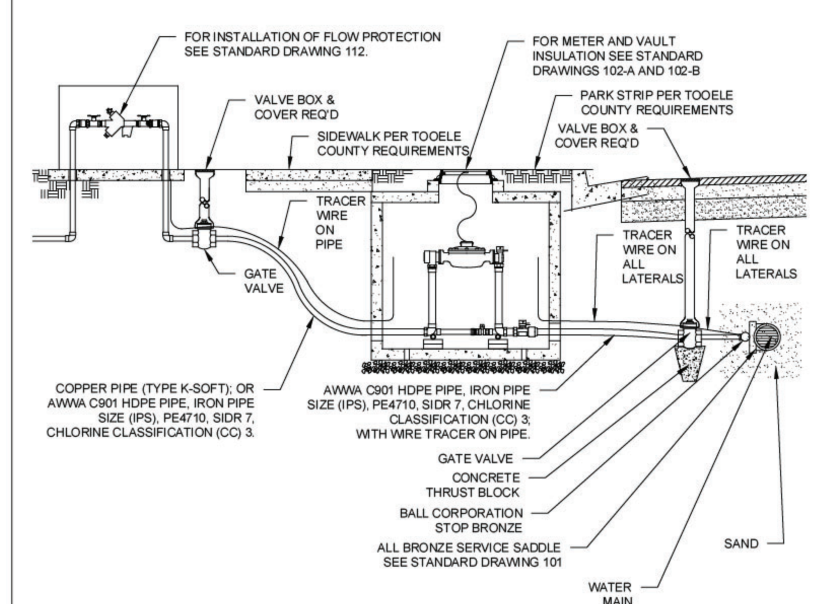
STANDARD DRAWING 103-B | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
1" COPPER METER SETTER
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

NOTE:
CONTACT STANSBURY PARK SERVICE AGENCY FOR ADDITIONAL LOCAL BACKFLOW ASSEMBLY AND ENCLOSURE REQUIREMENTS (435-882-6188)

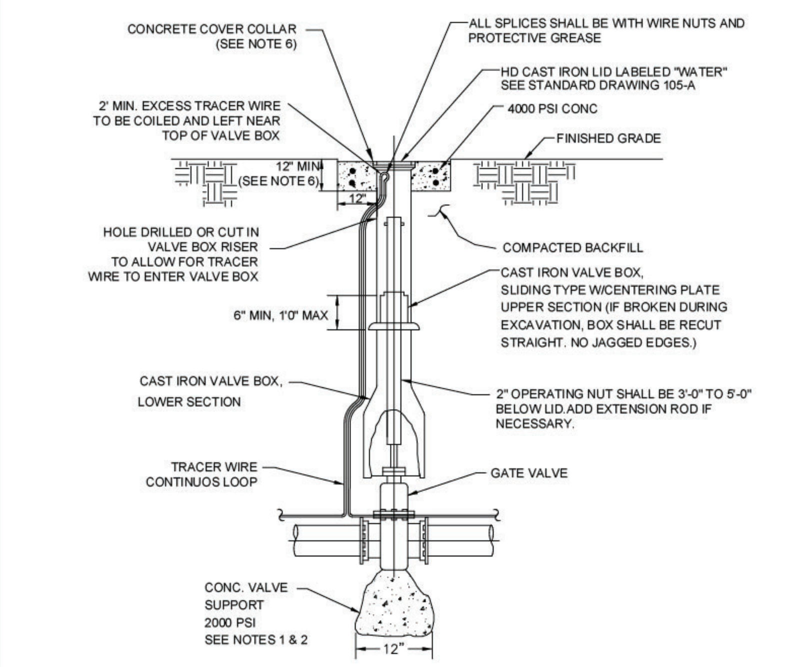


STANDARD DRAWING 104-A | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
3/4" - 1" IRRIGATION SERVICE CONNECTION WITH REDUCED PRESSURE PRINCIPLE ASSEMBLY
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

NOTE:
FOR SYSTEMS THAT WILL BE TURNED OVER TO THE STANSBURY PARK SERVICE AGENCY, PLEASE CONTACT THEM FOR ADDITIONAL LOCAL BACKFLOW ASSEMBLY AND ENCLOSURE REQUIREMENTS (435-882-6188)

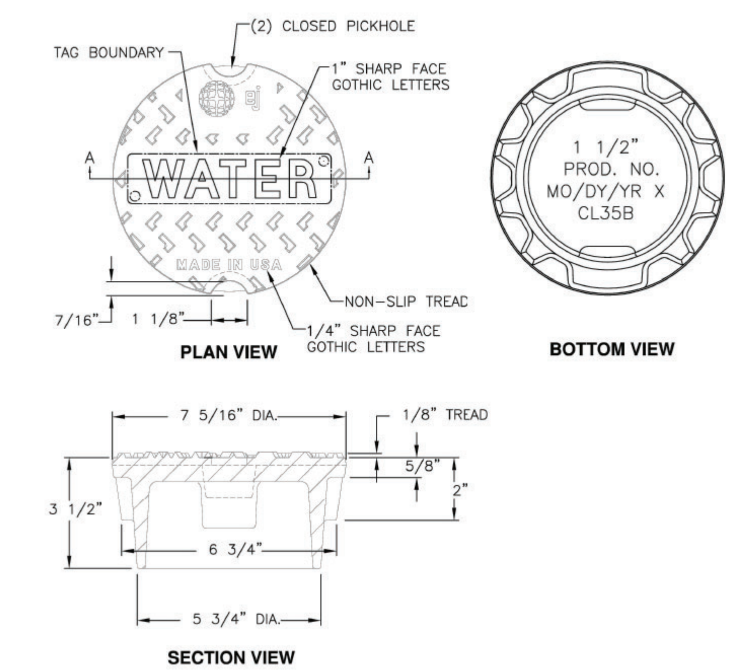


STANDARD DRAWING 104-B | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
2" IRRIGATION SERVICE CONNECTION WITH REDUCED PRESSURE PRINCIPLE ASSEMBLY
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:
1. GATE VALVES SHALL BE UTILIZED ON 6", 8", AND 10" VALVES. BUTTERFLY VALVES ARE REQUIRED FOR VALVES BIGGER THAN 10".
2. PROVIDE CONCRETE VALVE SUPPORT FOR PVC PIPE ONLY.
3. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. COAT ALL BOLTS BELOW GROUND W/POLY FM GREASE & WRAP W/8 MIL POLYETHYLENE.
5. GATE VALVES SHALL COMPLY TO AWWA C509 OR AWWA C515 AND BE RESILIENT SEAT GATE VALVES.
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES
7. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.
8. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"

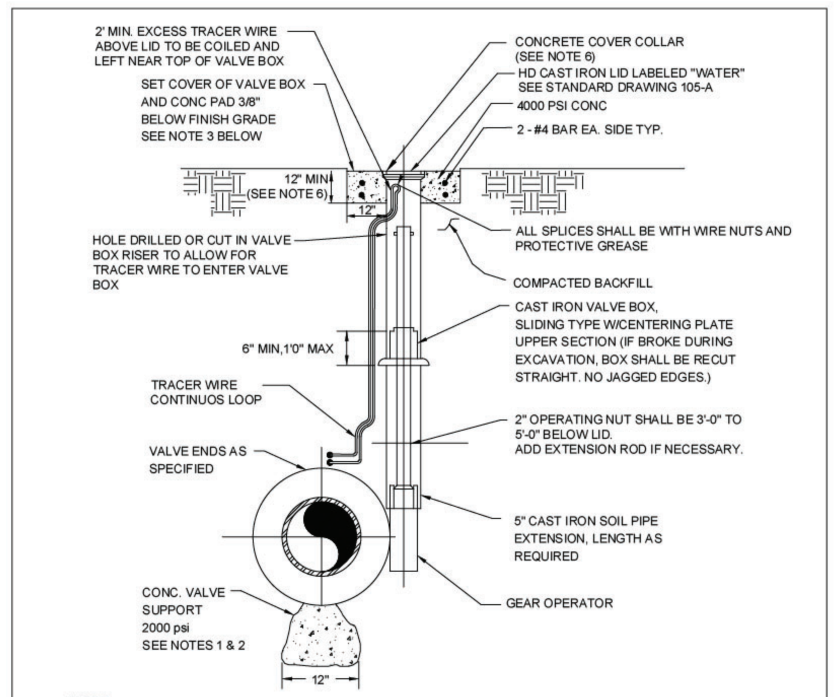
STANDARD DRAWING 105 | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
BURIED GATE VALVE
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



6800 VALVE BOX COVER BY ej

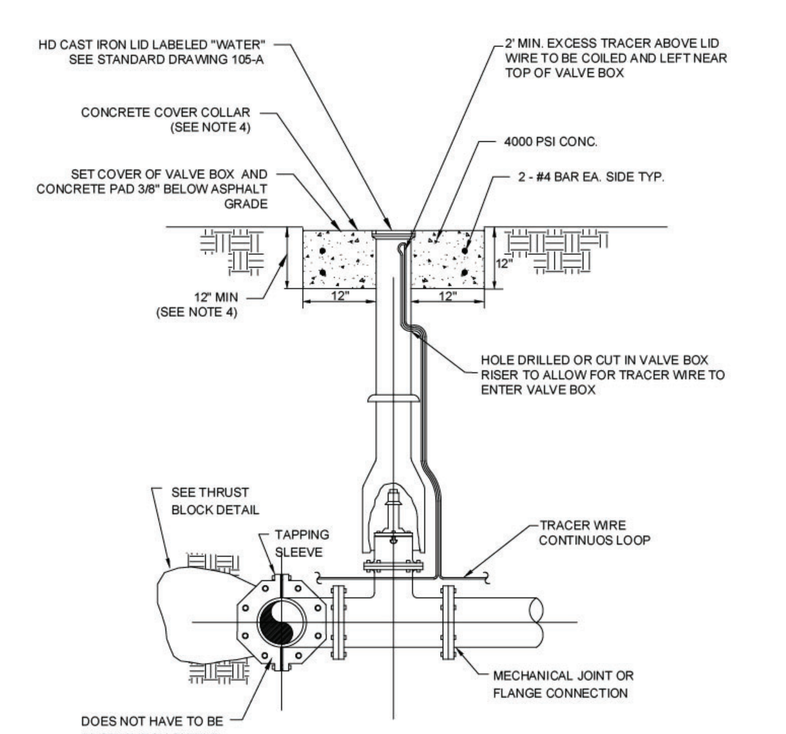
NOTES:
1. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 105-A | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
VALVE BOX COVER
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:
1. BUTTERFLY VALVES SHALL BE UTILIZED ON 12" AND LARGER WATER MAINS.
2. PROVIDE CONCRETE VALVE SUPPORT FOR PVC PIPE ONLY.
3. CONCRETE SHALL BE PLACED ACCORDING TO APWA MANUAL OF STANDARDS AND SPECIFICATIONS.
4. COAT ALL BOLTS BELOW GROUND W/POLY FM GREASE & WRAP W/8 MIL POLYETHYLENE.
5. ALL BUTTERFLY VALVES FOR STANDARD PRESSURE APPLICATIONS SHALL BE TIGHT-CLOSING RUBBER SEAR BUTTERFLY VALVES SHALL MEET THE REQUIREMENTS OF AWWA C-504 FOR CLASS 150 B VALVES AND BE RATED FOR A WORKING PRESSURE OF 150 PSI. HIGH PRESSURE BUTTERFLY VALVES SHALL BE RATED FOR WORKING PRESSURE AS SPECIFIED IN THE PROJECT'S DRAWINGS.
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES
7. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.
8. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"

STANDARD DRAWING 106 | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
BURIED BUTTERFLY VALVE
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

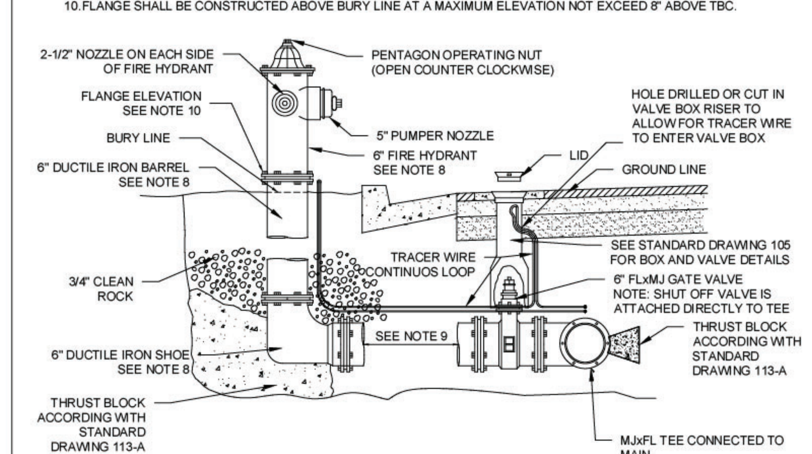


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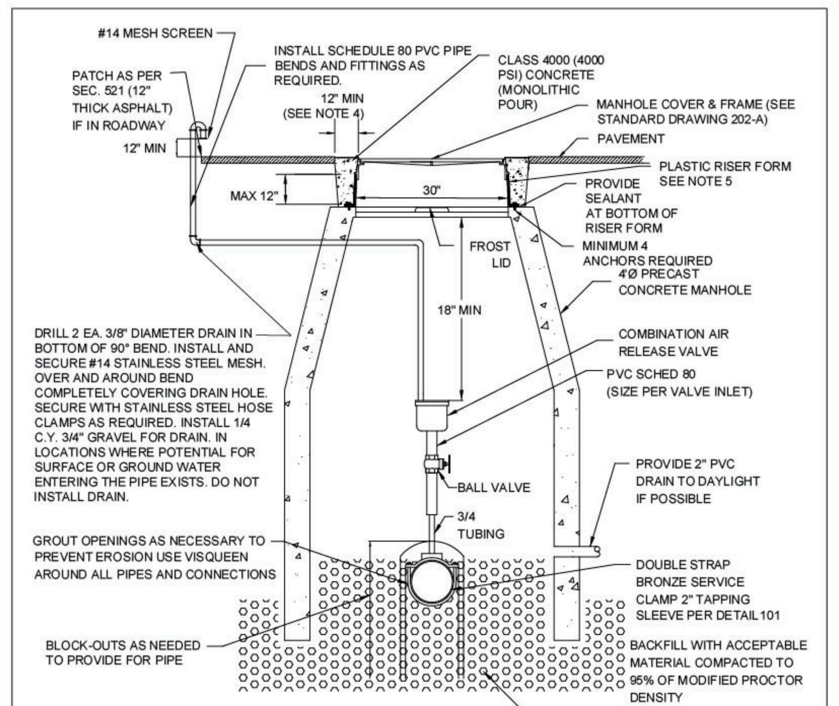
NOTES:
1. ALL BURIED BOLTS SHALL BE COATED WITH CHEVRON POLY FM GREASE.
2. ALL BURIED IRON SHALL BE WRAPPED WITH ONE LAYER OF 10 ML POLYETHYLENE SHEETING TAPED IN PLACE. SEE SPECIFICATIONS.
3. ALL TAPPING SLEEVES MUST BE 24" MIN. FROM THE NEAREST JOINT OR SERVICE.
4. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES
5. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 108 | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
TAPPING SLEEVE & GATE VALVE
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

NOTES:
1. ALL WORK WILL BE INSPECTED BY IMPROVEMENT DISTRICT PERSONNEL OR ENGINEER.
2. THRUST BLOCKS REQUIRED WITH A MINIMUM OF 4 SQUARE FEET OF BEARING ON UNDISTURBED SOIL.
3. DRAIN HOLES AT BASE OF HYDRANT TO REMAIN CLEAR WITH A MINIMUM OF 1 CU. YD. CLEAN 3/4" ROCK PLACED AROUND THE HOLE TO FACILITATE DRAINAGE.
4. THE PUMPER NOZZLE SHALL FACE THE STREET OR CENTER OF CUL-DE-SAC.
5. ALL FITTINGS AND BARREL WILL BE GREASED WITH POLYURA FM GREASE AND WRAPPED. (IN 10 MIL POLYVINYL)
6. FINISH GRADE OF SURROUNDING SURFACE ELEVATION SHALL NOT EXTEND ABOVE THE BURY LINE ON THE HYDRANT BARRELL.
7. LOCATE HYDRANT GATE VALVE AND VALVE BOX IN THE STREET.
8. CLOW, MEDALLION HYDRANT (PARTS & SSEMBLY) OR APPROVED EQUIVALENT, REQUIRED TO BE RED IN COLOR.
9. IF THE DISTANCE BETWEEN THE VALVE AT THE MAIN LINE AND HYDRANT ELBOW IS 20 FEET OR LESS, NO INTERMEDIATE JOINTS ARE ALLOWED. IF DISTANCE IS GREATER THAN 20 FEET, BELL & SPIGOT REQUIRE JOINT RESTRAINTS.
10. FLANGE SHALL BE CONSTRUCTED ABOVE BURY LINE AT A MAXIMUM ELEVATION NOT EXCEED 8" ABOVE TBC.

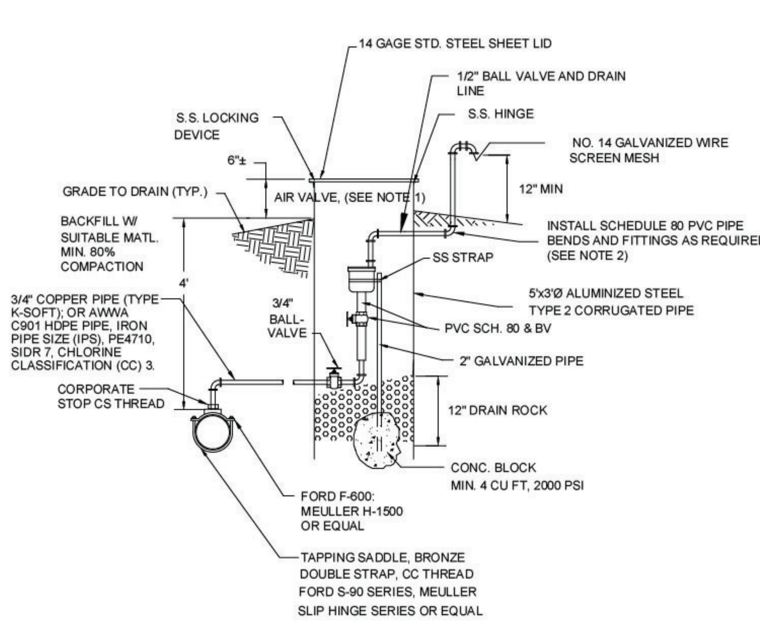


STANDARD DRAWING 109 | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
FIRE HYDRANT
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:
1. FOR INSTALLATION IN ROADWAYS ONLY (DRAIN MUST DAYLIGHT, NO EXCEPTION). SEE DETAIL 110-B FOR INSTALLATIONS IN NON-PAVED AREAS.
2. VAULT SHALL DRAIN TO EITHER DAYLIGHT(PREFERRED) OR HAVE A GRAVEL FILLED SUMP ACCORDING TO STATE OF UTAH DRINKING WATER SYSTEMS VENT PIPE FROM THE VALVE MUST BE EXTENDED ONE FOOT ABOVE BOTTOM.
3. TRACER WIRE REQUIRED. PROVIDE 2' MIN EXCESS TRACER WIRE ABOVE LID COILED AND LEFT SECURED NEAR TOP OF BOX.
4. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES
5. INSTALL WHIRLYGIG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
6. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"

STANDARD DRAWING 110-A | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
AIR RELEASE/VACUUM VALVE
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:
1. COMBINATION AIR VALVE, WHERE SHOWN ON PLANS, SHALL BE APCOMODEL 145C OR APPROVED EQUAL. AIR RELEASE VALVES, SHALL BE APCO MODEL 50 OR APPROVED EQUAL.
2. DRILL 2 EA. 3/8" DIAMETER DRAIN IN BOTTOM OF 90° BEND. INSTALL AND SECURE #14 STAINLESS STEEL MESH. OVER AND AROUND BEND COMPLETELY COVERING DRAIN HOLE. SECURE WITH STAINLESS STEEL HOSE CLAMPS AS REQUIRED. INSTALL 1/4 C.Y. 3/4" GRAVEL FOR DRAIN. IN LOCATIONS WHERE POTENTIAL FOR SURFACE OR GROUND WATER ENTERING THE PIPE EXISTS. DO NOT INSTALL DRAIN.
3. TRACER WIRE REQUIRED. PROVIDE 2' MIN EXCESS TRACER WIRE ABOVE LID COILED AND LEFT SECURED NEAR TOP OF BOX.

STANDARD DRAWING 110-B | REV.: 05-14-2026 | Brendan Thorpe P.E. District Engineer
AIR RELEASE/VACUUM VALVE
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:
1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

PROFESSIONAL ENGINEER — LICENSED — No. 374998 — PETER M. DUBEROW — 08/17/2026 — STATE OF UTAH

Sagewood Village
Phase 15
Details

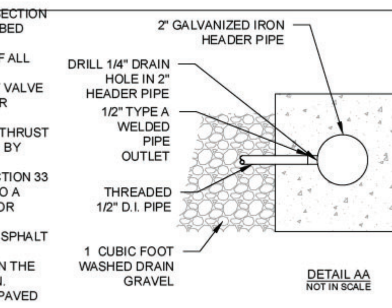
PROJECT:	1650
DRAWN BY:	DJR
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

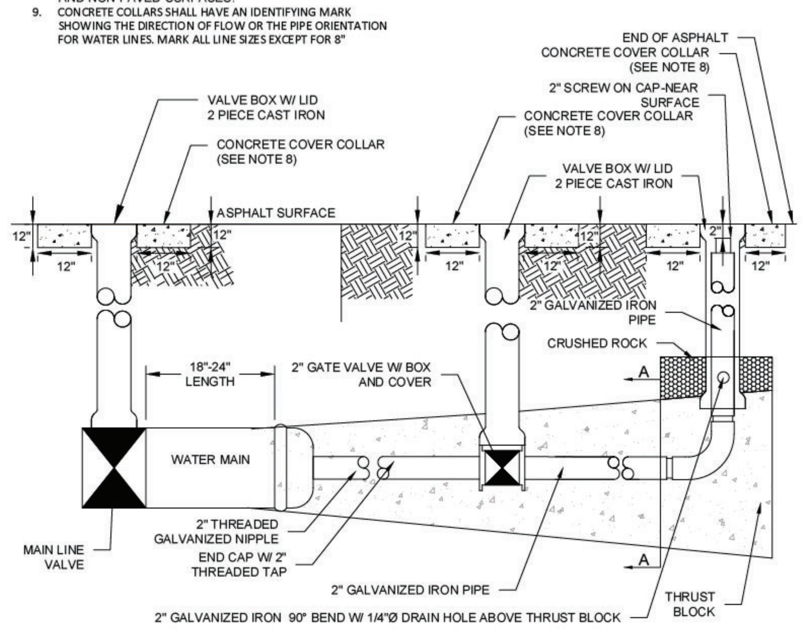
DATE: July 17, 2026

SHEET NUMBER: **DT-1**

C:\Users\BlakeGaiser\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\DT SHEETS\DT-1.dwg

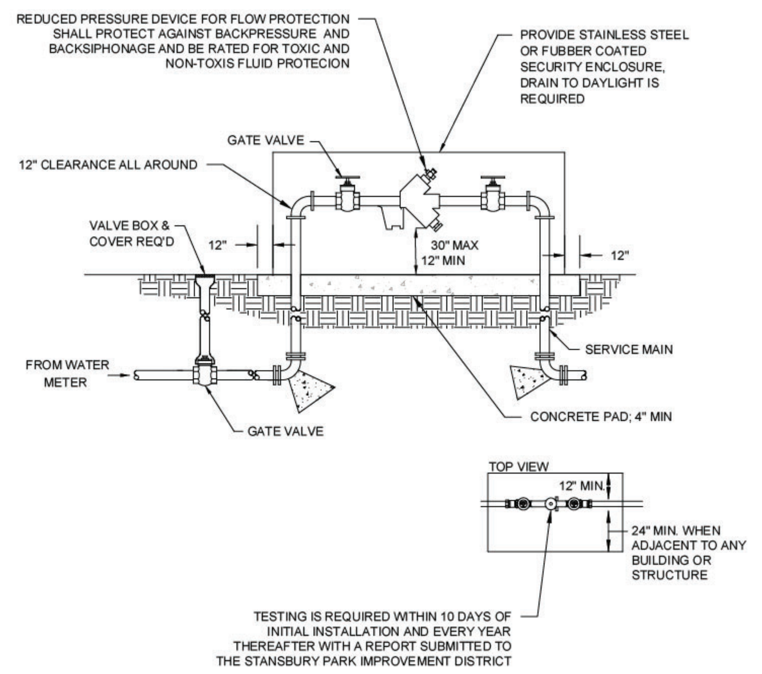
NOTES:
1. CONCRETE: CLASS 2000 MINIMUM PER APWA SECTION 03 30 04. POUR CONCRETE AGAINST UNDISTURBED SOIL.
2. TAPE: APPLY TAPE WRAP TO THE EXTERIOR OF ALL GALVANIZED PIPE PER AWWA C209.
3. DRAINAGE: AFTER INSTALLATION OF WASHOUT VALVE ASSEMBLY, VERIFY THE WASHOUT VALVE RISER DRAINS TO GRAVEL.
4. INSPECTION: PRIOR TO BACKFILLING AROUND THRUST BLOCK, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
5. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER.
6. ASSEMBLY SHALL BE CONSTRUCTED WITHIN ASPHALT PAVEMENT.
7. BLOW OFF ASSEMBLY SHALL BE PLACED WITHIN THE ASPHALT ROAD OR WITHIN AN ASPHALT APRON.
8. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
9. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"



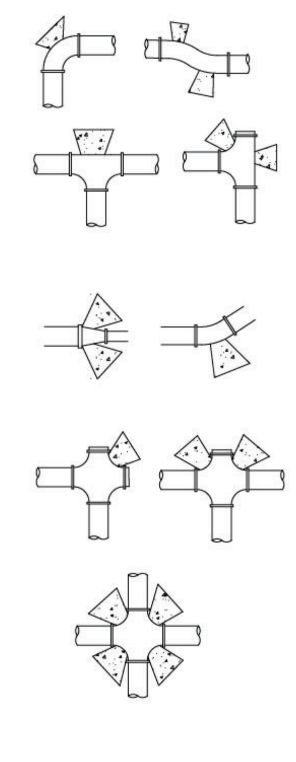


STANDARD DRAWING 111 REV.: 05-14-2026	WASHOUT DETAIL — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT

NOTE:
1. PIPE 3" AND LARGER TO BE FLANGED DIP CLASS 51.
2. PIPE 2" AND SMALLER TO BE THREADED I.P.
3. GALVANIZED AND COATED.
4. ALL BURIED PIPE AND FITTINGS SHALL BE GREASED AND WRAPED.
5. CANNOT BE INSTALLED IN THE BOTTOM OF A DETENTION POND OR WHERE ASSEMBLY MAY BECOME SUBMERGED IN WATER



STANDARD DRAWING 112 REV.: 05-14-2026	BACKFLOW PREVENTER DETAIL — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT

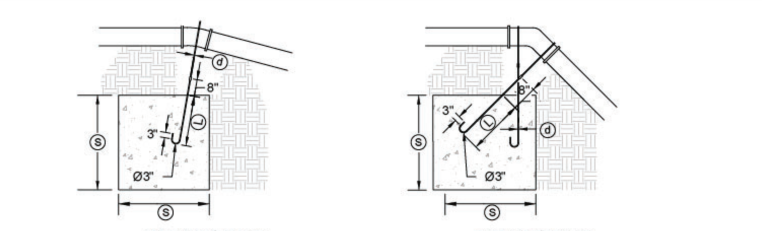


NOTES:
1. ALL WORK MUST BE INSPECTED BY AN ENGINEER PRIOR TO BACKFILL.
2. POUR THRUST BLOCKS AGAINST UNDISTURBED SOIL
3. ALL PIPE JOINTS MUST BE LEFT ACCESSIBLE.
4. CURE ALL CONCRETE FOR 5 DAYS PRIOR TO PRESSURIZING WATER LINES.
5. CONCRETE MUST HAVE A MINIMUM OF 2000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS.
6. POUR THRUST TO THE CONFIGURATION SHOWN.
7. BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 200 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS/SQ.FT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESS. USE THE FOLLOWING EQUATION: BEARING AREA=(TEST PRESS./200) *(2000/SOIL BEARING STRESS)*(TABLE VALUE).
8. BEARING AREAS, VOLUMES, AND SPECIAL BLOCK-ING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
9. BEARING AREAS FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE A SPECIAL DESIGN.

MINIMUM BEARING AREA IN sq.ft.

SIZES OF PIPE	TEES, VAL. DEAD ENDS	90° BENDS	45° BENDS	22.5° BENDS	11.25° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

STANDARD DRAWING 113-A REV.: 05-14-2026	THRUST BLOCK DETAILS — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT



NOTE: ALL REBAR, REBAR RODS AND SHANKS SHALL BE EXPOXY COATED

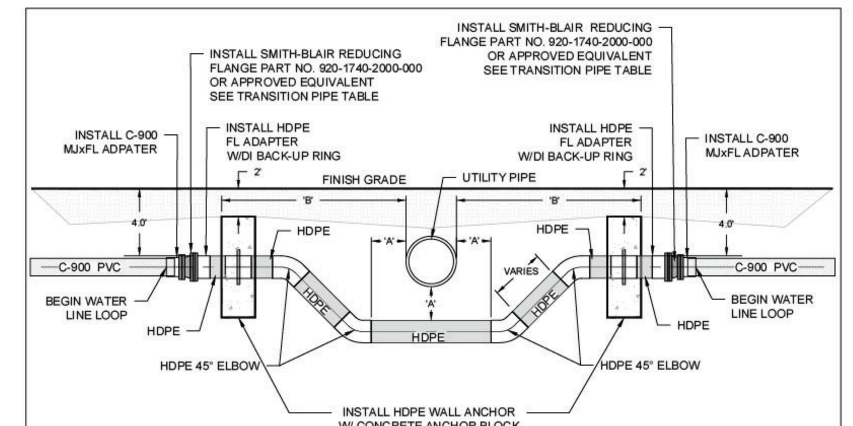
TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER - INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	(S) SIDE OF CUBE - FEET	(d) DIAMETER OF SHANK OR REBAR RODS - INCH	(L) DEPTH OF ROD CONCRETE - FEET
4"	11 1/4"	8	2.0	5/8"	1.5
	22 1/2"	15.6	2.5	5/8"	2.0
6"	11 1/4"	15.6	2.5	5/8"	2.0
	22 1/2"	34.3	3.25	5/8"	2.0
8"	11 1/4"	27	3.0	5/8"	2.0
	22 1/2"	64	4.0	5/8"	2.0
12"	11 1/4"	64	4.0	5/8"	2.0
	22 1/2"	125	5.0	3/4"	3.0
16"	11 1/4"	107	4.25	7/8"	3.0
	22 1/2"	216	6.0	7/8"	3.0
20"	11 1/4"	138	5.17	1"	3.5
	22 1/2"	334	6.94	1"	4.0
24"	11 1/4"	240	6.22	1"	4.0
	22 1/2"	476	7.81	1"	4.0
30"	11 1/4"	733	7.17	1"	4.0
	22 1/2"	733	9.02	1"	4.0

TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER - INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	(S) SIDE OF CUBE - FEET	(d) DIAMETER OF SHANK OR REBAR RODS - INCH	(L) DEPTH OF ROD CONCRETE - FEET
4"	45	27	3.0	5/8" 5/8"	2.0
6"		64	4.0	5/8" 5/8"	2.5
8"		107.17	4.75	5/8" 5/8"	3.0
12"		244.14	6.25	5/8" 5/8"	4.0
16"		465.5	7.75	3/4" 3/4"	4.0
20"		716.04	8.95	3/4" 3/4"	4.0
24"		1021.15	10.07	3/4" 3/4"	4.0
30"		1655.6	11.83	3/4" 3/4"	4.0

STANDARD DRAWING 113-B REV.: 05-14-2026	THRUST BLOCK DETAILS — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:
1. HDPE SPOOL PIPE LENGTHS AS REQUIRED. CONTRACTOR SHALL INSTALL ALL PIPE AND APPURTENANCES TO THE DIMENSIONS DESIGNED AND SHOWN IN THE PLAN & PROFILE SHEETS, BY THE DESIGN ENGINEER, WHICH IS REQUIRED BY THE DISTRICT MANAGER.
2. HDPE PIPE SHALL HAVE AN INNER DIAMETER (ID) THAT MATCHES THE ID OF THE CONNECTING MAIN WATERLINE, REGARDLESS OF PIPE MATERIAL.
3. THE CONTRACTOR SHALL CONTACT THE DISTRICT 24-hrs BEFORE COMMENCING WORK ON THE WATER-LINE LOOP AND THE DISTRICT MUST BE PRESENT PRIOR TO COMMENCING WORK.
4. FUSED HDPE PIPES ARE SELF RESTRAINED. NO THRUST BLOCKS OR RESTRAINT HARNESSES ARE REQUIRED, EXCEPT WHERE THE PIPE ATTACHES TO A NON-HDPE PIPE.
5. ENTIRE WATER LINE LOOP, ABOVE THE PIPE ZONE, SHALL BE BACKFILLED WITH GRANULAR BACKFILL BARROW (APWA SECTION 31.05.13) AND COMPACTED TO 95% MODIFIED PROCTOR COMPACTION EFFORT PER ASTM D-1557 (APWA SECTION 31.25.00). INSTALL PIPE BEDDING MATERIAL PER SPID STANDARD DRAWING 401-A2.
6. ALL HDPE PIPE SHALL BE FUSED BY A QUALIFIED AND CERTIFIED CONTRACTOR (ASTM F3190) AND INDEPENDENTLY INSPECTED BY A QUALIFIED AND CERTIFIED INSPECTOR PROVIDED BY THE CONTRACTOR.

**TRANSITION PIPE TABLE

C900 PVC DR-18 PIPE SIZE	HDPE DIPS DR-11 Pipe Size
8"	10"
10"	12"
12"	14"
14"	16"
16"	18"
18"	20"
20"	24"
22"	30"
30"	36"

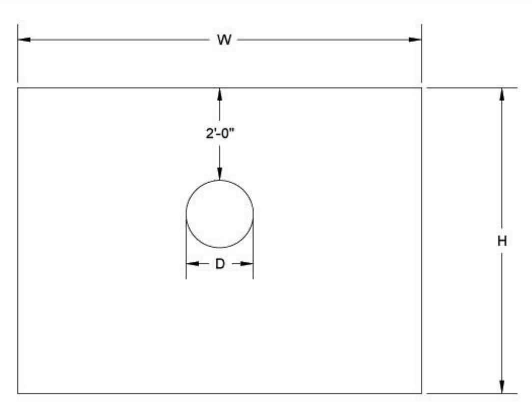
** UPSIZE THE HDPE PIPES WHEN TRANSITIONING FROM C900 TO HDPE
** UP-SIZING HDPE PIPE PER THE TABLE IS REQUIRED TO MAINTAIN THE I.D. PIPE CAPACITY OF THE PRIMARY C-900 PIPE
** HDPE PIPE ID IS (DIPS) DUCTILE IRON PIPE SIZE, DR-11
** FOR HDPE (IPS) IRON PIPE SIZES , SEE MANUFACTURERS SPECIFICATIONS

PIPE CLEARANCES

DIMENSION	* CLEARANCE BETWEEN SANITARY SEWER PIPE & WATER PIPE	CLEARANCE BETWEEN ALL OTHER UTILITY PIPES AND WATER PIPE
'A'	1.5'	0.5'
'B'	10'	N/A

* NOT PERMITTED WITHOUT AN EXCEPTION GRANTED BY THE UTAH DIVISION OF DRINKING WATER R309-5550-7(1)(d)

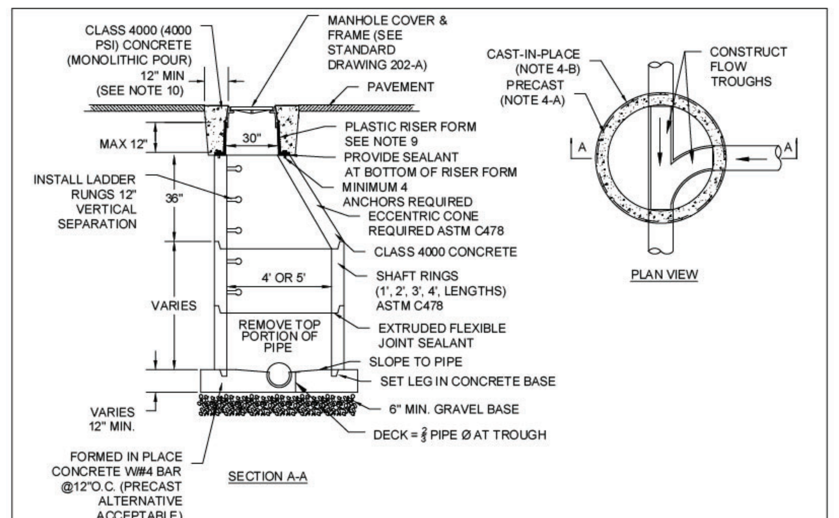
STANDARD DRAWING 114-A REV.: 05-14-2026	STANDARD WATERLINE LOOP — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT



CONCRETE ANCHOR SCHEDULE

PIPE D	H	W	THICK
6	2'-6"	2'-6"	32"
8	2'-6"	3'-0"	32"
10	3'-0"	3'-6"	32"
12	3'-6"	3'-6"	32"
14	4'-0"	4'-0"	36"
16	4'-0"	5'-3"	36"
18	4'-6"	6'-6"	36"
20	5'-0"	6'-6"	36"
20	5'-0"	7'-0"	36"
24	5'-0"	7'-8"	36"
26	5'-0"	8'-0"	48"
28	6'-0"	8'-6"	48"
30	6'-0"	9'-6"	48"
32	6'-0"	10'-8"	48"

STANDARD DRAWING 114-B REV.: 05-14-2026	CONCRETE ANCHOR DETAIL FOR HDPE WALL ANCHOR FITTING — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT

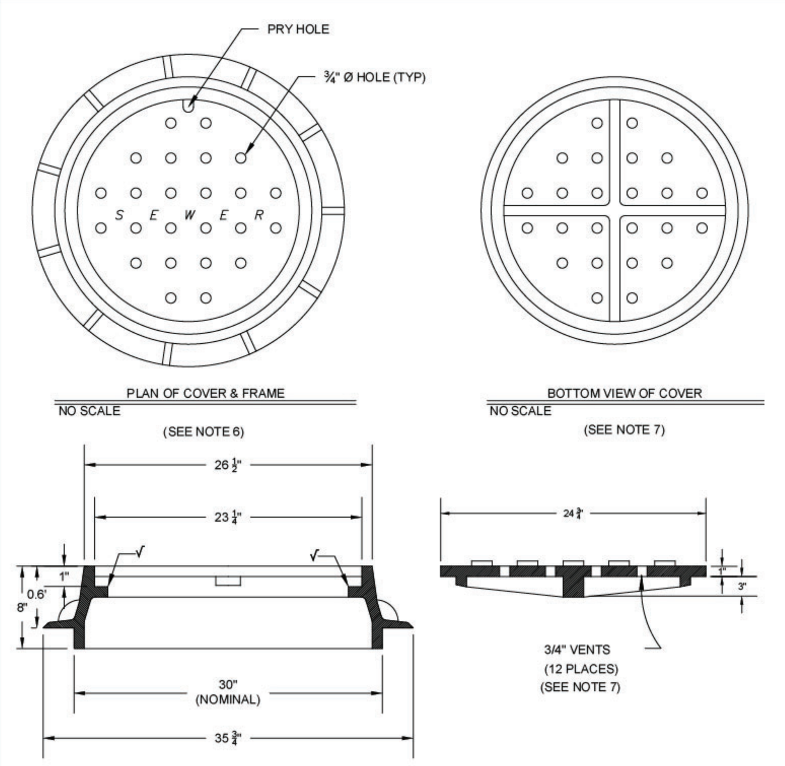


NOTES:
1. SEWERS UNDER 15" BUILD A 4' MANHOLE. SEWERS 15"Ø AND LARGER, BUILD 5'Ø MANHOLE. THREE WAY MANHOLES REGARDLESS OF SEWER SIZE SHALL BE 5'Ø.
2. GROUT ALL PIPE OPENINGS WITH 2:1 SAND TO CEMENT MORTAR.
3. PLACE FLEXIBLE GASKET-TYPE SEALANT IN ALL MANHOLE JOINTS.
4. ALTERNATES FOR UPPER SECTION OF MANHOLE:
   4.1. PRECAST REINFORCED CONCRETE WALLS 4-¾" THICK MINIMUM.
   4.2. CAST-IN-PLACE CONCRETE, 8" MIN. WALL THICKNESS.
5. INVERT COVERS SHALL BE PLACED OVER THE TOP OF PIPE IN ALL MANHOLES DURING CONSTRUCTION. 5/8" EXTERIOR PLYWOOD SHALL BE USED.
6. INSTALL RUBBER WATERSTOP ON ALL PLASTIC PIPE WHEN CONNECTING TO MANHOLES. WATERSTOP SHALL BE HELD IN PLACE WITH A STAINLESS STEEL BAND.
7. ALL EXTERIOR SURFACES, INCLUDING BARREL, CONE, AND CHIMNEY SECTIONS SHALL HAVE AN ASPHALT-BASED COATING (OR DISTRICT APPROVED "WATER PROOFING" EQUIVALENT), AND PERFORMED FLEXIBLE JOINT SEALANT (MASTIC) MEETING REQUIREMENTS OF ASTM C990, AND SHALL BE POLY-WRAPPED AND COMPOSITE BENTONITE CLAY OR EXPANDABLE RUBBER BASED WATERSTOP DESIGNED TO CREATE WATER TIGHT JOINTS.
8. PIPE TO MANHOLE CONNECTIONS - USE A FLEXIBLE PIPE CONNECTOR(BOOT) CONFORMING TO ASTM C923, MANUFACTURED AND SIZED SPECIFICALLY FOR THE TYPE AND SIZE OF PIPE CONNECTING TO THE MANHOLE.
9. INSTALL WHIRLYGIG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
10. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
11. ANY BARREL, CONE, CHIMNEY, OR OTHER COMPONENT THAT DAMAGED UPON DELIVERY, STORAGE OR INSTALLATION SHALL BE REJECTED AND REPLACED. PROVIDE SMOOTH AND NEAT FINISHES ON INTERIOR OF CONES, SHAFTS AND RINGS. IMPERFECT MOLDINGS OR HONEYCOMBS ARE NOT ACCEPTED.
12. REINFORCEMENT: DEFORMED 60 KSI YIELD GRADE STEEL, ASTM A615.
13. DROP MANHOLES NOT PERMITTED. SPECIAL EXCEPTIONS REQUIRE APPROVED SHOP DRAWINGS.
14. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 201 REV.: 05-14-2026	SANITARY SEWER MANHOLE — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT

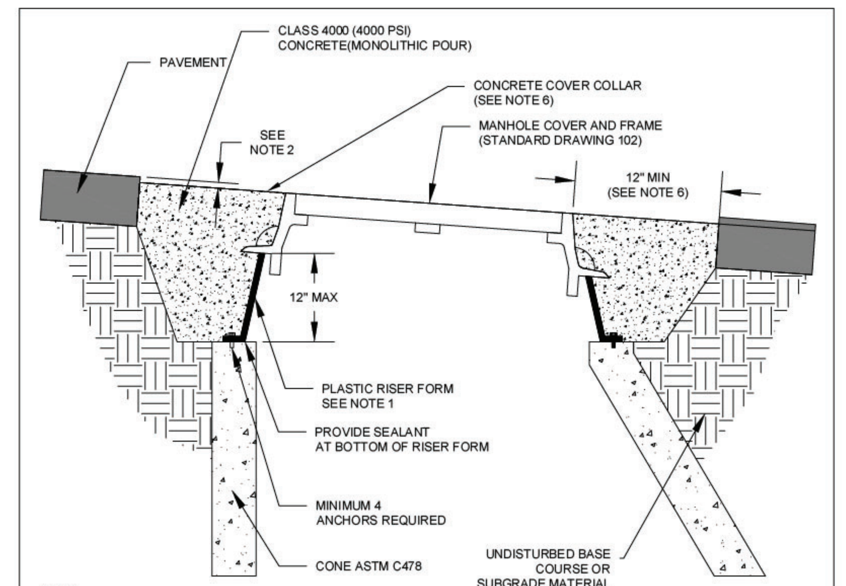
15. ALL SEWER BASE CONSTRUCTION SHALL HAVE A MINIMUM OF 0.20 FEET DROP FROM INFLOW INVERTS TO OUTFLOW INVERTS UNLESS OTHERWISE SPECIFICALLY APPROVED PRIOR TO CONSTRUCTION BY THE DISTRICT MANAGER. IF ANY VARIANCE TO THE FORGOING STANDARD IS APPROVED BY THE DISTRICT MANAGER ON A CASE-BY-CASE BASIS, THE MINIMUM DROP FROM INFLOW INVERTS TO OUTFLOW INVERTS SHALL BE NO LESS THAN 0.10 FEET, AND ALSO SHALL INCORPORATE THE FOLLOWING SPECIFIED BASE LINER. BASE LINER: PRECAST BASE SECTIONS LINERS SHALL BE A FIBERGLASS REINFORCED POLYMER (FRP) OR POLYPROPYLENE (PP) LINER. THE BASE LINER SHALL BE UTILIZED FOR PIPE CONNECTIONS AND SHALL PROVIDE (1) FULL-FLOW CHANNELS WITH SIDE WALLS EXTENDING TO THE CROWN OF THE PIPE; AND (2) GASKETED, FLEXIBLE, WATERTIGHT BELL TYPE CONNECTIONS TO SUIT THE PIPE TYPE(S), SIZE(S), AND GRADE ALIGNMENT(S) SHOWN ON THE DISTRICT-APPROVED CONSTRUCTION PLANS. BASE LINERS SHALL BE MANUFACTURED BY GENEVA PIPE AND PRECAST, A NORTHWEST PIPE COMPANY (SALT LAKE CITY, UT). PRECAST BASE SECTIONS SHALL HAVE CORROSION RESISTANCE CONFORMING TO THE REQUIREMENTS SPECIFIED IN SPID'S STANDARD DRAWINGS.

STANDARD DRAWING 201-A REV.: 05-14-2026	SANITARY SEWER MANHOLE NOTES CONTINUED — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT



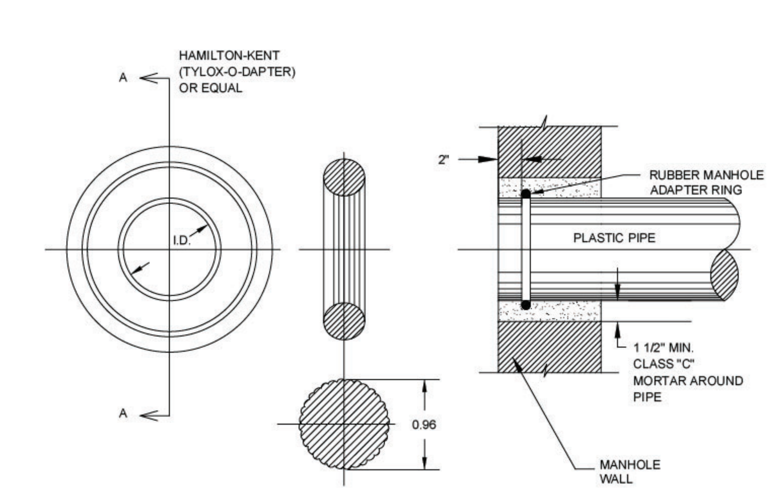
NOTES:
1. CASTING: GRAY IRON CLASS 35 MINIMUM, ASTM A48, COATED WITH ASPHALT BASED PAINT OR BETTER (EXCEPTED ON MACHINED SURFACES)
2. CAST THE HEAT NUMBER ON THE FRAME AND COVER
3. GIVE THE FRAME AND COVER A MACHINE FINISH SO THE COVER WILL NOT ROCK.
4. DESIGNATES MACHINED SURFACES.
5. CAST THE WORD "SEWER" ON THE COVER IN UPPER CASE FLUSH WITH THE SURFACE FINISH.
6. FLAT OR CLEATED LID ACCEPTABLE.
7. MEET TRAFFIC HB 20 RATING MIN.
8. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 202 REV.: 05-14-2026	MANHOLE FRAME AND COVER — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT



NOTE:
1. INSTALL PLASTIC RISER MANUFACTURED BY WHIRLYGIG, OR APPROVED EQUIVALENT DESIGNED TO SUPPORT H-20 LIVE LOADS. CONCRETE GRADE RINGS ARE NOT PERMITTED.
2. MANHOLE ADJUSTMENT SHALL OCCUR AFTER FINAL PAVEMENT PLACEMENT IS COMPLETED. PROVIDE 3/8" RECESSED COLLAR WHEN ADJUSTING GRADES IN ASPHALT. PROVIDE 1/4" RECESSED COLLAR WHEN ADJUSTING GRADES IN CONCRETE.
3. DIMENSIONS OF PLASTIC RISER FORM SHALL BE SPECIFIC TO THE DIAMETERS OF THE MANHOLE FRAME AND CONE AND OF THE ADJUSTMENT HEIGHT.
4. ADJUST AND TRIM PLASTIC FORM HEIGHT SO THAT THE TOP OF MANHOLE FRAME AND COVER MATCHES LONGITUDINAL SLOPE AND CROSS SLOPE OF THE PAVEMENT SURFACE, AND TO ALLOW FOR PROPER FINISHED RECESSED LID AND FRAME GRADES AS INDICATED IN NOTE 2.
5. A WATER TIGHT SEAL BETWEEN THE TOP OF CONE AND THE PLASTIC RISER FORM SHALL BE PROVIDED WITH SEALANT. SEALANT SHALL CONSIST OF A CONTINUOUS BEAD THAT COVER THE ENTIRE WIDTH OF THE BOTTOM FLANGE OF THE PLASTIC RISER FORM. TOP OF MANHOLE CONE SHALL BE CLEANED PRIOR TO PLACEMENT OF SEALANT.
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES
7. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.
8. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"

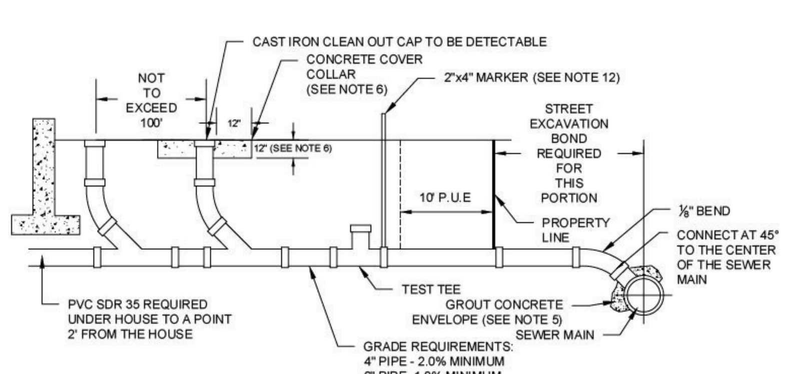
STANDARD DRAWING 202-A REV.: 05-14-2026	MANHOLE GRADE ADJUSTMENT IN PAVEMENT — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT



PIPE SIZE	INSIDE DIAMETER MAX.	MIN.
4"	3.80	3.58
6"	5.65	5.33
8"	7.56	7.14
10"	9.45	8.93
12"	11.25	10.63

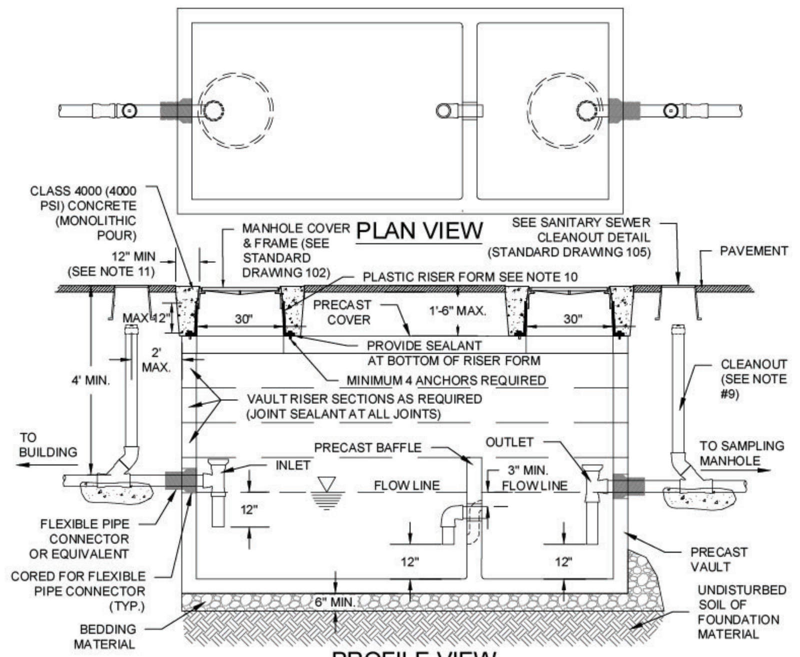
SHALL BE INSTALLED WITH SMOOTH WALL PIPE FOR PIPE PENETRATIONS TO "CAST-IN-PLACE" AND "PRECAST" STRUCTURES

STANDARD DRAWING 203 REV.: 05-14-2026	MANHOLE ADAPTER RING ASSEMBLY — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT



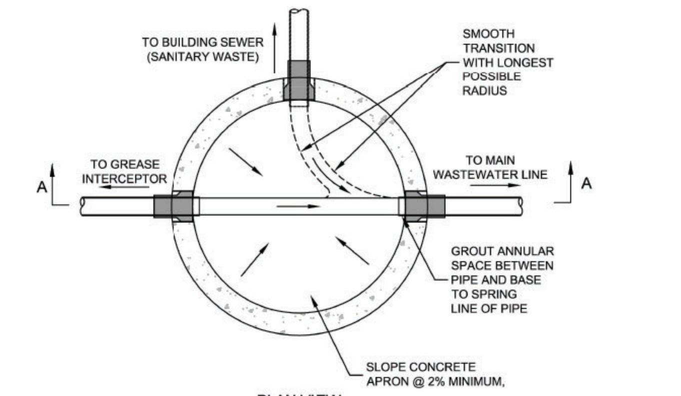
NOTES:
1. CLEANOUT REQUIRED AT OUTSIDE OF HOUSE.
2. CLEANOUT REQUIRED AT 100' MAX. SPACING AND AT CHANGE IN DIRECTION, WHERE TOTAL AGGREGATE CHANGE EXCEEDS 135°.
3. ALL LATERALS CUT INTO EXISTING MAINS SHALL BE ADAPTED WITH SADDLES. (INSERTA-TEE OR EQUAL). INSTALL ACCORDING TO MANUFACTURERS RECOMMENDATIONS. GREASE SHALL BE APPLIED TO STAINLESS STEEL BAND. WHERE SADDLES ARE NOT WATER TIGHT, A CONCRETE ENVELOPE SHALL BE REQUIRED.
4. LATERALS SHALL NOT PROTRUDE INTO SEWER MAINS.
5. WHERE CLAY PIPE CONNECTS TO PVC, A CONCRETE ENVELOPE SHALL BE REQUIRED. OTHERWISE GROUT AROUND CONNECTION.
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
7. BEFORE BACKFILLING, SEWER INSPECTION OF INSTALLATION BY SPID. PROVIDE AT LEAST 24 HOURS NOTICE. ALL PIPE, FITTING, AND COUPLING SHALL BE APPROVED PRIOR INSTALLATION.
8. TAPE WRAP ANY METAL PIPE AND METAL FITTINGS.
9. DO NOT INSTALL COUPLINGS BELOW ANY OBSTRUCTIONS.
10. UNDER ANY OBSTRUCTION, LOOSELY COMPONENT GRANULAR MATERIAL OR SAND. FLOWABLE FILL NOT ALLOWED.
11. PIPE ZONE MATERIAL IS REQUIRED ALONG THE FULL LENGTH OF SEWER LATERALS ACCORDING TO SPID STANDARD CONSTRUCTION NOTES:
   11.1. STANSBURY PARK IMPROVEMENT DISTRICT INSTALLATION REQUIREMENTS
12. MARK SEWER LATERAL STUB:
   12.1. PAINT GREEN
   12.2. DEPTH OF CUT TO PIPE INVERT
   12.3. MAINTAIN RECORD DRAWINGS, INCLUDING MEASUREMENT AND DIRECTION OF LATERAL TO NEAREST CENTER OF SEWER MANHOLE.
13. INSTALL WIRE TRACER ALONG SEWER LATERALS, SECURED DIRECTLY TO THE TOP OF PIPE EVERY 10 INCHES, FROM THE WYE CONNECTION AT THE MAIN TO THE CLEANOUTS, AND EXTENDING TO THE EXTERIOR WALL AT THE BUILDING. ANTI-CORROSION GEL CAPS ARE REQUIRED AT ALL ENDS OF BURIED WIRE, AND AT WIRE SPLICING.

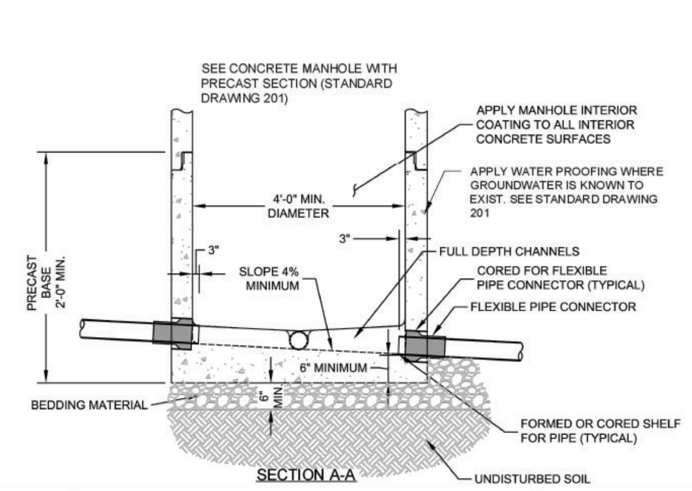
STANDARD DRAWING 204 REV.: 05-14-2026	SEWER CLEANOUTS DETAILS — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT



NOTE:
1. THE GREASE INTERCEPTOR CAPACITY IS DEFINED AS THE STORAGE VOLUME OF THE VAULT BELOW THE OUTLET PIPE ELEVATION.
2. THE GREASE INTERCEPTOR SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS IF SERVING A COMMERCIAL KITCHEN OR 500 GALLONS IF SERVING A COVERED PARKING STRUCTURE.
3. THE INLET PIPE SHALL BE ONE INCH HIGHER THAN THE OUTLET PIPE.
4. ALL INTERIOR PIPING SHALL BE SOLVENT WELD PVC.
5. VENTING OF GREASE INTERCEPTOR SHALL NOT BE ALLOWED AT THE SURFACE. PROVIDE VENTING AT THE ROOF OF THE BUILDING OR STRUCTURE.
6. SANITARY WASTES SHALL NOT BE PLUMBED TO GREASE INTERCEPTOR.
7. THE DIMENSIONS AND CONFIGURATION OF THE VAULT AND BAFFLE SHALL BE ACCORDING TO THE MANUFACTURER'S REQUIREMENTS FOR THE SIZE OF INTERCEPTOR INSTALLED.
8. THE CLEANOUT UPSTREAM OF THE GREASE INTERCEPTOR MAY BE DELETED IF THE CLEANOUT AT THE BUILDING IS WITHIN 15 FT OF THE GREASE INTERCEPTOR AND THE LINE BETWEEN THE GREASE INTERCEPTOR AND THE CLEANOUT IS A STRAIGHT SEGMENT.
9. THE CLEANOUT DOWNSTREAM OF THE GREASE INTERCEPTOR MAY BE DELETED IF THE SAMPLING MANHOLE IS WITHIN 15 FT OF THE GREASE INTERCEPTOR AND THE LINE BETWEEN THE GREASE INTERCEPTOR AND THE SAMPLING MANHOLE IS A STRAIGHT SEGMENT.
10. INSTALL WHIRLYGIG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
11. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
12. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 205 REV.: 05-14-2026	GREASE INTERCEPTOR — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT





STANDARD DRAWING 206 REV.: 05-14-2026	SAMPLING MANHOLE PRECAST BASE — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT

INSERTA TEE

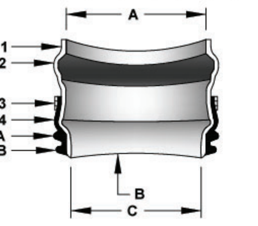
INSERTA TEE | PO BOX 714
CORNELIUS, OR 97113
PH:(503) 357-2110 FAX:(503) 359-5417
SALES@INSERTATEE.COM

THIS STANDARD DETAIL DISCLOSES SUBJECT MATTER IN WHICH INSERTA-TEE HAS PROPIETARY RIGHTS. MATCHES MANUFACTRE'S DRAWING DATE: 09/12/2013. OWNERSHIP, PATENTS AND DESIGN BY ADS.

NOSE-ON SEWER LATERAL CONNECTION SDR 35 GASKETED BELL GRAVITY APPLICATIONS

A. EQUIVALENT O.BELL END ACCEPTS PIPE WITH SDR 35, ASTM D3034 OR EQUIVALENT O.D. SPECIFICATION IN 8", 10", 12", 15", 18", 21", 24", 27", AND 30" SIZES. (FOR 4" AND 6" SIZES REFER TO FATBOY SPECIFICATIONS).
B. CURVATURE VARIES WITH MAINLINE DIAMETERS.
C. SPIGOT END PVC SDR 35, ASTM D3034 DIAMETERS: 8", 10", 12", 15", 18", 21", 24", 27" AND 30"

INSERTA TEE SIZE		HOLE DIAMETER	
8"	(200 mm)	8 ¾"	(222mm)
10"	(250 mm)	10 ⅞"	(276mm)
12"	(300 mm)	12 ⅞"	(327mm)
15"	(375 mm)	15 13/16"	(402mm)
18"	(450 mm)	19 13/16"	(503mm)
21"	(525 mm)	22 9/16"	(573mm)
24"	(600 mm)	25 5/16"	(643mm)
27"	(675 mm)	28 ½"	(724mm)
30"	(750 mm)	32 17/32"	(826mm)



PART	PART NAME	MATERIALS
1	HUB ADAPTOR	PVC SDR 35 ASTM D3034
2	RUBBER GASKET (AVAILABLE IN NITRILE AND EPDM BY SPECIAL ORDER)	ASTM F477
3	SECURING CLAMP*	BAND SS #301
4	RUBBER SLEEVE	SCREW SS #305
4A	UPPER SEGMENT**	HOUSING SS #301
4B	LOWER SEGMENT***	ASTM F477

* OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING
** DISTANCE BETWEEN 4A AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

NOTES:
1. WHEN CONNECTING LATERALS TO EXISTING SEWER MAIN LINES, USE A NOSE-ON CONNECTION. INVERTS OF NEW LATERALS MUST BE MADE A 10:00 AND 2:00 POSITIONS.
   a. FOR NOSE-ON CONNECTIONS TO AN EXISTING 10-INCH MAIN OR LARGER, THE CONNECTION SHALL BE MADE USING AN INSERTA-TEE FITTING. CONNECTIONS SHALL BE CORE-DRILLED. RUBBER SLEEVES - ASTM F477, BANDS - 301 SS, SCREWS - 305 SS, HOUSING 301 SS, AND GASKETS - ASTM F477.
   b. FOR NOSE-ON CONNECTIONS TO AN EXISTING 6-INCH OR 8-INCH PVC MAIN, THE CONNECTION SHALL BE MADE BY SPLICING A FACTORY TEE INTO THE MAIN USING SLIP/REPAIR COUPLINGS. FERNCO-TYPE COUPLINGS ARE NOT PERMITTED.
   c. FOR NOSE-ON CONNECTIONS TO AN EXISTING 6 OR 8-INCH CONCRETE OR VITRIFIED CLAY MAIN, CONNECTION SHALL BE MADE USING AN INSERTA TEE FITTING.
   d. FOR NOSE-ON CONNECTIONS TO ANY OTHER TYPE OF PIPE SHALL BE APPROVED BY THE SPID.
   INSTALL ¾-INCH ROCK, 6 INCHES BELOW THE SEWER LATERAL ON UNDISTURBED GRADE (I.E., USING A FLAT-BLADE BUCKET), OR COMPACT GRADE AT BOTTOM OF UTILITY TRENCH PRIOR TO BACKFILL AND PIPE INSTALLATION. LOOSE OR NON-COMPACTED SUBGRADE AT BOTTOM OF TRENCH IS PROHIBITED. INSTALL ¾-INCH ROCK 1.0 FOOT MINIMUM ABOVE THE TOP OF THE LATERAL.
2. RECOMMENDED METHOD OF CUTTING HOLE IS WITH HOLE SAW FOR PVC AND OTHER PLASTICS, AND DIAMOND BIT FOR CONCRETES, CLAY, FRP AND D.I. (SEE MANUFACTURE'S INSTALLATION INSTRUCTIONS.)

STANDARD DRAWING 207-A REV.: 05-14-2026	NOSE-ON SEWER LATERAL CONNECTION SDR 35 GASKETED BELL GRAVITY APPLICATIONS — NOT TO SCALE
Brendan Thorpe P.E. District Engineer	STANSBURY PARK IMPROVEMENT DISTRICT

EDM Partners

2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:
1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

PROFESSIONAL ENGINEER — LICENSED — No. 374998 — PETER M. DUBEROW — 08/17/2026 — STATE OF UTAH

Sagewood Village
Phase 15
Details

PROJECT:	1650
DRAWN BY:	DJR
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 17, 2026

SHEET NUMBER: **DT-2**

C:\Users\BlakeGaiser\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\DT SHEETS\DT-2.dwg

INSERTA TEE | PO BOX 714
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PH:(503) 357-2110 FAX:(503) 359-5417
SALES@INSERTATEE.COM

THIS STANDARD DETAIL DISCLOSES SUBJECT MATTER IN WHICH INSERTA-TEE HAS PROPIETARY RIGHTS. MATCHES MANUFACTRE'S DRAWING DATE: 09/12/2013.
OWNERSHIP, PATENTS AND DESIGN BY ADS.

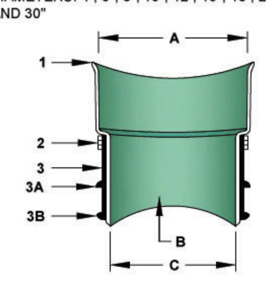
NOSE-ON SEWER LATERAL CONNECTION CORRUGATED BELL FOR GRAVITY APPLICATIONS

A. BELL END ACCEPTS CORRUGATED POLYETHYLENE; AND PVC, CORRUGATED PIPE OR EQUIVALENT O.D. SPECIFICATIONS IN 4", 6", 8", 10", 12", 15", 18", 21", 24", 27" AND 30" SIZES.

B. CURVATURE VARIES WITH MAINLINE DIAMETERS.

C. SPIGOT END PVC SDR 35, ASTM D3034 DIAMETERS: 4", 6", 8", 10", 12", 15", 18", 21", 24", 27" AND 30"

INSERTA TEE SIZE		HOLE DIAMETER	
4"	(100 mm)	4 1/2"	(114 mm)
6"	(150 mm)	6 1/2"	(165 mm)
8"	(200 mm)	8 3/4"	(222 mm)
10"	(250 mm)	10 7/8"	(276 mm)
12"	(300 mm)	12 7/8"	(327 mm)
15"	(375 mm)	15 13/16"	(402 mm)
18"	(450 mm)	19 3/16"	(503 mm)
21"	(525 mm)	22 9/16"	(573 mm)
24"	(600 mm)	25 5/16"	(643 mm)
27"	(675 mm)	28 1/2"	(724 mm)
30"	(750 mm)	32 17/32"	(826 mm)



PART	PART NAME
1	HUB ADAPTOR
2	SECURING CLAMP*
3	RUBBER SLEEVE (AVAILABLE IN NITRILE AND EPDM BY SPECIAL ORDER)
3A	UPPER SEGMENT**
3B	LOWER SEGMENT***
4	(NOT SHOWN) PIPE MANUFACTURER TO SUPPLY VALLEY GASKET

MATERIALS
PVC SDR 26 ASTM D3034
BAND SS #301
SCREW SS #305
HOUSING SS #301
ASTM F477

* OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING
** DISTANCE BETWEEN 4A AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

NOTES:
1. WHEN CONNECTING LATERALS TO EXISTING SEWER MAIN LINES, USE A NOSE-ON CONNECTION. INVERTS OF NEW LATERALS MUST BE MADE A 10:00 AND 2:00 POSITIONS.
   a. FOR NOSE-ON CONNECTIONS TO AN EXISTING 10-INCH MAIN OR LARGER, THE CONNECTION SHALL BE MADE USING AN INSERTA-TEE FITTING. CONNECTIONS SHALL BE CORE-DRILLED. RUBBER SLEEVES - ASTM F477, BANDS - 301 SS, SCREWS - 305 SS, HOUSING 301 SS, AND GASKETS - ASTM F477.
   b. FOR NOSE-ON CONNECTIONS TO AN EXISTING 6-INCH OR 8-INCH PVC MAIN, THE CONNECTION SHALL BE MADE BY SPLICING A FACTORY TEE INTO THE MAIN USING SLIP/REPAIR COUPLINGS. FERNCO-TYPE COUPLINGS ARE NOT PERMITTED.
   c. FOR NOSE-ON CONNECTIONS TO AN EXISTING 6 OR 8-INCH CONCRETE OR VITRIFIED CLAY MAIN, CONNECTION SHALL BE MADE USING AN INSERTA TEE FITTING.
   d. FOR NOSE-ON CONNECTIONS TO ANY OTHER TYPE OF PIPE SHALL BE APPROVED BY THE SPID.
   INSTALL 3/4-INCH ROCK, 6 INCHES BELOW THE SEWER LATERAL ON UNDISTURBED GRADE (I.E., USING A FLAT-BLADE BUCKET), OR COMPACT GRADE AT BOTTOM OF UTILITY TRENCH PRIOR TO BACKFILL AND PIPE INSTALLATION. LOOSE OR NON-COMPACTED SUBGRADE AT BOTTOM OF TRENCH IS PROHIBITED. INSTALL 3/4-INCH ROCK 1.0 FOOT MINIMUM ABOVE THE TOP OF THE LATERAL.
2. RECOMMENDED METHOD OF CUTTING HOLE IS WITH HOLE SAW FOR PVC AND OTHER PLASTICS, AND DIAMOND BIT FOR CONCRETES, CLAY, FRP AND D.I. (SEE MANUFACTURE'S INSTALLATION INSTRUCTIONS.)

STANDARD DRAWING 207-B
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
NOSE-ON SEWER LATERAL CONNECTION CORRUGATED BELL FOR GRAVITY APPLICATIONS
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

SPECIAL PROVISION TO APWA SECTION 33 08 00, PART 3.3 "GRADE AND ALIGNMENT TESTING"

STANSBURY PARK IMPROVEMENT DISTRICT ADOPTS THE APWA STANDARD SPECIFICATION 33 08 00 FOR COMMISSIONING OF SEWER AND STORM DRAIN LINES, WITH THE FOLLOWING AMENDMENTS:

TOLERANCES FOR PIPE PLACEMENT ARE AS FOLLOWS:

GRADE AND ALIGNMENT

DESIGN GRADE	TOLERANCES		SLOPE CERTIFICATION REQUIRED (PER SPID STD DWG 208-B)
	GRADE	ALIGNMENT	
GREATER THAN 1%	1/2 INCH IN 10 FT	1" FROM TRUE LINE	NO
0.5 TO 1%	1/4 INCH IN 10 FEET	1" FROM TRUE LINE	NO
LESS THAN 0.5%, BUT GRATER THAN MINIMUM DESIGN SLOPE	1/4 INCH IN 100 FEET	1" FROM TRUE LINE	NO
AT MINIMUM ALLOWED DESIGN SLOPE	1/8 INCH IN 100 FEET	1" FROM TRUE LINE	YES

NOTES:
A. GRADE DOES NOT RESULT IN A LEVEL OR REVERSE SLOPING INVERT. STANDING WATER IS EVIDENCE OF NON-COMPLIANCE.
B. FOR CULVERTS, INCREASE TOLERANCES BY 50 PERCENT.
C. SPID STRICTLY ENFORCES STANDARD APWA NOTES A AND B AND MAINTAINS A "ZERO" TOLERANCE AND NON-ACCEPTANCE POLICY FOR FLAT BELLIES AND FLAT ZONES/SPOTS IN PIPELINES. CONTRACTOR SHALL CORRECT NON-CONFORMING WORK, AND RETELEVISE THE CORRECTED WORK UNTIL WORK IS IN COMPLIANCE.

DISTRICT'S MINIMUM ALLOWED DESIGN SLOPE

PIPE SIZE	MINIMUM DESIGN SLOPE
8"	0.50%
10"	0.28%
12"	0.22%
14"	0.17%
15"	0.15%

DISTRICT'S MINIMUM ALLOWED DESIGN SLOPE (CON'T)

PIPE SIZE	MINIMUM DESIGN SLOPE
16"	0.14%
18"	0.12%
21"	0.10%
24"	0.08%

STANDARD DRAWING 208-A
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
GRADE AND ALIGNMENT TEST
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

SECTION 01 45 50 S (SPECIAL PROVISIONS) SLOPE CERTIFICATION (SURVEY)

PART 1 GENERAL

1.1 SECTION INCLUDES
A. CONTRACTOR RESPONSIBILITIES FOR QUALITY AND QUALITY ASSURANCE RELATING CONSTRUCTED SEWER PIPE SLOPES.

1.2. QUALITY ASSURANCE
A. EMPLOY AND INDEPENDENT LICENSED AND SURVEYOR TO ASSURE "ASBUILT" PIPE SLOPES CONFORM TO PLANS AND SPECIFICATIONS.
B. USE STANDARD INDUSTRY PRACTICES AND TOLERANCES FOR SPECIFIED SURVEYING METHODS.
C. DO ADDITIONAL SURVEYING, IF, IN ENGINEER'S OPINION, WORK IS NOT BEING ADEQUATELY CONTROLLED.

1.3. SURVEYING PROFESSIONAL
A. PROVIDE SUFFICIENT PERSONNEL AND COOPERATE WITH ENGINEER AND CONTRACTOR IN PERFORMING DAILY SURVEYS.
B. CORRELATE CERTIFICATIONS WITH OWNER'S SURVEYS AND INSPECTIONS.
C. WHEN AN OUT-OF-TOLERANCE CONDITIONS EXISTS, PERFORM ADDITIONAL SURVEY'S UNTIL TOLERANCE IS ATTAINED.
D. REPORT ANY NON-COMPLIANCE PIPELINE SLOPES TO CONTRACTOR AND ENGINEER IMMEDIATELY.

1.4. EQUIPMENT
A. USE ONLY A TOTAL STATION OR LINE LEVEL LOOP WITH A "BEST SURVEY STANDARDS" MARGIN OF ERROR EQUAL TO +/- 0.02 FEET.
B. GPS SYSTEM NOT ALLOWED.

1.5. PROCEDURES
A. PRIOR TO ANY ABOVE PIPE BACKFILL, SURVEY ELEVATION OF CONSTRUCTED PIPE AT EACH MANHOLE, INCLUDING ALL EXTERIOR LEGS OF PIPE.
B. WHEN MANHOLES ARE SPACED MORE THAN 200 FEET APART, SURVEY THE MIDPOINT, OR NEAR THE MIDPOINT OF ALL SEWER LINES BETWEEN MANHOLES.
C. CALCULATE PIPE SLOPES BETWEEN EACH ELEVATION MEASUREMENT.
D. COORDINATE WITH CONTRACTOR AND CORRECT ANY WORK PRIOR TO ABOVE PIPE BACKFILL.
E. CERTIFICATION SHALL BE SUBMITTED TO SPID AND APPROVED FOR EACH RUN OF PIPE "MANHOLE TO MANHOLE", BEFORE ABOVE PIPE BACKFILL IS PLACED, AND CONTRACTOR COMMENCES THE INSTALLATION OF THE NEXT RUN OF PIPE "MANHOLE TO MANHOLE".

1.6. SUBMITTALS - SURVEY PROFESSIONAL
A. SEWER CERTIFICATION SHEET:
1. NAME, ADDRESS AND TELEPHONE NUMBER OF SURVEY PROFESSIONAL
2. DATE OF SURVEY
3. CERTIFICATION NUMBER
4. LOCATION OF SURVEY
5. SURVEY DATUM AND CONTROL
6. SURVEY INFORMATION IN THE FOLLOWING TABULAR FORM.

MANHOLE #	INVERT DIRECTION	ASBUILT ELEVATION	DESIGN ELEVATION	Δ

PIPE RUN	PIPE LENGTH	ASBUILT %	DESIGN %	Δ
MHxx-MHxx				

7. CERTIFICATION NARRATIVE BY SURVEYOR.
8. PROFESSIONAL'S STAMP AND SIGNATURE.

B. SUBMITTAL SCHEDULE
SUBMIT REPORTS TO ENGINEER BE THE END OF EACH DAY THAT SEWER LINES ARE CONSTRUCTED.

1.7 CONTRACTORS RESPONSIBILITY
A. SEWER LINES CONSTRUCTED THAT DO NOT MEET THE GRADE AND ALIGNMENT TOLERANCES IDENTIFIED IN STANDARD DRAWING 208-A SHALL BE CORRECTED AND RESURVEYED AND CERTIFIED.

1.8 DEVELOPER'S RESPONSIBILITY
A. THE DEVELOPER WILL PROVIDE STAKING OF "CRITICAL SLOPE" SEWERS (AT OR NEAR MINIMUM DESIGN SLOPES).
1. USING ONLY A TOTAL STATION OR LINE LEVEL LOOP WITH A "BEST SURVEY STANDARD" MARGIN OF ERROR EQUAL TO +/- 0.02 FEET.
2. GPS SYSTEM NOT ALLOWED.

STANDARD DRAWING 208-B
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
GRADE AND ALIGNMENT TEST
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

Inspection Report

Date	P/O. No.	Weather	Surveyor's Name	Pipe Segment Reference	Section No.
1/2/2018			SEAN		2
Certificate No.	Survey Customer	System Owner	Date Cleaned	Pre-Cleaning	Sewer Category
				No Pre-Cleaning	

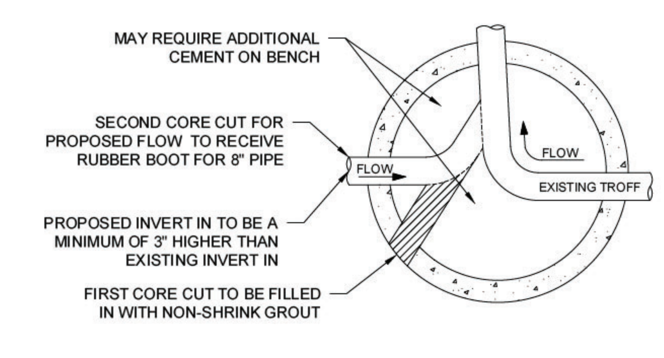
Street123	SR138 CASTLEROCK RD	Use of Sewer		Upstream MH	302
City	STANSBURY	Drainage Area		Dowstream MH	303
Loc. details		Flow Control		Dir. of Survey	Downstream
Location Code		Length surveyed		Section Length	368.10 ft
Purpose of Survey	Pre-Acceptance	Joint Length			
Year Laid		Dia./Height	8 inch		
Year Rehabilitated		Material	Polyvinyl Chloride		
Tape / Media No.		Lining Method			
Add. Information :					

EXAMPLE

1:885	Position	Observation	Photo
302	0.00	Upstream Manhole, Survey Begins	
	69.80	Tap Factory Made, at 02 o'clock, -, 4"	
	75.00	Tap Factory Made, at 10 o'clock, -, 4"	
	134.50	Water Level, Sag in pipe, 15 %of cross sectional area	
	159.50	Tap Factory Made, at 10 o'clock, -, 4"	
	162.80	Tap Factory Made, at 02 o'clock, -, 4"	
	181.10	Tap Factory Made, at 10 o'clock, -, 4"	
	207.50	Water Level, Sag in pipe, 20 %of cross sectional area	
	254.40	Tap Factory Made, at 02 o'clock, -, 4"	
	306.40	Water Level, Sag in pipe, 15 %of cross sectional area	
	335.20	Tap Factory Made, at 10 o'clock, -, 4"	
	356.60	Tap Factory Made, at 02 o'clock, -, 4"	
303	368.10	Downstream Manhole, Survey Ends	

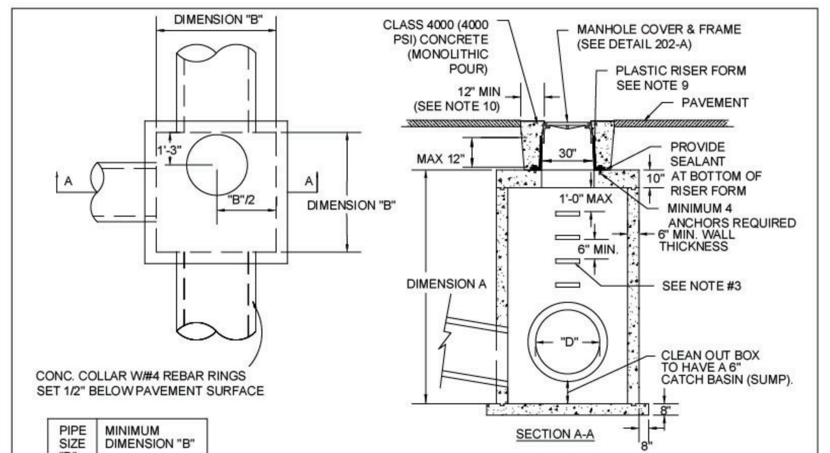
NOTE:
A CCTV LOG IS REQUIRED FOR ALL MAINLINE SEWERS. THIS IS AN EXAMPLE OF A TYPICAL LOG, OR VIDEO INSPECTION REQUIRED BY SPID, TO BE PROVIDED BY A NASSCO PACP CERTIFIED COMPANY, AND ITS PERSONNEL.

STANDARD DRAWING 209
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
EXAMPLE CCTV LOG
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



NOTES:
1. SPID IS REQUIRED TO BE ON SITE DURING ANY WORK ASSOCIATED WITH MANHOLE CORE CUTTING.

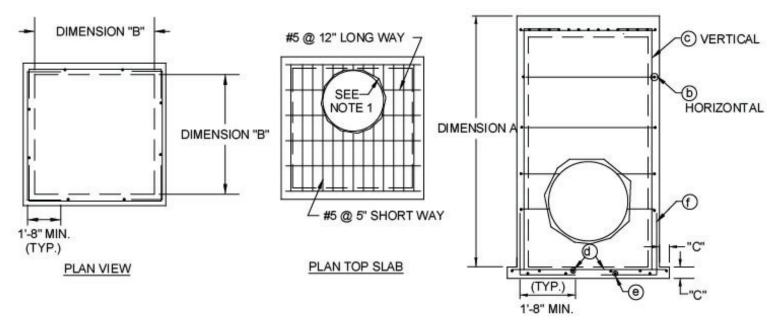
STANDARD DRAWING 211
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
MANHOLE CORE CUT
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



PIPE SIZE "D"	MINIMUM DIMENSION "B"
15"	3'-6"
18"	3'-9"
21"	4'-0"
24"	4'-0"
27"	4'-0"
30"	4'-3"
33"	4'-6"
36"	4'-9"
42"	5'-3"
48"	6'-3"

NOTES:
1. MINIMUM DIMENSION "B" IS 3'-6".
2. BOTH PRECAST AND CAST-IN-PLACE BOXES ARE ACCEPTABLE AND REQUIRE SHOP DRAWINGS.
3. LADDER RUNGS ARE REQUIRED IN ALL BOXES OVER 4'-0" DEEP. BOTTOM RUNGS SHALL BE LOCATED 6" ABOVE PIPE. LADDER RUNGS CANNOT BE EMBEDDED IN KNOCK-OUT WALLS, AND MUST BE EMBEDDED IN WALLS 6-INCHES THICKER OR GREATER.
4. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANSBURY PARK IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS.
5. ALL CONCRETE SHALL BE CLASS 4000 PER SECTION 03 30 04 OF A.P.W.A. STANDARD SPECIFICATIONS.
6. A UNIT CLEANOUT BOX SHALL INCLUDE MANHOLE COVER, FRAME, MANHOLE RUNGS IF REQUIRED, ADJUSTMENT OF MANHOLE TO GRADE, GRADE ADJUSTMENT W/ CONCRETE COLLAR, AND BOX COMPLETE.
7. SEE STANDARD DRAWING 301-C FOR MANHOLE STEPS/ LADDER RUNGS.
8. INSTALL WHIRLYGIG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
9. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
10. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.
11. CONCRETE COLLARS SHALL HAVE AN IDENTIFYING MARK SHOWING THE DIRECTION OF FLOW OR THE PIPE ORIENTATION FOR WATER LINES. MARK ALL LINE SIZES EXCEPT FOR 8"

STANDARD DRAWING 301-A
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
CLEANOUT BOX LAYOUT
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



DIMENSION			BAR AND SIZE SPACING						WALL THICKNESS
A	B	C	a	b	c	d	e	f	
6'	3' TO 8'	10"	#5 @ 18"	#5 @ 18"	#5 @ 18"	#5 @ 12"	#5 @ 12"	#5 @ 18"	8"
7'	3' TO 8'	10"	#5 @ 18"	#5 @ 18"	#5 @ 18"	#5 @ 12"	#5 @ 12"	#5 @ 18"	8"
8'	3' TO 5'	10"	#5 @ 18"	#5 @ 18"	#5 @ 18"	#5 @ 12"	#5 @ 12"	#5 @ 18"	8"
8'	6' TO 8'	12"	#5 @ 10"	#5 @ 18"	#5 @ 18"	#5 @ 12"	#5 @ 12"	#5 @ 18"	8"
9'	3' TO 5'	12"	#5 @ 10"	#5 @ 18"	#5 @ 18"	#5 @ 9"	#5 @ 9"	#5 @ 18"	8"
9'	6' TO 8'	12"	#5 @ 9"	#5 @ 12"	#5 @ 15"	#5 @ 9"	#5 @ 9"	#5 @ 15"	8"
10'	3' TO 5'	12"	#5 @ 12"	#5 @ 12"	#5 @ 15"	#5 @ 9"	#5 @ 9"	#5 @ 15"	10"
10'	6' TO 8'	12"	#5 @ 9"	#5 @ 12"	#5 @ 15"	#5 @ 9"	#5 @ 9"	#5 @ 15"	10"
11'	3' TO 8'	12"	#5 @ 9"	#5 @ 12"	#5 @ 15"	#5 @ 9"	#5 @ 9"	#5 @ 15"	10"
12'	3' TO 8'	12"	#5 @ 9"	#5 @ 12"	#5 @ 12"	#5 @ 9"	#5 @ 9"	#5 @ 12"	10"
13'	3' TO 8'	12"	#5 @ 7"	#5 @ 12"	#5 @ 12"	#5 @ 9"	#5 @ 9"	#5 @ 12"	10"
14'	3' TO 8'	12"	#5 @ 7"	#5 @ 12"	#6 @ 12"	#5 @ 9"	#5 @ 9"	#5 @ 12"	10"
15'	3' TO 8'	12"	#5 @ 9"	#5 @ 12"	#5 @ 15"	#5 @ 9"	#5 @ 9"	#5 @ 9"	10"
16'	3' TO 8'	12"	#6 @ 6"	#5 @ 12"	#6 @ 9"	#5 @ 9"	#5 @ 9"	#5 @ 9"	10"

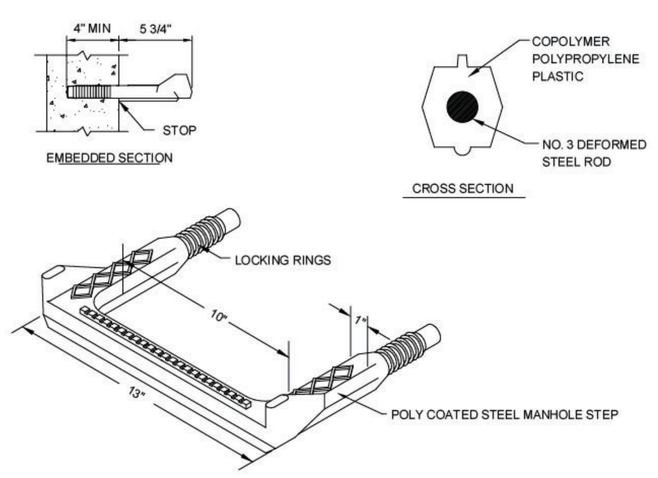
* FOR DIMENSION B SEE TABLE ON SHEET 1

NOTES
1. BARS USED AROUND OPENINGS MUST BE THE SAME SIZE AS THE LARGEST SIZE BAR IN ADJACENT WALL OR SLAB.
2. MINIMUM EMBEDMENT LENGTH FOR ALL BARS IS 1'-8"
3. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE fy 60,000 PSI (fs = 24,000 PSI)
4. FIELD CUT OR BEND REINFORCING STEEL AS NECESSARY TO CLEAR PIPE(S) AND MAINTAIN 2" MINIMUM CLEARANCE.
5. SEE SHEET #1 FOR DIMENSIONS
6. SEE SHEET #3 FOR MANHOLES STEP DETAILS.
7. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANSBURY PARK IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS,
8. ALL BOXES LOCATED UNDER STREET PAVEMENT SHALL BE CONSTRUCTED WITH EPOXY COATED STEEL BARS.

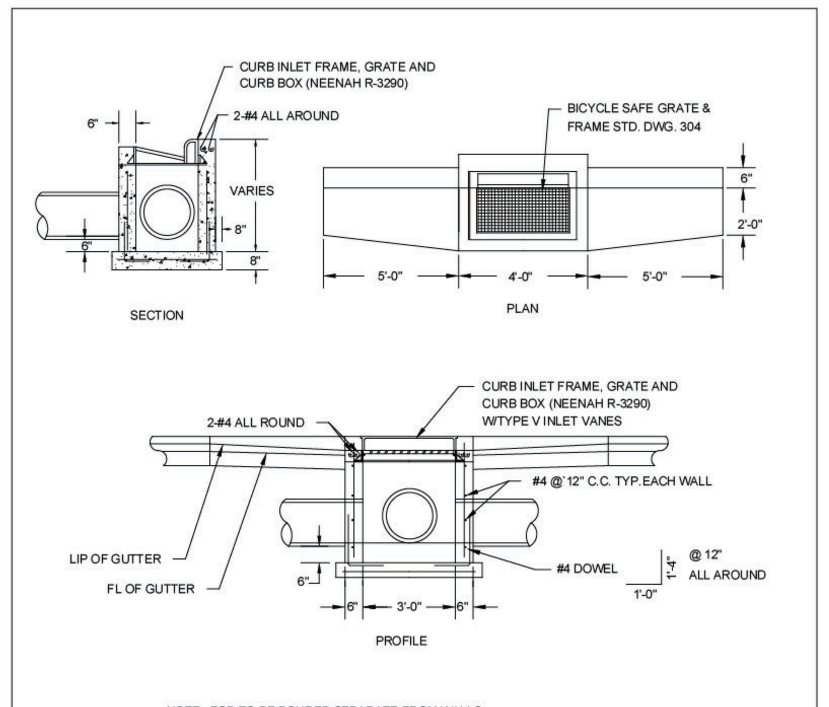
STANDARD DRAWING 301-B
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
CLEANOUT BOX REBAR INSTALLATION
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

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1. ALL MANHOLE STEPS SHALL PROTRUDE 5" FROM INSIDE FACE OF THE STRUCTURE WALL AND SHALL BE EMBEDDED A MINIMUM OF 4" INTO THE STRUCTURE WALL.
2. MANHOLE STEPS SHALL BE CAPABLE OF WITHSTANDING A SINGLE CONCENTRATED LOAD OF 300 POUNDS APPLIED AT A DISTANCE OF 5" FROM THE FACE OF THE STRUCTURE WALL.
3. STEPS ARE TO BE VERTICALLY ALIGNED AND UNIFORMLY SPACED WITH A MINIMUM SPACING OF 12" AND A MAXIMUM SPACING OF 16" UNLESS SHOWN OTHERWISE ON STRUCTURE PLANS.
4. MANHOLE STEPS MAY BE CAST-IN-PLACE, OR GROUTED INTO STRUCTURE WALL IN SUCH A MANNER AS TO PREVENT PULLOUT UNDER A LOAD OF 300 POUNDS APPLIED 5" FROM THE FACE OF THE STRUCTURE WALL.
5. STEEL REINFORCING OF MANHOLE STEPS SHALL CONFORM TO ASTM DESIGNATION A-615, GRADE 60 PLASTIC COATING OF MANHOLE STEPS SHALL CONFORM TO ASTM DESIGNATION D-2146, TYPE II GRADE 16906.
6. DIMENSIONS SHOWN MAY VARY ACCORDING TO MANUFACTURERS DESIGN.



STANDARD DRAWING 301-C
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
CLEANOUT BOX MANHOLE STEP DETAIL
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

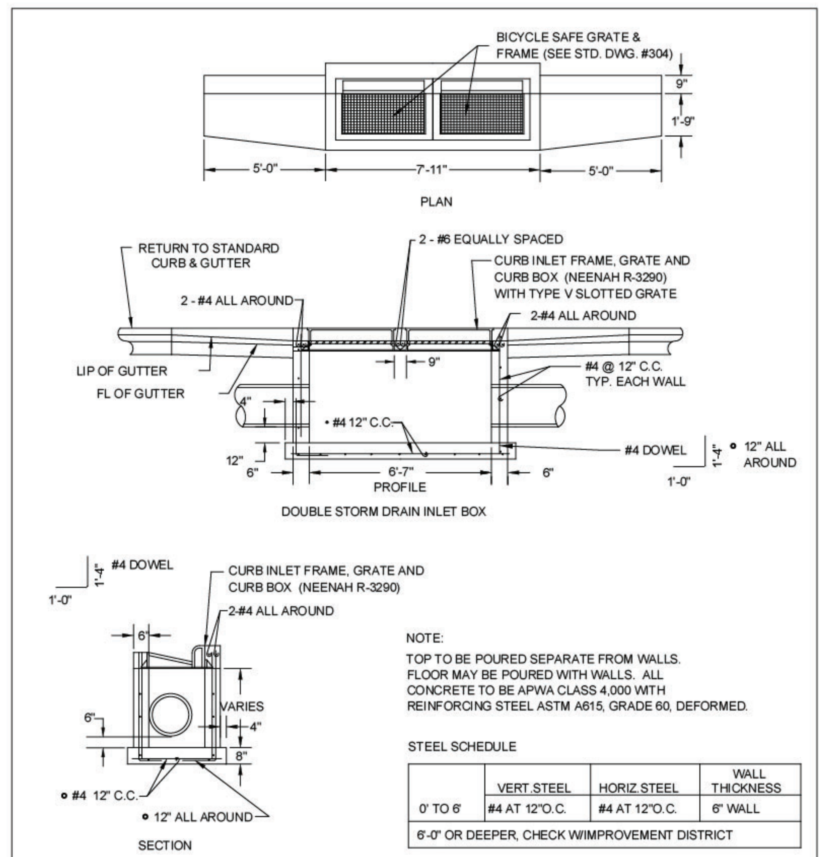


NOTE: TOP TO BE POURED SEPARATE FROM WALLS. FLOOR MAY BE POURED WITH WALLS. ALL CONCRETE TO BE APWA CLASS 4,000 WITH REINFORCING STEEL ASTM A615, GRADE 60, DEFORMED.

STEEL SCHEDULE

	VERT.STEEL	HORIZ.STEEL	WALL THICKNESS
0' TO 6'	#4 AT 12"O.C.	#4 AT 12"O.C.	6" WALL
6'-0" OR DEEPER, CHECK W/IMPROVEMENT DISTRICT			

STANDARD DRAWING 302
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
SINGLE GUTTER-INLET BOX
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

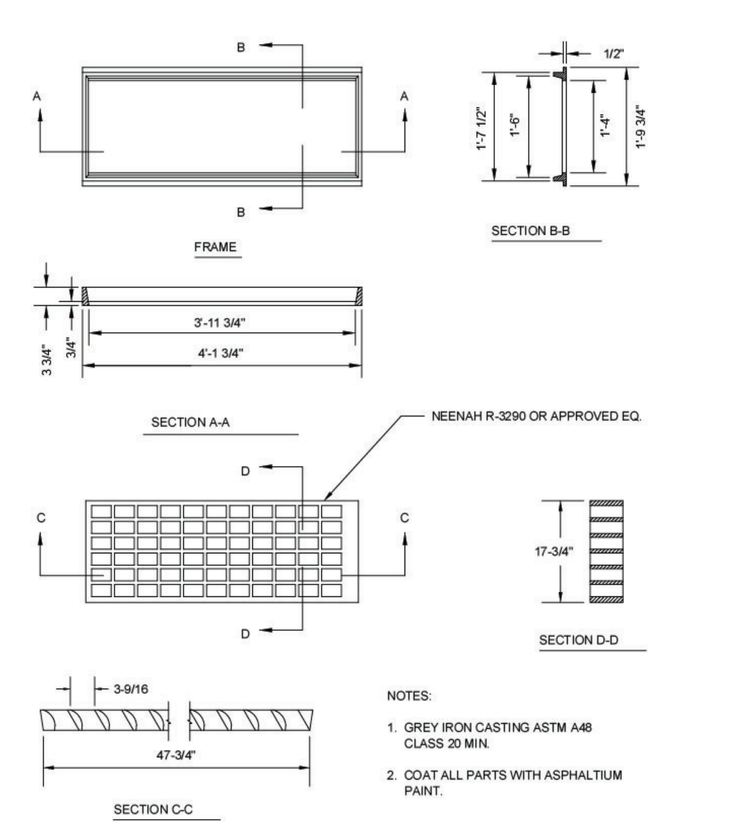


NOTE:
TOP TO BE POURED SEPARATE FROM WALLS. FLOOR MAY BE POURED WITH WALLS. ALL CONCRETE TO BE APWA CLASS 4,000 WITH REINFORCING STEEL ASTM A615, GRADE 60, DEFORMED.

STEEL SCHEDULE

	VERT.STEEL	HORIZ.STEEL	WALL THICKNESS
0' TO 6'	#4 AT 12"O.C.	#4 AT 12"O.C.	6" WALL
6'-0" OR DEEPER, CHECK W/IMPROVEMENT DISTRICT			

STANDARD DRAWING 303
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
DOUBLE GUTTER-INLET BOX
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



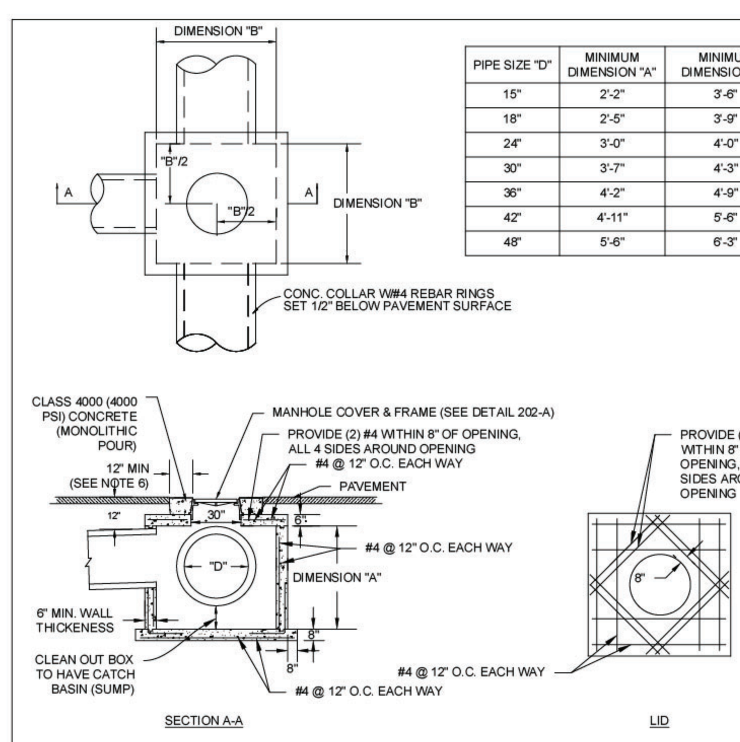
NOTES:
1. GREY IRON CASTING ASTM A48 CLASS 20 MIN.
2. COAT ALL PARTS WITH ASPHALTIUM PAINT.

STANDARD DRAWING 304
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
BICYCLE-SAFE GRATING AND FRAME
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

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1. JOINTS: PLACE FLEXIBLE GASKET-TYPE SEALANT IN ALL SECTION JOINTS
2. WATER STOPS. INSTALL WATER-STOPS ON ALL PLASTIC PIES WHEN CONNECTING PLASTIC PIPES TO CLENAOUT BOXES PER STANDARD DRAWING 403. HOLD WATER-STOP IN PLACE WITH STAINLESS STEEL BANDS
3. PIPE CONNECTIONS: GROUT ALL CONCRETE AND PLASTIC PIPE OPENINGS . EXTEND GROUT APRON 4 INCHES MINIMUM FROM EXTERIOR FACE OF BOX.
4. BACKFILL: PROVIDE BACKFILL AGAINST ALL OF THE BOX WALLS. PEA GRAVEL AND RECYCLED RAP AGGREGATE IS NOT ALLOWED. WATER JETTING IS NOT ALLOWED. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION. COMPACTION IS 95 PERCENT OR GREATER RELATIVE TO A STANDARD PROCTOR DENSITY.
5. ACCEPTANCE / REJECTION: ANY BOX SECTIONS OR COMPONENTS THAT ARE DAMAGED UPON DELIVERY, STORAGE, OR INSTALLATIONS SHALL BE REJECTED AND REPLACED
6. CORE HOLES:
   6.1. PROVIDE CORE HOLES THAT ARE AT LEAST 4" LARGER THAN ATTACHING OUTER PIPE DIAMETER. CUT CORE HOLES AT THE MANUFACTURING PLANT UNLESS ENGINEER PERMITS FIELD HOLES.
   6.2. CENTER CORE HOLES TO LEAVE 2" OF CONCRETE MEASURED HORIZONTALLY FROM INSIDE WALL OF THE BOX TO CORE HOLE. LOCATE CORE HOLE VERTICALLY SO BOTTOM OF CORE HOLE WILL BE AT OR ABOVE FLOOR ELEVATION WITH AT LEAST 5-INCHES OF CONCRETE DIRECTLY ABOVE THE CORE HOLE OF THE TOP OF THE BOX. IN ORDER TO ELIMINATE THE NEED FOR WATERLINE LOOPS AND OTHER UTILITY CONFLICTS, STORM DRAIN LINES MAY BE RAISED, AS REQUIRED BY THE DISTRICT, AND CAST-IN-PLACE BOXES ALSO MAY BE REQUIRED BY THE ENGINEER AND/OR DISTRICT. SUCH BOXES ARE CONSIDERED DEVIATIONS AND SUBJECT TO SECTION 6.3 OF THE SPECIFICATIONS.
   6.3. DEVIATIONS FROM CORE HOLE TOLERANCES REQUIRE SHOP DRAWINGS. SHOP DRAWINGS WILL IDENTIFY LIFTING POINT NUMBER AND LOCATION.
7. PRECAST TOP: CONFORMS TO AASHTO HL-93 LIVE LOADING REQUIREMENTS.

STANDARD DRAWING 305
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
STORM DRAIN CATCH BASIN, BOXES AND CLEANOUTS (SPECIFICATIONS)
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

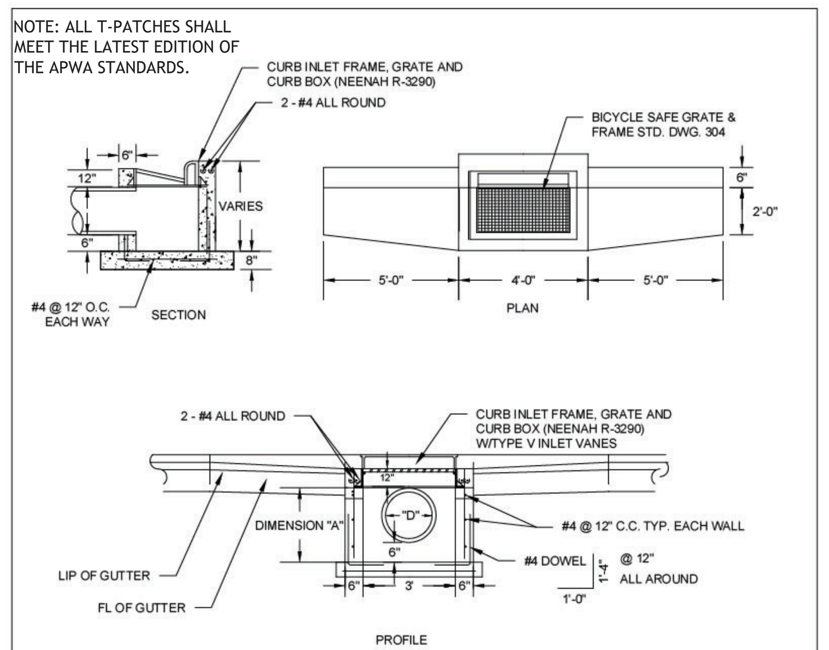


PIPE SIZE "D"	MINIMUM DIMENSION "A"	MINIMUM DIMENSION "B"
15"	2'-2"	3'-6"
18"	2'-5"	3'-9"
24"	3'-0"	4'-0"
30"	3'-7"	4'-3"
36"	4'-2"	4'-9"
42"	4'-11"	5'-6"
48"	5'-6"	6'-3"

NOTES:
1. MINIMUM DIMENSION "B" IS 3'-6".
2. ONLY CAST-IN-PLACE BOXES IS ACCEPTABLE AND REQUIRE SHOP DRAWINGS.
3. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANSBURY PARK IMPROVEMENT DISTRICT STANDARD SPECIFICATIONS.
4. ALL CONCRETE SHALL BE CLASS 4000 PER SECTION 03 30 04 OF A.P.W.A. STANDARD SPECIFICATIONS.
5. A UNIT CLEANOUT BOX SHALL INCLUDE MANHOLE COVER, FRAME, MANHOLE RUNGS IF REQUIRED, ADJUSTMENT OF MANHOLE TO GRADE, GRADE ADJUSTMENT W/ CONCRETE COLLAR, AND BOX COMPLETE.
6. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
7. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

STANDARD DRAWING 306
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
SHALLOW CLEANOUT BOX CAST IN PLACE
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

NOTE: ALL T-PATCHES SHALL MEET THE LATEST EDITION OF THE APWA STANDARDS.



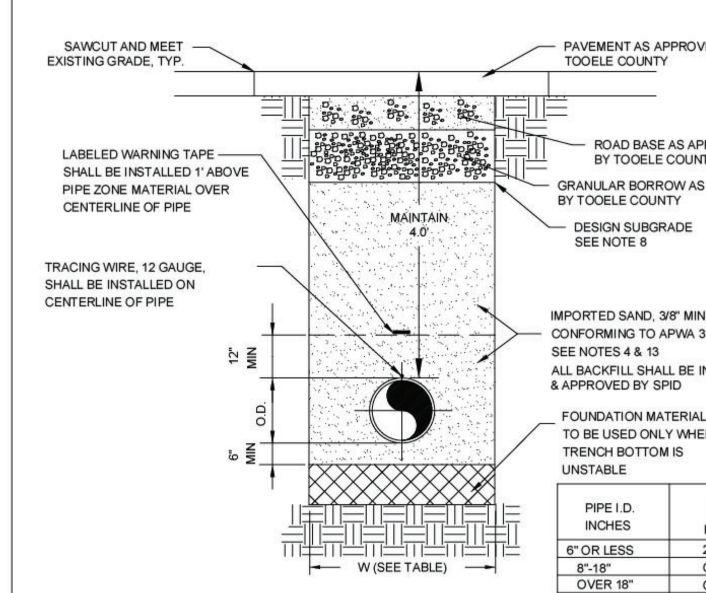
NOTE:
1. TOP TO BE POURED SEPARATE FROM WALLS, FLOOR. MAY BE POURED WITH WALLS. ALL CONCRETE TO BE APWA CLASS 4,000 WITH REINFORCEMENT STEEL ASTM A615, GRADE 60, DEFORMED.

STEEL SCHEDULE

	VERT STEEL	HORIZ STEEL	WALL THICKNESS
0' TO 6'	#4 @ 12"O.C.	#4 @ 12"O.C.	6" WALL

PIPE SIZE "D"	MINIMUM DIMENSION "A"
15"	2'-2"
18"	2'-5"

STANDARD DRAWING 307
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
SHALLOW SINGLE GUTTER-INLET BOX CAST IN PLACE
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT



PIPE I.D. INCHES	MIN. "W" INCHES
6" OR LESS	24"
8"-18"	OD + 20"
OVER 18"	OD + 36"

NOTES:
REFER TO STANDARD DRAWING 401-A2 FOR CONSTRUCTION NOTES

STANDARD DRAWING 401-A1
REV.: 05-14-2026
Brendan Thorpe P.E. District Engineer
WATER TRENCH BACKFILL DETAIL
NOT TO SCALE
STANSBURY PARK IMPROVEMENT DISTRICT

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:
1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

Sagewood Village Phase 15

Details

PROJECT:	1650
DRAWN BY:	DJR
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 17, 2026

SHEET NUMBER: DT-3

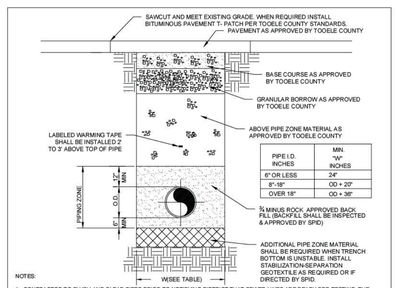
C:\Users\BlakeGaiser\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\DT SHEETS\DT-3.dwg

THE NOTES ON THIS SHEET REFER TO THE TRENCH SECTION PROVIDED ON STANDARD DRAWING 401-A1

NOTES:

1. TRACING WIRE SHALL BE CONTINUOUS WITH WIRELOOP PLACED AT THE BASE OF THE HYDRANT.
2. CONTRACTOR SHALL CONFORM TO THE STATE OF UTAH "RULES FOR DRINKING WATER FACILITY CONSTRUCTION DESIGN AND OPERATION", R309-SERIES 500.
3. CONTRACTOR TO NOTIFY SPID FOR CHLORINE TEST PRIOR TO FLUSHING LINES.
   CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL, AWWA STD.
   C651, BACTERIA (TOTAL COLIFORM) TEST REQUIRED FOR NEW WATER LINES.
4. ABOVE THE PIPE ZONE MATERIAL MAY BE NATIVE SOILS ONLY WHEN OUTSIDE OF PAVED SURFACES OR SURFACES THAT ARE NOT STRUCTURLY LOADED.
5. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
6. DUCTILE IRON PIPE SHALL BE INSTALLED PER AWWA STANDARD C600-05, "INSTALLATION OF DUCTILE IRON WATER MAINS AND THEIR APPURTENANCE".
7. PVC PIPE SHALL BE INSTALLED PER ASTM D2774, "RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND PVC PIPE" AND THE PROVISIONS OF THE FOLLOWING PUBLICATION SHALL BE FOLLOWED FOR PVC PIPE DESIGN AND INSTALLATION: "PVC PIPE-DESIGN AND INSTALLATION, AWWA MANUAL M23,2002, PUBLICATION BY THE AMERICAN WATER WORKS ASSOCIATION."
8. SITE AND ROADWAY EMBANKMENT SHALL BE BROUGHT TO FINISHED SUBGRADE ELEVATIONS PRIOR TO COMMENCING THE UTILITY TRENCHING AND INSTALLATION OF ANY WATER LINE.
9. INSTALL PERMANENT, BRIGHT COLORED, CONTINUOUS PRINTED MAGNETIC PLASTIC TAPE, INTENDED FOR DIRECT BURIAL SERVICE; NOT LESS THAN SIX (6) INCHES WIDE BY FOUR (4) MILS THICK. TAPE SHOULD READ "CAUTION BURIED INSTALLATION BELOW; COLOR SHALL BE BLUE, INDICATING BURIED WATER LINE.
10. BEDDING MATERIAL:
    10.1. SUBMIT AGGREGATE BATCH DELIVERY TICKETS SHOWING NAME OF MATERIAL SOURCE, SERIAL NUMBER OF TICKET, DATE AND TRUCK NUMBER, NAME OF SUPPLIER, JOB NAME AND LOCATION, VOLUME OR WEIGHT, AND AGGREGATE CLASSIFICATION.
    10.2. SPID SHALL APPROVE SUBMITTAL AND SOURCE SAMPLE PRIOR TO INSTALLATION.
    10.3. MAINTAIN UNIFORM FOUNDATION ALONG BARREL OF PIPE WITH SUFFICIENT RELIEF FOR JOINT CONNECTIONS. MAKE BELL HOLES BEFORE LAYING BELL AND SPIGOT PIPE IN PIPE ZONE.
    10.4. DO NOT PERMIT FREE FALL BACKFILL MATERIAL THAT MAY DAMAGE PIPE, PIPE FINISH, OR PIPE ALIGNMENT.
11. ABOVE PIPE ZONE:
    11.1. ALL MATERIALS, WORKMANSHIP, COMPACTION, TESTING, AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH TOOELE COUNTY STANDARD PLANS AND SPECIFICATIONS. SUPPLEMENTARY, AND /OR SUPPORTING DOCUMENTS ARE:
    11.1.1. APWA SECTION 33 05 20: BACKFILLING TRENCHES.
    11.1.2. APWA SECTION 01 45 00: QUALITY CONTROL.
    11.1.3. APWA SECTION 31 25 23: COMPACTION.
12. NOTIFY TOOLE COUNTY ROADS DEPARTMENT FOR ALL "ABOVE PIPE ZONE" INSPECTION AND ACCEPTANCE, ACCORDING TO TOOELE COUNTY REQUIREMENTS.
13. CONTRACTOR SHALL SUBMIT PIPE BEDDING AND TRENCH BACKFILL MATERIAL GRADATION AND SOURCE TO SPID GENERAL MANAGER, TOGETHER WITH LAB-MEASURED MAXIMUM DRY DENSITY, FOR APPROVAL PRIOR TO ANY INSTALLATION.

STANDARD DRAWING	WATER TRENCH BACKFILL DETAIL
401-A2	NOT TO SCALE
REV.: 05-14-2026	STANSBURY PARK IMPROVEMENT DISTRICT
Brandon Thorpe P.E. District Engineer	

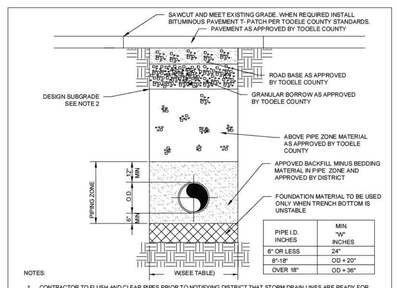


PIPE I.D. INCHES	MIN. "H" INCHES
6" OR LESS	24"
8"-18"	OD + 20"
OVER 18"	OD + 36"

NOTES:

1. CONTRACTOR TO FLUSH AND CLEAR PIPES PRIOR TO NOTIFYING DISTRICT THAT SEWER LINES ARE READY FOR TESTING. THE CONTRACTOR WILL RUN A MANDREL TEST AND AIR TEST AFTER INSTALLATION AND PRIOR TO PAVING. ALL TESTING TO BE DONE PER SPID SPECIFICATIONS AND STANDARDS. THE DISTRICT WILL VIDEO TAPE THE SEWER MAINS AT THE DEVELOPER'S EXPENSE.
2. INSTALL PERMANENT, BRIGHT COLORED, CONTINUOUS PRINTED MAGNETIC PLASTIC TAPE, INTENDED FOR DIRECT BURIAL SERVICE; NOT LESS THAN SIX (6) INCHES WIDE BY FOUR (4) MILS THICK. TAPE SHOULD READ "CAUTION BURIED INSTALLATION BELOW", COLOR SHALL BE GREEN, INDICATING BURIED SEWER LINE.
3. BEDDING MATERIAL:
   3.1. SUBMIT AGGREGATE BATCH DELIVERY TICKETS SHOWING NAME OF MATERIAL SOURCE, SERIAL NUMBER OF TICKET, DATE AND TRUCK NUMBER, NAME OF SUPPLIER, JOB NAME AND LOCATION, VOLUME OR WEIGHT, AND AGGREGATE CLASSIFICATION.
   3.2. SPID SHALL APPROVE SUBMITTAL AND SOURCE SAMPLE PRIOR TO INSTALLATION.
   3.3. MAINTAIN UNIFORM FOUNDATION ALONG BARREL OF PIPE WITH SUFFICIENT RELIEF FOR JOINT CONNECTIONS. MAKE BELL HOLES BEFORE LAYING BELL AND SPIGOT PIPE IN PIPE ZONE.
   3.4. DO NOT PERMIT FREE FALL BACKFILL MATERIAL THAT MAY DAMAGE PIPE, PIPE FINISH, OR PIPE ALIGNMENT.
4. INSTANTIATION: FOLLOW ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS."
5. ABOVE PIPE ZONE:
   5.1. ALL MATERIALS, WORKMANSHIP, COMPACTION, TESTING, AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH TOOELE COUNTY STANDARD PLANS AND SPECIFICATIONS. SUPPLEMENTARY, AND /OR SUPPORTING DOCUMENTS ARE:
   5.1.1. APWA SECTION 33 05 20: BACKFILLING TRENCHES.
   5.1.2. APWA SECTION 01 45 00: QUALITY CONTROL.
   5.1.3. APWA SECTION 31 25 23: COMPACTION.
6. NOTIFY TOOLE COUNTY ROADS DEPARTMENT FOR ALL "ABOVE PIPE ZONE" INSPECTION AND ACCEPTANCE, ACCORDING TO TOOELE COUNTY REQUIREMENTS.

STANDARD DRAWING	SEWER TRENCH BACKFILL DETAIL
401-B	NOT TO SCALE
REV.: 05-14-2026	STANSBURY PARK IMPROVEMENT DISTRICT
Brandon Thorpe P.E. District Engineer	

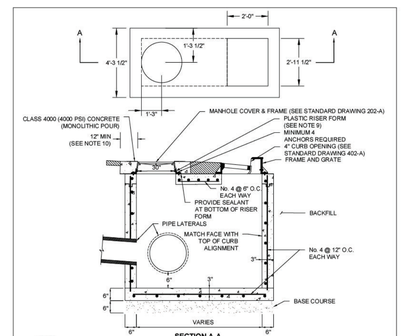


PIPE I.D. INCHES	MIN. "H" INCHES
6" OR LESS	24"
8"-18"	OD + 20"
OVER 18"	OD + 36"

NOTES:

1. CONTRACTOR TO FLUSH AND CLEAR PIPES PRIOR TO NOTIFYING DISTRICT THAT STORM DRAIN LINES ARE READY FOR TESTING. THE CONTRACTOR WILL AIR TEST AFTER INSTALLATION AND PRIOR TO PAVING. ALL TESTING TO BE DONE AS PER SPID SPECIFICATIONS AND STANDARDS.
2. SITE AND ROADWAY EMBANKMENT SHALL BE BROUGHT TO FINISHED SUBGRADE ELEVATIONS PRIOR TO COMMENCING THE UTILITY TRENCHING AND INSTALLATION OF ANY STORM DRAIN LINE.
3. BEDDING MATERIAL:
   3.1. SUBMIT AGGREGATE BATCH DELIVERY TICKETS SHOWING NAME OF MATERIAL SOURCE, SERIAL NUMBER OF TICKET, DATE AND TRUCK NUMBER, NAME OF SUPPLIER, JOB NAME AND LOCATION, VOLUME OR WEIGHT, AND AGGREGATE CLASSIFICATION.
   3.2. SPID SHALL APPROVE SUBMITTAL AND SOURCE SAMPLE PRIOR TO INSTALLATION.
   3.3. MAINTAIN UNIFORM FOUNDATION ALONG BARREL OF PIPE WITH SUFFICIENT RELIEF FOR JOINT CONNECTIONS. MAKE BELL HOLES BEFORE LAYING BELL AND SPIGOT PIPE IN PIPE ZONE.
   3.4. DO NOT PERMIT FREE FALL BACKFILL MATERIAL THAT MAY DAMAGE PIPE, PIPE FINISH, OR PIPE ALIGNMENT.
4. INSTANTIATION: FOLLOW ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS."
5. ABOVE PIPE ZONE:
   5.1. ALL MATERIALS, WORKMANSHIP, COMPACTION, TESTING, AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH TOOELE COUNTY STANDARD PLANS AND SPECIFICATIONS. SUPPLEMENTARY, AND /OR SUPPORTING DOCUMENTS ARE:
   5.1.1. APWA SECTION 33 05 20: BACKFILLING TRENCHES.
   5.1.2. APWA SECTION 01 45 00: QUALITY CONTROL.
   5.1.3. APWA SECTION 31 25 23: COMPACTION.
6. NOTIFY TOOLE COUNTY ROADS DEPARTMENT FOR ALL "ABOVE PIPE ZONE" INSPECTION AND ACCEPTANCE, ACCORDING TO TOOELE COUNTY REQUIREMENTS.

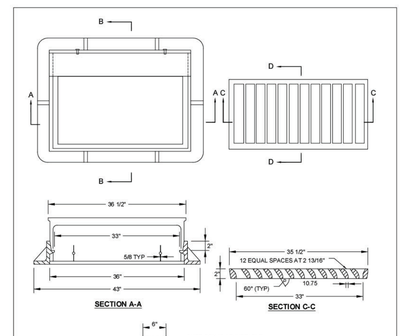
STANDARD DRAWING	STORM DRAIN TRENCH BACKFILL DETAIL
401-C	NOT TO SCALE
REV.: 05-14-2026	STANSBURY PARK IMPROVEMENT DISTRICT
Brandon Thorpe P.E. District Engineer	



NOTES:

1. THE DRAWING SHOWS TYPICAL PIPE CONNECTIONS. REFER TO CONSTRUCTION DRAWINGS FOR CONNECTION LOCATIONS.
2. CONCRETE: CLASS 4000
3. BACKFILL: COMMON FILL. MAXIMUM PARTICLE SIZE 2-INCHES
4. REINFORCEMENT: DEFORMED, #3 for YELD GRADE STEEL, ASTM A615.
5. LADDER RUNGS: PER SPID DRAWING 301-C
6. BASE COURSE PLACEMENT: MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION. COMPACTION IS 95 PERCENT OR GREATER RELATIVE TO A MODIFIED PROCTOR DENSITY, ASTM D-1557.
7. CONCRETE PLACEMENT: PROVIDE 1/2-INCH RADIUS EDGES. APPLY A BROOM FINISH. APPLY A CURING AGENT.
8. BACKFILL: PROVIDE BACKFILL AGAINST THE ALL BOX WALLS. PEA GRAVEL AND RECYCLED RAP AGGREGATE IS NOT ALLOWED. WATER JETTING IS NOT ALLOWED. COMPACT TO 95% OR GREATER RELATIVE TO MODIFIED PROCTOR DENSITY PER ASTM D-1557, WITH NO LIFT EXCEEDING 8-INCHES.
9. INSTALL WHIRLYGIG MANHOLE RISER COLLAR SYSTEM PER STANDARD DRAWING 202-A.
10. CONCRETE COLLARS ARE REQUIRED FOR ALL PAVED AND NON-PAVED SURFACES.
11. INSCRIPTIONS ON COLLARS REQUIRED. SEE STANDARD DRAWING 404.

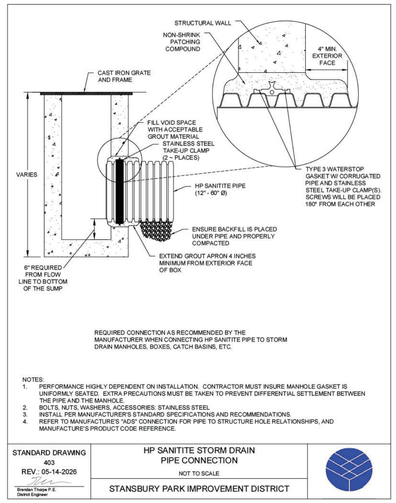
STANDARD DRAWING	COMBINATION BASIN AND CLEANOUT BOX
402	NOT TO SCALE
REV.: 05-14-2026	STANSBURY PARK IMPROVEMENT DISTRICT
Brandon Thorpe P.E. District Engineer	



NOTES:

1. CASTINGS: GREY IRON CLASS 35 MINIMUM PER ASTM A-48, COATED WITH ASPHALT BASED PAINT OR BETTER.
2. BOLTS, NUTS, WASHERS, ACCESSORIES: STAINLESS STEEL

STANDARD DRAWING	35 1/2" GRATE AND FRAME
402-A	NOT TO SCALE
REV.: 05-14-2026	STANSBURY PARK IMPROVEMENT DISTRICT
Brandon Thorpe P.E. District Engineer	

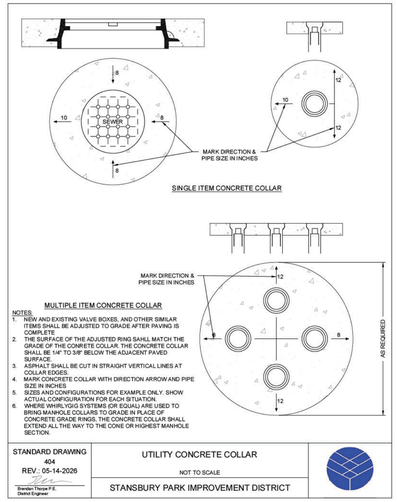


REQUIRED CONNECTION AS RECOMMENDED BY THE MANUFACTURER WHEN CONNECTING HP SANITITE PIPE TO STORM DRAIN MANHOLES, BOXES, CATCH BASINS, ETC.

NOTES:

1. PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST INSURE MANHOLE GASKET IS UNIFORMLY SEATED. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND THE MANHOLE.
2. BOLTS, NUTS, WASHERS, ACCESSORIES: STAINLESS STEEL
3. INSTALL PER MANUFACTURER'S STANDARD SPECIFICATIONS AND RECOMMENDATIONS.
4. REFER TO MANUFACTURE'S "ACS" CONNECTION FOR PIPE TO STRUCTURE HOLE RELATIONSHIPS, AND MANUFACTURE'S PRODUCT CODE REFERENCE.

STANDARD DRAWING	HP SANITITE STORM DRAIN PIPE CONNECTION
403	NOT TO SCALE
REV.: 05-14-2026	STANSBURY PARK IMPROVEMENT DISTRICT
Brandon Thorpe P.E. District Engineer	



NOTES:

1. NEW AND EXISTING VALVE BOXES, AND OTHER SIMILAR ITEMS SHALL BE ADJUSTED TO GRADE AFTER PAVING IS COMPLETE.
2. THE SURFACE OF THE ADJUSTED RING SHALL MATCH THE SLOPE OF THE CONRETE COLLAR. THE CONCRETE COLLAR SHALL BE 1/4" TO 3/8" BELOW THE ADJACENT PAVED SURFACE.
3. ASPHALT SHALL BE CUT IN STRAIGHT VERTICAL LINES AT COLLAR EDGES.
4. MARK CONCRETE COLLAR WITH DIRECTION ARROW AND PIPE SIZE IN INCHES
5. SIZES AND CONFIGURATIONS FOR EXAMPLE ONLY. SHOW ACTUAL CONFIGURATION FOR EACH SITUATION.
6. WHERE WHIRLYGIG SYSTEMS (OR EQUAL) ARE USED TO BRING MANHOLE COLLARS TO GRADE IN PLACE OF CONCRETE GRADE RINGS, THE CONCRETE COLLAR SHALL EXTEND ALL THE WAY TO THE CONE OR HIGHEST MANHOLE SECTION.

STANDARD DRAWING	UTILITY CONCRETE COLLAR
404	NOT TO SCALE
REV.: 05-14-2026	STANSBURY PARK IMPROVEMENT DISTRICT
Brandon Thorpe P.E. District Engineer	

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
2. All drinking water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGEC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
08/17/2026
STATE OF UTAH

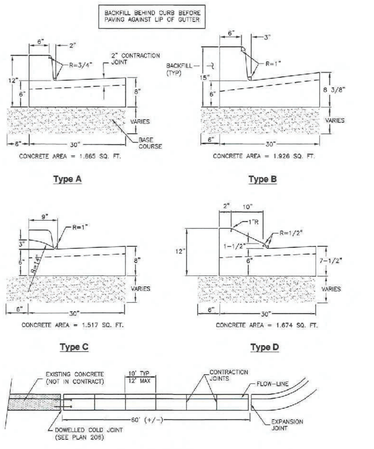
Sagewood Village
Phase 15, 15" SS Main
Details

PROJECT:	1650
DRAWN BY:	DJR
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

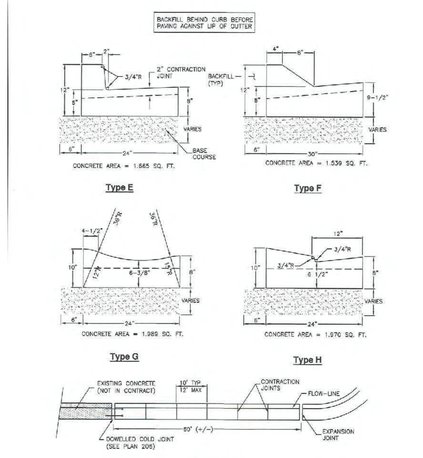
DATE: June 17, 2026

SHEET NUMBER: DT-4

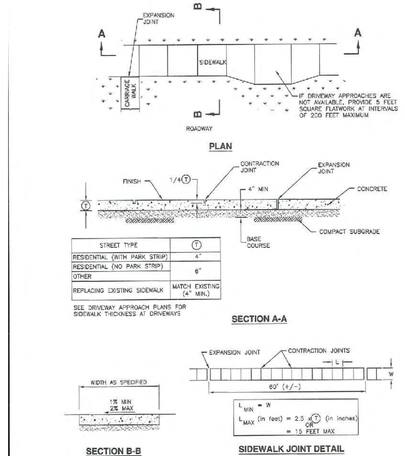
C:\Users\BlakeGuiver\EDM Partners Dropbox\Projects\Sagewood Village\Drawings\DT SHEETS\DT-4.dwg



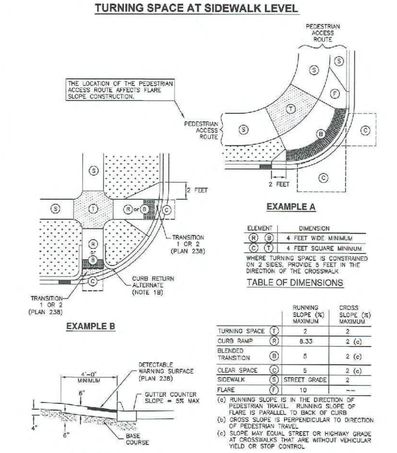
APWA Utah Chapter — Curb and gutter — Plan 205.1 — December 2008



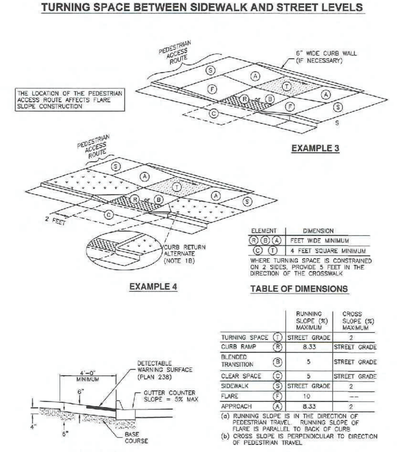
APWA Utah Chapter — Curb and gutter — Plan 205.2 — April 2011



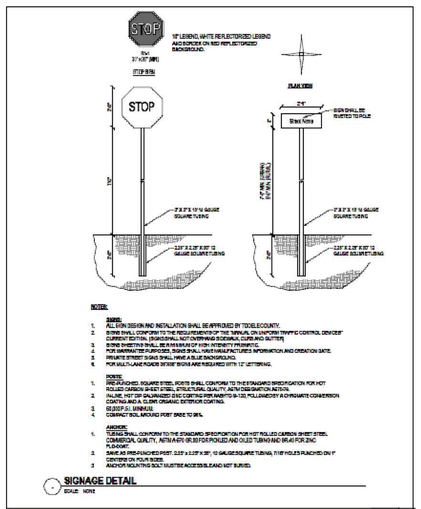
APWA Utah Chapter — Sidewalk — Plan 231 — March 2009



APWA Utah Chapter — Corner curb cut assembly — Plan 235.1 — September 2011



APWA Utah Chapter — Mid-block curb cut assembly — Plan 236.2 — September 2011



TOOELE COUNTY STREET SIGNS NOTE:

"ALL SIGNS SHALL BE A MINIMUM OF HIGH INTENSITY PRISMATIC (HIP) REFLECTIVE SHEETING WITH MATCHING COMPONENTS. A STICKER SHALL BE PLACED ON THE BACK OF THE SIGN DETAILING WHEN THE SIGN WAS MADE AND BY WHAT COMPANY. MANUFACTURER'S WARRANTY IS SEVEN YEARS ON SHEETING. ALL WARNING AND REGULATORY SIGNS SHALL MEET MUTCD REQUIREMENT BASED ON SPEED OF ROAD. STREET NAME/ADDRESS SIGNS SHALL BE PLACED ON 30" X 8" BLANKS AND MUST NOT EXCEED 14 CHARACTERS IN LENGTH. ADDRESS SIGN LETTERS SHALL BE A MINIMUM OF 4" IN HEIGHT AND 6" IF POSSIBLE. FOLLOW 2A-2 OF THE MUTCD FOR MINIMUM SIGN HEIGHTS AND OFFSETS. SIGNS SHALL BE PLACED ON TELESPAR POST WITH TELESPAR ANCHORS AT 30" DEPTH. SLIP BASE ANCHOR AND POLE SHALL BE INSTALLED WHEN SIGNS COMBINED WITH MORE THAN 1296 SQ INCHES ARE PLACED ON ONE POLE."

PROJECT NO. T19015	DATE 5/23/21	STANDARD STREET SIGN	TOOELE COUNTY ROAD DEPT. 47 SOUTH MAIN TOOELE, UTAH 84074 (435)882-2414
SHEET NO. C1.0		TOOELE, UTAH TYPICAL STOP SIGN	TOOELE COUNTY

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DEVELOPER:
Ivory Development
978 East Woodoak Lane
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801-747-7000

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APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

PROFESSIONAL ENGINEER — No. 374998 — PETER M. DUBEROW — 08/17/2026 — STATE OF UTAH

Sagewood Village Phase 15

Details

PROJECT: 1650
DRAWN BY: DJR
REVIEWED BY: PMD
REVISIONS:

No.	DATE	REMARKS

DATE: July 17, 2026

SHEET NUMBER: DT-5

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NOTICE OF PUBLIC HEARING

- **SUBJECT:** TCLUO 2026-139
- **PROJECT SUMMARY:** Tooele County Land Use Ordinance Amendment of Chapters 2, 17, and 17A

- **Unincorporated:** Tooele County **Planner:** Mili Pioquinto

On **October 7, 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 Noitce 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:	**Meeting Date:**
Community Development	**October 7, 2026**

Item Title:

TCLUO 2026-139: Land Use Code Amendments to Chapter 2, Chapter 17 and Chapter 17A.

Summary:

Planning Staff are requesting amendments to Land Use Code Chapters 2, 17, and 17A.

> Amendments to Chapter 2 include a definition for "data center"

> Amendments to Chapter 17 include updated table of uses,

> Amendments to Chapter 17A include updated formatting, renumbering, and removal of TI and RRS zoning districts.

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/

TCLUO 2026-139

LUO Amendment Summary and Recommendation

Public Body: Tooele County Planning Commission **Meeting Date:** October 7, 2026

Request: Amendments to Chapter 2, Chapter 17, and Chapter 17A.

Planner(s): Mili Pioquinto
Planning Staff Recommendation: Favorable.
Applicant Name: Tooele County Planning Staff.

PROJECT DESCRIPTION

Planning Staff are requesting code amendments to the Tooele County Land Use Code. These amendments are specifically for Chapter 2, Definitions; Chapter 17, Commercial, Industrial, and Hazardous Industries Zoning Districts; and Chapter 17A, Commercial Tourism, Recreation and Racing Sports, and Technology Industries Zoning Districts. Amendments to Chapter 2 include a definition for "data center". Amendments to Chapter 17 include updated table of uses; removing definitions staff no longer find applicable. Amendment to Chapter 17A include updated formatting, renumbering of uses, and removal of the TI and RRS zoning districts from the chapter.

AMENDMENTS

Amendments to Chapter 2, Definitions.

- **Addition of** "Data Center" means A facility, campus, or group of buildings primarily designed, constructed, or operated to house servers, data storage systems, networking equipment, and associated mechanical, electrical, cooling, security, and telecommunications infrastructure used to process, store, manage, or transmit electronic data. A data center facility may include accessory buildings and equipment such as substations, backup power generation, battery energy storage systems, cooling systems, water infrastructure, administrative offices, maintenance facilities, security facilities, and other supporting utility infrastructure necessary for the continuous operation of the facility.
- **Addition of** "Essential services" means services provided by public or private utilities, including underground, surface or overhead gas, electrical, steam, water, sanitary sewer, storm-water drainage, and communication systems and accessories such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings used or intended to be used for human habitation. Does not include Data Center.

Amendments to Chapter 17, Commercial, Industrial, and Hazardous Industries Zoning Districts.

- **Removal of** Technical office for research and development, laboratory & research facility subject to the restrictions below:

- Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility in a nonindustrial district provided that the following requirements are satisfied:
  - Such manufacturing activity is related to research and development activities of the principal use.
  - No manufacturing activity customarily occurs within 50 feet of a residence or residential district.
  - All manufacturing activity customarily occurs inside of buildings; however, outside research work and incidental outside fabrication of equipment to conduct outside experimentation shall be permitted.
  - Outside research in nonindustrial districts should not customarily involve noxious activity which creates disturbances off of the premises.
  - Manufacturing activity, excluding incidental fabrication of outside experiments, shall not occupy an area in excess of 60 percent of the gross floor area of a building or group of associated buildings owned by the same establishment.

➢ **Removal of**

- "Business machines"
- "Electrical, electronic, and communication instruments"
- "Office machines, including cash registers, computing machines and typewriters, scales, and balances"
- Table 17-5-3.11

Amendments to Chapter 17A

➢ **Removal of**

- "Recreation and racing sports"
- "Technology industries"
- Section 17A-2
- Part 17A-3
- RRS and TI columns
- "technical office for research and development laboratory and research facility subject to listed restrictions1"
- "Technology development based industries"
- "Business machines"
- "office machines, including cash registers, computing machines, and typewriters, scales and balances"
- Table 17A-5-3.11 Development Types

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 October 7, 2026.

PLANNING STAFF ANALYSIS

Planning Staff has identified the need to update Chapters 2, 17, and 17A to improve consistency throughout the Land Use Code. The proposed amendments add and clarify definitions, remove outdated uses, and update formatting to improve clarity, organization, and consistency within the Tooele County Land Use Code.

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 Tabling

- "I move we table the Land Use Code Amendment of Chapters 2, 17, and 17A Request by Planning Staff, application number 2026-139, based on the findings and subject to the considerations listed by the Planning Staff."

Sample Motion for Favorable Recommendation

- "I move we give a favorable recommendation to the Tooele County Council the Land Use Code Amendment of Chapters 2, 17, and 17A Request by Planning Staff, application number 2026-139, based on the findings and subject to the conditions listed by the Planning Staff."

Sample Motion for Unfavorable Recommendation

- "I move we give a unfavorable recommendation to the Tooele County Council the Land Use Code Amendment of Chapters 2, 17, and 17A Request by Planning Staff, application number 2026-139, based on the findings and subject to the conditions listed by the Planning Staff."

or dwelling.
"Construction sign" means a temporary sign identifying an architect, contractor, subcontractor, or material supplied participating in construction on the property on which the sign is located.
"Cottage industry" means a business, greater than a home occupation, conducted entirely within a dwelling or in an accessory structure without altering the residential character manufacturing artistic, handicraft, and other craft items and services rendered on the premise.
"Convenience store" means a one story commercial retail operation containing less than 2,500 square feet of gross floor area, designed and stocked to sell primarily food, beverages, limited variety of goods for personal consumption, and other household supplies to retail customers who purchase only a relatively few items as well as gasoline and car care items.
"Copy, sign" means the graphic content of a sign surface in either permanent of removable letter, pictographic, symbolic, or alphabetic form.
"Corral" means a space, other than a building, less than one acre in area used for the confinement of animals or fowl.
"Court, building" means an open space, other than a required yard, on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.
"Coverage, building" means the percent of the total site area covered by buildings.
"Crosswalk" means a right-of-way to facilitate pedestrian access and not for use by motor vehicles; it may be located within or without a street right-of-way.
"Culinary water" water treated or approved for human consumption and supplied by a public or private culinary water system.
"Culinary water authority" means the department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.
"Cultivation" means to prepare and use land strictly for crops or gardening.
"Curb" means a stone or concrete boundary usually marking the edge of a roadway or paved area used to channel water and preserve the edge of the pavement.
"Curb cut" means the provision for ingress and egress between property and an abutting road or street.
"Curb return" means a curved segment of curb used at each end of an opening the roadway curb.
"Dairy" means a commercial establishment for the manufacture, processing or packaging of dairy products, and their sale; however, the production of milk on a farm for wholesale marketing off the premises shall not be classified as a dairy.
"Data Center" means A facility, campus, or group of buildings primarily designed, constructed, or operated to house servers, data storage systems, networking equipment, and associated mechanical, electrical, cooling, security, and telecommunications infrastructure used to process, store, manage, or transmit electronic data. A data center facility may include accessory buildings and equipment such as substations, backup power generation, battery energy storage systems, cooling systems, water infrastructure, administrative offices, maintenance facilities, security facilities, and other supporting utility infrastructure necessary for the continuous operation of the facility.
"Density" means the number of persons or dwelling units per acre of gross area.
"Design, subdivision" means the alignment, grade and width for easements and rights-of-way for utilities; the final grade or contouring and general layout of lots and streets within the area; location of land to be dedicated for park or recreational purposes; and, such specific requirements in the plan and configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of applicable general or specific plans.
"Developer-installed landscaping" landscaping installed by a developer, builder, subdivider, or similar person or entity as part of subdivision improvements, model homes, common areas, entry features,

owner who holds title to the land.

"Educational facility":

(a) means:

(i) a school district's building at which pupils assemble to receive instruction in a program for any combination of grades from preschool through grade 12, including kindergarten and a program for children with disabilities;

(ii) a structure or facility:

1. located on the same property as a building described in (a)(i); and
2. used in support of the use of that building; and

(iii) a building to provide office and related space to a school district's administrative personnel; and

(b) does not include:

(i) land or a structure, including land or a structure for inventory storage, equipment storage, food processing or preparing, vehicle storage or maintenance, or similar use that is:

1. not located on the same property as a building described in (a)(i); and
2. used in support of the purposes of a building described in (a)(i); or

(ii) a therapeutic school.

"Elderly residential facility." See "Residential facility for elderly persons."

"Electrical sign" means a sign in which electrical wiring, connection, or fixtures are used.

"Electronic message center" means a sign where the copy is changed by computer or electronic methods using liquid crystal display, lights, cathode ray tubes, etc.

"Emergency" means actions that must be undertaken immediately or within a time frame too short to allow full compliance with this ordinance to avoid an immediate threat to public health or safety, to prevent an imminent threat of serious environmental degradation.

"Essential services" means services provided by public or private utilities, including underground, surface or overhead gas, electrical, steam, water, sanitary sewer, storm-water drainage, and communication systems and accessories such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings used or intended to be used for human habitation. Does not include Data Center.

"Façade" means the entire area of a building facing or side extending from the roof or parapet to the ground and from one corner of the building to another but does not include any structural or nonstructural elements which extend beyond the roof of a building.

"Farm" or "ranch" means a parcel of land which is used primarily for commercial horticultural or farming purposes, such as the growing of crops or other vegetative, or fruit agricultural uses, grazing of livestock or other agricultural use.

"Farm or ranch hand housing" means a dwelling located on a farm or ranch for the purpose of housing an employee of that operation and his / her family including multi-family dwellings for seasonal employees in connection with an agricultural use which relies on seasonal employees.

"Farm animal" means any animal other than household pets that are used or kept as recreation or food sources, such as horses, cows, swine, or similar type animals.

"Feedlot" means an agricultural industry in which animals or fowl are kept and intensively fed in a relatively restricted area, as contrasted with an open pasture.

"Fire authority" means the department, agency, or public entity with responsibility to review and approve the feasibility of fire protection and suppression services for the subject property.

"Firearms training facility/outdoor and indoor shooting range" means a facility designed and operated

CHAPTER 17

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

Part
17-1 Commercial Zoning Districts.
17-2 Industrial Zoning Districts.
17-3 Hazardous Industries Zoning Districts.
17-4 Exemption from Area Requirements.
17-5 Use Tables, Codes, Symbols and Restrictions.
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PART 17-1
COMMERCIAL ZONING DISTRICTS

Section
17-1-1. Purpose of Commercial Neighborhood (C-N) zoning districts.
17-1-2. Purpose of Commercial Shopping (C-S) zoning districts.
17-1-3. Purpose of Commercial Highway (C-H) zoning districts.
17-1-4. Purpose of Commercial General (C-G) zoning districts.
17-1-5. Development restrictions in commercial zones.
17-1-6. Maximum building heights.

17-1-1. Purpose of Commercial Neighborhood (C-N) zoning districts.

The purpose of Commercial Neighborhood (C-N) zoning districts are to provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day-to-day needs of area residents. (Ord. 2005-30, 11/22/05)

17-1-2. Purpose of Commercial Shopping (C-S) zoning districts.

The purpose of Commercial Shopping (C-S) zoning districts are to provide areas in appropriate locations where a combination of businesses, commercial, entertainment, and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers. (Ord. 2005-30, 11/22/05)

17-1-3. Purpose of Commercial Highway (C-H) zoning districts.

The purpose of Commercial Highway (C-H) zoning districts are to provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained, and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway-related activities. (Ord. 2005-30, 11/22/05)

17-1-4. Purpose of Commercial General (C-G) zoning districts.

The purpose of Commercial General (C-G) zoning districts are to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established,

maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses that are vital to economic life, some of which would be intrusive and disruptive in a shopping center-type of commercial development. (Ord. 2005-30, 11/22/05)

17-1-5. Development restrictions in commercial zones.

In commercial zoning districts:

(1) The minimum front yard setback requirement of 20 feet for commercial buildings may be reduced to 0 feet following approval by the Tooele County Planning Commission. Additionally, no commercial building shall be located closer than 50 feet to any residential district boundary line, and no such building shall encroach on any easement.

(2) Buildings and structures shall cover no more than 30% of the lot area except as may otherwise be allowed through planned unit development approval, except coverage shall not exceed 50% in C-G zoning districts.

(3) All uses shall be free from objectionable noise, hazards, or nuisances.

(4) Improvements required by the planning commission may include:

(a) street grading;
(b) street base;
(c) curb and gutter;
(d) sidewalk;
(e) on-site surface drainage facilities;
(f) culinary water facilities;
(g) wastewater disposal;
(h) street monuments; and
(i) any other infrastructure deemed necessary.

(5) Not more than 20% of the building shall be used for wholesale business. (Ord. 2022-18, 6/21/22; Ord. 2011-04, 2/1/11; Ord. 2005-30, 11/22/05)

17-1-6. Maximum building heights.

(1) The maximum building height in C-N zones shall be 35 feet.

(2) The maximum building height in C-S, C-G and C-H zoning districts shall be 75 feet. (Ord. 2005-30, 11/22/05)

PART 17-2
INDUSTRIAL ZONING DISTRICTS

Section

17-2-1. Purposes of Manufacturing Distribution (M-D) zoning districts.
17-2-2. Purpose of Manufacturing General (M-G) zoning districts.
17-2-3. Development restrictions to manufacturing zoning districts generally.
17-2-4. Development restrictions specific to M-D zoning districts.
17-2-5. Maximum building heights.

17-2-1. Purpose of Manufacturing Distribution (M-D) zoning districts.

The purpose of Manufacturing Distribution (M-D) zoning districts are to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2005-30, 11/22/05)

17-2-2. Purpose of Manufacturing General (M-G) zoning districts.

The purpose of Manufacturing General (M-G) zoning districts are to provide areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2005-30, 11/22/05)

17-2-3. Development restrictions to manufacturing zoning districts generally.

In manufacturing zoning districts:

(1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no commercial building shall be located closer than 50 feet to any residential district boundary line or to any street line which continues as frontage into a residential district, and providing they do not encroach on any easement.

(2) Buildings and structures shall cover no more than 50% of the lot area except as may otherwise be allowed through planned unit development approval.

(3) Improvements required by the planning commission may include:

- (a) street grading;
- (b) street base;
- (c) curb and gutter;
- (d) sidewalk;
- (e) on-site surface drainage facilities;
- (f) culinary water facilities;
- (g) wastewater disposal;
- (h) street monuments; and
- (i) any other infrastructure deemed necessary.

(4) The following provisions apply to Solar Energy Systems:

- (a) (i) No above-ground Solar Energy System facility or structure (other than access roads, gates and fences) shall be located closer than one mile to any Residential District boundary line (not including Agricultural Zoning Districts).

(ii) Subsection (4)(a)(i) does not prohibit the rezoning of properties within the one-mile buffer to Residential Zoning Districts and does not prohibit the development and encroachment of residential developments within the one-mile buffer.

(b) Except as set forth in 4(a) above, no minimum lot size, maximum lot coverage or building height, or other side yard or setback requirements apply to Solar Energy Systems.

(c) No minimum off-street parking or open space requirements apply to Solar Energy Systems.

(d) The installation of sidewalks along the entire property line abutting a public street is not required unless the Zoning Administrator determines that a sidewalk is necessary to serve a public need or the public health, safety and welfare.

(e) Rooftop Mounted Solar Arrays located on industrial buildings in any (M-G and M-D) Zoning District are exempt from the one-mile buffer requirement. (Ord. 2022-28, 8/16/22; Ord. 2018-04, 5/15/18; Ord. 2011-04, 2/1/11; Ord. 2005-30, 11/22/05)

17-2-4. Development restrictions specific to M-D zoning districts.

(1) Any area outside of a building used for any activity other than off-street parking and loading shall be completely enclosed within a solid fence or wall of a height sufficient to completely screen such activity from the street or from adjoining parcels.

(2) All uses shall be free from objectionable noise, hazards and nuisances. (Ord. 2005-30, 11/22/05)

17-2-5. Maximum building heights.

The maximum building height in M-D zoning districts shall be 35 feet. There is no maximum building height in M-G zoning districts. (Ord. 2005-30, 11/22/05)

PART 17-3
HAZARDOUS INDUSTRIES ZONING DISTRICTS

Section

17-3-1. Purposes of Hazardous Industries (MG-H) zoning districts.
17-3-2. Permits - Compliance.
17-3-3. Development restrictions.

17-3-1. Purpose of Hazardous Industries (MG-H) zoning districts.

The purpose of Hazardous Industries (MG-H) zoning districts are to provide areas in appropriate remote locations where hazardous and radioactive wastes may be stored, treated and disposed of in a safe manner. The regulations of this district are designed to protect the environmental quality of the district and adjoining areas. (Ord. 2005-30, 11/22/05)

17-3-2. Permits - Compliance.

No new MG-H zones shall be created after September 26, 2005. Any industry having a prior-approved hazardous or radioactive waste conditional use permit may amend that permit in accordance with Chapter 18. (Ord. 2005-30, 11/22/05)

17-3-3. Development restrictions.

In Hazardous Industries (MG-H) zoning districts:

(1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no building or structure shall be located closer than 300 feet to any district boundary line.

(2) There shall be no maximum building height.

(3) Buildings and structures shall cover no more than 50% of the lot area except as may be allowed through planned unit development approval.

(4) Improvements required by the planning commission may include:

(a) street grading;
(b) street base;
(c) curb and gutter;
(d) sidewalk;
(e) on-site surface drainage facilities;
(f) culinary water facilities;
(g) wastewater disposal;
(h) street monuments; and
(i) any other infrastructure deemed necessary. (Ord. 2011-04, 2/1/11; Ord. 2005-30, 11/22/05)

PART 17-4
EXEMPTION FROM AREA REQUIREMENTS

Section

17-4-1. Uses conditionally exempt from frontage, width, and area requirements of the zoning district.

17-4-1. Uses conditionally exempt from frontage, width, and area requirements of the zoning district.

In commercial, industrial and hazardous industries zoning districts, a bona fide division or partition of land for the purpose of siting an unmanned facility appurtenant to a pipeline, electrical service, telecommunications, transmission line, radio transmission, regeneration, or fiberoptic equipment owned or operated by a public or private utility service regulated by the Public Utility Commission or Federal Communications Commission may be sited on a parcel less than that required with no frontage subject to the following:

(1) The parcel shall have a legal access to it.

(2) A conservation easement or deed restriction shall be given to Tooele County that will prohibit any use or structure from being placed on the property than those listed in this section.

(3) The site shall be fenced and approved through a conditional use permit.

(4) Where a residential or manned structure is within 800 feet, the site shall be large enough that the height of the tallest structure placed in a vertical position from its base, plus ten feet, will mark the minimum property edge.

(5) The site shall be fenced with chain link fencing, and screened by drought resistant landscaping and trees.

(6) The applicant or landowner shall comply with the subdivision ordinance. (Ord. 2005-30, 11/22/05)

PART 17-5
USE TABLES, CODES, SYMBOLS AND RESTRICTIONS

Section

17-5-1. Codes and symbols.
17-5-2. Uses.
17-5-3. Use tables.
17-5-3.1 Agriculture, forestry and keeping of animals.
17-5-3.2 Automobile, truck and recreational vehicle sales and service.
17-5-3.3 Commercial sales and service.
17-5-3.4 Dwellings, living quarters and long- or short-term residences.
17-5-3.5 Industrial uses.
17-5-3.6 Manufacturing, curing, compounding, processing, packaging, production and treatment.
17-5-3.7 Public and quasi-public uses.
17-5-3.8 Recreation, camping and amusement.
17-5-3.9 Storage, shipping, transporting and warehousing.
17-5-3.10 Utilities and utility services.

17-5-1. Codes and symbols.

(1) In this Part are tables describing uses of land or buildings that are allowed in the various districts as shown. Permitted uses are indicated by a "P" in the appropriate column. Uses that may be permitted by a conditional use permit issued by a planning commission are indicated by a "C" in the appropriate column. Uses that may be permitted by a conditional use permit issued by the zoning administrator are indicated by a "C1" in the appropriate column.

(2) If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-".

(3) If a regulation applies in a given district, it is indicated in the appropriate column by an alphanumeric character that will show the linear feet or square feet or acres required or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". (Ord. 2005-30, 11/22/05)

17-5-2. Uses.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial, industrial or hazardous industries zoning districts except as provided in this Part. (Ord. 2005-30, 11/22/05)

17-5-3. Use tables.

Table 17-5-3.1. Agriculture, forestry and keeping of animals.
(Ord. 2018-04, 5/15/18; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Agricultural industries	-	-	-	-	P	-	-
d	Beauty shop for pets, dog grooming	-	P	P	P	-	-	-
e	Rooftop mounted solar arrays	P	P	P	P	-	-	-
f	Tilling of the soil, raising of crops, horticulture and gardening	-	-	-	-	P	-	-

Table 17-5-3.2. Automobile, truck and recreational vehicle sales and services.
(Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Automatic car wash	-	P	P	P	C	C	-
d	Automobile or recreation vehicle sales, service, lease, rental and repair, new or used, conducted entirely within an enclosed building	-	P	P	P	-	P	-
e	Automobile service station	C	C	C	C	C	C	-
f	Body and fender shop; tire recapping; motor vehicle, bicycle, and recreation vehicle assembling, painting, upholstering and rebuilding.	-	-	-	C	P	P	-
g	Dismantling or wrecking of used motor vehicles and storage or sale of dismantled,	-	-	-	-	-	C	-

Table 17-5-3.2. Automobile, truck and recreational vehicle sales and services.
(Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	inoperative or wrecked vehicles or their parts							
h	Indoor auto parts sales	-	P	P	P	P	P	-
i	Parking lot incidental to a use conducted on the premises	P	P	P	P	P	P	P
j	Parking lot not incidental to a use conducted on the premises	C	C	C	C	C	C	C
k	Recreation vehicles, rentals, leases, sales and service, outdoor and indoor	-	P	P	P	P	P	-
l	Truck and heavy equipment service station and repair facility	-	-	P	C	P	P	C
m	Truck wash	-	-	P	C	P	P	C

Table 17-5-3.3. Commercial sales and service.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Addressograph shop	-	-	-	P	P	P	-
d	Animal hospital	-	C	-	P	P	-	-
e	Art needlework shop; art shop; art supply	P	P	P	P	C1	C1	-
f	Awning sales/repair	-	P	-	P	-	-	-
g	Baby formula service; baby diaper service; sitter agency	P	P	P	P	-	-	-
h	Bakery, retail sales	P	P	P	P	-	-	-
i	Bank	P	P	P	P	P	-	-
j	Barber shop	P	P	P	P	-	-	-

Table 17-5-3.3. Commercial sales and service.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
k	Bath and massage (not part of medical or health spa)	-	-	C1	C1	-	-	-
l	Beauty shop	P	P	P	P	-	-	-
m	Beer outlet, Class A, Class B	-	C	C	C	-	C	-
n	Bookstore	P	P	P	P	-	-	-
o	Building material sales, enclosed area	-	P	-	P	P	P	-
p	Building material sales yard, outside, with sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing	-	C	-	C	P	P	-
	Business incubator							
q	Café, cafeteria, catering establishment, restaurant (not a drive-thru)	P	P	P	P	P	P	C
r	Candy, confectionery, nut shop	P	P	P	P	-	-	-
s	Carbonated and purified water sales	P	P	P	P	-	-	-
t	Carpet and/or rug cleaning	-	C1	-	P	P	-	-
u	Child or adult day care facility	C	C	-	C	C	-	-
v	China and/or silver shop	P	P	P	P	-	-	-
w	Clothes cleaning, dyeing, pressing, dry cleaners	P	-	P	P	P	-	-
x	Clothing store	P	P	P	P	-	-	-
y	Coal/fuel sales office	-	-	-	C	C	P	-
z	Convenience store with gasoline sales	C	C	C	C	P	P	-
A	Copy store, blueprinting, photostating, duplicating	-	P	-	P	-	-	-
B	Costume rental	-	P	P	P	-	-	-
C	Delicatessen	P	P	P	P	-	-	-
D	Department store	P	P	P	P	-	-	-
E	Dramatics school	P	P	-	P	-	-	-

Table 17-5-3.3. Commercial sales and service.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
F	Drapery-curtain store	P	P	P	P	-	-	-
G	Dressmaking	P	P	-	P	P	-	-
H	Drive-ins; refreshment stand, eating and/or drinking place	C1	P	P	P	C1	C1	-
I	Drugstore	P	P	P	P	-	-	-
J	Dry goods store	P	P	P	P	-	-	-
K	Electrical, appliances and fixtures, electronic instruments sales, repair and/or service	C1	P	P	P	P	-	-
L	Employment agency or employment office	-	P	P	P	-	-	-
M	Fix-it shop, repair shop, for household items	P	P	-	P	-	-	-
N	Flooring, carpet repair and sales	-	P	-	P	-	-	-
O	Florist shop	P	P	P	P	-	-	-
P	Fountain equipment supply, restaurant supply	-	-	-	P	P	-	-
Q	Frozen food lockers	-	C1	-	P	P	-	-
R	Frozen food locker incidental to a main grocery store or food business	P	P	P	P	P	P	-
S	Fruit/fruit juice store; fruit and/or vegetable stand, or store; natural foods/health store	P	P	P	P	-	-	-
T	Fur sales, storage, repair	-	P	-	P	-	-	-
U	Furniture sales, and/or repair	-	P	-	P	-	-	-
V	Gift shop; hobby or crafts shop	P	P	P	P	-	-	-
W	Greenhouse, nursery; plant materials; soil & lawn service	-	P	-	P	C1	-	-
X	Grocery; meat sales	P	P	-	P	-	-	-
Y	Gunsmith	-	P	-	P	C1	-	-

Table 17-5-3.3. Commercial sales and service.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
Z	Hardware store, not including the sale of lumber	P	P	P	P	P	-	-
1	Hardware store, including the sale of lumber providing all lumber storage is in completely enclosed in a building	-	P	P	P	P	-	-
2	Heating, ventilating, air conditioning; equipment (HVAC), sales/repair	C1	C1	C1	C1	C1	C1	C1
3	Hospital supplies	-	-	-	C	P	-	-
4	Household cleaning/ repair, house equipment displays	-	P	-	P	-	-	-
5	Ice cream shop; ice sales, retail sales and rentals	P	P	P	P	-	-	-
6	Ice manufacture, storage, and wholesale sales	-	-	-	C1	P	P	-
7	Ice vendor units and/or reach-in ice merchandise units, electric ice-maker; ice storage, not more than five (5) tons capacity	P	P	P	P	P	P	-
8	Insulation sales	-	-	-	P	P	P	P
9	Interior decorating store	P	P	-	P	-	-	-
10	Jewelry store	P	P	P	P	-	-	-
11	Kennel, conducted entirely within a soundproof and air conditioned building	-	C1	-	C1	C1	-	-
12	Laundry, automatic self-help; laundry agency	P	P	P	P	-	-	-
13	Leather goods	-	P	-	P	-	-	-
14	Linen shop	P	P	-	P	-	-	-
15	Liquor and beer sales; places for the drinking of liquor or beer	-	C	C	C	-	C	-
16	Lithographing, including engraving, photo engraving	-	P	-	P	P	-	-
17	Luggage sales	-	P	P	P	-	-	-

Table 17-5-3.3. Commercial sales and service.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
18	Lumber yard	-	C	-	C	P	P	-
19	Manufactured home sales and storage	-	C	-	P	P	C	-
20	Medical/dental clinic, laboratories, infirmary, immediate care facility	-	P	P	P	P	-	-
21	Military store	-	-	-	C	C	C	-
22	Milk distributing station; sale of dairy products, excluding processing/bottling	P	P	P	P	-	-	-
23	Mobile home sales and storage	-	C	-	P	P	C	-
24	Monument sales, retail	-	-	-	P	P	P	-
25	Mortuary, undertaking or funeral establishment	-	C	-	P	-	-	-
26	Motorboat sales	-	P	P	P	P	-	-
27	Music store	P	P	P	P	-	-	-
28	News stand; magazine shop; book store	P	P	P	P	-	-	-
29	Notions, variety store	P	P	P	P	-	-	-
30	Novelty shop, variety store	P	P	P	P	-	-	-
31	Nurses' agency	P	P	-	P	-	-	-
32	Office, business or professional	C1	P	C1	P	P	P	-
33	Office, supply; office machines sales, repair	-	P	-	P	P	-	-
34	Oil burner shop	-	P	-	P	P	-	-
35	Optometrist; oculist	P	P	-	P	-	-	-
36	Ornamental iron, sales only	-	P	-	P	-	-	-
37	Package agency	-	C	C	C	-	C	-
38	Painter/paint store	-	P	P	P	P	-	-
39	Pest extermination and control office	-	-	-	P	P	P	-
40	Pet shop	P	P	-	P	-	-	-
41	Photographer or photography shop, sales and service	P	P	P	P	-	-	-

Table 17-5-3.3. Commercial sales and service.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
42	Plumbing shop	-	P	P	P	P	-	-
43	Popcorn and/or nut shop	P	P	P	P	-	-	-
44	Printing, including engraving, photo engraving	-	P	-	P	P	-	-
45	Printing and small paper reproduction service	P	P	P	P	P	-	-
46	Radio and television sales and repair	P	P	-	P	-	-	-
47	Radio and television station	-	-	-	C1	C1	P	-
48	Reception center and/or wedding chapel	C1	C1	-	C1	-	-	-
49	Roofing sales	-	P	-	P	P	-	-
50	Second-hand shop, antiques, conducted within a building or enclosure	P	P	P	P	-	-	-
51	Seed/feed store	-	-	-	C1	P	P	-
52	Sewing machine shop	P	P	-	P	-	-	-
53	Sexually oriented businesses	-	-	-	-	-	C	-
54	Shoe shop; shoeshine; shoe repair	P	P	P	P	-	-	-
55	Sign painting shop	-	C1	-	P	P	-	-
56	State store	-	C	C	C	-	-	-
57	Stationary and greeting card sales	P	P	P	P	-	-	-
58	Tailor shop	P	P	-	P	-	-	-
59	Taxidermist	-	P	-	P	P	-	-
~~60~~	~~Technical office for research and development, laboratory & research facility subject to the restrictions below: Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility in a nonindustrial district provided that the following requirements are satisfied:~~	~~-~~	~~-~~	~~C1~~	~~C1~~	~~C1~~	~~C1~~	~~-~~

Table 17-5-3.3. Commercial sales and service.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	~~1. Such manufacturing activity is related to research and development activities of the principal use.~~ ~~2. No manufacturing activity customarily occurs within 50 feet of a residence or residential district.~~ ~~3. All manufacturing activity customarily occurs inside of buildings; however, outside research work and incidental outside fabrication of equipment to conduct outside experimentation shall be permitted.~~ ~~4. Outside research in nonindustrial districts should not customarily involve noxious activity which creates disturbances off of the premises.~~ ~~5. Manufacturing activity, excluding incidental fabrication of outside experiments, shall not occupy an area in excess of 60 percent of the gross floor area of a building or group of associated buildings owned by the same establishment.~~							
~~61~~ 60	Tire shop, sales and repair	-	P	P	P	-	-	-
~~62~~ 61	Tobacco shop* *Use may not be established within six-hundred feet (600'), measured from the parcel(s) perimeter(s), of any public or private schools, churches, libraries, public parks, or public recreational facilities.	-	-	-	-	-	C	-
~~63~~ 62	Towel and linen supply service	-	-	-	P	P	-	-
~~64~~ 63	Travel bureau	-	P	P	P	-	P	-
~~65~~ 64	Upholstery shop	-	-	-	-	P	P	-
~~66~~ 65	Variety store, notions	P	P	P	P	-	-	-
~~67~~ 66	Veterinary	-	-	-	C	C	-	-

Table 17-5-3.3. Commercial sales and service.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
~~68~~ 67	Veterinary – providing operations are completely enclosed within an air-conditioned and soundproof building	-	C1	C1	C1	C1	-	-
~~69~~ 68	Wallpaper store	-	P	P	P	-	-	-
~~70~~ 69	Weather-stripping shop	-	P	-	P	P	P	-
~~71~~ 70	Wholesale business	-	-	-	P	P	P	-

Table 17-5-3.4. Dwellings, living quarters and long or short-term structures.
(Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Bed and breakfast, providing: 1. The owner must reside in the residence. 2. The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood. 3. The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests. 4. Meals are served only to residents and overnight guests. 5. The establishment shall conform to all applicable fire, building and health codes. 6. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department	C1	C1	C1	C1	C1	C1	C1

Table 17-5-3.4. Dwellings, living quarters and long or short-term structures.
(Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	Director and their authorized personnel. 7. The establishment shall obtain and maintain a Tooele County business license.							
d	Bed and breakfast inn, providing: 1. The owner must reside in the residence. 2. The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood. 3. The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests. 4. The establishment shall conform to all applicable fire, building and health codes. 5. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel. 6. The establishment shall obtain and maintain a Tooele County business license.	C1	C1	C1	C1	C1	C1	C1
e	Construction equipment and supply trailer, temporary	C1	C1	C1	C1	C1	C1	C1
f	Construction field office, temporary	C1	C1	C1	C1	C1	C1	C1
g	Hotel, motel, inn	-	C	P	P	P	C	-
h	Recreational vehicle park	-	C	C	C	-	P	-
i	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon	C1	C1	C1	C1	C1	C1	C1

Table 17-5-3.4. Dwellings, living quarters and long or short-term structures. (Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	completion or abandonment of the construction work							

Table 17-5-3.5. Industrial uses. (Ord. 2022-34, 12/6/22; Ord. 2018-04, 5/15/18; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Aerospace and defense manufacturing	-	-	-	-	-	C	C
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
d	Bag cleaning	-	-	-	-	P	P	-
e	Baking, ice cream making, and/or candy making	P	P	P	P	P	P	-
f	Blacksmith shop	-	-	-	-	P	P	-
g	Boiler works	-	-	-	-	P	P	-
h	Bookbinding	-	-	-	P	P	P	-
i	Bottling works	-	-	-	-	P	P	P
j	Breweries	-	-	-	-	C	C	-
k	Cannabis production establishment (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	-	-	-	-	C	P	-
l	Central mixing plant, related to construction industry for cement, mortar, plaster, or paving materials	-	-	-	-	-	C	-
m	Construction of building to be sold and moved off the premise	-	-	-	P	P	P	-
n	Dairy	-	-	-	P	P	P	-
o	Egg candling, sales, or processing	-	-	-	C1	P	P	-

Table 17-5-3.5. Industrial uses.
(Ord. 2022-34, 12/6/22; Ord. 2018-04, 5/15/18; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
p	Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by-products are used	-	-	-	-	C	C	-
q	Forage plant	-	-	-	-	P	P	-
r	Foundry, casting light-weight non-ferrous metal	-	-	-	-	-	C	-
s	Hatchery	-	-	-	-	P	P	-
t	Honey extraction	-	-	-	P	P	P	-
u	Incinerator, non-accessory	-	-	-	-	C	C	C
v	Knitting mill	-	-	-	-	P	P	-
w	Laboratories	-	-	C	C	C	C	C
x	Laundry	P	-	P	P	P	-	-
y	Machine shop	-	-	-	C	P	P	C
z	Medical cannabis pharmacy (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	-	C	C	C	C	C	-
A	Mobile lunch service	-	P	P	P	P	P	C
B	Monument works	-	-	-	C	P	P	-
C	Motion picture studio	-	-	-	-	P	P	-
D	Planning mill	-	-	-	-	C	C	-
E	Power generation (electrical) for on-site use:							
F	1. solar	P	P	P	P	P	P	P
G	2. wind under 5.9 kva	-	-	-	C	P	P	C
H	3. auxiliary, temporary, wind, with more than 6 kva, but less than 10 kva output	C1	C1	C1	P	P	P	P
I	4. steam, hydro, or reciprocating engine with more than 10.05 kva, but less than 150 kva output	-	C1	C1	C1	P	P	P

Table 17-5-3.5. Industrial uses.
(Ord. 2022-34, 12/6/22; Ord. 2018-04, 5/15/18; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
J	5. steam, hydro, or reciprocating engine with more than 150 kva	-	-	-	-	-	C	C
K	Printing – convenience for drop-in customers	P	P	P	P	P	P	-
L	Production of salts in solid or liquid form by the collection, pumping and evaporation of naturally occurring brines and the processing of salts into salt products	-	-	-	-	-	P	-
M	Publishing and contract printing	-	-	-	P	P	P	-
N	Recycling, reformation, refinement and utilization of salts, and its byproducts, in solid or liquid form, to produce other materials, chemicals or products	-	-	-	-	-	C1	-
O	Rooftop mounted solar arrays	-	-	-	-	P	P	-
P	Sandblasting	-	-	-	-	C	C	C
Q	Saw mill	-	-	-	-	-	C	-
R	Solar energy systems	-	-	-	-	C	C	-
S	Storage, treatment and disposal of wastes classified as "hazardous wastes"	-	-	-	-	-	-	C
T	Tire, recycling into fuels and useable products	-	-	-	-	C	C	-
U	Tire disposal, long term storage or landfilling not incidental to recycling facilities located in Tooele County	-	-	-	-	-	-	-
V	Tire retreading, or vulcanizing	-	-	-	-	C	P	-
W	Treatment of materials from sand and grease interceptors, resulting in inert materials	-	-	-	-	-	C	C
X	Upholstering, including mattress manufacture rebuilding or renovating	-	-	-	P	P	P	-
Y	Weaving	-	C1	-	C1	P	P	-

Table 17-5-3.5. Industrial uses.
(Ord. 2022-34, 12/6/22; Ord. 2018-04, 5/15/18; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
Z	Welding shop	-	-	-	C	P	P	-

Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Acetylene gas	-	-	-	-	-	C	-
d	Acid	-	-	-	-	-	C	-
e	Airplane and associated parts	-	-	-	-	-	C	-
f	Alcohol	-	-	-	-	-	C	-
g	Ammonia	-	-	-	-	-	C	-
h	Animal by-products, offal or dead, reduction or dumping, fat rendering, grease or lard located at least 300 feet from any district boundary	-	-	-	-	-	C	C
i	Automobiles and their associated parts	-	-	-	-	-	C	-
j	Bakery goods	-	-	-	-	C	C	-
k	Batteries	-	-	-	-	C	C	-
l	Billboards and commercial advertising structures	-	-	-	C	P	P	-
m	Blast furnace or foundry located at least 300 feet from any district boundary	-	-	-	-	-	C	C
n	Bleaching powder	-	-	-	-	-	C	-
o	Boats	-	-	-	C	P	P	-
p	Bone	-	-	-	C	C	C	-

Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
q	Brass	-	-	-	-	-	C	-
~~r~~	~~Business machines~~	~~-~~	~~-~~	~~-~~	~~C~~	~~P~~	~~P~~	~~-~~
~~s~~ r	Cameras and photo equipment, film	-	-	-	C	P	P	-
~~t~~ s	Candles	-	-	-	-	-	C	-
~~u~~ t	Candy	-	-	-	-	C	C	-
~~v~~ u	Canvas, cloth, textiles, wool or yarn	-	-	-	C	C	C	-
~~w~~ v	Cast stone, cement, cinder, terra cotta; tile, brick, synthetic cast stone, pumice stone and gypsum products	-	-	-	-	-	C	-
~~x~~ w	Cellophane	-	-	-	C	C	C	-
~~y~~ x	Celluloid	-	-	-	-	-	C	-
~~z~~ y	Cereal	-	-	-	-	C	C	-
A z	Chemicals of an objectionable or dangerous nature	-	-	-	-	-	C	-
~~B~~ A	Chlorine	-	-	-	-	-	C	-
~~C~~ B	Coal	-	-	-	-	-	C	-
~~D~~ C	Copper	-	-	-	-	-	C	-
~~E~~ D	Cork	-	-	-	C	C	C	-
~~F~~ E	Cosmetics	-	-	-	-	C	C	-
~~G~~ F	Creosote	-	-	-	-	-	C	-
~~H~~ G	Dairy products	-	-	-	-	C	C	-
~~I~~ H	Detergents	-	-	-	-	-	C	-
~~J~~ I	Disinfectants	-	-	-	-	-	C	-
~~K~~ J	Dyestuffs	-	-	-	-	-	C	-
~~L~~ K	Electric or neon signs	-	-	-	C	P	P	-
~~M~~ L	~~Electrical, electronic and communication instruments~~	~~-~~	~~-~~	~~-~~	~~C~~	~~C~~	~~C~~	~~-~~
~~N~~ M	Emery cloth	-	-	-	-	-	C	-

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Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
~~O~~ N	Engineering, laboratory and scientific instruments, temperature controls	-	-	-	C	C	C	-
~~P~~ O	Excelsior	-	-	-	-	-	C	-
~~Q~~ P	Explosives and fireworks	-	-	-	-	-	C	-
~~R~~ Q	Feathers	-	-	-	C	C	C	-
~~S~~ R	Fertilizer and soil conditioner located at least 300 feet from any district boundary	-	-	-	-	-	C	C
~~T~~ S	Fish, sauerkraut, pickles, vinegar, yeast and the rendering of fat	-	-	-	-	-	C	-
~~U~~ T	Food products (excluding fish, sauerkraut, pickles, vinegar, yeast, and rendering of fat)	-	-	-	-	C	C	-
~~V~~ U	Gasoline and petroleum	-	-	-	-	-	C	-
~~W~~ V	Gelatine	-	-	-	-	-	C	-
~~X~~ W	Glass	-	-	-	-	-	C	-
~~Y~~ X	Glucose	-	-	-	-	-	C	-
~~Z~~ Y	Glue	-	-	-	-	-	C	-
~~1~~ Z	Hair and horn	-	-	-	C	C	C	-
~~2~~ 1	Hardware	-	-	-	-	-	C	-
~~3~~ 2	Ink	-	-	-	-	-	C	-
~~4~~ 3	Insecticides	-	-	-	-	-	C	-
~~5~~ 4	Iron	-	-	-	-	-	C	-
~~6~~ 5	Lampblack	-	-	-	-	-	C	-
~~7~~ 6	Leather or hides	-	-	-	C	C	C	-
~~8~~ 7	Lime	-	-	-	-	-	C	-
~~9~~ 8	Linoleum	-	-	-	-	-	C	-
~~10~~ 9	Lubricating grease, oil, oilcloth and coiled rubber goods	-	-	-	-	C	C	-

Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
~~11~~ 10	Machinery	-	-	-	-	-	C	-
~~12~~ 11	Malt	-	-	-	-	-	C	-
~~13~~ 12	Matches	-	-	-	-	-	C	-
~~14~~ 13	Meat products	-	-	-	-	C	C	-
14	Medical and dental instruments and supplies, optical instruments and lenses							
15	Musical instruments	-	-	-	C1	P	P	-
16	Novelties	-	-	-	C1	P	P	-
~~17~~	~~Office machines, including cash registers, computing machines and typewriters, scales and balances~~	~~-~~	~~-~~	~~-~~	~~C~~	~~C~~	~~C~~	~~-~~
~~18~~ 17	Oxygen	-	-	-	-	-	C	-
~~19~~ 18	Paint	-	-	-	C	C	C	-
~~20~~ 19	Paper and paperboard products	-	-	-	C	C	C	-
~~21~~ 20	Pharmaceuticals	-	-	-	C	C	C	-
~~22~~ 21	Pickles	-	-	-	-	-	C	-
~~23~~ 22	Pipe for use in building construction or for sewer or drainage purposes (excluding rock or gravel crushing of raw materials except that which is incidental to the manufacture or fabrication of the above-described products) provided that such crushing facilities be located not closer than 200 feet to any property line	-	-	-	-	C	C	-
~~24~~ 23	Plastics	-	-	-	C	C	C	-
~~25~~ 24	Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	-	-	-	-	-	C	-
~~26~~ 25	Pyroxylin	-	-	-	-	-	C	-
~~27~~ 26	Roofing or water proofing material	-	-	-	-	-	C	-
~~28~~ 27	Rubber and metal stamps	-	-	-	C	P	P	-

Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
~~29~~ 28	Rubber or gutta-percha	-	-	-	C	C	C	-
~~30~~ 29	Sheet metal products, light, (including heating and ventilation ducts and equipment, cornices and eaves, venetian blinds, window shades, awnings)	-	-	-	C1	P	P	-
~~31~~ 30	Sheet metal heavy	-	-	-	-	-	C	-
~~32~~ 31	Shell	-	-	-	C	C	C	-
~~33~~ 32	Shellac, shoddy; and shoe polish	-	-	-	-	-	C	-
~~34~~ 33	Soap	-	-	-	-	-	C	-
~~35~~ 34	Soda	-	-	-	-	-	C	-
~~36~~ 35	Starch	-	-	-	-	-	C	-
~~37~~ 36	Steel or metal crushing	-	-	-	-	-	C	-
~~38~~ 37	Straw	-	-	-	C	C	C	-
~~39~~ 38	Tallow	-	-	-	-	-	C	-
~~40~~ 39	Tar	-	-	-	-	-	C	-
~~41~~ 40	Tobacco* *Use may not be established within six-hundred feet (600'), measured from the parcel(s) perimeter(s), of any public or private schools, churches, libraries, public parks, or public recreational facilities.	-	-	-	-	-	C	-
~~42~~ 41	Toiletries	-	-	-	-	C	C	-
~~43~~ 42	Toys	-	-	-	C	P	P	-
~~44~~ 34	Turpentine and varnish	-	-	-	-	-	C	-
~~45~~ 44	Vinegar	-	-	-	-	-	C	-
~~46~~ 45	Wood	-	-	-	C1	C1	C1	-
~~47~~ 46	Yeast	-	-	-	-	-	C	-

Table 17-5-3.7. Public and quasi-public uses.
(Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Cemeteries	-	-	-	C	C	-	-
d	Churches	C	C	C	C	-	-	-
e	College or university not exempt by statute	-	C	C	C	C	C	-
f	Correctional facilities (public and private) providing 1. they are located at least 600 feet from any district boundary; 2. they are located at least 600 feet as measured from the property line on which the correctional facility is located to the property line of the following: a. Schools; b. Churches; c. Day care and preschools; d. Establishments that sell beer or liquor for on or off premise consumption; e. Motels or hotels; f. Residential (dwellings, lodging houses, dormitory, congregate residences, etc.)	-	-	-	-	-	C	-
g	Dams and reservoirs	-	-	-	C	C	P	C
h	Hospital, public or private	-	-	C	C	C	C	-
i	Noncommercial research facility	-	C	C	C	C	C	-
j	Parks, golf courses, swimming pools and other recreation areas	P	P	P	P	-	-	-
k	Private road	C	C	C	C	C	C	C
l	Private schools	C	C	C	C	C	-	-

Table 17-5-3.7. Public and quasi-public uses.
(Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
m	Public buildings	C	C	C	C	C	C	C
n	Radio/television transmitting towers	-	-	-	-	C1	P	C1
o	Vocational or other schools not exempted by statute	-	C	C	C	C	C	-

Table 17-5-3.8. Recreation, camping and amusement.
(Ord. 2025-09, 8/19/25; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Archery shop/range, if conducted in enclosed building	-	P	P	P	-	-	-
d	Athletic club; health club; athletic goods store; gymnasium	-	P	P	P	P	-	-
e	Bicycle shop	P	P	P	P	-	-	-
f	Billiards or pool hall; commercial skating rink	-	P	P	P	-	-	-
g	Bowling alley	P	P	P	P	-	-	-
h	Boxing arena	-	-	C1	C1	-	-	-
i	Campground	-	-	C	C	-	C	-
j	Dance hall; dancing	-	C1	C1	C1	-	-	-
k	Drag strip racing; auto racing; go-cart racing	-	-	-	-	C	C	-
l	Firearms training facility/outdoor and indoor shooting range	-	-	-	-	-	C	-
m	Golf course; commercial miniature golf course	-	P	P	P	-	-	-

Table 17-5-3.8. Recreation, camping and amusement.
(Ord. 2025-09, 8/19/25; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
n	Night club/social club	-	C	C	C	-	C	-
o	Private non-profit locker club or private club	-	C	C	C	-	-	-
p	Recreational center, facilities or area that is private and/or commercial	-	C	C	C	C	C	-
q	Recreational coach parks	-	-	C	C	-	C	-
r	Swimming pool, commercial	-	C1	C1	P	-	-	-
s	Theater, indoor	P	P	P	P	-	-	-
t	Theater, outdoor, providing: 1. A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides; 2. Driveways and parking areas shall be provided with properly maintained dustless surfaces; 3. Automobile off-street storage areas for automobiles awaiting entrance to theater shall have a capacity of at least fifteen percent of the number of auto parking spaces provided inside the theater; 4. Minimum area for single screen theater shall be ten acres, and the minimum area for a two screen theater shall be twelve acres.	-	-	C	C	-	-	-

Table 17-5-3.9. Storage, shipping, transporting and warehousing.
(Ord. 2021-47, 11/4/21; Ord. 2008-11, 4/8/08; Ord. 2006-37, 11/28/06; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P

Table 17-5-3.9. Storage, shipping, transporting and warehousing.
(Ord. 2021-47, 11/4/21; Ord. 2008-11, 4/8/08; Ord. 2006-37, 11/28/06; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
c	Bus terminal and railroad passenger station, intermodal terminal, public transit hub	-	C1	C1	P	P	-	-
d	Coal, fuel and wood yards	-	-	-	-	C	C	-
e	Contractors' equipment storage yard	-	-	-	C1	-	P	-
f	Distribution center, parcel delivery center, delivery warehouse	-	-	-	-	P	P	-
g	Drive-it-yourself agency, car, equipment rental	-	-	P	P	C1	-	-
h	Explosives, class a, b, and c	-	-	-	-	-	C	C
i	Express office	-	P	P	P	P	-	-
j	Freight or trucking yard or terminal	-	-	-	C1	C1	P	-
k	Garage, public	-	C1	-	P	P	C	-
l	Hazardous material within the threshold planning qualities of SARA Title III	-	-	-	C	C	C	C
m	Hazardous material over the threshold planning qualities of SARA Title III, CERCLA, RCRA	-	-	-	-	-	-	C
n	Impound lot with the following minimum conditions: 1. A fence shall be constructed using non-view obscuring materials except if any side abuts a residential or rural-residential zoning district then a block wall is required; 2. Minimum height of the fence shall be eight feet with a maximum height of 12 feet; 3. All vehicles stored in impound lots shall be maintained on hard surfaces that are dustless and permanent; and 4. Temporary storage of a vehicle shall be 6-months or less, except for the temporary storage of a vehicle being	-	-	C	C	C	P	-

Table 17-5-3.9. Storage, shipping, transporting and warehousing.
(Ord. 2021-47, 11/4/21; Ord. 2008-11, 4/8/08; Ord. 2006-37, 11/28/06; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	held by a law enforcement agency or the State Tax Commission.							
o	Junk yard with the following minimum conditions: 1. Every junkyard shall be enclosed by a continuous masonry wall on the street sides and a view obscuring fence on all other sides thereof; 2. Minimum height of the wall eight feet with maximum height of 12 feet; 3. No scrap or junk automobiles or other scrap or junk materials shall be stacked, stored, or piled to a height greater than the height of the wall enclosing the junkyard; 4. Any openings in a fence or wall shall be fitted with a view-obscuring gate or door equipped with at least a key lock, or a combination padlock, or sliding bar, accessible only from inside the enclosure, located so as to lock the gate or door completely when not in use; 5. No exterior display or storage of material or salvage parts or wrecked vehicles; 6. There shall be no storage of tires except for tires that are on cars; 7. No junkyard shall be used as a dumping area for refuse or as a place for the burning or disposal of trash; 8. No hazardous wastes shall be stored within any junkyard; 9. No oil, grease, or gasoline, over ten gallons, shall be stored at any time; 10. All fuels and other liquids shall be drained from any vehicle prior to storage or disposal;	-	-	-	-	-	C	-

Table 17-5-3.9. Storage, shipping, transporting and warehousing. (Ord. 2021-47, 11/4/21; Ord. 2008-11, 4/8/08; Ord. 2006-37, 11/28/06; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	11. There shall be at least two off-street loading areas of no less than 14 feet x 40 feet located within the walls; and 12. A fire access with compacted gravel surface shall be around the entire perimeter within the fenced area of the junkyard with a clearance of at least 20'.							
p	Railroad yards; shop and/or roundhouse for railroads	-	-	-	-	P	P	C
q	Storage units, self-service storage	-	-	-	-	P	P	-
	1. Without outside storage	-	-	-	-	P	P	-
	2. With off-premises outside self-service storage	-	-	-	-	C1	C1	-
	3. Dwelling unit for on-site manager with stipulations. a. The manager/caretaker must reside in the residence. b. The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood. c. The establishment shall conform to all applicable fire, building, and health codes. d. The establishment shall be open to inspection by the Tooele County representative, Sheriff, Health Department Director and their authorized personnel. e. The housing shall be attached to the main structure and the exterior design shall be compatible with the existing main structure through architectural use of building forms, construction materials, colors, landscaping, and other methods	-	-	-	-	C	C	-

Table 17-5-3.9. Storage, shipping, transporting and warehousing.
(Ord. 2021-47, 11/4/21; Ord. 2008-11, 4/8/08; Ord. 2006-37, 11/28/06; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	that conform to acceptable construction practices. f. The housing unit shall have the same address as the main structure. g. The housing unit shall not be sold separately. h. The maximum height restriction shall not exceed thirty-five (35) feet. i. Two parking spaces shall be provided for the manager and caretaker. No off-site parking will be accepted for parking requirements. j. No entrance/exit can lead directly into the manager/caretaker dwelling unit.							
r	Taxi stand	P	P	P	P	P	P	-
s	Terminal, parking and maintenance facilities	C1	C1	C1	C1	C1	C1	-
t	Transfer company	-	-	-	C1	P	P	-
u	Warehouse	-	-	-	C1	P	P	-

Table 17-5-3.10. Utilities and utility services.
(Ord. 2013-12, 9/3/13; Ord. 2010-01, 2/2/10; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Essential service facilities	P	P	P	P	P	P	P

Table 17-5-3.10. Utilities and utility services. (Ord. 2013-12, 9/3/13; Ord. 2010-01, 2/2/10; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
d	Large wind energy systems (i.e., wind turbine farms)	-	-	-	-	-	C	-
e	Power plant for the non-nuclear production, generation, and distribution of electricity or steam	-	-	-	-	-	C	C
f	Substations	C	C	C	C	C	C	C
g	Transmission lines of 50 KV or greater capacity	C	C	C	C	C	C	C

Permanent/temporary generators shall be a permitted use in the above districts subject to the following restrictions:

(i) the generator shall meet all front, side, and rear setbacks for the residing zoning district.

(ii) the generator's exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.

(iii) the generator shall be used only during periods of emergency situations or for periodic testing and necessary maintenance operation.

(iv) the generator shall be operated for routine testing and maintenance purposes not more than one time in any seven-day (7) period and no test shall exceed a total of thirty (30) minutes.

~~**Table 17-5-3.11. Development types.**~~ ~~(Ord. 2011-04, 2/1/11)~~								
~~#~~	~~Use~~	~~Commercial (C-)~~				~~Industrial (M-)~~		~~Haz. Ind.~~
		~~N~~	~~S~~	~~H~~	~~G~~	~~D~~	~~G~~	~~MG-H~~
~~a~~	~~Planned Unit Developments in accordance with Chapter 9 of this Ordinance~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~

17.6 Aerospace and Defense Manufacturing

Aerospace and defense manufacturing may be approved as a conditional use in the M-G zoning district subject to the following requirements:

(1) Operations Plan. The applicant shall submit an operations plan identifying the general nature and scope of manufacturing, research, assembly, integration, and testing activities; anticipated hours of operation; major operational areas; and whether static propulsion testing is proposed.

(2) Hazardous and Energetic Materials. The applicant shall identify the general classifications and maximum anticipated quantities of hazardous materials, energetic materials, propellants, fuels, oxidizers, explosives, pyrotechnic materials, and other regulated substances proposed to be stored or used on the site. All materials shall be stored, handled, and used in accordance with applicable federal, state, and local requirements.

(3) Hazard Mitigation. Where hazardous or energetic materials or static propulsion testing are

proposed, the applicant shall submit a hazard mitigation plan prepared by a qualified professional addressing, as applicable, fire, explosion, blast overpressure,
thermal exposure, toxic release, spills, component failure, and other reasonably anticipated hazards.

(4) Static Propulsion Testing. Static propulsion testing shall be conducted only when specifically identified in the conditional use permit. A rocket motor, propulsion system, or test article shall be physically secured, restrained, or mounted to an engineered test stand or testing structure and shall not be intentionally launched, released, or permitted to enter free flight.

(5) Testing Plan. An applicant proposing static propulsion testing shall submit information identifying the location and orientation of testing facilities and addressing engineered restraint systems, noise, vibration, blast overpressure, thermal effects, fire and wildfire risk, exhaust and emissions, debris or component failure, emergency shutdown procedures, separation distances, and exclusion areas.

(6) Emergency Response. Prior to commencing operations involving hazardous or energetic materials or static propulsion testing, the operator shall coordinate an emergency response plan with the applicable fire authority, Tooele County Emergency Services, Tooele County Health Department, and other emergency response agencies determined applicable by the County.

(7) Fire and Emergency Access. The site shall provide emergency vehicle access, fire flow, water supply, fire suppression systems, and other fire protection measures required by applicable codes.

(8) Transportation. The applicant shall identify anticipated transportation routes and the general frequency of shipments involving hazardous or energetic materials.

(9) Environmental Compliance. The operator shall obtain and maintain all required federal and state environmental permits and approvals. Upon request, the operator shall provide the County evidence of applicable permits or regulatory approvals, subject to applicable protections for classified, controlled, proprietary, or confidential information.

(10) Hazardous Waste. Hazardous waste generated by the aerospace and defense manufacturing operation may be accumulated, stored, and managed on site as authorized by applicable federal and state law. The commercial treatment, storage, or disposal of hazardous or radioactive waste generated off site is not authorized as an accessory use.

(11) Free-Flight and Launch Operations Prohibited. Launch operations and testing involving the intentional release of a rocket, missile, projectile, or test vehicle into free flight are not authorized under an aerospace and defense manufacturing conditional use permit.

CHAPTER 17A

COMMERCIAL TOURISM, ~~RECREATION AND RACING SPORTS, AND TECHNOLOGY INDUSTRIES ZONING DISTRICTS~~

Part

17A-1. Commercial tourism zoning district.
17A-2. Recreation and racing sports zoning district.
17A-3. Technology industries zoning district.
17A-4. Exemption from area requirements.
17A-5. Use tables, codes, symbols, and restrictions.

PART 17A-1
COMMERCIAL TOURISM ZONING DISTRICT

Section

17A-1-1. Purpose of Commercial Tourism (C-T) zoning districts.
17A-1-2. Development restrictions in commercial tourism zones.
17A-1-3. Maximum building heights.

17A-1-1. Purpose of Commercial Neighborhood (C-T) zoning districts.

The purpose of Commercial Tourism (C-T) zoning districts are to provide areas catering to the traveling public where commercial retail and services can be provided to accommodate tourism. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale to compliment the beautiful natural landscape and vacation or business travel experience for those who visit Tooele County. (Ord. 2006-41, 12/19/06)

17A-1-2. Development restrictions in commercial zones.

In the Commercial Tourism zoning district:

(1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except no commercial building shall be located closer than 50 feet to any residential district boundary line or to any street line which continues as frontage into a residential district, and no such building shall encroach on any easement.

(2) Buildings and structures shall cover no more than 50% of the lot area except as may otherwise be allowed through planned unit development approval.

(3) All uses shall be free from objectionable noise, glare, vibration, hazards, or nuisances.

(4) Improvements required by the planning commission may include:

(a) street grading;
(b) street base;
(c) curb and gutter;
(d) sidewalk;
(e) on-site surface drainage facilities;
(f) culinary water facilities;
(g) wastewater disposal;
(h) street monuments; and
(i) any other infrastructure deemed necessary.

(5) Buildings shall not be use for wholesale business. (Ord. 2011-04, 02/01/2011)

17A-1-3. Maximum building heights.

The maximum building height in C-T zone shall be 35 feet. (Ord. 2006-41, 12/19/06)

~~**Section**~~

~~**17A-2-1. Purpose of Recreation and Racing Sports (RRS) zoning districts.**~~
~~**17A-2-2. Development restrictions to Recreation and Racing Sports zoning districts.**~~
~~**17A-2-3. Development restrictions specific to RRS zoning districts.**~~
~~**17A-2-4. Maximum building heights.**~~

~~**17A-2-1. Purpose of Recreation and Racing Sports (RRS) zoning districts.**~~

~~The purpose of Recreation and Racing Sports (RRS) zoning district are to provide areas in appropriate locations where recreational and motorsports enjoyment and competitive activities. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2006-41, 12/19/06)~~

~~**17A-2-2. Development restrictions to manufacturing zoning districts generally.**~~

~~In the Recreation and Racing Sports zoning district:~~

~~(1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no building or activity shall be located closer than 1/2 mile to any residential district boundary line or to any street line which continues as frontage into a residential district.~~

~~(2) Buildings and structures shall cover no more than 50% of the lot area except as may otherwise be allowed through planned unit development approval.~~

~~(3) Improvements required by the planning commission may include:~~

~~(a) street grading;~~
~~(b) street base;~~

(c) curb and gutter;
(d) sidewalk;
(e) on-site surface drainage facilities;
(f) culinary water facilities;
(g) wastewater disposal;
(h) street monuments; and
any other infrastructure deemed necessary. (Ord.2011-04, 02/01/2011)

17A-2-3. Development restrictions specific to RRS zoning districts.

All uses shall be free from objectionable noise, glare, vibration, hazards, or nuisances. (Ord. 2006-41, 12/19/06)

17A-2-4. Maximum building heights.

The maximum building height in RRS zoning district shall be 60 feet. (Ord. 2008-06, 1/22/08)

PART 17A-3
TECHNOLOGY INDUSTRIES ZONING DISTRICT

17A-3-1. Purpose of Technology Industries (T-I) zoning district.

The purpose of Technology Industries (T-I) zoning district is to provide areas for technology based industries that are engaged in research and development, wholesale, retail and services can be provided for production and products and subassemblies. The regulations of this district are designed to promote an environment that fosters innovative products with a particular interest in the vehicle technology industry while preserving the vistas from the Deseret Peak Complex and the Miller Motorsports Park. (Ord. 2006-41, 12/19/06)

17A-3-2. Development restrictions in the Technology Industries (T-I) zones.

In the Technology Industries zoning district:

(1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except no commercial building shall be located closer than 100 feet to any residential district boundary line and 50 feet to any street line which continues as frontage into a residential district.

(2) Buildings and structures shall cover no more than 50% of the lot area except as may otherwise be allowed through planned unit development approval.

(3) All uses shall be free from objectionable noise, glare, vibration, hazards, or nuisances.

(4) Improvements required by the planning commission may include:

(a) street grading;
(b) street base;
(c) curb and gutter;
(d) sidewalk;
(e) on-site surface drainage facilities;
(f) culinary water facilities;
(g) wastewater disposal;
(h) street monuments; and
(i) any other infrastructure deemed necessary. (Ord. 2011-04, 02/01/2011)

17A-3-3. Maximum building heights.

The maximum building height in T-I zone shall be 35 feet. (Ord. 2006-41, 12/19/06)

PART 17A-4
EXEMPTION FROM AREA REQUIREMENTS

Section

17A-4-1. Uses conditionally exempt from frontage, width and area requirements of the zoning district.

17A-4-1. Uses conditionally exempt from frontage, width and area requirements of the zoning district.

In commercial tourism, industrial and hazardous industries zoning districts, a bona fide division or partition of land for the purpose of siting an unmanned facility appurtenant to a pipeline, electrical service, telecommunications, transmission line, radio transmission, regeneration, or fiber optic equipment owned or operated by a public or private utility service regulated by the Public Utility Commission or Federal Communications Commission may be sited on a parcel less than that required with no frontage subject to the following:

(1) The parcel shall have a legal access to it.

(2) A conservation easement or deed restriction shall be given to Tooele County that will prohibit any use or structure from being placed on the property than those listed in this section.

(3) The site shall be fenced and approved through a conditional use permit.

(4) Where a residential or manned structure is within 800 feet, the site shall be large enough that the height of the tallest structure placed in a vertical position from its base, plus ten feet, will mark the minimum property edge.

(5) The site shall be fenced with chain link fencing, and screened by drought resistant landscaping and trees.

(6) The applicant or landowner shall comply with the subdivision ordinance. (Ord. 2006-41, 12/19/06)

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PART 17A-5

USE TABLES, CODES, SYMBOLS, AND RESTRICTIONS

Section

17A-5-1. Codes and symbols.
17A-5-2. Uses.
17A-5-3. Use tables.
17A-5-3.1. Agriculture, forestry and keeping of animals.
17A-5-3.2. Automobile, truck and recreational vehicle sales and service.
17A-5-3.3. Commercial sales and service.
17A-5-3.4. Dwellings, living quarters and long- or short-term residences.
17A-5-3.5. Industrial uses.
17A-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.
17A-5-3.7. Public and quasi-public uses.
17A-5-3.8. Recreation, camping and amusement.
17A-5-3.9. Storage, shipping, transporting and warehousing.
17A-5-3.10. Utilities and utility services.

17A-5-1. Codes and symbols.

(1) In this Part are tables describing uses of land or buildings that are allowed in the various districts as shown. Permitted uses are indicated by a “P” in the appropriate column. Uses that may be permitted by a conditional use permit issued by a planning commission are indicated by a “C” in the appropriate column. Uses that may be permitted by a conditional use permit issued by the zoning administrator are indicated by a “C1" in the appropriate column.

(2) If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-".

(3) If a regulation applies in a given district, it is indicated in the appropriate column by a alphanumeric character that will show the linear feet or square feet or acres required or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". (Ord. 2006-41, 12/19/06)

17A-5-2. Uses.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial, industrial or hazardous industries zoning districts except as provided in this Part. (Ord. 2006-41,12/19/06)

17-A-5-3. Use Tables

Table 17A-5-3.1. Agriculture, forestry and keeping of animals.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Agricultural industries	-	~~P~~	~~-~~
4	Beauty shop for pets, dog grooming	P	~~-~~	~~-~~
5	Grazing of farm animals	P	~~P~~	~~P~~
6	Tilling of the soil, raising of crops, horticulture and gardening	P	~~P~~	~~P~~

Table 17A-5-3.2. Automobile, truck and recreational vehicle sales and services.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Automatic car wash	P	~~P~~	~~-~~
4	Automobile service station	P	~~P~~	~~P~~
5	Automobile or recreation vehicle sales, service, lease, rental and repair, new or used, conducted entirely within an enclosed building	P	~~P~~	~~-~~
6	Body and fender shop; tire recapping; motor vehicle, bicycle, and recreation vehicle assembling, painting, upholstering and rebuilding.	-	~~P~~	~~P~~
7	Indoor auto parts sales	P	~~P~~	~~P~~
8	Parking lot incidental to a use conducted on the premises	P	~~P~~	~~P~~

Table 17A-5-3.2. Automobile, truck and recreational vehicle sales and services.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
9	Parking lot not incidental to a use conducted on the premises	P	~~P~~	~~C~~
10	Recreation vehicles, rentals, leases, sales and service, outdoor and indoor	P	~~P~~	-
11	Truck and heavy equipment service station and repair facility	P	~~P~~	-
12	Truck wash	P	~~P~~	-

Table 17A-5-3.3. Commercial sales and service.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Amphitheater	P	~~P~~	-
4	Art needlework shop; art shop; art supply	P	-	-
5	Artist studio	P	-	-
6	Bakery, retail sales	P	-	-
7	Bank	P	-	~~P~~
8	Barbershop	P	-	-
9	Bath and massage (not part of medical or health spa)	P	-	-
10	Beauty shop	P	-	-
11	Beer outlet, Class A, Class B	P	~~C~~	-
12	Bookstore	P	-	-
13	Business incubator	P	-	~~P~~

Table 17A-5-3.3. Commercial sales and service.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
14	Business or financial services	P	-	~~P~~
15	Café, cafeteria, catering establishment, restaurant, or internet café (not a drive-thru)	P	~~P~~	~~P~~
16	Candy, confectionery, nut shop	P	-	-
17	Carbonated and purified water sales	P	-	-
18	China and/or silver shop	P	-	-
19	Child or adult day care facility	C	~~C~~	~~C~~
20	Clothes cleaning, dyeing, pressing, dry cleaners	P	-	-
21	Clothing store	P	-	-
22	Commercial design and graphics	-	-	~~P~~
23	Communication and video conferencing facilities	P	~~P~~	~~P~~
24	Convenience store with gasoline sales	P	-	~~P~~
25	Convention center	P	~~P~~	~~C~~
26	Copy store, blueprinting, photostating, duplicating	P	-	~~P~~
27	Delicatessen	P	-	-
28	Department store	P	-	-
29	Dressmaking	P	-	-
30	Drive-ins; refreshment stand, eating and/or drinking place	P	-	~~P~~
31	Drugstore	P	-	-
32	Dry goods store	P	-	-
33	Electrical, appliances and fixtures, electronic instruments sales, repair and/or service	P	~~P~~	~~P~~
34	Farmers market	P	~~P~~	-
35	Florist shop	P	-	-
36	Food catering facilities	P	~~P~~	-

Table 17A-5-3.3. Commercial sales and service.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
37	Fruit/fruit juice store; fruit and/or vegetable stand, or store; natural foods/health store	P	-	-
38	Furniture sales, and/or repair	P	-	-
39	Gift shop; hobby or crafts shop	P	~~P~~	-
40	Grocery; meat sales	P	-	-
41	Hardware store, not including the sale of lumber	P	-	-
42	Hospital supplies	-	-	~~P~~
43	Ice cream shop	P	-	-
44	Jewelry store	P	-	-
45	Laundry, automatic self-help; laundry agency	P	-	-
46	Leather goods	P	-	-
47	Linen shop	P	-	-
48	Liquor and beer sales; places for the drinking of liquor or beer	P	~~P~~	-
49	Luggage sales	P	-	-
50	Medical/dental clinic, laboratories, infirmary, immediate care facility	P	~~P~~	~~P~~
51	Motorboat sales	P	~~P~~	-
52	News stand; magazine shop; book store	P	-	-
53	Notions, variety store	P	-	-
54	Novelty shop, variety store	P	-	-
55	Office, business or professional	P	~~P~~	~~P~~
56	Office supply, machines, sales and repair	-	-	~~P~~
57	Optometrist; oculist	P	-	-
58	Package agency	P	-	-
59	Pet shop	P	-	-

Table 17A-5-3.3. Commercial sales and service.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
60	Photographer or photography shop, sales and service	P	-	-
61	Popcorn and/or nut shop	P	-	-
62	Printing and small paper reproduction service	P	~~P~~	-
63	Radio and television station	-	~~C1~~	-
64	Reception center and/or wedding chapel	P	-	-
65	Retail booths and kiosks	P	-	-
66	Second-hand shop, antiques, conducted within a building or enclosure	P	-	-
67	Shoe shop; shoeshine; shoe repair	P	-	-
68	Shopping mall	P	-	-
69	Specialty retail	P	~~P~~	-
70	Stationary and greeting card sales	P	-	-
71	Tailor shop	P	-	-
~~72~~	~~Technical office for research and development, laboratory & research facility subject to listed restrictions1~~	-	~~C1~~	~~P~~
73	Tire shop, sales and repair	P	~~P~~	-
74	Tobacco shop	P	-	-
75	Tourist information	P	~~P~~	-
76	Towel and linen supply service	P	-	-
77	Travel bureau	P	-	-
78	Variety store, notions	P	-	-
79	Wholesale business	-	-	~~C~~

Table 17A-5-3.4. Dwellings, living quarters and long or short-term structures.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Bed and breakfast inn with listed restrictions2	P	~~C~~	-
4	Hotel, motel, inn	P	~~C~~	-
5	Recreational vehicle park	P	~~C~~	-
6	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C1	~~C1~~	~~C1~~
7	Construction equipment and supply trailer, temporary	C1	~~C1~~	~~C1~~
8	Construction field office, temporary	C1	~~C1~~	~~C1~~

Table 17A-5-3.5. Industrial uses.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Foundry, casting light-weight non-ferrous metal	-	~~-~~	~~P~~
4	Laboratories	-	~~-~~	~~P~~
5	Machine shop	-	~~P~~	~~P~~
6	Power generation (electrical) for on-site use:			
	solar	P	~~P~~	~~P~~
	wind under 5.9 kva	-	~~P~~	~~P~~
7	Research park	-	~~-~~	~~P~~
8	Sandblasting	-	~~-~~	~~C~~
~~9~~	~~Technology development based industries~~	~~-~~	~~-~~	~~P~~

Table 17A-5-3.5. Industrial uses.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
10	Upholstering	-	-	~~P~~
11	Welding shop	-	~~P~~	~~P~~

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Airplane and associated parts	-	~~C~~	~~P~~
4	Automobiles and their associated parts	-	~~C~~	~~P~~
5	Batteries	-	-	~~P~~
6	Boats	-	~~C~~	~~P~~
7	Brass	-	-	~~P~~
~~8~~	~~Business machines~~	-	-	~~P~~
9	Cameras and photo equipment, film	-	-	~~P~~
~~10~~	~~Electrical, electronic and communication instruments~~	-	~~C~~	~~P~~
11	Engineering, laboratory and scientific instruments, temperature controls	-	~~C~~	~~P~~
12	Medical and dental instruments and supplies, optical instruments and lenses	-	-	~~P~~
~~13~~	~~Office machines, including cash registers, computing machines and typewriters, scales and balances~~	-	-	~~P~~
14	Paper and paperboard products	-	-	~~P~~
15	Pharmaceuticals	-	-	~~P~~
16	Plastics and advanced composites	-	-	~~P~~
17	Sheetmetal products, light	-	~~P~~	~~P~~
18	Sheet metal heavy	-	-	~~P~~

Table 17A-5-3.7. Public and quasi-public uses.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	College or university not exempt by statute	-	-	~~P~~
4	Museum	-	~~P~~	-
5	Noncommercial research facility	-	~~C~~	~~P~~
6	Parks, golf courses, swimming pools and other recreation areas	C	~~P~~	-
7	Public buildings	C	~~C~~	~~C~~
8	Private schools	C	-	-
9	Vocational or other schools not exempted by statute	-	~~C~~	~~C~~

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.8. Recreation, camping and amusement.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Archery shop/range, if conducted in enclosed building	C	~~P~~	-
4	Athletic club; health club; athletic goods store; gymnasium	P	~~P~~	-
5	ATV or OHV off road racing	-	~~P~~	-
6	Automobile road or oval track racing	-	~~P~~	-
7	Bicycle shop	P	-	-
8	Billiards or pool hall; commercial skating rink	P	~~P~~	-
9	BMX bike racing	-	~~P~~	-
10	Boat racing, motor powered and non-motorized	-	~~P~~	-

Table 17A-5-3.8. Recreation, camping and amusement.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
11	Bowling alley	P	~~P~~	-
12	Boxing arena	-	~~P~~	-
13	Campground	P	~~P~~	-
14	Dance hall; dancing	P	~~P~~	-
15	Drag strip racing providing that it no closer than 5 miles to any residential or rural residential zoning district	-	~~C~~	-
16	Driving or riding school, competitive	-	~~P~~	-
17	Go-cart racing	-	~~P~~	-
18	Golf course; commercial miniature golf course	P	~~P~~	-
19	Moto-cross motorcycle racing	-	~~P~~	-
20	Motorcycle racing	-	~~P~~	-
21	Night club / social club	C	~~C~~	-
22	Parks	P	~~P~~	-
23	Private non-profit locker club or private club	C	~~C~~	-
24	Performing arts facility	P	~~P~~	-
25	Recreational center, facilities or area that is private and/or commercial	C	~~P~~	-
26	Recreational coach parks	P	~~P~~	-
27	Swimming pool, commercial	P	~~P~~	-
28	Theater, indoor	P	-	-

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.9. Storage, shipping, transporting and warehousing.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Bus terminal and railroad passenger station, intermodal terminal, public transit hub	-	~~P~~	-

Table 17A-5-3.9. Storage, shipping, transporting and warehousing.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
4	Distribution center, parcel delivery center, delivery warehouse	-	-	~~C~~
5	Drive-it-yourself agency, car, equipment rental	P	~~C1~~	-
6	Express office	P	-	~~P~~
7	Storage units, self storage			
	a) Without outside storage	C	~~P~~	~~C1~~
	b) With off-premise outside self service storage	-	~~C~~	~~C1~~

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.10. Utilities and utility services.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports~~	~~Technology Industries (T-I)~~
1	Power generation for on-site use, unless intended for emergency situations as depicted below the table*	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Essential service facilities	P	~~P~~	~~P~~
4	Substations	C	~~C~~	~~C~~
5	Transmission lines of 50 KV or greater capacity	C	~~C~~	~~C~~

(Ord. 2006-41, 12/19/06)

*permanent / temporary generators shall be a permitted use in the above districts subject to the following restrictions:

(i) the generator shall meet all front, side, and rear setbacks for the residing zoning district.

(ii) the generator's exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.

(iii) the generator shall be used only during periods of emergency situations or for periodic testing and necessary maintenance operation.

(iv) the generator shall be operated for routine testing and maintenance purposes not more than one time in any seven-day (7) period and no test shall exceed a total of thirty (30) minutes.

A. Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility provided that the following requirements are satisfied:

(1) Such manufacturing activity is related to research and development activities of the principal use.

(2) No manufacturing activity customarily occurs within 50 feet of a residence or residential district.

(3) All manufacturing activity customarily occurs inside of buildings; however, outside research work and incidental outside fabrication of equipment to conduct outside experimentation shall be permitted.

(4) Outside research should not customarily involve noxious activity which creates disturbances off of the premises.
(5) Manufacturing activity, excluding incidental fabrication of outside product development, shall not occupy an area in excess of 60 percent of the gross floor area.

B. Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility provided that the following requirements are satisfied:
(1) The owner must reside in the residence.
(2) The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood.
(3) The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests.
(4) The establishment shall conform to all applicable fire, building and health codes.
(5) The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel.
(6) The establishment shall obtain and maintain a Tooele County business license.

~~Table 17A-5-3.11 Development Types.~~

~~#~~	~~Use~~	~~Commercial Tourism (C-T)~~	~~Recreation and Racing Sports~~	~~Technology Industries (T-I)~~
~~1~~	~~Planned Unit Developments in accordance with Chapter 9 of this Ordinance~~	~~C~~	~~C~~	~~C~~

(Ord. 2011-04, 02-01-2011)

NOTICE OF PUBLIC HEARING

- **SUBJECT:** TCLUO 2026-141
- **PROJECT SUMMARY:** Staff requesting adoption of Chapter 17B Technology Industries.

- **Unincorporated:** Tooele County **Planner:** Mili Pioquinto

On **October 7, 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 Noitce 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:	**Meeting Date:**
Community Development	**October 7, 2026**

Item Title:

TCLUO 2026-141: Chapter 17B Technology Industries.

Summary:

Planning Staff is requesting Tooele County Land Use Ordiance Chapter 17B to create a chapter for Technology Industries.

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/

TCLUO 2026-141

Chapter 17B Summary and Recommendation

Public Body: Tooele County Planning Commission **Meeting Date:** October 7, 2026

Request: Tooele County Planning Staff is requesting the Tooele County Land Use Ordinance Chapter 17B to create a chapter for Technology Industries.

Planner(s): Mili Pioquinto
Planning Staff Recommendation: Favorable.

PROJECT DESCRIPTION

Chapter 17B is intended to establish land use standards and review procedures for technology industries in the unincorporated areas of Tooele County.

LAND USE CONSIDERATIONS

17B-2. Purpose and Intent.

(1) The purpose of the Technology Industries (T–I) District is to provide areas for technology-based industries engaged in research, development, production, assembly, testing, digital infrastructure, data processing, and directly related services, while protecting surrounding land uses, public health, water resources, infrastructure, environmental quality, and the County's scenic vistas. Data center facilities are a conditional use in this zoning district, reviewed and decided under Chapter 34, Data Center Facilities. The District is deliberately narrow: it is not a general industrial district, and warehousing, distribution, logistics, and other uses that do not depend on the technology character of the District are excluded by Section 17B-6.

(2) The District is intended to: (a) provide a predictable approval path in which this Chapter establishes which uses are allowed, Chapter 34 establishes the standards that apply to data center facilities, and a development agreement, where one is used, governs how a specific approved project is built; (b) conserve potable water; (c) prevent unreasonable noise, light, heat, emissions, vibration, and hazardous-material impacts; (d) protect sensitive land uses; (e) require transparent resource-use and compliance reporting; (f) coordinate private development with infrastructure and emergency-response capacity; and (g) provide for safe closure and site stabilization.

(3) This Chapter shall be interpreted consistently with Utah Code and other controlling state and federal law.

GENERAL PLAN CONSIDERATIONS

Chapter 17B is intended to align with the Tooele County General Plan Update (2022) by ensuring that the zoning district is consistent with the General Plan's vision and land use objectives for development.

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on October 7, 2026.

PLANNING STAFF ANALYSIS

Tooele County currently has a Technology Industries (TI) zoning district established under Chapter 17A. Planning Staff has determined that this zoning district would be more appropriately addressed within its own chapter of the Land Use Code. The proposed amendments are intended to establish a clear and specific regulatory framework for the responsible siting and development of facilities that may qualify for the Technology Industries zoning district, while protecting public health, safety, and welfare, as well as environmental resources.

The Technology Industries zoning district is currently not applied to any property within Tooele County.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to recommend the adoption of Chapter 17B to the Tooele County Council.

MODEL MOTIONS

Sample Motion for Tabling

- "I move we table the Tooele County Land Use Ordinance Request by staff for adoption of Chapter 17B, application number 2026-141, based on the findings and subject to the considerations listed by the Planning Staff."

Sample Motion for Favorable Recommendation

- "I move we give a favorable recommendation to the Tooele County Council the Tooele County Land Use Ordinance Request by staff for adoption of Chapter 17B, application number 2026-141, based on the findings and subject to the conditions listed by the Planning Staff."

Sample Motion for Unfavorable Recommendation

- "I move we give unfavorable recommendation to the Tooele County Council the Tooele County Land Use Ordinance Request by staff for adoption of Chapter 17B, application number 2026-141, based on the findings and subject to the conditions listed by the Planning Staff."

CHAPTER 17B
TECHNOLOGY INDUSTRIES ZONING DISTRICT

17B-1. Short Title.

This Chapter shall be known as the "Technology Industries Zoning District." The existing zoning-map symbol is "T–I."

17B-2. Purpose and Intent.

(1) The purpose of the Technology Industries (T–I) District is to provide areas for technology-based industries engaged in research, development, production, assembly, testing, digital infrastructure, data processing, and directly related services, while protecting surrounding land uses, public health, water resources, infrastructure, environmental quality, and the County's scenic vistas. Data center facilities are a conditional use in this zoning district, reviewed and decided under Chapter 34, Data Center Facilities. The District is deliberately narrow: it is not a general industrial district, and warehousing, distribution, logistics, and other uses that do not depend on the technology character of the District are excluded by Section 17B-6.

(2) The District is intended to: (a) provide a predictable approval path in which this Chapter establishes which uses are allowed, Chapter 34 establishes the standards that apply to data center facilities, and a development agreement, where one is used, governs how a specific approved project is built; (b) conserve potable water; (c) prevent unreasonable noise, light, heat, emissions, vibration, and hazardous-material impacts; (d) protect sensitive land uses; (e) require transparent resource-use and compliance reporting; (f) coordinate private development with infrastructure and emergency-response capacity; and (g) provide for safe closure and site stabilization.

(3) This Chapter shall be interpreted consistently with Utah Code and other controlling state and federal law.

17B-3. Applicability and District Form.

(1) T–I remains an existing base zoning district. This Chapter applies to land shown as T–I on the official zoning map. Adoption of this text amendment does not itself change any parcel's zoning designation.

(2) This Chapter applies to establishment, expansion, substantial modification, operation, monitoring, enforcement, closure, and decommissioning of a use authorized or regulated under this Chapter.

(3) A data center facility outside T–I is allowed only if another County zoning district expressly lists that use. Similar-use determinations shall comply with the County's adopted process and Utah Code.

(4) Lawfully established facilities are governed by the County's nonconforming-use and noncomplying-structure provisions except as otherwise allowed by state law.

(5) Land is placed in, or removed from, the T–I District only by a zoning map amendment adopted by the County Council as a legislative land use decision under Section 17B-6(4). Consistent with Utah Code, there is no minimum area or diversity-of-ownership requirement for the District, and the size of the District or the number of owners within it is not by itself evidence that a zoning map amendment is unlawful.

(6) This Chapter is the exclusive source of the uses allowed in the T–I District. Where Chapter 17A or another chapter of the Land Use Ordinance lists a permitted or conditional use for the T–I District, or defines a use in a manner that could be read to allow a data center facility in any district other than as provided in Chapter 34, this Chapter controls. The ordinance adopting this Chapter shall repeal or amend the conflicting listing.

17B-4. Relationship to Other Ordinances and Approvals.

(1) Unless this Chapter expressly provides otherwise, all generally applicable provisions of the Tooele County Land Use Ordinance, subdivision ordinance, road standards, building and fire codes, health regulations, stormwater requirements, floodplain and geologic-hazard regulations, and adopted fee schedules apply.

(2) Chapter 12 site-plan approval is required before a building permit or land-use permit for any use in T–I.

(3) If this Chapter conflicts with a generally applicable zoning standard, the more specific provision of this Chapter controls. A stricter requirement imposed by controlling state or federal law remains applicable.

(4) This Chapter does not replace any permit or approval required by the Utah Division of Air Quality, Division of Water Quality, Division of Water Rights, State Fire Marshal, Public Service Commission, federal agency, water or sewer provider, electric utility, or other entity with jurisdiction.

(5) No County approval represents a guarantee of utility service, water rights, water supply, interconnection, electrical capacity, wastewater capacity, air permit eligibility, or compliance with private covenants.

17B-5. Definitions.

Terms used in this Chapter have the meanings assigned in Chapter 2. Terms specific to data center facilities have the meanings assigned in Chapter 34, Data Center Facilities. If a data-center term in Chapter 34 conflicts with a general term in another chapter, the more specific Chapter 34 definition controls for application of data-center requirements.

Development agreement. A written agreement between the County and one or more owners of the property that is the subject of the agreement, entered into in connection with a zoning map amendment or other legislative land use decision and adopted by the County Council pursuant to Utah Code § 17-79-508, as amended, and any successor provisions, and any applicable procedures of this Land Use Ordinance. A development agreement under this Chapter identifies the approved project and governs how it is developed: it may vest specified land-use rights for a stated term, establish a master development plan and maximum development program, and allocate phasing, infrastructure, and public-service obligations, as provided in Section 17B-6(5). It does not establish, expand, or restrict the uses allowed in the T–I District, which are established exclusively by Section 17B-6(1); may not authorize a use, waiver, or variance not otherwise authorized by law; and does not address host community benefit or economic incentive terms, which are governed by separate agreements under Section 17B-6(6) and Section 34-14(5).

Technology industry. An establishment primarily engaged in research, development, testing, production, assembly, digital infrastructure, data processing, or related technology-based services and products, as listed in Section 17B-6(1). The term does not include general warehousing, distribution, freight or logistics, truck terminals, general outdoor storage, extractive industry, or electrical generation that does not primarily serve a principal use listed in Section 17B-6(1).

17B-6. Uses; Zoning Map Amendments; Development Agreements.

(1) Uses allowed. Notwithstanding any use listing for the T–I District elsewhere in the Land Use Ordinance, the following uses, and no others, are allowed in the T–I District. “P” means a permitted use. “C” means a conditional use reviewed under Chapter 7 or, for a data center facility and the facilities that serve it, under Chapter 34. A use not listed in this Subsection is prohibited unless added by amendment of this Section; a request to classify an unlisted use shall comply with the County's adopted similar-use process and Utah Code.

a. Data center facility and data center campus, together with each co-located power generation facility, microgrid, energy storage system, substation, switchyard, and transmission facility primarily serving a data center facility — C. Reviewed and decided by the Planning Commission under Chapter 34 as a single data center conditional use permit, and subject to Section 34-4(2), under which a mega data center facility is prohibited except as Section 34-8-1(5) allows.

(2) Uses expressly excluded. The following are not allowed in the T–I District as principal uses and may not be established as accessory uses except to the limited extent stated in Subsection (3): general warehousing and distribution centers; freight, logistics, and fulfillment facilities; truck terminals and truck-parking facilities; general outdoor storage; mining, extraction, and mineral processing; smelting, refining, and chemical manufacturing; solid-waste, recycling-processing, and salvage facilities; electrical generation that does not primarily serve a principal use listed in Subsection (1); dwellings and other residential uses; and general retail, other than limited retail accessory to a principal use.

(3) Accessory uses. A use or structure that is customarily incidental and subordinate to a principal use listed in Subsection (1) and located on the same site or campus is allowed as an accessory use, including onsite offices, employee amenities, security and maintenance facilities, parts and equipment storage within an enclosed building, telecommunications facilities, parking, and utility infrastructure. An accessory use serving a data center facility, including backup generation, fuel storage, cooling systems, energy storage, substations, switchyards, and transmission facilities, is allowed only as disclosed, evaluated at full build-out, and approved under Chapter 34 as part of the data center conditional use permit. Co-located power generation and microgrids are not accessory uses and are governed by Section 34-4(4). Separate parcels, owners, meters, tenants, or phases may not be used to avoid Chapter 34.

(4) Placement of land in the District; legislative decision. An application to place land in the T–I District is an application for a zoning map amendment, decided by the County Council as a legislative land use decision after Planning Commission review and recommendation and the notice and public hearing required to enact a land use regulation. The County Council may approve the amendment, approve it with a development agreement under Subsection (5), or deny it, based on its consideration of the General Plan; the compatibility of the uses allowed in the District with surrounding land uses; the adequacy and cost of roads, water, wastewater, electrical, fire, and emergency services; water supply; and the health, safety, and welfare of County residents. Where the applicant proposes a data center facility, the applicant shall submit with the zoning map amendment application the project description and disclosure statement required by Section 34-5-1 and a conceptual master plan sufficient to evaluate the facility at full build-out. Approval of the zoning map amendment does not approve the facility, which requires a conditional use permit under Chapter 34.

(5) Development agreement. (a) Consistent with Utah Code § 17-79-508, the County Council may require a development agreement as a condition of approving a zoning map amendment to T–I, and shall consider and act on the agreement concurrently with the amendment. (b) A development agreement under this Chapter is limited to project-specific matters and may address: identification of the approved project by reference to an approved master development plan; a maximum development program, including maximum building area and, for a data center facility, a maximum coincident electrical demand that a conditional use permit under Chapter 34 may not exceed; phasing and development milestones; roads, access, utility corridors, water, wastewater, electrical, and other infrastructure, and the timing and funding of those improvements; dedications and public improvements consistent with applicable exaction law; financial assurance; the term and scope of vested rights; assignment; and amendment procedures. (c) A development agreement shall not: (i) establish, expand, or restrict the uses allowed in the District, which are established exclusively by Subsection (1); (ii) authorize a use, waiver, or variance not otherwise authorized by law, or waive or vary a Chapter 34 standard except as Chapter 34 expressly allows; (iii) substitute for, or predetermine the outcome of, the conditional use permit required by Chapter 34; or (iv) require, or be conditioned on, a host community benefit agreement or economic incentive agreement.

(d) A development agreement is not required for a use that is allowed by this Chapter on land already zoned T–I and fully regulated by applicable land use ordinances, and the County shall not require a development agreement in the circumstances described in Utah Code § 17-79-508(2)(d).

(6) Community benefit and incentive agreements are separate. A host community benefit agreement, economic incentive agreement, energy excise tax agreement, or similar agreement is voluntary; is negotiated separately from the zoning map amendment, any development agreement, and the conditional use permit; is approved by the County Council in an open public meeting; and is not a condition of, or a prerequisite to, any land use approval under this Chapter or Chapter 34, as provided in Section 34-14(5).

(7) No entitlement before approval. An application, negotiation, concept plan, utility request, tax discussion, infrastructure study, draft development agreement, or draft community benefit agreement does not place land in the T–I District, authorize a use, create a vested right, or obligate the County Council to approve a zoning map amendment or development agreement. A zoning map amendment is a legislative decision, and no land use right vests in an applicant by reason of submitting a zoning map amendment application. Vested rights under a development agreement arise only upon final approval, execution, and effectiveness of the agreement and only to the extent stated in it. A land use application for a use allowed on land already zoned T–I vests as provided in Utah Code § 17-79-803 and any successor provision.

(8) Interpretation and legal review. This Section is intended to place the decision whether land is appropriate for the uses allowed in the T–I District with the County Council as a legislative matter, and to place the review of a specific data center facility with the Planning Commission as an administrative matter under Chapter 34. It shall not be interpreted to require a development agreement for a use that is independently allowed and fully regulated by applicable land use ordinances, contrary to Utah Code § 17-79-508. The County Attorney shall review each proposed development agreement and the final ordinance language before approval.

17B-7. General Development Restrictions.

(1) Minimum yard setbacks for non-data-center uses shall be established through the applicable approval, except that no commercial or industrial building shall be located closer than 100 feet to a residential zoning-district boundary or 50 feet to a street line that continues as frontage into a residential district.

(2) Buildings and structures shall cover no more than 50 percent of the lot area, retaining the existing T–I standard, except as otherwise expressly allowed by adopted ordinance.

(3) The maximum building height for a non-data-center use is 35 feet, retaining the existing T–I standard, unless another adopted provision expressly allows additional height. For a data center facility, the building height standard of Chapter 34, Section 34-6(2), applies in lieu of this Subsection.

(4) No structure may encroach upon an easement. All development shall comply with applicable airport, military, utility, floodplain, geologic-hazard, and other siting limitations.

17B-8. Lot Area, Width, Frontage, and Building Separation.

1. Building separation shall comply with the adopted building and fire codes. Data center facilities are additionally subject to Chapter 34.

17B-9. Infrastructure and Improvements.

(1) Development shall provide or lawfully secure the roads, access, drainage, culinary water, wastewater, fire protection, electrical service, communications, and other infrastructure required by adopted County standards and the serving authorities.

(2) Project-specific dedications, improvements, payments, or capacity requirements shall comply with applicable impact-fee law and Utah Code, including nexus and proportionality requirements.

(3) Chapter 34 governs data-center infrastructure, utility-capacity, water, energy, backup power, microgrid, and co-located generation requirements in addition to this Chapter.

17B-10. Data Center Facilities—Chapter 34 Controls.

(1) A data center facility, data center campus, and the facilities that serve them are conditional uses in the T–I District under Section 17B-6(1)(a), reviewed and decided by the Planning Commission as Land Use Authority under Chapter 34. No such use is permitted by right, and no such use may be established except under a conditional use permit issued under Chapter 34.

(2) The County Council is the legislative authority for a zoning map amendment placing land in the T–I District and for any development agreement approved concurrently with that amendment under Section 17B-6(5). The Planning Commission shall provide the review and recommendation, and the County shall provide the notice and hearings, required for that legislative action. The Planning Commission is the Land Use Authority for the conditional use permit under Chapter 34, and the Community Development Director administers site-plan and other administrative approvals as provided in this Chapter, Chapter 12, and Chapter 34.

(3) Co-located power generation, a serving microgrid, battery storage, substations, transmission infrastructure, backup generation, and other supporting facilities are not independently authorized. Each shall be disclosed and reviewed as part of the data center conditional use permit under Sections 34-4(4) and 34-4(5), shall remain within any maximum development program established in an applicable development agreement, and shall receive any additional site-plan, utility, environmental, or other approval required by Chapter 34 or applicable law.

(4) All data-center accessory and supporting uses shall be disclosed, evaluated at full build-out, and included in the conditional use permit application to the extent required by Sections 34-4 and 34-5. Separate parcels, owners, meters, tenants, phases, or utility arrangements may not be used to avoid Chapter 34 or an applicable development agreement.

(5) Chapter 34 controls data-center-specific definitions and classification; application disclosures and studies; cumulative campus and full-buildout analysis; design, height, setbacks, thermal buffers, sensitive-receptor separation, building massing, landscaping, screening, lighting, equipment placement, access, drainage, construction management, and heat-island mitigation; water, cooling, noise, air emissions, hazardous materials, fire and emergency response, traffic, power supply, generation, microgrids, and operational performance; notice and public engagement where independently applicable; monitoring, annual reporting, inspection, enforcement, decommissioning, financial assurance, appeals, expiration, transfer, expansion, substantial modification, and operational changes.

(6) The data center development standards adopted in Chapter 34, including without limitation those in Sections 34-6 and 34-7, control the design, height, setbacks, thermal buffer distance, sensitive-receptor separation, building massing, landscaping, screening, lighting, equipment placement, access, drainage, construction management, and operational performance of any data center facility in the T-I District. This Chapter does not summarize the specific numerical standards in Chapter 34. Where Chapter 34 is amended, the amended standards control without further amendment of this Chapter.

(7) A facility or campus prohibited by Section 34-4(2) is prohibited in T–I, except only to the extent a low-emission power supply adjustment is lawfully approved under Section 34-8-1(5). Chapter 17B does not create an independent adjustment, entitlement, or exception.

(8) Within an RSDZ Overlay, Chapter 34 applies in addition to the overlay chapter. Creation or approval of an RSDZ does not itself approve a data center, waive Chapter 34, or create a vested land-use right.

(9) Section 17B-6 establishes a data center facility as a conditional use in T–I and governs the placement of land in the District. Chapter 34 controls the technical review and performance requirements unless a lawfully approved legislative enactment expressly provides otherwise. If Chapter 34 is silent, Chapter 17B and other generally applicable ordinances apply.

(10) No Chapter 34 requirement may be waived or varied unless Chapter 34 or controlling law expressly authorizes the adjustment and establishes the applicable procedure and findings.

(11) Chapter 34 governs, and an applicable development agreement may supplement within the limits of Section 17B-6(5), data-center-specific application materials, site design, building and equipment placement, setbacks, height, buffering, landscaping, screening, fencing, lighting, visual impacts, water supply and cooling, electrical systems, substations, transmission facilities, backup generation, battery energy storage, microgrids, co-located power generation, renewable energy, noise, vibration, air emissions, hazardous materials, fuel, fire safety, wastewater, stormwater, thermal discharge, transportation, sensitive-use separation, environmental and public-health review, monitoring, reporting, audits, expansion, enforcement, closure, decommissioning, and financial assurance.

17B-11. Relationship to Other County Ordinances.

(1) All uses remain subject to generally applicable provisions of the Tooele County Land Use Ordinance, including without limitation Chapter 2 (Definitions), Chapter 7 (Conditional Uses), Chapter 12 (Site Plans), the subdivision ordinance, the parking, signage, nuisance, and hazard chapters, adopted road standards, the adopted building and fire codes, drinking-water-source protection regulations, telecommunications and energy facility chapters, floodplain regulations, geologic-hazard regulations, and adopted fee schedules.

(2) A data center facility in T-I is additionally subject to Chapter 34 (Data Center Facilities), the Regionally Significant Development Zone Overlay chapter where the overlay has been applied, the Tooele County Energy Excise Tax Ordinance where applicable, and any development agreement approved under Section 17B-6(5).

(3) The most specific applicable use standard controls over a general district standard. Where Chapter 34 and another Chapter of the Land Use Ordinance both address the same subject as applied to a data center facility, Chapter 34 controls; where Chapter 34 is silent, this Chapter and generally applicable ordinances apply. A stricter requirement imposed by controlling state or federal law remains applicable.

(4) A development agreement approved under Section 17B-6(5) may not waive or vary a generally applicable ordinance provision except as expressly authorized by that provision or by law, and may not establish or restrict the uses allowed in the District.

17B-12. Site-Plan Review.

(1) Site-plan approval under Chapter 12 is required before issuance of a building permit or land-use permit for a permitted or conditional use in T–I.

(2) The site plan shall demonstrate compliance with this Chapter and every applicable use-specific chapter. A data-center application shall include the disclosures, plans, studies, independent reviews, cumulative analysis, public materials, protected-records submission, and other items required by Section 34-5.

17B-13. Conditional Uses.

(1) A conditional use listed in Section 17B-6(1), other than a data center facility and the facilities that serve it, is reviewed under Chapter 7. A data center facility and the facilities that serve it are reviewed and decided under Chapter 34; where Chapter 7 and Chapter 34 both address the same subject as applied to a data center facility, Chapter 34 controls.

(2) Following approval of a conditional use permit under Chapter 34 and, where one applies, a development agreement under Section 17B-6(5), subsequent administrative applications, including site-plan approval under Chapter 12, building permits, land-use permits, grading and drainage permits, and any other administrative approvals required by adopted County ordinance, shall be approved when they comply with the conditional use permit, any applicable development agreement, and all objective standards of Chapter 12 (Site Plans), this Chapter 17B, and Chapter 34, without further legislative discretion. A subsequent administrative approval may not impose a standard inconsistent with the conditional use permit or an applicable development agreement, and may not deny an application that complies with them and with applicable objective standards.

17B-14. Expansions and Modifications.

(1) Expansion, substantial modification, phased development, campus aggregation, transfer, or material operational change to a data center shall be reviewed under Chapter 34 and, where one applies, the development agreement. A change outside the maximum development program or other approved scope of a development agreement requires an amendment of the agreement approved by the County Council through the process required by law, in addition to the Chapter 34 review.

17B-15. Agency Coordination.

(1) Applications for any use in T-I shall be routed, as applicable, to Planning and Zoning, the County Attorney, the Tooele County Health Department, the fire authority with jurisdiction, County Emergency Management, County Engineering, County Roads Department, the applicable water and sewer providers, the serving electric and gas utilities, and any state or federal agency having jurisdiction.

(2) A data center facility application shall additionally be routed, as applicable, to the Utah Division of Air Quality, the Utah Division of Water Quality, the Utah Division of Water Rights, the Utah Public Service Commission, the Utah Division of Emergency Management, the Utah State Fire Marshal, the Utah Governor's Office of Energy Development, the school district, and each other taxing entity whose revenues may be affected under Section 34-5-10. Where the facility proposes nuclear generation, the application shall also be routed for informational purposes to the United States Nuclear Regulatory Commission and the Utah Division of Waste Management and Radiation Control.

(3) Referral agencies shall be given not less than 30 days to respond. A referral agency's failure to respond within the referral period does not delay County action and does not waive that agency's independent regulatory authority.

(4) The Community Development Director shall summarize all referral responses in the staff report and shall identify any referral response that recommends a condition, mitigation measure, or denial. Where a referral response and an applicant submission conflict, the staff report shall identify the conflict and the basis for staff's recommended resolution.

(5) Referral does not transfer the County's land-use authority or expand an agency's legal jurisdiction.

17B-16. Enforcement.

(1) A violation of this Chapter, Chapter 34, an approval, an incorporated plan, a development agreement, or a lawful condition is a violation of the Tooele County Land Use Ordinance and is subject to the County's adopted enforcement provisions and remedies, including without limitation: notice of violation and order to correct; stop-work orders; revocation or suspension of a permit, approval, or certificate of occupancy where authorized by law; civil penalties as established by the adopted fee schedule; injunction, abatement, and other equitable relief; and any remedy provided by the development agreement, a financial assurance instrument, or an improvement agreement.

(2) The Community Development Director, or a designee, is the enforcement officer for this Chapter. The County Attorney may bring any civil action to enforce this Chapter, Chapter 34, or a development agreement.

(3) Data-center corrective action, operational compliance, monitoring, annual reporting, closure, and decommissioning shall be administered under Chapter 34, Sections 34-10 and 34-11. A development agreement may not limit the County's remedies under Chapter 34 or this Section.

(4) Breach of a development agreement approved under Section 17B-6(5) is, in addition to any contractual remedy provided in the agreement, a violation of this Chapter enforceable under Subsection (1). Where the agreement provides a cure period, the County shall give written notice and an opportunity to cure before pursuing revocation, except where the violation creates an imminent threat to public health or safety.

(5) Remedies under this Section are cumulative. Nothing in this Section authorizes the County to withhold a building permit or certificate of occupancy in a manner prohibited by Utah Code or the State Construction and Fire Codes Act; where permit withholding is unavailable, the County may pursue any other remedy authorized by law.

NOTICE OF PUBLIC MEETING

- **SUBJECT:** TCLUO 2026-100
- **PROJECT SUMMARY:** Staff is requesting Tooele County Land Use Ordinance Chapter 34 to create a chapter for Data Center Facilities.

Unincorporated: Tooele County **Planner:** Mili Pioquinto

On **October 7, 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 Noitce 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:	**Meeting Date:**
Community Development	**October 7, 2026**

Item Title:

TCLUO 2026-100: Tooele County Land Use Ordinance Chapter 34 - Data Center Facilities.

Summary:

Staff is requesting Tooele County Land Use Ordinance Chapter 34 to create a chapter for Data Center Facilities.

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/

TCLUO 2026-100

Chapter 34 Summary and Recommendation

Public Body: Tooele County Planning Commission **Meeting Date:** October 7, 2026

Request: Tooele County Planning Staff is requesting the Tooele County Land Use Ordinance Chapter 34 to create a chapter for Data Center Facilities.

Planner(s): Mili Pioquinto
Planning Staff Recommendation: Favorable.

PROJECT DESCRIPTION

Chapter 34 is intended to establish land use standards and review procedures for data center facilities in the unincorporated areas of Tooele County.

LAND USE CONSIDERATIONS

(1) **Applicability.** This Chapter applies to the establishment, expansion, substantial modification, operation, monitoring, enforcement, and decommissioning of data center facilities, co-located power generation facilities, and microgrids that serve data center facilities within Tooele County's land-use jurisdiction.

(2) **Relationship to state law.** References in this Chapter to the County Land Use, Development, and Management Act mean Utah Code Title 17, Chapter 79, as amended, and any successor provisions. This Chapter shall be interpreted and applied consistently with applicable Utah law, including the standards governing conditional uses, land use decisions, application completeness, appeal authorities, vested rights, development agreements, exactions, notices, records, and judicial review.

(3) **Conditional use standard.** A data center facility that is allowed as a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the objective standards of this Chapter and applicable Utah law. Mitigation does not require complete elimination of a detrimental effect. If the reasonably anticipated detrimental effects cannot be mitigated by the proposal or by reasonable conditions imposed to achieve compliance with applicable standards, the Land Use Authority may deny the application.

(4) **Administrative decision.** A decision on a conditional use permit under this Chapter is an administrative land use decision. When acting as Land Use Authority under this Chapter, the Planning Commission shall apply the standards of this Chapter to the evidence in the record. Public comment shall be received and considered as part of the record to the extent it presents evidence bearing on those standards. Consistent with Utah law, the decision shall rest on the standards of this Chapter and substantial evidence in the record rather than on opposition or support that is not tied to an adopted standard.

(5) **Designated Land Use Authority.** The Planning Commission is designated as the Land Use Authority for all data center facilities. The Planning Commission acts in an administrative capacity when deciding an application under this Chapter.

(6) **Other permits required.** Approval under this Chapter does not replace any building permit, fire code approval, health department approval, air quality permit, water right approval, wastewater approval, stormwater approval, encroachment permit, road access approval, utility approval, state or federal permit, or other approval required by law.

(7) **Preemption and jurisdiction.** Nothing in this Chapter authorizes the County to regulate any matter preempted by federal or state law. For nuclear generation, the County's review is limited to matters within the County's land-use authority, including site compatibility, local infrastructure, access, non-radiological land use impacts, emergency services coordination, and compliance with County development standards. The County does not regulate radiological safety, nuclear licensing, fuel enrichment, spent-fuel handling, or matters reserved to the United States Nuclear Regulatory Commission or another agency with exclusive jurisdiction.

(8) **Development authority project areas.** Where a facility is proposed within a project area of the Military Installation Development Authority (MIDA) or another entity exercising independent land use authority within its project area, land use review may occur under that entity's process rather than the County's. In such cases, the County may request that the disclosure, transparency, infrastructure, public safety, and mitigation standards of this Chapter inform that review and any intergovernmental agreement, participation agreement, development agreement, or project area plan.

(9) **Other applicable state laws.** The land use review under this Chapter shall also be informed by, and interpreted consistently with, the following state-law frameworks where they apply to the proposed facility: the County Energy Excise Tax Act, Title 59, Chapter 37; the Large-Scale Electric Service Requirements, Title 54, Chapter 26, including the provisions of that chapter governing self-supplied and closed private generation systems for large loads; the qualifying data center provisions of Title 59, Chapter 12; the Prohibition on Tax Increment Incentives for Large Load Data Centers Act, Title 11, Chapter 41, Part 2; the Creation of Regionally Significant Development Zones, Title 63N, Chapter 3a; the data center development principles established by Governor's Executive Order 2026-03 (May 29, 2026), which state agencies are directed to apply in matters related to data centers; and the Regionally Significant Development Zones Act, Title 17C, Chapter 6. References mean the cited provisions as amended and any successor provisions. Nothing in this Chapter independently authorizes the County to impose, administer, collect, dedicate, transfer, rebate, or pledge a tax or other public revenue.

(10) **Separate land use, utility, tax, and economic-development decisions.** Approval under this Chapter does not determine whether a facility is a qualifying data center, large load customer, large load data center, or high-impact consumer; does not determine delivered value, tax liability, exemption eligibility, utility rates, or entitlement to an incentive; and does not create or approve a Regionally Significant Development Zone (RSDZ). Any tax levy, repeal, or rate change; RSDZ proposal or modification; dedication or transfer of revenue; incentive; tax-increment participation; utility tariff; or economic-development agreement requires separate action by the legally authorized body under applicable law. Fiscal estimates submitted under this Chapter are planning information only and do not bind the County, the Utah State Tax Commission, a utility, an RSDZ agency, or another taxing entity. The Land Use Authority shall not approve or deny a land use application solely because of the amount of projected tax revenue or the availability of an incentive, but may consider identifiable public infrastructure and service impacts and lawful mitigation of those impacts. Information submitted under this Chapter may be used to inform separate actions under the Tooele County Energy Excise Tax Ordinance, the RSDZ Overlay chapter, the RSDZ statutes, or other applicable tax, utility, and economic-development laws, subject to GRAMA and other applicable confidentiality requirements.

(11) **County implementing ordinances.** This Chapter shall be interpreted and applied consistently with the Tooele County Energy Excise Tax Ordinance adopted pursuant to Title 59, Chapter 37, Utah Code Annotated 1953, as amended, and the Regionally Significant Development Zone Overlay chapter of the Tooele County Land Use Ordinance.

(12) **Responsibility for compliance; tenants and lessees.** A conditional use permit issued under this Chapter runs with the land. The property owner, the permit holder, and the facility operator are jointly and severally responsible for compliance with this Chapter and the conditions of approval for the entire data center facility, including IT white space, supporting infrastructure, co-located power generation, and energy storage systems, regardless of whether any portion of the facility is leased, subleased, licensed, or operated by a tenant, colocation customer, or contractor. A lease, colocation, or service arrangement does not diminish those obligations, and the facility operator shall ensure each tenant's equipment and operations remain within the approved limits. The County may require compliance from any responsible party and is not required to determine responsibility among them. Nothing in this Chapter regulates the content of data stored, processed, or transmitted at a facility or the identity of a facility's end customers, except as disclosure is required by Section 34-5-1.

GENERAL PLAN CONSIDERATIONS

Chapter 34 is intended to align with the Tooele County General Plan Update (2022) by ensuring that the conditional use is consistent with the General Plan's vision and land use objectives for development.

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on October 7, 2026.

PLANNING STAFF ANALYSIS

Tooele County currently does not have land use regulations specifically addressing data center facilities. To ensure the protection of public health, safety, and welfare, as well as environmental resources, the County is developing zoning regulations that provide a framework for the responsible siting and development of these facilities.

The purpose of these regulations is to ensure that data center development occurs in locations that are compatible with surrounding land uses, have adequate infrastructure and utility capacity, and minimize potential impacts on the public and the environment.

Planning Staff has reviewed the public feedback and feedback received from the Planning Commission and has incorporated the applicable comments into the final draft presented in this staff report.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to recommend the adoption of Chapter 34 to the Tooele County Council.

MODEL MOTIONS

Sample Motion for Tabling

- "I move we table the Tooele County Land Use Ordinance Request by staff for adoption of Chapter 34, application number 2026-100, based on the findings and subject to the considerations listed by the Planning Staff."

Sample Motion for Favorable Recommendation

- "I move we give a favorable recommendation to the Tooele County Council the Tooele County Land Use Ordinance Request by staff for adoption of Chapter 34, application number 2026-100, based on the findings and subject to the conditions listed by the Planning Staff."

Sample Motion for Unfavorable Recommendation

- "I move we give a unfavorable recommendation to the Tooele County Council the Tooele County Land Use Ordinance Request by staff for adoption of Chapter 34, application number 2026-100, based on the findings and subject to the conditions listed by the Planning Staff."

CHAPTER 34
DATA CENTER FACILITIES

34-1. Purpose and Intent.

This Chapter establishes land use standards and review procedures for data center facilities in Tooele County. The purposes of this Chapter are to:

(1) provide for the orderly development of data center facilities in locations where they are compatible with surrounding land uses and public infrastructure;

(2) establish objective standards for the review of data center facilities and provide a transparent, predictable, and legally defensible process for applicants, affected property owners, residents, service providers, reviewing agencies, the Planning Commission, and the County Council;

(3) protect residential areas, sensitive lands, agricultural operations, public infrastructure, and adjacent uses from reasonably anticipated detrimental effects, including noise, low-frequency sound, light trespass, air emissions, traffic, vibration, visual impacts, water demand, wastewater impacts, emergency response impacts, waste heat discharge, and construction impacts;

(4) ensure that the County and the public have complete, accurate, and timely information about a proposed facility's resource use, infrastructure needs, fiscal impacts, and operational impacts before a land use decision is made;

(5) ensure that phased, affiliated, or functionally integrated facilities are evaluated at full build-out and, where applicable, in combination with existing, approved, and complete pending facilities that share affected infrastructure or service areas;

(6) ensure that public infrastructure and public service costs attributable to a facility are identified and lawfully allocated through conditions of approval, improvement agreements, development agreements, reimbursement agreements, impact fees, service agreements, or other lawful mechanisms;

(7) provide for safe operation, continuing compliance monitoring, complaint response, annual reporting, and eventual decommissioning of data center facilities;

(8) support economic development that is consistent with the Tooele County General Plan, adopted land use regulations, infrastructure capacity, fiscal sustainability, and the health, safety, and welfare of County residents; and

(9) avoid unnecessary barriers to lawful data center development where the standards of this Chapter are met and reasonably anticipated detrimental effects can be substantially mitigated through reasonable conditions; and

(10) encourage power-supply designs that minimize air emissions, consumptive water use, and impacts on the regional electrical grid and existing utility customers, including utility-scale solar photovoltaic generation paired with battery or long-duration energy storage, consistent with the data center development principles established by Utah Executive Order 2026-03.

34-2. Applicability; Relationship to Other Laws; Land Use Authority.

(1) Applicability. This Chapter applies to the establishment, expansion, substantial modification, operation, monitoring, enforcement, and decommissioning of data center facilities, co-located power

generation facilities, and microgrids that serve data center facilities within Tooele County's land-use jurisdiction.

(2) Relationship to state law. References in this Chapter to the County Land Use, Development, and Management Act mean Utah Code Title 17, Chapter 79, as amended, and any successor provisions. This Chapter shall be interpreted and applied consistently with applicable Utah law, including the standards governing conditional uses, land use decisions, application completeness, appeal authorities, vested rights, development agreements, exactions, notices, records, and judicial review.

(3) Conditional use standard. A data center facility that is allowed as a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the objective standards of this Chapter and applicable Utah law. Mitigation does not require complete elimination of a detrimental effect. If the reasonably anticipated detrimental effects cannot be mitigated by the proposal or by reasonable conditions imposed to achieve compliance with applicable standards, the Land Use Authority may deny the application.

(4) Administrative decision. A decision on a conditional use permit under this Chapter is an administrative land use decision. When acting as Land Use Authority under this Chapter, the Planning Commission shall apply the standards of this Chapter to the evidence in the record. Public comment shall be received and considered as part of the record to the extent it presents evidence bearing on those standards. Consistent with Utah law, the decision shall rest on the standards of this Chapter and substantial evidence in the record rather than on opposition or support that is not tied to an adopted standard.

(5) Designated Land Use Authority. The Planning Commission is designated as the Land Use Authority for all data center facilities. The Planning Commission acts in an administrative capacity when deciding an application under this Chapter.

(6) Other permits required. Approval under this Chapter does not replace any building permit, fire code approval, health department approval, air quality permit, water right approval, wastewater approval, stormwater approval, encroachment permit, road access approval, utility approval, state or federal permit, or other approval required by law.

(7) Preemption and jurisdiction. Nothing in this Chapter authorizes the County to regulate any matter preempted by federal or state law. For nuclear generation, the County’s review is limited to matters within the County’s land-use authority, including site compatibility, local infrastructure, access, non-radiological land use impacts, emergency services coordination, and compliance with County development standards. The County does not regulate radiological safety, nuclear licensing, fuel enrichment, spent-fuel handling, or matters reserved to the United States Nuclear Regulatory Commission or another agency with exclusive jurisdiction.

(8) Development authority project areas. Where a facility is proposed within a project area of the Military Installation Development Authority (MIDA) or another entity exercising independent land use authority within its project area, land use review may occur under that entity’s process rather than the County’s. In such cases, the County may request that the disclosure, transparency, infrastructure, public safety, and mitigation standards of this Chapter inform that review and any intergovernmental agreement, participation agreement, development agreement, or project area plan.

(9) Other applicable state laws. The land use review under this Chapter shall also be informed by, and interpreted consistently with, the following state-law frameworks where they apply to the proposed facility: the County Energy Excise Tax Act, Title 59, Chapter 37; the Large-Scale Electric Service

Requirements, Title 54, Chapter 26, including the provisions of that chapter governing self-supplied and closed private generation systems for large loads; the qualifying data center provisions of Title 59, Chapter 12; the Prohibition on Tax Increment Incentives for Large Load Data Centers Act, Title 11, Chapter 41, Part 2; the Creation of Regionally Significant Development Zones, Title 63N, Chapter 3a; the data center development principles established by Governor's Executive Order 2026-03 (May 29, 2026), which state agencies are directed to apply in matters related to data centers; and the Regionally Significant Development Zones Act, Title 17C, Chapter 6. References mean the cited provisions as amended and any successor provisions. Nothing in this Chapter independently authorizes the County to impose, administer, collect, dedicate, transfer, rebate, or pledge a tax or other public revenue.

(10) Separate land use, utility, tax, and economic-development decisions. Approval under this Chapter does not determine whether a facility is a qualifying data center, large load customer, large load data center, or high-impact consumer; does not determine delivered value, tax liability, exemption eligibility, utility rates, or entitlement to an incentive; and does not create or approve a Regionally Significant Development Zone (RSDZ). Any tax levy, repeal, or rate change; RSDZ proposal or modification; dedication or transfer of revenue; incentive; tax-increment participation; utility tariff; or economic-development agreement requires separate action by the legally authorized body under applicable law. Fiscal estimates submitted under this Chapter are planning information only and do not bind the County, the Utah State Tax Commission, a utility, an RSDZ agency, or another taxing entity. The Land Use Authority shall not approve or deny a land use application solely because of the amount of projected tax revenue or the availability of an incentive, but may consider identifiable public infrastructure and service impacts and lawful mitigation of those impacts. Information submitted under this Chapter may be used to inform separate actions under the Tooele County Energy Excise Tax Ordinance, the RSDZ Overlay chapter, the RSDZ statutes, or other applicable tax, utility, and economic-development laws, subject to GRAMA and other applicable confidentiality requirements.

(11) County implementing ordinances. This Chapter shall be interpreted and applied consistently with the Tooele County Energy Excise Tax Ordinance adopted pursuant to Title 59, Chapter 37, Utah Code Annotated 1953, as amended, and the Regionally Significant Development Zone Overlay chapter of the Tooele County Land Use Ordinance.

(12) Responsibility for compliance; tenants and lessees. A conditional use permit issued under this Chapter runs with the land. The property owner, the permit holder, and the facility operator are jointly and severally responsible for compliance with this Chapter and the conditions of approval for the entire data center facility, including IT white space, supporting infrastructure, co-located power generation, and energy storage systems, regardless of whether any portion of the facility is leased, subleased, licensed, or operated by a tenant, colocation customer, or contractor. A lease, colocation, or service arrangement does not diminish those obligations, and the facility operator shall ensure each tenant's equipment and operations remain within the approved limits. The County may require compliance from any responsible party and is not required to determine responsibility among them. Nothing in this Chapter regulates the content of data stored, processed, or transmitted at a facility or the identity of a facility's end customers, except as disclosure is required by Section 34-5-1.

34-3. Definitions.

For this Chapter, the following terms have the meanings given below. Terms not defined in this Chapter have the meaning given elsewhere in the Tooele County Land Use Code or, if not defined there, their ordinary meaning.

A-weighted decibel (dBA). A measure of sound pressure level weighted to approximate the response of human hearing to ordinary audible sound.

Air cooling system. A cooling system that rejects heat primarily to the air without the consumptive use of water.

Appeal Authority. The person, board, commission, hearing officer, or other body designated by County ordinance to decide an appeal of a land use decision.

Applicant. The property owner, authorized agent, developer, operator, or other person submitting an application under this Chapter.

Backup generator. An internal combustion engine or combustion turbine, together with associated fuel supply, installed to provide standby electrical power and operated only as provided in Section 34-7(6).

Baseload generation source. An on-site or nearby generation source designed to operate continuously to meet the data center facility's electrical demand, as distinguished from a backup generator that operates only during outages or testing.

Battery energy storage system, or BESS. An electrochemical energy storage system, including but not limited to a lithium-ion battery system, used to store electrical energy for later use.

C-weighted decibel (dBC). A measure of sound pressure level weighted to capture more low-frequency sound energy than the A-weighted scale, used to evaluate tonal and low-frequency noise.

Closed-loop cooling system. A cooling system that circulates a cooling fluid within a sealed system and rejects heat to the air, to the ground, or to another closed heat-transfer loop without evaporative loss of the cooling fluid, so that consumptive water use is limited to metered make-up for maintenance, blowdown, and leakage.

Co-located power generation. An electrical generation facility, including a natural gas combustion or steam turbine, reciprocating engine, fuel cell installation, nuclear reactor (including a small modular or micro reactor), or other generation technology, developed on or adjacent to a data center site primarily to serve the data center facility, whether or not the generation facility also delivers power to the electrical grid.

Common ownership or control. Ownership, leasehold or tenancy interest, control, management, or beneficial interest by the same person or by affiliates, parent entities, subsidiaries, partners, joint ventures, or entities acting pursuant to a common development, financing, utility-service, or operating arrangement.

Community reinvestment agency. A community reinvestment agency designated to manage a regionally significant development zone under Title 17C, Chapter 6, Utah Code, as amended.

Complete application. An application that contains the plans, documents, studies, fees, and other information expressly required by this Chapter, the general conditional use permit provisions of the Land Use Code, and the County's published application checklist, subject to a written completeness determination under applicable law. A request for supplemental information shall identify the specific objective and the ordinance-based requirement that has not been satisfied.

Construction phase. The period beginning with grading, excavation, site preparation, utility work, or building construction and ending when the facility or applicable phase receives a certificate of occupancy or other authorization to commence operations.

Data center campus. One or more data center facilities shall be treated as a single data center campus if any of the following applies: the facilities are under common ownership or control; are included in a common master plan, development agreement, financing plan, construction program, or utility-service request; share applicant-owned or applicant-controlled access, security, water, wastewater, cooling,

electrical, generation, transmission, substation, microgrid, emergency-response, or other principal supporting infrastructure; are represented to a utility, government entity, lender, or taxing entity as phases or components of one coordinated project; or are contiguous or adjacent facilities developed as a coordinated expansion. Separate parcels, meters, tenants, ownership entities, phases, or application dates do not prevent aggregation under this definition. A data center campus includes the co-located power generation, energy storage systems, substations, switchyards, and other supporting infrastructure serving its data center facilities.

Data center facility. A building or group of buildings used primarily to house computer servers and associated electronic equipment for the storage, processing, or transmission of digital data, together with accessory cooling, electrical, fire-protection, security, and support systems.

Data center facility, hyperscale. A data center facility with a designed or contracted electrical demand of 100 megawatts or more at full build-out.

Data center facility, large. A data center facility with a designed or contracted electrical demand of 50 megawatts or more, or a gross floor area of 100,000 square feet or more, that is not a hyperscale data center facility.

Data center facility, mega. A data center facility or data center campus with a maximum coincident electrical demand of 300 megawatts or more at full build-out.

Data center facility, small. A data center facility that is neither a large nor a hyperscale data center facility.

Decommissioning. The cessation of facility operations, removal of equipment and structures, stabilization of the site, and restoration of the site as required by this Chapter and the approved decommissioning plan.

Demand response. A program or operating commitment under which a data center facility temporarily reduces electrical demand from the regional grid, shifts demand to on-site generation or storage, or otherwise modifies operations in response to grid conditions or utility direction.

Emergency operation. The use of backup generation or emergency systems during a utility outage, grid emergency, equipment failure, emergency response event, or other actual emergency condition, excluding routine testing.

Energy storage system. One or more devices, including battery energy storage systems and long-duration energy storage systems, used to store electrical energy for later use.

Energy-delivery meter. A revenue-grade meter, service meter, point-of-delivery meter, or other metering point used by an energy supplier, utility, or the Utah State Tax Commission to identify the location or quantity of energy delivered to a high-impact consumer.

Facility operator. The person or entity responsible for operating, maintaining, monitoring, and reporting on a data center facility after approval.

Firming generation. Electrical generation or utility grid import used to supplement a non-combustion primary power supply during periods when the primary generation and associated energy storage cannot meet facility demand, including a gas reciprocating engine, gas turbine, fuel cell installation, or utility grid import serving that purpose.

Grid-equivalent emissions baseline. The calculated annual emissions of nitrogen oxides (NO_X), carbon monoxide (CO), volatile organic compounds (VOC), sulfur dioxide (SO_2), particulate matter (PM10 and PM2.5), and carbon dioxide (CO_2) that would result if the facility's total annual electrical energy requirement at full build-out were supplied entirely from the regional electrical grid, calculated using the

most recent published EPA eGRID state-level emission rates for Utah, the EPA National Emissions Inventory rates for the Utah electric utility sector, or successor published federal or state data, together with documented assumptions stated in the air quality and emissions analysis.

High-impact consumer. An end-user of energy that meets the definition of a high-impact consumer under the County Energy Excise Tax Act, Title 59, Chapter 37, Utah Code Annotated 1953, as amended, and as applied under the Tooele County Energy Excise Tax Ordinance.

Incentive. For purposes of the state restrictions applicable to large load data centers, a payment of public funds funded by tax increment or personal property tax revenue that meets the definition in Section 11-41-201, Utah Code, as amended. The term does not include a sales and use tax exemption that state law excludes from the definition.

Islanded operation. Operation of a microgrid disconnected from the regional electrical grid and supplied entirely by on-site or nearby generation and storage.

IT white space. The floor area within a data center facility designed, constructed, or used to house server racks, cabinets, and directly associated information-technology equipment, measured to the interior face of the enclosing walls. IT white space excludes mechanical rooms, electrical rooms, switchgear and generator rooms, battery and energy-storage rooms, offices, security areas, loading areas, corridors, and storage areas that do not contain information-technology equipment.

Land Use Authority. The person or body designated by this Chapter to review and decide a land use application under this Chapter.

Large load customer. An electrical customer that meets the definition of a large load customer under Section 54-26-101, Utah Code, as amended, or any successor provision.

Large load data center. A large load customer that is also a qualifying data center, as provided in Section 11-41-201, Utah Code, as amended.

Leq (equivalent continuous sound level). The constant sound level that, over a stated measurement period, contains the same total sound energy as the actual fluctuating sound measured over that period.

Long-duration energy storage system, or LDES. An energy storage system designed to discharge stored electrical energy for at least eight continuous hours and that does not rely primarily on lithium-ion electrochemical cells, including but not limited to electrostatic, mechanical, thermal, gravity-based, and flow-battery storage technologies.

Low-emission power supply. A power-supply configuration in which the facility's electrical demand is supplied predominantly by non-combustion generation, including utility-scale solar photovoltaic generation paired with a battery energy storage system or long-duration energy storage system; in which firming generation is limited as provided in Section 34-8-1; and for which the total annual power-supply emissions are demonstrated to be below the grid-equivalent emissions baseline for each listed pollutant.

Maximum coincident electrical demand (also referred to as total campus power demand). The maximum aggregate electrical load designed, reserved, or contracted to be served simultaneously at full build-out, calculated at the facility load without deducting on-site generation, energy storage, demand response, curtailment capability, or another supply-side resource. Separate meters, tenants, phases, parcels, ownership entities, or power sources do not reduce the calculation for a data center campus.

Megawatt (MW). One million watts of electrical power. Unless otherwise stated, a reference in this Chapter to megawatts means electrical demand measured at the facility load.

Microgrid. A locally controlled electrical system comprising one or more major power consumers, one or more on-site or nearby baseload generation sources, optional backup generation or energy storage, optional interconnection to the regional electrical grid, and a control system that determines how and when the system interacts with the regional grid, including operation in islanded mode.

Nighttime hours. The period from 10:00 p.m. to 7:00 a.m., local time.

Noise-sensitive receptor. A dwelling, school, day care, place of worship, hospital, residential care facility, campground, public park, or other existing or approved use where quiet is reasonably expected.

Open-loop or evaporative cooling system. A cooling system that relies on the evaporation of water to reject heat and that consumptively uses water.

Operations phase. The period after a facility or phase has received a certificate of occupancy or other authorization to commence data center operations.

Public information summary. A plain-language summary of the proposed facility, impacts, mitigation, public process, and applicant commitments that excludes protected records and is suitable for posting on the County website.

Qualifying data center. A data center that meets the definition of a qualifying data center under Section 59-12-102, Utah Code, as amended, for purposes of the state sales and use tax exemption.

Regionally significant development zone, or RSDZ. A zone created under Title 63N, Chapter 3a, Part 2, Utah Code, as amended, and managed under Title 17C, Chapter 6, Utah Code, as amended.

Routine generator testing. Scheduled testing, maintenance, exercising, commissioning, or similar operation of backup generators that is not emergency operation.

RSDZ implementing documents. The approved or modified RSDZ proposal, terms established by the applicable increment-financing committee, and any zone governing document, entitlement agreement, development agreement, participation agreement, interlocal agreement, or other agreement required or authorized to implement the RSDZ under Title 63N, Chapter 3a, and Title 17C, Chapter 6, Utah Code Annotated 1953, as amended.

RSDZ Overlay. The Regionally Significant Development Zone Overlay established by the Tooele County Land Use Ordinance to pre-position land use entitlements for areas that may be proposed as, or have been approved as, a regionally significant development zone, as provided in the Regionally Significant Development Zone Overlay chapter of the Tooele County Land Use Ordinance.

Sending property. The parcel or parcels on which a data center facility is located. The sending property line is the boundary of the sending property from which noise and other effects are measured unless another measurement location is expressly required by this Chapter or a condition of approval.

Sensitive receptor. An existing or approved dwelling, school, day care, place of worship, hospital, residential care facility, campground, public park, or other use where prolonged human occupancy is reasonably expected. For purposes of the thermal buffer distance, sensitive receptor also includes the boundary of a residential zoning district.

Substantial modification. A change or series of changes, measured cumulatively from the original approval or the most recent approval processed as a substantial modification, that: increases approved electrical demand by more than 10 percent; increases approved annual or peak-day water use by more than 10 percent; increases gross floor area by more than 10 percent; increases approved IT white space by more than 10 percent, or converts floor area that is not IT white space into IT white space in an amount exceeding 10 percent of approved IT white space; changes the approved cooling-system type; adds or

materially expands co-located power generation, a microgrid, or an energy storage system; changes fuel type or the approved operating profile of a generation source; changes an energy-delivery meter, point of delivery, energy supplier, tenant configuration, ownership structure, or campus configuration in a manner that materially affects aggregation, infrastructure, emergency response, or fiscal analysis; changes approved access routes in a manner that materially affects public roads; or materially changes the facility's noise, emissions, lighting, traffic, water, wastewater, emergency response, visual, fiscal, or infrastructure impacts. A change that results only in a reduction of regulated impacts, including a reduction in electrical demand, consumptive water use, noise, emissions, or traffic, is not a substantial modification. A change that would create or expand a mega data center facility is prohibited and may not be approved as a substantial modification, except to the extent a low-emission power supply adjustment is authorized under Section 34-8-1.

Thermal buffer distance. The minimum horizontal distance required by Section 34-6(1) between the exterior wall or equipment perimeter of a data center facility, co-located power generation facility, energy storage system, substation, or switchyard and the nearest off-site sensitive receptor, established to mitigate waste-heat, noise, air-emissions, and visual impacts.

Thermal buffer easement. A recorded easement or restrictive covenant on land outside the sending property, granted with the consent of the landowner and naming the County as a beneficiary, that prohibits the establishment of a sensitive receptor within the thermal buffer distance for the operating life of the facility, as provided in Section 34-6(1)(d).

Waste heat. Thermal energy rejected to the outdoor environment by a data center facility's cooling systems, generation equipment, or other equipment, whether rejected to air, to water, or to the ground.

34-4. Permitted Locations; Conditional Use Permit Required; Review Matrix.

(1) Zoning districts. A data center facility may be established only in the Technology Industries (T-I) zoning district; within an area to which the Regionally Significant Development Zone (RSDZ) Overlay has been applied, where the zoning map specifically designates large load customer facilities, qualifying data centers, and supporting energy and utility facilities under the RSDZ Overlay chapter; or in another zoning district that expressly allows data center facilities by ordinance.

(2) Mega data center facilities prohibited. A mega data center facility is not a permitted use or a conditional use in any zoning district, including within an area to which the RSDZ Overlay has been applied, and shall not be established within the County's land-use jurisdiction. No approval, phase, extension, minor amendment, substantial modification, separate parcel, separate meter, separate tenant, affiliate, ownership entity, utility-service request, or supporting-infrastructure arrangement may authorize or be used to create a data center facility or data center campus with a maximum coincident electrical demand of 300 megawatts or more at full build-out. The applicant shall disclose information reasonably necessary for the County to determine campus aggregation and maximum coincident electrical demand. This Subsection governs land use only and does not determine a facility's classification as a large load customer, high-impact consumer, or qualifying data center under state law. This Subsection is subject to the low-emission power supply adjustment in Section 34-8-1(5), under which the Land Use Authority may approve a facility or data center campus exceeding the 300-megawatt threshold, up to but not exceeding a maximum coincident electrical demand of 900 megawatts, only where the power supply is predominantly non-combustion generation paired with energy storage and total annual emissions are demonstrated to remain below the grid-equivalent emissions baseline. A low-emission power supply adjustment shall not authorize a facility or data center campus with a maximum coincident electrical demand exceeding 900 megawatts. A facility or data center campus approved under Section 34-8-1(5) remains a mega data center facility for all other purposes of this Chapter, and a low-emission power supply

adjustment shall not reduce or alter the facility's notice radius, required studies, setbacks, thermal buffer distance, fiscal review, cumulative-impact review, monitoring, or financial assurance requirements.

(3) Conditional use permit required. No data center facility, no co-located power generation facility, and no microgrid serving a data center facility may be established, expanded, or substantially modified as a use permitted by right. Each facility requires a conditional use permit reviewed and decided under this Chapter.

(4) Co-located power generation and microgrids. Co-located power generation and microgrid components are not accessory uses exempt from this Chapter. They shall be reviewed as part of the data center facility conditional use permit or as a substantial modification of an approved permit.

(5) Substations and transmission infrastructure. To the extent within the County's land use jurisdiction and within the applicant's ownership or control, substations, transmission lines, switchyards, battery storage systems, long-duration storage systems, and related electrical infrastructure primarily serving a data center facility shall be disclosed and reviewed as part of the application. Such infrastructure shall not be segregated from the application to avoid compliance with the standards of this Chapter.

(6) Site plan and subdivision compliance. Approval under this Chapter does not eliminate site plan, subdivision, road dedication, access, grading, drainage, building permit, fire code, or other applicable review requirements.

(7) Coordination within the RSDZ Overlay. Where a data center facility is proposed within an area to which the RSDZ Overlay has been applied:

(a) the development standards, operational performance standards, submittal requirements, monitoring, enforcement, and decommissioning requirements of this Chapter apply in addition to the RSDZ Overlay chapter;

(b) if an RSDZ has been approved, County review shall be coordinated with the community reinvestment agency and shall consider the approved RSDZ proposal, committee-established terms, and applicable RSDZ implementing documents;

(c) the County retains its land use authority, and creation or approval of an RSDZ does not itself approve a land use application, amend this Chapter, waive a development standard, or create a vested right to a data center facility;

(d) the approved RSDZ proposal, committee-established terms, and RSDZ implementing documents govern RSDZ financing, revenue participation, and contractual commitments; this Chapter and other duly adopted land use regulations govern land use review unless a valid development or entitlement agreement lawfully provides otherwise; and

(e) a conflict or ambiguity shall be resolved in a manner consistent with state law, after consultation with the County Attorney.

Review and Decision Matrix

Facility Type	Land Use Authority	Planning Commission Role	Public Hearing	Final Action
Small data center facility	Planning Commission	Reviews and decides as Land Use Authority	Required before final decision	Approve, approve with conditions, or deny
Large data center facility	Planning Commission	Reviews and decides as Land Use Authority	Required before final decision	Approve, approve with conditions, or deny

Facility Type	Land Use Authority	Planning Commission Role	Public Hearing	Final Action
Hyperscale data center facility	Planning Commission	Reviews and decides as Land Use Authority	Required before final decision	Approve, approve with conditions, or deny
Any data center with co-located power generation or a microgrid	Planning Commission	Reviews and decides as Land Use Authority	Required before final decision	Approve, approve with conditions, or deny
Any data center within the RSDZ Overlay	Planning Commission	Reviews and decides as Land Use Authority; coordinates with the community reinvestment agency and applicable RSDZ implementing documents if an RSDZ has been approved	Required before final decision	Approve, approve with conditions, or deny
Substantial modification	Same Land Use Authority as original approval unless classified as minor under Section 34-13	As applicable	Required before final decision	Approve, approve with conditions, or deny

34-5. Pre-Application Review; Application and Submittal Requirements.

(1) **Pre-application conference.** A pre-application conference is required before submittal of an application for a large or hyperscale data center facility, any data center facility that includes co-located power generation, and any data center facility that includes a microgrid. The Community Development Department may require a pre-application conference for a small data center facility when site conditions, infrastructure needs, or potential impacts warrant early coordination.

(2) **Purpose of pre-application conference.** The pre-application conference is intended to identify applicable standards, required studies, reviewing agencies, public process expectations, utility and infrastructure issues, emergency response concerns, public information needs, and any potential need for a development agreement, improvement agreement, reimbursement agreement, participation agreement, or other legally authorized implementation mechanism.

(3) **Complete application required.** In addition to the objective submittal requirements that generally apply to a conditional use permit, an application shall include the materials described in this Section and the County's published checklist. The County may waive a specific item only in writing, with stated reasons, and only when the item is objectively inapplicable to the proposed facility or phase. A completeness deficiency notice shall identify the specific required item and the additional information needed. Studies shall be prepared by professionals qualified by education, licensure, certification, or demonstrated experience appropriate to the subject matter.

(4) **Independent review.** The County may obtain independent review of a technical study submitted under this Chapter when the scope or complexity of the application requires specialized expertise. Review costs charged to the applicant shall be limited to the County's actual, reasonable cost, imposed under an adopted fee schedule or written reimbursement agreement, and administered as provided in Section 34-

14. Independent review may address water, wastewater, traffic, noise, air quality, fiscal impact, fire protection, emergency response, utilities, environmental resources, geotechnical conditions, stormwater, lighting, energy storage, microgrids, cumulative impacts, or decommissioning. For a large or hyperscale data center facility, the County shall obtain independent technical review of the water supply and use study, the electrical power and infrastructure plan, the thermal impact and heat mitigation study required by Section 34-5-18, and the fire hazard analysis, and may obtain independent review of any other study. Where groundwater is proposed as a water source for a facility of any classification, the County shall obtain review the hydrogeologic analysis by a qualified hydrogeologist retained by the County. For a facility with a maximum coincident electrical demand of 100 megawatts or more, co-located power generation, or a microgrid, the County shall also obtain independent review of the fire hazard analysis (if not already required by this Subsection), air-quality analysis where combustion generation is proposed, and cumulative-impact analysis. A person performing independent review shall be professionally qualified and shall have no financial, employment, or contractual interest in the applicant, the proposed facility, or its approval. The independent reviewer's written findings shall be a public record and shall be published with the staff report under Section 34-9, subject to the Government Records Access and Management Act.

(5) **Phased applications.** A phased project shall disclose the impacts of each phase and the impacts at full build-out, including the maximum coincident electrical demand and the combined impacts of all phases and related data center campus facilities. Approval of an initial phase does not establish that later phases satisfy this Chapter. The Land Use Authority may condition approval of later phases on updated studies, completion of infrastructure, monitoring results, additional review, and confirmation that the later phase will not create a mega data center.

34-5-1. Project Description and Disclosure Statement

The application shall include:

(1) the applicant, property owner, facility operator if known, and each person or entity having common ownership or control of the proposed facility, and the contractual arrangement — ownership, lease, colocation, or service — among the property owner, the facility operator, and each tenant or occupant of IT white space, to the extent known;

(2) the anticipated end users or tenants of the facility, to the extent known and subject to GRAMA-protected records procedures;

(3) the identity of the ultimate parent entity, each beneficial owner of the applicant, and any anchor tenant or principal end user whose identity is known at the time of application; an organizational chart sufficient to identify affiliates and common ownership or control; this information shall be provided at intake, the public information summary shall be updated if any such identity is first disclosed after intake, and an applicant may not withdraw and refile an application for the purpose of delaying or avoiding disclosure required by this Chapter, subject to GRAMA-protected records procedures;

(4) the facility classification as small, large, or hyperscale and whether co-located power generation or a microgrid is proposed;

(5) the proposed maximum coincident electrical demand by phase and at full build-out; identification of each existing, approved, or proposed related data center facility or parcel; the applicant's proposed data center campus determination; and the facts supporting or refuting aggregation under this Chapter;

(6) total site area and parcel numbers; the area of the data center campus; the land relied on to satisfy the thermal buffer distance and ownership; the footprint of each principal building, support facility, energy storage system,and generation facility; building height, gross floor area, IT white space by phase and at full build-out, impervious area, and proposed phasing;

(7) construction schedule, anticipated operations date, and full build-out schedule;

(8) total estimated capital investment, supported by the assessment data schedule required by Section 34-5-10(18);

(9) estimated taxable value after each phase and at full build-out, stated separately for real property and tangible personal property; and

(10) a plain-language public information summary suitable for public posting. The public information summary shall state, in plain language: the proposed facility classification, maximum coincidental electrical demand by phase and at full build-out, and any data center campus relationship; the method of waste-heat rejection and the applicable thermal buffer distance; the type of water supply to be used for cooling, identified as culinary or potable water or as reclaimed or other non-potable water, together with projected annual, peak-month, and peak-day water use; the proposed cooling technology, the projected effect, if any, on existing residents' electric service reliability and on costs borne by existing utility customers, together with the status of the ratepayer-protection demonstration required by Section 34-7(14), to the extent within the County's authority to require disclosure; requested public financial participation, including any tax increment or public infrastructure district financing; permanent operations employment; requested public financial participation; permanent operations employment; and the principal mitigation and monitoring commitments.

34-5-2. Site Plan and Development Plan

The application shall include:

(1) a dimensioned site plan showing buildings, equipment yards, substations, transmission facilities, energy storage systems, microgrid components, antenna, satellite ground-terminal, and other radio-frequency transmission and receiving facilities, access points, emergency access, parking, loading, fencing, security features, lighting, landscaping, screening, drainage facilities, utilities, easements, setbacks, and phasing;

(2) grading, drainage, stormwater, erosion control, dust control, and construction management plans;

(3) architectural elevations and renderings showing building mass, materials, articulation, rooftop equipment, screening, and visibility from public rights-of-way and nearby properties; and

(4) a description of how the facility will comply with all applicable County engineering, road, stormwater, fire, building, and development standards.

34-5-3. Water Supply and Use Study

The application shall include:

(1) projected average, peak-day, peak-month, and annual water use stated in gallons per day, acre-feet per year, and gallons per megawatt-hour where reasonably calculable;

(2) a facility water balance stating, for each phase and at full build-out, total withdrawal by source, consumptive use, one-time system fill, annual make-up water, non-consumptive return flow, and discharge, each in acre-feet per year, reconciled so that withdrawals equal consumptive use plus return flow and discharge; an application is not complete without the water balance;

(3) the cooling system type and the basis for projected water use;

(4) the identity and location of each water source to be used, the maximum amount proposed from each source, and whether each source is culinary, potable, reclaimed, non-potable, surface water, or groundwater;

(5) evidence of water rights adequate to serve the facility, a written will-serve commitment from the water provider, or another legally sufficient water supply plan, identifying each water right, change application, exchange, or lease relied on by number, the quantity in acre-feet available under each, and the status of each before the State Engineer;

(6) if groundwater is proposed, a hydrogeologic analysis addressing sustainable yield and drawdown; an inventory, from Division of Water Rights records, of existing water wells within one mile of each proposed point of diversion; the reasonably anticipated drawdown at each such well and effects on springs, wetlands, and connected surface-water resources; a proposed well-interference mitigation commitment for existing wells shown to be affected; together with a proposed groundwater monitoring plan, including monitoring wells or equivalent measurement points and periodic reporting to the County;

(7) a metering and reporting plan providing separate revenue-grade or equivalent meters for cooling, domestic, landscape, process, and other material water uses; source-specific measurement; leak detection; and notification procedures for a material leak, unplanned discharge, or exceedance of an approved water-use limit;

(8) a water conservation plan, including reuse, non-potable water, reclaimed water, dry cooling, closed-loop cooling, or other conservation measures considered;

(9) projected volume and quality of wastewater generated;

(10) the proposed method of wastewater treatment and disposal, the expected quality and temperature of discharges, and written confirmation from the receiving treatment provider or reviewing agency that adequate capacity exists or will be provided before operation, and the status of any state discharge permit on which the proposed disposal method depends; where the disposal method depends on a permit that has not been issued, approval shall be conditioned on issuance of the permit before a certificate of occupancy;

(11) for a closed-loop cooling system, the one-time system fill volume required for construction and commissioning, stated separately from the annual make-up water allowance; the anticipated sources of make-up water loss, including maintenance, blowdown, and leakage; the procedures for metering and verifying make-up water use, and the procedures for coolant maintenance and recovery;

(12) the water demand of each co-located power generation, microgrid, and energy storage component, including generation cooling, emissions-control, and photovoltaic panel-cleaning water, stated separately and included in the facility totals under Subsection (1), with dry-cleaning or other water-minimizing panel-cleaning methods evaluated and preferred where practicable;

(13) identification of whether the facility meets, or at full build-out will meet, the definition of a large data center or new large data center under Utah Code § 73-5-8.3, together with copies of the notices, projections, and reports required by that section that are then due; if the facility meets such a definition, the County shall, before approving the land use application, notify the Division of Water Rights, the Division of Water Quality, and the affected water provider, if any; this item supplements and does not duplicate state reporting requirements; and

(14) certification that the study and its supporting data were prepared or updated within the three years preceding the application date.

34-5-4. Electrical Power and Infrastructure Plan

The application shall include:

(1) projected peak, average, and maximum coincident electrical demand stated in megawatts by phase, at full build-out, and for the complete data center campus, and the allocation of electrical demand among IT load, cooling, and other major subsystems;

(2) whether the electrical grid, on-site generation, co-located generation, a microgrid, energy storage, or a combination will supply power;

(3) a written statement from the serving electrical utility identifying, to the extent available, the maximum power to be delivered, planned method of delivery, transmission-line routing, voltage, substations, switchyards, capacity constraints, and anticipated service schedule;

(4) identification of each pending, approved, or anticipated utility-service request, interconnection request, capacity reservation, or private-generation arrangement associated with the facility or data

center campus, including requests submitted by an affiliate, tenant, property owner, generation provider, or another person acting for the project;

(5) the location and design of substations, switchyards, transmission infrastructure, energy storage systems, microgrid components, and utility corridors on or serving the site;

(6) the location of each existing or proposed energy-delivery meter and point of delivery; the identity of the energy supplier or utility serving each meter; whether buildings, phases, tenants, co-located generation, or behind-the-meter resources will use separate meters; and any anticipated change in meter location, ownership, or configuration during phasing, including information sufficient to identify the meter location for purposes of the Tooele County Energy Excise Tax Ordinance;

(7) a description of how the cost of new generation, transmission, distribution, substations, switchyards, and road-crossing infrastructure will be allocated, stated in dollar terms to the extent reasonably calculable, including whether any cost is proposed to be borne by existing utility customers or a public entity and the estimated magnitude of that exposure;

(8) known reliability, redundancy, emergency-operation, demand-response, curtailment, or grid-support commitments;

(9) a copy or public summary of any written will-serve commitment, electric-service agreement, capacity reservation, interconnection study, or similar utility communication in the applicant's possession, including planning and execution lead time and conditions on power delivery, subject to the protected-records procedures in section 34-5-15;

(10) identification of any take-or-pay tariff, minimum-capacity payment, capacity-reservation charge, or similar commitment offered, accepted, or under negotiation, including the stated percentage of contracted capacity and duration, to the extent the information is available to the applicant;

(11) an analysis of potential stranded infrastructure costs if projected demand is not realized, including proposed mitigation through phased construction, security, capacity commitments, or other measures;

(12) for an energy storage system, the technology type, chemistry or working medium, rated power and energy capacity, discharge duration, design service life, fire and thermal-runaway risk profile, applicable listing and testing certifications, manufacturer-recommended separation distances, hazardous-materials identification, and proposed fire-suppression, monitoring, and emergency-response measures;

(13) for a facility that meets or may meet the definition of a large load customer, a copy or public summary of any large-load-customer service agreement, special tariff, capacity reservation, or similar arrangement in the applicant's possession, including the categories of cost recovery, capacity payment, take-or-pay, and risk allocation and the agreement duration, subject to section 34-5-15;

(14) identification of whether the facility is expected to be a high-impact consumer or large load data center and the factual basis for the applicant's preliminary classification, for planning and coordination purposes only and without representing that the County, the Utah State Tax Commission, a utility, or any other entity has made a tax, utility, exemption, or incentive determination; and

(15) the number, unit capacity, and total capacity of backup generators; the fuel type and total fuel-storage volume; and the capacity, chemistry or technology, and location of each battery energy storage system or long-duration energy storage system.

34-5-5. Air Quality and Emissions Analysis

The application shall include:

(1) all sources of air emissions associated with the facility, including backup generators, routine generator testing, emergency operations, baseload generation sources, and co-located power generation;

(2) the type, number, capacity, fuel source, emissions rating, and control technology for all backup generators and generation units;

(3) modeled emissions of nitrogen oxides (NO_X), carbon monoxide (CO), particulate matter 2.5 microns and smaller (PM2.5), unburned hydrocarbons (HC), carbon dioxide (CO_2), and other regulated air pollutants, stated separately for each pollutant and for each generation source, and modeled ambient concentrations at property lines and nearest sensitive receptors;

(4) copies of applications for, and approvals of, permits from the Utah Division of Air Quality and any other agency with jurisdiction, as available;

(5) the anticipated frequency, duration, hours, and coordination procedures for routine generator testing; and for any baseload generation source, the anticipated operating profile, including continuous (24 hours per day, every day of the year) operating assumptions where applicable;

(6) for any proposed natural gas turbine, reciprocating engine, or other combustion source proposed to operate as a baseload generation source, identification of the emissions control technology proposed, including selective catalytic reduction or equivalent controls; the expected percentage reduction in NO_X and CO; the effect of the proposed controls on PM2.5 emissions, including any potential increase in PM2.5 from the use of ammonia-based selective catalytic reduction at varying engine loads; and the expected CO_2 emissions, which are not reduced by selective catalytic reduction and which may only be reduced through carbon capture and storage or fuel substitution; and

(7) a description of any proposed carbon capture and storage technology, including the maturity of the technology at commercial scale, the percentage of CO_2 expected to be captured, and the location and method of carbon storage; and

(8) for a facility requesting a low-emission power supply adjustment under Section 34-8-1, an annual emissions comparison between the proposed power-supply portfolio and the grid-equivalent emissions baseline, stated separately for each pollutant listed in the definition of that baseline, including the annual energy share of each generation source and of any grid import, capacity-factor and storage-duration assumptions, part-load and startup and shutdown effects, vendor-certified emission rates or, where vendor data are not available, EPA AP-42 or comparable published emission factors, and the published grid emission rates and data years used.

34-5-6. Noise and Vibration Study

The application shall include, prepared by a qualified acoustical professional, a study that:

(1) documents existing ambient sound levels at the sending property line and nearest noise-sensitive receptors, measured before construction in both dBA and dBC scales;

(2) projects operational sound levels at the same locations, including nighttime levels, in both dBA and dBC; evaluates one-third-octave bands; and models representative worst-case conditions including maximum cooling demand, simultaneous operation of major mechanical and electrical equipment, the loudest approved generator-testing configuration, and continuous operating assumptions for operation of any baseload generation source or microgrid;

(3) identifies tonal, low-frequency, narrowband, impulsive, or other distinctive noise components;

(4) documents construction noise impacts and mitigation;

(5) identifies the vibration sources at the facility; the nationally or internationally recognized standard and compliance threshold proposed under Section 34-7(8); predicted vibration levels at the sending property line and the nearest sensitive receptor; and proposed vibration mitigation measures;

(6) proposes noise mitigation measures, including equipment selection, siting, walls, enclosures, silencers, baffling, berms, operating limits, or other measures; and

(7) proposes a post-construction and periodic noise-verification protocol, including measurement locations, representative operating conditions, seasonal conditions, background-sound correction, complaint-triggered testing, and the location of any permanent sound monitor required by this Chapter.

34-5-7. Exterior Lighting Plan

The application shall include:

(1) a photometric exterior lighting plan showing fixture types, mounting heights, shielding, direction, controls, and projected light levels at property lines;

(2) demonstration of compliance with this Chapter and any applicable County outdoor lighting or dark-sky standards;

(3) a description of nighttime lighting reduction, motion controls, security lighting, and emergency lighting; including an evaluation of infrared, thermal-imaging, or other non-visible-spectrum surveillance in place of continuous security lighting; the Land Use Authority may require motion-activated security lighting where the fire agency having jurisdiction and law enforcement confirm that such surveillance provides equivalent security; and

(4) a glare analysis where lighting may affect residential areas, public roads, agricultural operations, or sensitive lands.

34-5-8. Traffic and Transportation Study

The application shall include:

(1) projected construction-phase and operational traffic, including employee, contractor, heavy-truck, oversize-load, fuel-delivery, equipment-delivery, and service traffic;

(2) proposed haul routes, access points, intersections, road segments, and construction staging areas;

(3) road and intersection improvements needed to accommodate the facility;

(4) rail access or rail crossing impacts, if applicable;

(5) a traffic control and safety plan for construction; and

(6) a description of how road improvements and ongoing maintenance attributable to the facility will be funded.

34-5-9. Fire Protection, Hazardous Materials, and Emergency Response Plan

The application shall include:

(1) fire-detection and fire-suppression systems for buildings, electrical rooms, battery energy storage systems, long-duration energy storage systems, fuel storage, and generation facilities;

(2) a hazardous-materials inventory, including fuel, coolant, battery materials, fire-suppression agents, cleaning agents, and other regulated materials;

(3) an emergency response plan addressing fire, explosion, hazardous-materials release, battery thermal runaway, fuel release, severe weather, seismic events, cyber-related operational disruption where relevant to physical response, and related events;

(4) written evidence that the plan has been reviewed by the fire agency with jurisdiction and by Tooele County Emergency Services;

(5) identification of additional fire-service capacity, apparatus, equipment, training, inspection, communications, water supply, access, or mutual-aid needs attributable to the facility and how those needs will be funded;

(6) a process for periodic emergency drills or tabletop exercises if required by the Land Use Authority or fire agency with jurisdiction; and

(7) a fire-flow analysis demonstrating that water supply and delivery capacity are adequate for the required fire-flow for the facility, prepared in coordination with the fire agency having jurisdiction.

34-5-10. Economic and Fiscal Impact Analysis

The application shall include:

(1) projected permanent operations employment stated separately from construction employment, including wage ranges and job classifications where available;

(2) projected construction employment and anticipated duration;

(3) commitments regarding local hiring, apprenticeship, workforce training, vendor opportunities, or coordination with Tooele Technical College, local school districts, or other workforce partners, if any;

(4) all incentives, tax abatements, tax-increment participation, public infrastructure district bonds or assessments, rebates, grants, discounted utility service, public infrastructure assistance, energy-excise-tax revenue sharing, RSDZ revenue, or other public financial participation requested or anticipated, identifying the proposed provider, source of funds, amount, duration, legal authority, and required separate approvals;

(5) a net fiscal impact analysis identifying projected public revenues and projected public capital and operating costs attributable to the facility over not less than 10 years, with assumptions and sensitivity ranges;

(6) identification of impacts on County services, special districts, school districts, utility providers, transportation agencies, or other public entities and the proposed method for addressing costs attributable to the facility;

(7) identification of whether the facility meets, or is expected to meet, the definitions of qualifying data center, large load customer, large load data center, and high-impact consumer, together with the factual basis for each preliminary classification;

(8) the estimated value of any state or local sales and use tax exemption claimed or anticipated for the facility, stated over not less than 10 years and identifying the assumptions used;

(9) if a county energy excise tax applies or may apply, the projected annual delivered value of energy and a schedule showing the assumed tax rate, gross tax collections, amounts required by state law to be deposited in or retained by a state account, amounts projected to be distributed to the County, amounts proposed to be dedicated or transferred to an RSDZ or provided as an incentive, and net revenue projected to remain available to the County, stated over not less than 10 years;

(10) a comparison of requested or anticipated public financial participation against projected property tax, county energy excise tax, and other public revenue and against projected public costs, presented so the County and public may evaluate net fiscal impact;

(11) a schedule of the principal applicant projections and commitments that will be compared with actual performance in annual public reporting, including electrical demand, water use, public financial participation, permanent employment, infrastructure obligations, and mitigation commitments;

(12) a property tax analysis prepared consistent with the methodology of the Kem C. Gardner Policy Institute, “Data Centers and Utah's Property Tax” (August 2026), or a successor methodology approved by the County, which shall be used as a methodology reference only, recognizing that illustrative examples in that publication are hypothetical and shall not be presented as County-specific forecasts, stating separately: (a) the projected taxable value of real property and of tangible personal property at full build-out and for each of not less than 10 years, with tangible personal property stated by Utah State Tax Commission property class (including Class 12 computer hardware) and depreciated using the Commission's recommended percent-good schedules in effect at the time of application; (b) the projected “new growth” under Utah Code § 59-2-924 attributable to the facility, recognizing that tangible personal property is excluded from the statutory definition of new growth under Utah Code § 59-2-924, as amended, and that, while excluded from new growth, its assessed value may nevertheless affect certified tax rates, tax distributions, valuation appeals, judgment levies, project-area calculations, and tax volatility; and (c) the applicant's planned equipment replacement cadence, including whether replacement of tangible personal property is expected to be phased over multiple years or concentrated in single years;

(13) identification of the anticipated assessment authority and property tax treatment for each major category of facility property, including real property, locally assessed tangible personal property, centrally assessed property under Utah Code § 59-2-201, exempt property, and property subject to a project-area arrangement, without assuming that every component receives the same assessment treatment; the County Assessor shall review the applicant's assessment and valuation assumptions, and the County may request review or guidance from the Utah State Tax Commission;

(14) certified-tax-rate impact modeling for the County, the school district, and each other affected taxing entity, under at least two scenarios — phased replacement of tangible personal property (approximately 20 percent per year) and concentrated replacement — showing for each scenario the projected year-over-year change in each entity's certified tax rate and in the property tax paid on a median-value County residence, and identifying the tax volatility ("boomerang") effects associated with rapid depreciation and replacement of high-value personal property; the modeling shall recognize that property taxes are distributed to taxing entities as collected and may not be withheld or reserved from year to year to smooth changes in taxable value;

(15) if the facility is or is proposed to be within a project area of the inland port, the Military Installation Development Authority, a community reinvestment agency, or other political subdivision or development authority, a schedule showing the projected division of property tax differential for the life of the project area, stating the assumed base-year taxable value and the assumed first year of increment collection, including the share passed through or distributed to local taxing entities, together with identification of any public infrastructure district organized under Utah Code Title 17D, Chapter 4 within which the facility is located, the district's outstanding and authorized bonds, the taxes or assessments securing them, and the amounts projected to be received by the County and the school district in each year of the project area, and modeling of project area expiration, recognizing that upon expiration increased personal property valuations are added to the existing tax base other than as new growth — initially decreasing the certified tax rate — after which the depreciation and replacement cycle operates on the enlarged base;

(16) a valuation-appeal and judgment-levy sensitivity analysis identifying the potential effect on other taxpayers of a material reduction in the assessed value of facility property, including through refunds and judgment levies under Utah Code § 59-2-1330, recognizing that data center valuation is cost-based, evolves rapidly, and may generate increased valuation appeals; and

(17) a statement acknowledging that all tax classifications, exemption estimates, delivered-value estimates, RSDZ assumptions, and incentive assumptions are preliminary planning information and are subject to separate determinations and approvals under applicable law.

(18) an assessment data schedule, prepared for use by the County Assessor, stating separately the estimated cost of: (a) land; (b) site improvements, including grading, paving, fencing, on-site utilities, and stormwater facilities; (c) each building and structure, identified by gross floor area, construction type, and number of stories; (d) building systems, including electrical distribution, mechanical, cooling, and fire-protection systems, stated separately from the building shell where practicable; (e) tangible personal property by Utah State Tax Commission property class, with the anticipated acquisition year of each class; and (f) annual operating costs by major category; together with the expected economic life of each building, structure, and major building system and the basis for each estimate, and, if a financial feasibility study or similar analysis has been prepared for financing or bonding purposes, a copy of that study; the schedule shall be updated at each phase and before issuance of the final certificate of occupancy for each building, and shall be submitted as a protected record under Section 34-5-15(4);

(19) a written acknowledgment that the applicant will provide the schedule required by Subsection (18) to the County Assessor in the form the Assessor prescribes and will cooperate with the Assessor in establishing structure-specific economic life and depreciation for the facility's buildings and systems; nothing in this Chapter alters the authority of the County Assessor or the Utah State Tax Commission

under Title 59, Chapter 2, the obligation of any person to file a signed statement under Utah Code § 59-2-306, or the valuation method the Assessor applies.

34-5-11. Environmental, Natural Resources, and Sensitive Lands Assessment

The application shall include:

(1) existing site conditions, including topography, drainage, floodplain, wetlands if any, wildfire interface, geologic hazards, seismic constraints, soils, vegetation, and sensitive lands;

(2) surveys or desktop analysis for sensitive wildlife, habitat, wildlife corridors, raptors, migratory birds, and other applicable natural resources;

(3) projected impacts and proposed mitigation;

(4) a sensitive receptor inventory: a map and accompanying table identifying each sensitive receptor and noise-sensitive receptor located within the applicable thermal buffer distance plus one mile of the site boundary, stating for each the use type, the distance and bearing from the nearest noise- or heat-emitting equipment, and whether the use is existing or approved but not yet constructed; the inventory shall be used in the noise study under Section 34-5-6, the air quality and emissions analysis under Section 34-5-5, and the thermal impact and heat mitigation study under Section 34-5-18, and shall be updated at each substantial modification;

(5) copies of federal or state environmental review documents prepared for the facility, if any; and

(6) identification of any permits or approvals required from state or federal agencies.

34-5-12. Decommissioning and Site Restoration Plan

The application shall include:

(1) the decommissioning and site restoration plan required by Section 34-11;

(2) a decommissioning cost estimate prepared by a qualified professional acceptable to the County;

(3) the proposed form of financial assurance; and

(4) a schedule for decommissioning after abandonment, closure, or revocation.

34-5-13. Community Engagement and Public Information Plan

The application shall include:

(1) a description of applicant outreach to adjacent property owners, affected residents, service providers, municipalities, special districts, and the public;

(2) any public information meetings held or proposed by the applicant;

(3) a proposed method for providing project information, application summaries, updates, and responses to common questions;

(4) a process for receiving, tracking, responding to, and reporting public comments and complaints;

(5) a method for notifying neighbors of operational changes, expansions, substantial modifications, construction impacts, emergencies, or incidents; and

(6) a plan for maintaining a publicly available facility contact during construction and operation.

34-5-14. Co-Located Power Generation and Microgrid Supplement

The application shall include:

(1) if co-located power generation or a microgrid is proposed, the applicant shall submit the additional information required by Section 34-8.

34-5-15. Protected Records and Public Version

The application shall include:

(1) the applicant shall identify any record or portion of a record for which the applicant asserts protected status under GRAMA and shall provide a written basis for the claim; protected status shall not be asserted for, and the County shall not agree to treat as confidential, the identification of water sources and water rights relied on, projected or metered water use, approved water-use limits, or water-monitoring results submitted under this Chapter, which are public records;

(2) the applicant shall provide a public version or public summary of the application sufficient to allow meaningful public review of the facility's location, scale, water use, power demand, infrastructure needs, reasonably anticipated impacts, mitigation measures, public costs, and requested approvals; and

(3) the County shall classify and respond to records requests in accordance with GRAMA and County records policies.

(4) cost, financial, and asset-level information submitted under Section 34-5-1(8), Section 34-5-10(18), or an annual compliance report under Section 34-10(5) shall be submitted directly to the County Assessor as a separate protected-records submission, shall be accompanied by a business confidentiality claim under Utah Code § 63G-2-309 as a trade secret or commercial information under Utah Code § 63G-2-305(1) and (2), and shall be protected by the County to the same extent as confidential commercial information submitted by a property taxpayer in a proceeding before the County Board of Equalization or the Utah State Tax Commission; the public version of the application shall state total estimated capital investment and estimated taxable value by phase and at full build-out, which are public records;

(5) each County officer or employee, reviewing agency, and outside qualified professional who receives information protected under this Section shall, before receiving it, execute a confidentiality agreement in a form approved by the County Attorney, shall use the information only for the review, assessment, and verification purposes of this Chapter and Title 59, Chapter 2, and shall not disclose it except as required by GRAMA, a court order, or other applicable law.

34-5-16. RSDZ, Tax, and Incentive Coordination Supplement

If the application is within the RSDZ Overlay, is within a proposed or approved RSDZ, or includes a request for an incentive or public revenue participation, the application shall include:

(1) the status and boundaries of the RSDZ or proposed RSDZ and the identity of the creating entity and community reinvestment agency;

(2) the approved or proposed RSDZ proposal, committee-established terms, and RSDZ implementing documents applicable to the site, to the extent available and subject to GRAMA;

(3) the amount, source, duration, and proposed use of any requested tax increment, personal property tax revenue, county energy excise tax revenue, zone revenue, infrastructure participation, rebate, or other incentive;

(4) an explanation of how each requested incentive or revenue commitment is authorized under Title 11, Chapter 41, Part 2; Title 63N, Chapter 3a; Title 17C, Chapter 6; or other applicable law, recognizing that land use approval does not approve the incentive or revenue commitment.

34-5-17. Cumulative Impact and Data Center Campus Analysis

A large data center facility, a facility with a maximum coincident electrical demand of 100 megawatts or more, a facility with co-located power generation or a microgrid, and any facility that is part of a data center campus shall submit a cumulative-impact analysis. The analysis shall:

(1) identify existing data center facilities, approved but unbuilt data center facilities, and complete pending data center applications that use or may use the same water source, electrical service area, transportation corridor, air basin, emergency-response system, or other materially affected infrastructure or service area;

(2) evaluate cumulative water demand, electrical and transmission infrastructure, noise, air emissions, traffic, road wear, visual impacts, hazardous-material and fire risk, emergency-service demand, wastewater, stormwater, and public capital and operating costs;

(3) identify shared infrastructure, remaining capacity, capacity constraints, overlapping construction schedules, and measures needed to avoid disproportionate impacts on residents, existing utility customers, public services, and adjacent uses;

(4) include maps, assumptions, data sources, and separate results for the proposed phase and full build-out; and

(5) be updated before approval of a later phase or substantial modification when cumulative conditions have materially changed.

34-5-18. Thermal Impact and Heat Mitigation Study

A thermal impact and heat mitigation study is required for every data center facility: identification of each waste heat source and rejection method, with total design heat rejection at full build-out; computational fluid dynamics or equivalent modeling, by a qualified professional, of off-site thermal effects — heat plume behavior, plume height, and localized air temperature increase at the sending property line, at the thermal buffer distance, and at the nearest off-site sensitive receptor — under summer design conditions, low-wind conditions, and continuous operating assumptions; a demonstration of compliance with the thermal performance standard in Section 34-6(1); site-design measures (roof and hardscape reflectivity, shading, impervious-area minimization, preserved vegetation); an evaluation of waste-heat reuse opportunities with reasons any option is infeasible; and a post-construction verification protocol specifying paired upwind and downwind measurement locations, measurement seasons and conditions, and reporting under Section 34-10.

34-5-19. Data Sources, Review Responsibility, and Verification

Each technical, fiscal, tax, and operational report submitted under this Chapter shall identify the data source, collection date, calculation method, and responsible preparer. The Community Development Director shall identify, in the completeness determination or the staff report, the County office, reviewing agency, or outside qualified professional responsible for reviewing the water, power, tax, fire, air quality, noise, thermal, and fiscal information submitted. An outside qualified professional engaged to review information under this Chapter shall have no financial interest in, and no current or recent affiliation with, the applicant, its affiliates, the property owner, or the project; shall disclose in writing any engagement by any of them within the preceding five years; and shall be engaged by and report to the County. The annual compliance report under Section 34-10 shall identify whether each reported metric was verified by the serving utility, the water provider, the County Assessor, the Utah State Tax Commission, a state agency, or an independent qualified professional.

34-6. Development Standards.

(1) Setbacks; thermal buffer distance; thermal performance standard. (a) General setbacks. A data center facility building, co-located power generation facility, energy storage system, substation, switchyard, or similar high-impact support facility shall be set back not less than 250 feet from any other property line or public right-of-way. (b) Thermal buffer distance. The facilities listed in Subsection (a) shall be set back from the nearest off-site sensitive receptor not less than 1,750 feet for a small data center facility, 2,500 feet for a large data center facility, and 3,000 feet for a hyperscale data center facility or any facility that includes co-located power generation or a microgrid. (c) Measurement. Setbacks and the thermal buffer distance are measured horizontally from the exterior wall or equipment perimeter of the regulated building or facility to the applicable property line or to the nearest point of the sensitive receptor. (d) Land within the thermal buffer distance. The applicant is not required to own land within the

thermal buffer distance that lies outside the sending property. Land within the thermal buffer distance may be used for agriculture, utility-scale solar photovoltaic generation, energy storage serving the facility, open space, or another use that does not introduce a sensitive receptor. Where any part of the thermal buffer distance lies outside the sending property, the applicant may satisfy this paragraph by recording, against the affected land and with the written consent of its owner, a thermal buffer easement or restrictive covenant, in a form approved by the County Attorney and naming the County as a beneficiary, that prohibits the establishment of a sensitive receptor within the thermal buffer distance for the operating life of the facility. Where land within the thermal buffer distance lies outside the sending property, the applicant may, but is not required to, record against that land a covenant or easement, in a form approved by the County Attorney and running for the operational life of the facility, that prohibits the introduction of a sensitive receptor within the thermal buffer distance; the Land Use Authority shall consider such an instrument in any adjustment under paragraph (f). (e) Thermal performance standard. A data center facility shall not increase ambient air temperature at the nearest off-site sensitive receptor by more than 2 degrees Fahrenheit above the temperature that would occur absent the facility, evaluated under summer design conditions, low-wind conditions, and continuous operating assumptions. Compliance shall be demonstrated by the modeling required in Section 34-5-18 and verified after construction under Section 34-10. (f) Adjustment. The Land Use Authority may reduce a thermal buffer distance by not more than 50 percent where the thermal impact and heat mitigation study under Section 34-5-18 and the noise study under Section 34-5-6, each confirmed by independent review under Section 34-5(4), demonstrate that the thermal performance standard in Subsection (e) and the noise standards of Section 34-7 will be met at the reduced distance. The Land Use Authority shall increase a thermal buffer distance where those studies demonstrate that those standards will not be met at the required distance. A reduction under this paragraph shall be supported by written findings and a post-construction monitoring plan and shall not reduce the notice radius required by Section 34-9(2). (g) Permitted encroachments. Security fencing, landscaping, stormwater facilities, access drives, and underground utilities may be located within a setback or the thermal buffer distance if otherwise permitted and if they do not defeat the purpose of the setback.

(2) Height. No building or structure shall exceed 60 feet in height unless a different maximum height is allowed in the underlying zone and the Land Use Authority finds that increased height will not create an unmitigated visual, lighting, emergency access, fire protection, or compatibility impact. Incidental rooftop equipment may exceed the height limit only as allowed by the Land Use Code and shall be screened in accordance with this Chapter.

(3) Site coverage and impervious area. The facility shall comply with the maximum lot coverage, and impervious area standards of the underlying zoning district. If the underlying district does not establish a numerical standard, site coverage shall be limited by compliance with adopted stormwater, drainage, fire-access, emergency-circulation, landscaping, screening, and setback requirements. The applicant shall demonstrate, through the approved drainage and site plans, that the impervious area will not create an unmitigated off-site drainage or flood impact.

(4) Screening and landscaping. The perimeter of the site shall be screened from existing or planned public rights-of-way and adjacent residential, agricultural, recreational, and sensitive land uses by a combination of drought-tolerant landscaping, preserved vegetation, earthen berms, walls, fencing, and architectural treatments. At installation or at the stated maturity date in the approved landscape plan, screening shall obscure direct ground-level view of generators, transformers, substations, switchyards, energy storage units, mechanical yards, loading areas, and refuse areas from the identified viewing locations, except at required access and ventilation openings. The approved landscape plan shall state the installation height, expected mature height, spacing, irrigation method, replacement standard, and maintenance responsibility for plant materials.

(5) Building design; principal façade standards. Exterior building facades shall reduce the appearance of large, uninterrupted blank walls. This Subsection applies to each principal façade, meaning a façade that faces an existing or planned public right-of-way; an adjacent parcel that is residentially zoned, residentially used, or approved for residential development; or an adjacent parcel containing an existing or approved school, day care, park, recreational facility, religious assembly, cemetery, community center, civic use, or agritourism use. A principal façade visible from an adopted scenic corridor or gateway shall comply with the same standards. (Refer to Figure 34-6-1.)

(a) Differentiated surfaces. Each principal façade shall incorporate, at horizontal intervals no less frequent than every 150 horizontal linear feet or three times the average height of the building, whichever interval is shorter: (i) fenestration or an approved green-wall treatment; and (ii) a change in at least one of the following design elements: building material, pattern, texture, color, or accent materials.

(b) Fenestration and fenestration-like treatments. Fenestration or fenestration-like architectural treatments shall comprise not less than 30 percent of the total surface area of each principal façade. Qualifying treatments include glazing, translucent panels, framed recessed panels, louvers, articulated equipment screens, or other façade elements that create the appearance, depth, and rhythm of window openings. Treatments shall be provided in separated placements or clustered bays, no one of which may count toward more than 7.5 percent of the total façade area; shall be distributed horizontally and vertically; and shall be compatible with the façade design and materials.

(c) Green-wall alternative. A green-wall treatment may substitute for up to one-half of the required fenestration or fenestration-like coverage only if the applicant submits a water budget, species list, irrigation and drainage plan, replacement standard, and long-term maintenance plan demonstrating suitability for the Tooele County climate. Drip irrigation and drought-tolerant species are required, and reclaimed or other non-potable water shall be used where lawfully available and technically feasible. Failure to maintain the green wall requires replacement with a compliant architectural treatment or restored vegetation. A green-wall treatment is an alternative and is never required; a green-wall treatment shall not be approved where it would materially increase potable-water use or cannot be maintained without unreasonable water or maintenance demand.

(d) Main entrance feature. Each data center building shall include at least one main entrance feature that projects or recesses from the main building plane, or is differentiated from the remainder of the façade by a change in building material. The main entrance feature shall incorporate foundation plantings consisting of a mix of evergreen and deciduous shrubs, drought-tolerant ornamental grasses, or herbaceous perennials along not less than 50 percent of the length of the entrance façade or, in the alternative, required buffer and parking-area landscaping elsewhere on the site shall be provided at a rate of 20 percent more plant units than otherwise required.

(e) Mechanical equipment façade alternative. Where principal-façade standards apply to two opposing sides of a building, one façade facing an existing or planned public right-of-way may be designed as a mechanical-equipment façade if the equipment is screened from ground-level view from public rights-of-way and adjoining parcels using mesh, lattice, cladding, grillwork, or similar materials that permit required ventilation, and the façade and screening comply with the differentiated-surface intervals in paragraph (a).

(f) Consistent design. Where a building has more than one principal façade, the principal façades shall be consistent in design, materials, details, and treatment.

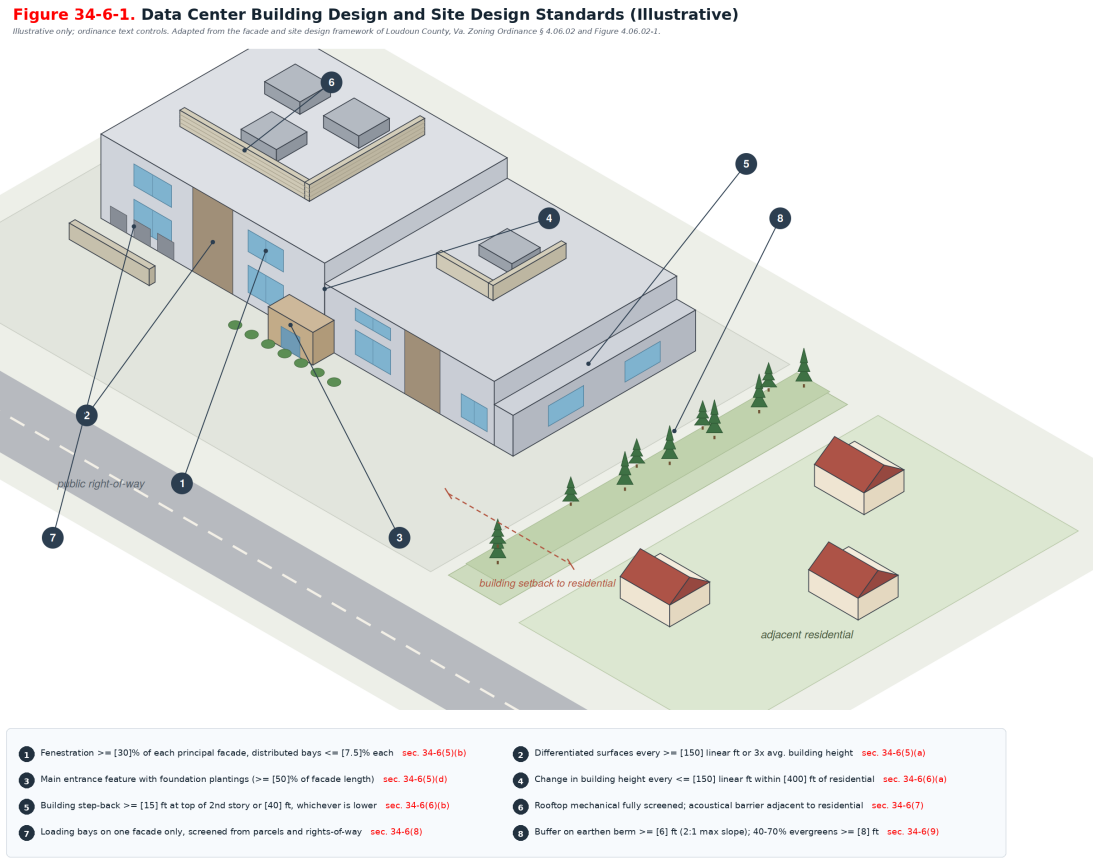


Figure 34-6-1. Illustrative depiction of building design and site design standards under Subsections 34-6(5) through 34-6(9). In the event of any conflict between this figure and the text of this Chapter, the text controls.

(6) Building massing adjacent to residential. Where any portion of a data center building is located within 400 feet of the property line of a residentially zoned or residentially used parcel, or a parcel approved for residential development, including where a public road separates the parcels, each building façade facing the residential parcel shall: (a) include a change in building height at horizontal intervals no less frequent than every 150 horizontal linear feet or three times the average height of the building, whichever interval is shorter; and (b) provide a step-back of not less than 15 feet from the plane of the building wall, beginning at the top of the second story of the building or at 40 feet in height, whichever is lower. (Refer to Figure 34-6-1.)

(7) Mechanical equipment location and screening. All ground-level and rooftop mechanical equipment shall be shown on the site plan and screened on all sides by materials compatible with the nearest principal façade. Screening may use perforated or louvered surfaces only to the extent needed for ventilation. Ground-mounted mechanical equipment may not be located in a required front yard and, where adjacent to residentially zoned or residentially used property, shall be located behind a principal building or at the side of the building farthest from the residential property unless the site plan demonstrates equivalent distance and acoustic attenuation. Exterior mechanical equipment adjacent to residential property shall include an acoustical barrier designed by a qualified acoustical professional to achieve the noise limits in Section 34-7. Screening from existing or planned public rights-of-way is required in all cases. Antennas, satellite ground terminals, and other exterior communications equipment shall be screened under this Subsection and, where applicable, shall comply with Chapter 28 (Siting of Wireless Telecommunications Facilities).

(8) Loading bays and refuse collection areas. Loading bays shall be located on only one façade of each building, shall not face a residentially zoned or residentially used parcel unless the Land Use Authority finds that no other location is feasible and enhanced screening is provided, and shall be screened from ground-level view from all adjacent parcels and existing or planned public rights-of-way. Refuse collection areas shall be fully screened on all sides by a permanent enclosure.

(9) Berms, buffer plantings, and parking setbacks adjacent to residential. Where the site is adjacent to a residentially zoned or residentially used parcel, or a parcel approved for residential development, including where separated by a public road, the following apply along the common or facing property line: (a) the perimeter buffer shall be located on an earthen berm not less than 6 feet in height with side slopes no steeper than 2:1, unless a certified sightline exhibit demonstrates that existing topography provides equal or greater screening; (b) buffer plantings shall consist of not less than 40 percent and not more than 70 percent evergreen trees not less than 8 feet in height at planting, not more than 30 percent large deciduous trees, not more than 30 percent small deciduous trees, and not more than 20 percent shrubs, drought-tolerant ornamental grasses, and perennials, using species suited to Tooele County climate and water conditions; (c) parking shall be set back not less than 50 feet from the property line and shall be screened from ground-level view by preserved vegetation, topography, or a professionally designed combination of berm, opaque fence or wall, and plantings shown on a certified sightline exhibit; (d) berms and fences shall be designed for drainage, erosion control, wind loading, fire access, and maintenance; and (e) preserved vegetation and topography may substitute where the Community Development Department determines from the submitted sightline exhibit that the substitution provides screening of equivalent density, depth, and height. (Refer to Figure 34-6-1.)

(10) Substations and transmission infrastructure. Substations, switchyards, transmission infrastructure, and utility corridors serving the facility shall be located on the site or on adjacent land included in the application to the extent practicable and within the applicant's ownership or control. Such facilities shall meet applicable setbacks, screening, fencing, access, safety, and emergency response requirements.

(11) Access and circulation. The site shall provide safe and adequate access for employees, contractors, deliveries, emergency responders, fire apparatus, maintenance vehicles, fuel delivery, oversize loads, and utility service vehicles. Access shall be designed to avoid unnecessary impacts on residential streets, school routes, agricultural operations, and local roads not designed for heavy industrial traffic.

(12) Stormwater, grading, and drainage. The facility shall comply with applicable County stormwater, grading, drainage, erosion control, and floodplain standards. The applicant shall demonstrate that runoff from roofs, parking areas, equipment yards, utility corridors, and impervious areas will be managed without creating adverse downstream impacts.

(13) Construction management. Before construction, the applicant shall submit a construction management plan addressing phasing, work hours, dust control, haul routes, staging areas, road protection, traffic control, noise, lighting, emergency access, worker parking, temporary utilities, public communication, and complaint response.

(14) Conditions tied to phases. The Land Use Authority may require infrastructure improvements, monitoring, mitigation, financial assurance, service agreements, or updated studies before a later phase may commence if the need for those measures is tied to the impacts of that phase.

(15) Heat-island mitigation. Site design shall minimize heat-island effects through high-albedo (light-colored or reflective) or shaded roofing and hardscape, minimized impervious area, preserved vegetation, and landscaping; heat-rejection equipment shall be oriented or shielded to direct discharge upward or away from the nearest sensitive receptors where feasible; the approved site plan shall identify the measures relied on in the thermal impact and heat mitigation study under Section 34-5-18; and the Land

Use Authority shall impose conditions implementing the approved thermal study, including the thermal performance standard in Section 34-6(1), as enforceable conditions of approval.

34-7. Operational Performance Standards.

(1) Noise. A data center facility shall not produce sound exceeding 50 dBA Leq at the sending property line during any 15-minute measurement period or 45 dBA Leq at the nearest noise-sensitive receptor during nighttime hours. Measurements shall be made under representative operating conditions with an integrating sound-level meter meeting the applicable ANSI performance standard, using documented weather conditions, microphone location, background-sound correction, and calibration. Compliance testing shall evaluate representative worst-case conditions, including maximum cooling demand and simultaneous operation of major mechanical and electrical equipment. The approved noise study shall include both dBA and dBC measurements and one-third-octave-band analysis sufficient to identify tonal, low-frequency, narrow-band, or impulsive components. If a tonal or impulsive component is identified under an applicable ANSI method, a 5 dBA penalty shall be added to the measured level for compliance. If the measured dBC level exceeds the measured dBA level by 20 decibels or more at a noise-sensitive receptor, the operator shall implement the low-frequency mitigation measures identified in the approved noise study and demonstrate compliance through follow-up monitoring.

(2) Post-construction and periodic verification. Compliance with the approved noise limits shall be verified by the post-construction noise study required under Section 34-10. If monitoring identifies an exceedance or a distinctive noise component requiring mitigation, the operator shall implement corrective measures and submit follow-up verification within the timeframe specified by the County. A large or hyperscale data center facility shall obtain independent noise verification at least once every three years and within 90 days after a substantial modification affecting cooling, mechanical equipment, or generation. A facility with a maximum coincident electrical demand of 100 megawatts or more, a baseload generation source, or a microgrid shall install and maintain at least one permanent Class 1 sound monitor at a representative compliance location identified in the approved noise study and shall provide quarterly public summaries of monitoring results.

(3) Exterior lighting. Exterior lighting shall use full-cutoff, shielded fixtures directed downward; shall use lamps with a correlated color temperature of 3,000 Kelvin or lower, except where a different specification is required by the Federal Aviation Administration or another agency with jurisdiction; shall be limited to the minimum level necessary for safety, security, and operations; and shall not cause illumination exceeding 0.1 foot-candle at a property line, measured at grade on a vertical plane, including security lighting. Lighting shall be reduced or curtailed during nighttime hours to the extent consistent with safety and security. Emergency lighting may exceed the limit only during an emergency or required testing. The photometric plan shall identify fixture output, mounting height, shielding, controls, and maximum property-line illumination.

(4) Water conservation and source limits. For every proposed cooling system, the applicant shall submit a life-cycle water and energy analysis comparing the proposed system with at least one air-cooled and one closed-loop alternative, evaluating combined water and energy performance under Tooele County climate and water conditions, and identifying the system producing the lowest combined environmental impact. A closed-loop or air-cooling system is required. [An open-loop or evaporative cooling system shall not be used as the principal means of heat rejection for a data center facility or for co-located power generation. Evaporative or adiabatic pre-cooling or trim cooling that supplements a closed-loop or air-cooling system may be approved only where the water supply and use study demonstrates that total consumptive cooling water use, including the supplemental cooling, remains within the make-up water allowance and water-use limits established under this Subsection and is supplied from reclaimed or other non-potable water.] Reclaimed or other non-potable water shall be used where lawfully available, technically feasible, and approved by the applicable provider and regulatory

agency. Culinary or potable drinking water shall not be used for cooling at a data center facility except to the extent the applicant demonstrates that no reclaimed or other non-potable supply is lawfully available and technically feasible, in which case the Land Use Authority may approve the minimum potable use necessary, subject to source-specific water-use limits and conservation measures. The operator shall maintain separate meters for material water uses, report water use by source at least quarterly, notify the County promptly of a material leak or limit exceedance, and may not substitute or materially increase an approved water source without County review under Section 34-13. For every data center facility, the Land Use Authority shall establish annual, peak-month, and peak-day water-use limits by source, stated in gallons or acre-feet, as enforceable conditions of approval based on the water supply and use study; for a closed-loop cooling system, the conditions shall state separately the approved one-time system fill volume and the approved annual make-up water allowance, each metered and verifiable. Operation above an approved water-use limit is a violation subject to Section 34-10, and an increase in an approved limit requires review under Section 34-13. A closed-loop cooling system shall be designed so that the annual make-up water allowance for cooling does not exceed 2,500 gallons per megawatt of approved maximum coincident electrical demand per year, which is a default limit and not a verified engineering standard. A different allowance may be approved only where an independent, site-specific water balance — accounting for design weather, cooling technology, maximum electrical demand, blowdown, one-time system fill, reuse, leakage, and water-provider constraints — demonstrates that a different allowance is necessary for the selected technology, the demonstration is reviewed under Section 34-5(4) and by the applicable water provider in writing, and the Land Use Authority approves the demonstrated amount through written findings. Each approved allowance shall be metered and enforceable. The water demand of each co-located power generation, microgrid, and energy storage component, including photovoltaic panel-cleaning water, shall be included within the facility's approved water-use limits, and a co-located power generation facility shall not use evaporative, and a steam-cyclegeneration unit shall use an air-cooled condenser or other closed-loop means of heat rejection.

(5) Drought-contingency water curtailment. The applicant shall submit, and the operator shall implement, a drought response plan that provides for staged reductions in the facility's consumptive water use when a drought stage is declared by the State of Utah, Tooele County, or the water provider serving the facility. The plan shall identify the operational measures available at each drought stage and the maximum reduction in consumptive water use achievable at each stage without compromising life-safety or fire-protection systems. The Land Use Authority may impose conditions of approval implementing the drought response plan, and the operator shall report drought-stage curtailment actions in the annual compliance report under Section 34-10. During a drought stage declared by the State of Utah, Tooele County, or the water provider serving the facility, the Land Use Authority may prohibit or further restrict the use of culinary or potable water for cooling to the extent provided in the approved drought response plan or reasonably necessary to protect the public water supply.

(6) Air emissions and generators. All generators, turbines, engines, and other emission sources shall comply with applicable federal and state emission standards and permits. A backup generator shall use the highest emissions-control tier or certification applicable to the engine category and intended stationary use that is commercially available at the time of permit issuance, unless the Utah Division of Air Quality approves or requires a different configuration. A baseload combustion source shall use the control technology required by the applicable air-quality permit and any additional control supported by site-specific modeling and a County finding that the condition is within County authority and reasonably necessary to mitigate a land-use impact. Routine, non-emergency generator testing shall comply with the approved testing plan and applicable air permit. On a site adjacent to residentially zoned or residentially used property, routine testing is allowed only from 7:00 a.m. to 5:00 p.m. from May 1 through September 30 and from 11:00 a.m. to 5:00 p.m. from October 1 through April 30. Except during commissioning approved in the testing plan, the operator shall not test multiple generator units simultaneously when

sequential testing is technically feasible. The operator shall post the routine testing schedule on the facility and County project pages and provide at least 48 hours' notice of testing expected to be audible at a noise-sensitive receptor. Except for commissioning and routine testing, backup generators may operate only during emergency operation and only for the duration of the emergency condition. Continuous operation of a baseload generation source shall comply with the noise limits in Subsection 1 at all hours.

(7) Energy storage systems. Energy storage systems shall comply with the State Construction Code, State Fire Code, County-adopted fire code, and the editions of NFPA 855 or successor standards incorporated into those codes. Where applicable to the technology and installation, the applicant shall provide evidence of UL 9540 listing and UL 9540A or equivalent fire-propagation testing. The system shall comply with the manufacturer's requirements for separation distances, monitoring, ventilation, fire-suppression, emergency response, and decommissioning. The Land Use Authority may impose an increased separation distance or additional monitoring only when supported by the site-specific fire and hazard analysis and reasonably related to proximity to occupied buildings, public rights-of-way, or sensitive receptors. Non-lithium-ion and long-duration technologies shall comply with the adopted codes and nationally recognized standards applicable to the specific technology.

(8) Vibration. A data center facility shall not produce vibration at or beyond the sending property line that exceeds an applicable County standard. If no County numerical standard applies, the applicant's vibration study shall identify a nationally or internationally recognized standard appropriate to the receptor and equipment, establish the compliance threshold before approval, and demonstrate compliance after construction. Construction vibration shall be addressed in the construction management plan.

(9) Odor, dust, and visible emissions. The facility shall not create persistent odor, dust, smoke, or visible emissions beyond the property line except as allowed by applicable permit and law. Construction dust shall be controlled in accordance with the approved construction management and dust control plans.

(10) Hazardous materials. Hazardous materials, fuel, batteries, coolants, fire-suppression agents, and similar materials shall be stored, handled, reported, and disposed of in accordance with applicable law, fire code, hazardous-materials requirements, and conditions of approval. Liquid fuels and hazardous liquids shall be provided with secondary containment sized in accordance with applicable law and the approved fire and hazard analysis. The operator shall maintain an updated hazardous-materials inventory and provide non-protected information to emergency responders and in the annual compliance report.

(11) Incident reporting. The operator shall immediately notify emergency responders of an active emergency and shall notify Tooele County Emergency Services and the Community Development Department as soon as practicable, but not later than one hour after a fire, explosion, battery thermal-runaway event, hazardous-material release, significant fuel spill, reportable air-permit event, extended emergency generator operation affecting surrounding properties, or incident that materially affects public infrastructure or off-site safety. The operator shall submit a preliminary written report within 24 hours and a final incident and corrective-action report within 10 business days, unless the County approves additional time for good cause. The County shall publish a non-protected public summary. A significant incident may require an after-action review and additional emergency exercise

(12) Operational changes. The operator shall notify the County before implementing any operational change that may materially affect approved water use, power demand, emissions, generator testing, noise, traffic, emergency response, hazardous materials, lighting, or other regulated impacts. A substantial modification requires review under Section 34-13.

(13) Demand response and grid resilience. For a large or hyperscale data center facility, or a facility that includes co-located generation or a microgrid, the Land Use Authority may require implementation of demand-response, load-shifting, curtailment, or grid-emergency commitments that the applicant offers, required or approved by the serving utility, or included in an applicable tariff or service agreement,

when the condition is technically feasible and reasonably related to a documented land-use, infrastructure, or emergency-response impact. The County shall not establish utility rates, service classifications, capacity charges, interconnection terms, dispatch requirements, or other matters reserved to the Public Service Commission, the serving utility, or another agency with jurisdiction.

(14) Ratepayer protection. A data center facility shall be served under a service arrangement designed so that the costs of generation, transmission, distribution, substation, and related infrastructure attributable to the facility are borne by the facility and are not shifted to existing retail electric customers in the County. Before issuance of a building permit, the applicant shall provide: (a) written confirmation from the serving utility that the facility will be served under a large-load contract, tariff, or service arrangement consistent with Title 54, Chapter 26, under which facility-attributable costs are assigned to the facility; or (b) evidence that the facility will be self-supplied behind the meter consistent with Title 54, Chapter 26. For a facility subject to Utah Code Title 54, Chapter 26, an applicant's unilateral written commitment shall not substitute for an executed large-load contract, private-generation contract, or other legally required service arrangement, together with evidence of Public Service Commission approval where required. For a facility outside the scope of Title 54, Chapter 26, the Land Use Authority may accept, and enforce as a condition of approval, a written confirmation from the serving utility or provider, supported by financial security. The Land Use Authority may accept, and enforce as a condition of approval, the applicant's written commitment that the facility will bear all facility-attributable infrastructure costs. The operator shall identify in the annual compliance report under Section 34-10 any pending rate proceeding in which the allocation of facility-attributable costs is at issue. This Subsection does not establish, and does not authorize the County to establish, a rate, tariff, surcharge, or cost-recovery determination, which are matters reserved to the Public Service Commission and the serving utility.

(15) Clean-energy commitments. A clean-energy, renewable-supply, energy-storage, or emissions commitment that the applicant expressly offers in writing as a proposed condition of approval, and that the Land Use Authority relies on in its findings, shall upon approval be incorporated as an enforceable condition of approval, stated in measurable terms, metered or otherwise independently verifiable, and reported annually in the compliance report under Section 34-10. A general marketing statement, corporate sustainability goal, or commitment made outside the application record is not converted into a condition of approval by this Subsection. A commitment that carries payment, revenue-sharing, or damages consequences is a matter for a host community benefit or development agreement under Section 34-14(5) and shall not be imposed as a condition of approval.

(16) Waste management and discharge monitoring. The operator shall maintain and implement a waste management plan identifying, for each waste stream generated by the facility — including solid waste, hazardous waste, universal waste, electronic waste, batteries and energy-storage modules, coolants and refrigerants, filters, lubricants, and water-treatment residuals — the estimated annual quantity, characterization, on-site accumulation and storage location, transporter, and receiving disposal or recycling facility. Where a cooling system produces blowdown or other process discharge, the operator shall sample the discharge not less than quarterly for temperature, pH, total dissolved solids, and each biocide, corrosion inhibitor, and other additive used. The facility shall not discharge process water, cooling blowdown, or thermal effluent except to an approved wastewater or stormwater system in accordance with applicable permits. Where aggregate on-site fuel or hazardous-material storage exceeds 10,000 gallons, the plan shall include soil and groundwater monitoring points and a sampling schedule. Results shall be reported in the annual compliance report under Section 34-10.

(17) Resource efficiency reporting. The applicant shall state design power usage effectiveness (PUE) and water usage effectiveness (WUE) in the electrical power and infrastructure plan under Section 34-5-4 and the water supply and use study under Section 34-5-3. The operator shall report actual annual PUE and WUE in the annual compliance report under Section 34-10, each calculated in accordance with the

applicable ISO/IEC 30134 standard or a successor standard, together with total annual electricity consumption and total annual consumptive water use.

(18) Independent water audit. A large or hyperscale data center facility shall obtain an independent water audit at least once every three years, prepared by a qualified professional having no financial, employment, or contractual interest in the applicant, the facility, or its approval, verifying metered use by source against the approved annual, peak-month, and peak-day limits and evaluating the effectiveness of the reuse, conservation, and leak-detection measures required by this Section. The audit shall be submitted with the annual compliance report under Section 34-10 and shall be a public record.

34-8. Co-Located Power Generation and Microgrids.

(1) Applicability. This Section applies to any electrical generation facility developed on or adjacent to a data center site primarily to serve the data center facility, whether generation is dedicated to the facility, supports the electrical grid, or serves both purposes, and to any microgrid serving a data center facility, whether or not the microgrid is interconnected to the regional electrical grid.

(2) Additional submittal requirements. An application that includes co-located power generation or a microgrid shall identify the generation technology, fuel type, fuel source, design capacity, operating profile, water demand, emissions profile, noise profile, safety systems, site layout, transmission interconnection, fuel delivery method, waste stream, if any, emergency response needs, permits required from state and federal agencies, and the status of each permit.

(3) Nuclear generation supplement. For nuclear generation, the application shall identify the status of licensing by the United States Nuclear Regulatory Commission, the applicable public docket or licensing process, the general technology type, site layout, emergency planning coordination, non-radiological land use impacts, transportation and access needs, infrastructure needs, and the agencies with jurisdiction. The application shall additionally identify:

(a) the reactor technology category (light-water small modular reactor, advanced non-light-water reactor including gas-cooled, liquid-metal-cooled, or molten-salt reactor, microreactor, or other), and the reactor vendor and design if known;

(b) the fuel type and enrichment level, including whether the design uses low-enriched uranium at no more than 5 percent enrichment or high-assay low-enriched uranium (HALEU) at enrichment up to 20 percent;

(c) the projected volume, classification, and physical form of spent nuclear fuel and other radioactive waste streams generated over the design operating life of the facility, and a comparison to the waste streams of traditional light-water reactors where applicable;

(d) the on-site spent-fuel and radioactive-waste storage plan, including the storage method (wet or dry cask), the footprint and location of the storage area on the site plan, the proposed duration of on-site storage, and the contingency plan if no federal repository or interim consolidated storage facility becomes available during the operating life of the facility;

(e) the transportation plan for fresh fuel deliveries and any spent-fuel shipments, including expected routes, frequency, vehicle types, and coordination with the Utah Department of Transportation, the Utah Highway Patrol, and Tooele County Roads and Emergency Services;

(f) documentation of coordination with the United States Nuclear Regulatory Commission, the Federal Emergency Management Agency, the Utah Division of Radiation Control or successor agency, and any local agencies designated in the facility's radiological emergency response plan; and

(g) identification of any host community benefit agreement, payment-in-lieu-of-taxes arrangement, or other lawful agreement proposed between the applicant and the County, the State, or any local taxing entity.

Nothing in this Subsection authorizes the County to regulate radiological safety, nuclear licensing, fuel enrichment, spent-fuel handling, or any matter reserved to the United States Nuclear Regulatory Commission or another federal or state agency with exclusive jurisdiction. The disclosures required by this Subsection are required to support the County's land use review, including site compatibility, local infrastructure, transportation, emergency response coordination, and host community impact.

(4) Application of standards. Co-located power generation and microgrid components are subject to all applicable development and operational standards of this Chapter, including setbacks, noise, lighting, traffic, emergency response, air emissions, hazardous materials, construction management, annual reporting, decommissioning, and financial assurance.

(5) Emergency planning. The applicant shall coordinate emergency planning for the generation facility or microgrid with the fire agency having jurisdiction, Tooele County Emergency Services, law enforcement, public works, the County Health Department where applicable, and any state or federal agency with jurisdiction. For nuclear generation, emergency planning coordination shall include agencies having jurisdiction over radiological emergency planning, while recognizing federal preemption and agency authority.

(6) Utility and public cost impacts. The application shall identify whether generation, transmission, substations, fuel delivery, emergency-response capacity, water supply, wastewater disposal, road improvements, or other infrastructure will require public participation, utility-customer funding, County or special-district service expansion, or intergovernmental coordination. The analysis shall distinguish matters governed by utility regulation from land-use impacts within County authority and shall identify how costs attributable to the facility will be addressed under applicable law.

(7) Microgrid review. Where the application includes a microgrid, each component of the microgrid — including each baseload generation source, each backup generation source, each energy storage system, each substation or switchyard, each fuel storage and delivery facility, and each emissions control system — shall be identified, located on the site plan, and individually evaluated against the applicable development standards of Section 34-6, operational performance standards of Section 34-7, submittal requirements of Section 34-5, and decommissioning requirements of Section 34-11. The combined and cumulative impacts of all microgrid components shall be evaluated together. A microgrid component shall not be reviewed as an accessory use exempt from this Chapter and shall not be segmented from the application.

(8) Islanded operation disclosure. The application shall identify whether the microgrid is designed to operate, or is capable of operating, in islanded mode; the conditions under which islanded operation is anticipated; and the duration the microgrid can sustain operation without grid interconnection. The Land Use Authority may impose conditions reasonably necessary to ensure that islanded operation does not increase noise, emissions, fuel storage, water use, or emergency response impacts beyond the limits approved under this Chapter.

(9) Separate utility and tax jurisdiction. Review under this Section does not authorize the County to regulate utility rates, electrical dispatch, interconnection terms, tax liability, delivered value, or matters reserved to the Public Service Commission, the Utah State Tax Commission, the Nuclear Regulatory Commission, or another agency with exclusive jurisdiction. The County may require information and impose conditions only to the extent reasonably related to land use, local infrastructure, access, non-radiological impacts, emergency coordination, and compliance with adopted County standards.

34-8-1. Low-Emission Power Supply Adjustment.

(1) Purpose. The land-use impacts of a data center facility's electrical demand depend substantially on how the power is supplied. A facility supplied predominantly by non-combustion generation paired with energy storage may serve a larger electrical demand while producing materially lower air emissions,

water demand, and regional grid impacts than a smaller facility served entirely from the regional electrical grid or by full-time combustion generation. This Section allows the megawatt thresholds of this Chapter to be applied with reference to demonstrated total impacts rather than nameplate demand alone, consistent with the data center development principles established by Utah Executive Order 2026-03, including protection of airsheds, minimization of water consumption, and protection of utility ratepayers.

(2) Request; demonstration. An applicant may request a low-emission power supply adjustment as part of an application under this Chapter. The request shall demonstrate, through the air quality and emissions analysis under Section 34-5-5 and subject to independent review under Section 34-5(4), that: (a) the facility's electrical demand will be supplied predominantly by non-combustion generation, including utility-scale solar photovoltaic generation paired with a battery energy storage system or long-duration energy storage system; (b) firming generation, including any gas reciprocating engine, gas turbine, fuel cell, or utility grid import, will supply no more than 20 percent of the facility's total annual electrical energy requirement; and (c) the total annual emissions of the complete power-supply portfolio, including firming generation and grid import, will remain below the grid-equivalent emissions baseline for each listed pollutant. The demonstration shall state capacity factors, storage durations, and the annual energy share of each source, and shall use vendor-certified emission rates or, where vendor data are not available, EPA AP-42 or comparable published emission factors.

(3) Adjusted electrical demand; classification. If the Land Use Authority finds that the demonstration required by Subsection (2) is met, then notwithstanding the definition of maximum coincident electrical demand, the facility's classification as a large or hyperscale data center facility under Section 34-3 shall be determined using the facility's adjusted electrical demand, which means the portion of maximum coincident electrical demand designed, reserved, or contracted to be served from the regional electrical grid, plus the aggregate nameplate capacity of on-site or co-located combustion generation other than backup generators. Notice, public hearing, and review requirements shall remain applicable to the classification based on the unadjusted maximum coincident electrical demand. Adjusted electrical demand shall not be used to reduce the thermal buffer distance, setbacks, or thermal performance standard under Section 34-6, the noise standards of Section 34-7, or the water-use limits established under Section 34-7, each of which shall be determined using the unadjusted maximum coincident electrical demand; waste heat rejection, noise, and consumptive water use are not reduced by the source of the facility's power supply.

(4) Standards unchanged. An adjustment under this Section does not waive or reduce any development standard, operational performance standard, submittal requirement, co-located power generation or microgrid requirement under Section 34-8, monitoring, reporting, decommissioning, or financial assurance requirement of this Chapter, and does not exempt any generation, storage, or microgrid component from review under this Chapter.

(5) Mega threshold. Notwithstanding Subsection 34-4(2), the Land Use Authority may approve a data center facility or data center campus with a maximum coincident electrical demand of 300 megawatts or more, but not more than 900 megawatts, as a conditional use if: (a) the adjusted electrical demand determined under Subsection (3) is less than 300-megawatts; (b) the demonstration required by Subsection (2) is met and total annual power-supply emissions will not exceed 50 percent of the grid-equivalent emissions baseline calculated for a 300-megwatt load served entirely from the regional electrical grid (300 megawatts x 8,760 hours per year x the published grid emission rates), for each listed pollutant; (c) a development agreement establishes enforceable annual emission caps by pollutant, a firming-generation energy-share limit, source metering, monitoring, reporting, and remedies for exceedance; and (d) the facility will not draw its load from distribution facilities serving existing retail customers except as provided in a utility service arrangement consistent with Title 54, Chapter 26; and (e) the thermal impact and heat mitigation study under Section 34-5-18, confirmed by independent review

under Section 34-5(4), demonstrates compliance with the thermal performance standard in Section 34-6(1)(e) at the unadjusted maximum coincident electrical demand at full build-out.

(6) Conditions; annual verification. The approved emission caps, firming-generation energy-share limit, and power-supply configuration are enforceable conditions of approval. The annual compliance report under Section 34-10 shall include metered annual generation by source, the annual energy supplied by firming generation and by grid import, and the calculated annual emissions of the power-supply portfolio compared to the approved caps and the grid-equivalent emissions baseline.

(7) Loss of adjustment. An exceedance of an approved emission cap or firming-generation limit, or a material change in the approved power-supply configuration, is a substantial modification under Section 34-13. If the facility ceases to qualify for the adjustment, the adjustment terminates, and the operator shall, in accordance with a County-approved compliance schedule, restore qualification, reduce electrical demand, or obtain approval based on the unadjusted maximum coincident electrical demand.

(8) Relationship to other law. An adjustment under this Section is a land use determination only. It does not determine the facility's status as a large load customer, high-impact consumer, large load data center, or qualifying data center under state law; does not modify any air-permitting obligation to the Utah Division of Air Quality; and does not authorize the County to regulate any matter reserved to the Public Service Commission, the Utah State Tax Commission, or another agency with jurisdiction.

34-9. Notice, Public Hearing, Public Information, and Decision.

(1) Notice of complete application. After the County determines an is be complete, it shall provide notice as required for a conditional use permit and as further required by this Chapter.

(2) Notice. Mailed notice shall be given to adjacent property owners.

(3) Additional notice methods. For a large or hyperscale data center facility, any facility with co-located power generation, or any facility with a microgrid, the County shall also provide notice by posting on the County website, posting on the Utah Public Notice Website when required by law, posting on or near the subject property where practicable, and notice to affected municipalities, school districts, special districts, water providers, sewer providers, fire authorities, transportation agencies, utility providers, and other reviewing agencies identified by the County.

(4) Public information materials. For each data center facility, any facility with co-located power generation, or any facility with a microgrid, the County shall make available a public information summary, staff report, hearing materials, application materials not classified as protected, written comments, and the written decision, subject to GRAMA and County records policies.

(5) Applicant public information meeting. Before the public hearing on a large or hyperscale data center facility, a facility with co-located power generation, or a facility with a microgrid, the applicant shall hold at least one public information meeting. The meeting is informational and does not replace a public hearing required by this Chapter or other law. The applicant shall provide notice and a written meeting summary in the manner specified by the Community Development Department.

(6) Public hearing. At least one public hearing shall be held before final action on every data center facility, any data center facility that includes co-located power generation, or any data center facility that includes a microgrid. Members of the public may speak and submit written comments. Public comments shall be included in the record, but the Land Use Authority shall base its decision on adopted standards and substantial evidence.

(7) Response to public comments. For a large or hyperscale data center facility, a facility with co-located power generation, or a facility with a microgrid, the Community Development Department shall prepare a written summary of the substantive public comments received and the County's response to each category of comment. The summary shall be included in the record and published with the staff report before the Land Use Authority takes final action. This requirement is informational and does not alter the standard of decision, which remains based on adopted standards and substantial evidence.

(8) Written staff report. The Community Development Department shall prepare a written staff report addressing application completeness, applicable standards, reviewing agency comments, public comments, technical review, recommended findings, recommended conditions, and any unresolved issues. Before the staff report is published, the County shall refer the complete application to the Tooele County Health Department for written comment on environmental-health matters within the Department's jurisdiction; comments received shall be included in the record and published with the staff report. This referral does not create an approval authority separate from the Land Use Authority.

(9) Public information and protected records. Applications, public summaries, staff reports, hearing materials, written decisions, and information material to the County's land use decision are public records unless classified otherwise under the Utah Government Records Access and Management Act. The County shall not enter into any agreement that conceals the existence of an application, the identity of the applicant or property owner, the general nature of the proposed use, or information necessary for the Land Use Authority to make required findings. An applicant may submit a written GRAMA confidentiality claim for specific records or portions of records the applicant believes are protected by law. The applicant shall also provide a public, non-confidential summary sufficient to allow meaningful public review of the application and its impacts. Cost, financial, and asset-level information submitted to the County Assessor under Section 34-5-15(4) is not information material to the land use decision for purposes of this Subsection, provided the public version states the aggregate figures required by that Subsection.

(10) Findings for approval. The Land Use Authority shall approve or approve with conditions a data center facility if it finds, based on substantial evidence in the record, that the application satisfies the findings in Subsection 11 of this Section.

(11) Required findings. The Land Use Authority shall make written findings addressing each of the following:

(a) the application is complete, and the proposed use is allowed in the applicable zoning district under this Chapter;

(b) the proposed facility complies with the development standards, operational performance standards, and submittal requirements of this Chapter, or compliance can be assured through reasonable conditions of approval;

(c) the applicant has demonstrated an adequate and legally available water supply, wastewater method, electrical service plan, road access, fire protection, and emergency response plan for the facility, or has agreed to conditions requiring such facilities before construction or operation;

(d) reasonably anticipated detrimental effects relating to noise, light, traffic, air emissions, vibration, visual impacts, water demand, wastewater, emergency services, public infrastructure, hazardous materials, waste heat discharge, cumulative impacts, and construction impacts can be substantially mitigated through compliance with this Chapter and reasonable conditions of approval;

(e) required infrastructure improvements, service impacts, inspection requirements, monitoring obligations, and public costs attributable to the facility have been identified and addressed through conditions of approval, an improvement agreement, development agreement, reimbursement agreement, impact fee, service agreement, participation agreement, or other lawful mechanism;

(f) the application includes sufficient public information to allow the County and the public to understand the facility's location, scale, reasonably anticipated impacts, mitigation measures, and requested approvals;

(g) the facility complies with applicable County land use regulations, site development standards, road standards, fire code requirements, public works standards, and other adopted standards within the County's jurisdiction; and

(h) all conditions of approval are reasonably related to mitigating reasonably anticipated detrimental effects of the proposed use or ensuring compliance with adopted standards; and

(i) where the facility is within the RSDZ Overlay, and an RSDZ has been approved, the facility is consistent with the approved RSDZ proposal, committee-established terms, and applicable RSDZ implementing documents, or consistency can be assured through lawful conditions or separate agreements; and

(j) fiscal and tax disclosures have been reviewed for infrastructure and service planning, but the land use decision does not determine tax classification, exemption eligibility, delivered value, RSDZ approval, or entitlement to an incentive; and

(k) to the extent within the County's authority to require disclosure, the costs of new generation, transmission, distribution, substation, and related infrastructure attributable to the facility have been identified and allocated so as not to shift those costs to existing utility customers, and the applicant has provided the utility confirmation or other documentation required by Section 34-7(14) that such costs will be borne by the facility, recognizing that utility rates, tariffs, and cost recovery are matters reserved to the Public Service Commission and the serving utility;

(l) the applicant has disclosed related facilities, ownership and control, utility-service requests, and supporting infrastructure sufficient for the County to determine that the proposed facility and data center campus will remain below the mega data center threshold at full build-out; and

(m) where a cumulative-impact analysis is required, cumulative infrastructure, service, and land-use impacts have been identified and can be mitigated through adopted standards, reasonable conditions, or other lawful mechanisms.

(12) Approval with conditions. The Land Use Authority may impose reasonable conditions that are necessary to ensure compliance with this Chapter, mitigate reasonably anticipated detrimental effects, require infrastructure or service commitments, require monitoring and reporting, protect public health and safety, or ensure compliance with other applicable County standards.

(13) Denial. If the Land Use Authority cannot make the required findings and determines that reasonably anticipated detrimental effects cannot be substantially mitigated by reasonable conditions, it shall deny the application and state the reasons for denial in writing.

(14) Continuance. The Land Use Authority may continue an application to allow the applicant to address deficiencies, provide additional information, complete the technical review, revise mitigation measures, negotiate lawful agreements, or respond to the reviewing agency's comments.

34-10. Conditions of Approval, Monitoring, Reporting, and Enforcement.

(1) Conditions of approval. Conditions may include limits on approved power demand, water use, cooling method, generator testing, generator count and capacity, fuel-storage volume, required insurance coverage and limits, operating procedures, construction hours, access routes, traffic management, lighting, noise, screening, emergency response, hazardous materials, infrastructure improvements, phasing, financial assurance, annual reporting, complaint response, independent monitoring, inspection, implementation of applicant or utility demand-response commitments, microgrid operating protocols, islanded-operation limits, or other matters reasonably related to adopted standards or mitigation of reasonably anticipated detrimental effects. A land use condition may not establish a tax, approve an incentive, commit RSDZ revenue, set a utility rate or tariff, or require a matter reserved to another agency.

(2) Conditions precedent. The Land Use Authority may require specified conditions to be satisfied before grading, issuance of a building permit, issuance of a certificate of occupancy, commencement of operations, expansion, or later phases.

(3) Post-construction noise verification. Within 90 days after the facility or approved phase commences operations, the operator shall submit a post-construction noise study prepared by a qualified acoustical professional demonstrating compliance with Section 34-7 under representative worst-case

operating conditions. If the study identifies an exceedance or distinctive noise component requiring mitigation, the operator shall implement corrective measures and submit a follow-up study within the timeframe specified by the County. The operator shall complete periodic and permanent-monitoring requirements established by Section 34-7.

(4) Post-construction thermal verification. Within 90 days after the facility or approved phase commences operations, and again during the first full summer season of operation, the operator shall submit thermal verification prepared by a qualified professional in accordance with the protocol approved under Section 34-5-18, using paired upwind and downwind measurement locations, demonstrating compliance with the thermal performance standard in Section 34-6(1). If the verification shows an exceedance, the operator shall implement corrective measures and submit follow-up verification within the timeframe specified by the County. Thermal verification results shall be included in the annual compliance report.

(5) Annual compliance report. The operator of every data center facility shall submit an annual compliance report. The report shall include, to the extent applicable, actual water use by source and approved limit; wastewater generation and disposal; peak, average, maximum coincident electrical demand; changes in data center campus relationships, energy-delivery meters, points-of-delivery, ownership, or tenant configuration; generator testing hours; generator emergency runtime; baseload generation operating hours and fuel use; air-permit compliance status; noise-monitoring results, lighting, traffic, dust, vibration, water, and other complaints and their resolution; hazardous-materials inventory updates; emergency incidents; fire-system inspection status; current employment; a reconciliation of actual capital investment, by the categories in Section 34-5-10(18), against the projections in the approved application, and confirmation that the signed statement required by Utah Code § 59-2-306 has been filed with the County Assessor for the reporting year; public financial participation and incentives received, and community-benefit payments made, if any (reported for transparency and administered exclusively under the applicable agreement as provided in Subsection(14)); status of infrastructure obligations, mitigation measures, and financial assurance; status of demand-response commitments; and confirmation of compliance with conditions of approval. The report shall be submitted by the deadline and in the standard format prescribed by the Community Development Director. Information claimed as protected shall be submitted with a public summary under Section 34-5-15. The operator shall also submit a public, plain-language annual summary, suitable for posting on the County website, that reports actual water use compared to the approved water-use limits and identified by source type, including, for a closed-loop cooling system, annual make-up water compared to the approved make-up allowance and, where applicable, the water demand of co-located power generation and microgrid components; actual peak and average electrical demand; backup-generator operating hours; the number and resolution of noise, lighting, and traffic complaints; and actual operations employment compared to the employment projected in the approved application. The County shall post the public annual summary on the County website. The County may provide non-protected portions of the annual compliance report to entities administering the Tooele County Energy Excise Tax Ordinance, the serving utility where reasonably necessary for infrastructure coordination, or an agency administering an approved RSDZ, subject to GRAMA and other applicable confidentiality requirements.

(6) Small facility reporting. The Land Use Authority may require annual or periodic compliance reporting for a small data center facility where necessary to verify compliance or mitigate site-specific impacts.

(7) County-controlled complaint process. The operator shall designate a responsible contact person available to the County at all times. The County shall maintain a publicly available process for receiving and resolving complaints regarding noise, light, traffic, dust, vibration, air emissions, water use, construction impacts, emergency incidents, or other effects of the facility. Complaints and their resolution shall be summarized in the annual compliance report.

(8) Additional monitoring. The County may require additional monitoring, testing, reporting, or independent verification if the County receives credible complaints, identifies a potential violation, determines that operations have materially changed, or determines that additional information is reasonably necessary to verify compliance with this Chapter or conditions of approval. The operator shall reimburse the County's actual, reasonable cost when testing identifies a violation, when the operator failed to provide required monitoring data, or when repeated credible complaints reasonably justify independent verification, as provided in Section 34-14.

(9) Inspection. The County may inspect the facility for compliance with this Chapter and the conditions of approval at reasonable times and in accordance with applicable law. The County may coordinate inspections with the fire agency having jurisdiction, public works, emergency services, the health department, building officials, code enforcement, or other agencies with jurisdiction.

(10) Notice of violation; opportunity to cure. If the County determines that the facility is not in compliance with this Chapter, a condition of approval, an approved limit on electrical demand, water use, or another regulated impact, required reporting, financial assurance requirements, or an approved mitigation plan, the County shall issue a written notice of violation to the facility operator and property owner. The notice shall identify each violation and the provision or condition violated, state the corrective action required, and establish a reasonable cure period not to exceed 30 days, unless the County extends the period in writing for a correction that cannot reasonably be completed within 30 days and the operator is proceeding diligently. The County may require immediate interim measures during the cure period as necessary to protect public health, safety, public infrastructure, or adjacent uses. A first violation corrected within the cure period may be resolved without civil penalty, except that the safe harbor does not apply to a knowing or concealed violation, operation above an approved limit, a materially false report, failure to report a significant incident, a violation creating an imminent hazard, or a violation causing material off-site harm. The violation and correction shall be reported in the next annual compliance report.

(11) Uncured and repeat violations; civil penalties. If a violation is not corrected within the cure period, or if the same or a substantially similar violation recurs within 24 months after a prior notice of violation, the County may: (a) impose a civil penalty for each day the violation continues beyond the cure period, in the amount established in the adopted County fee schedule, not to exceed the maximum permitted by applicable law, with escalating amounts for repeat violations as provided in the fee schedule; (b) require reimbursement of the County's actual, reasonable inspection, monitoring, independent-verification, legal, and enforcement costs as provided in Section 34-14; (c) suspend the specific activity, equipment operation, or phase giving rise to the violation until the violation is corrected; (d) withhold a building permit, certificate of occupancy, or approval for a later phase that is materially related to the violation, only to the extent authorized by Section 17-79-901, Utah Code, as amended, and other applicable law; and (e) require additional monitoring, testing, or independent verification under this Section. A civil penalty shall be proportionate to the nature, duration, severity, and public impact of the violation and shall not be imposed for a period during which correction was prevented by causes beyond the operator's reasonable control, provided the operator proceeds diligently to complete the correction.

(12) Operation in excess of approved limits. Operation of the facility in excess of an approved limit on electrical demand, water use, gross floor area, IT white space, thermal effect, noise, air emissions, generator testing or operation, or another approved limit or condition is a violation of this Chapter. In addition to the other remedies in this Section, the County may require immediate curtailment to approved limits and may require submission of a complete application for a minor amendment or substantial modification, as applicable, before the excess use may continue or resume. Payment of a civil penalty does not authorize continued operation in excess of an approved limit.

(13) Show-cause hearing; modification, suspension, or revocation. The Planning Commission shall hold a show-cause hearing, after written notice to the facility operator and the property owner, if: (a) a

material violation continues after imposition of a civil penalty under this Section; (b) three or more notices of violation for the same or substantially similar violations are issued within any 36-month period; or (c) a violation creates an imminent hazard to public health, safety, or essential public infrastructure. Following the hearing, and based on written findings supported by substantial evidence in the record, the Planning Commission may take no further action; modify the conditions of approval; impose or continue civil penalties; suspend the conditional use permit in whole or in part for a stated period or until a stated correction is completed; or revoke the conditional use permit. In selecting a remedy, the Planning Commission shall consider the severity, duration, and frequency of the violations; the harm or risk of harm to the public, public infrastructure, or adjacent uses; the operator's good faith and diligence in correcting the violations; the operator's enforcement history; and whether a lesser remedy can reasonably be expected to achieve compliance. Revocation is a remedy of last resort and requires a written finding that continued operation under the permit, as it may be modified, cannot reasonably be expected to achieve compliance with this Chapter and the conditions of approval. A decision under this Subsection shall be issued in writing and may be appealed under Section 34-12.

(14) Tax, utility, and incentive administration. Compliance monitoring under this Chapter does not include imposition, administration, collection, or enforcement of the county energy excise tax, a utility tariff, an RSDZ revenue commitment, or an incentive agreement, except to the extent a separate agreement expressly incorporates a land use condition or reporting obligation. The legally authorized entity shall administer those matters in accordance with applicable law. Land use conditions may require submission of information reasonably necessary to implement a separately adopted tax, utility, or RSDZ agreement, but this Chapter does not itself impose, administer, or enforce such agreements.

(15) Remedies cumulative. The remedies in this Chapter are cumulative and do not limit any other remedy available under County ordinance, state law, a development agreement, improvement agreement, financial assurance instrument, permit condition, or court order. Nothing in this Chapter authorizes the County to withhold a building permit or certificate of occupancy in a manner prohibited by Utah Code § 17-79-901 or the State Construction and Fire Codes Act; where permit withholding is unavailable, the County may pursue any other remedy authorized by law, including injunction, abatement, enforcement of conditions of approval, civil penalties, and financial assurance.

34-11. Decommissioning and Financial Assurance.

(1) Decommissioning plan required. Each application shall include a decommissioning and site-restoration plan addressing cessation of operations; removal of equipment and structures; removal of foundations to a depth of at least 36 inches below grade unless the County approves retention for a documented reuse; including retention of a building for reuse treatment under Subsection (3) of this Section; removal of microgrid components, generation equipment, energy storage systems, and fuel-storage and delivery facilities; proper disposal or recycling; grading, drainage stabilization, erosion control, revegetation where appropriate, utility disconnection, hazardous-materials removal, and restoration to a safe and stable condition.

(2) Cost estimate. The decommissioning cost estimate shall be prepared by a qualified professional acceptable to the County and shall include removal, hauling, disposal, recycling, grading, stabilization, revegetation, professional fees, administrative costs, and a contingency of not less than 15 percent. The cost estimates may include a credit for documented, verifiable salvage value supported by the qualified professional’s analysis; provided that the required financial assurance shall not be less than 50 percent of the gross decommissioning cost estimate calculated without salvage credit.

(3) Financial assurance. Before issuance of a grading or building permit for a facility or phase, the applicant shall provide financial assurance in the form of a bond, irrevocable letter of credit, escrow, or other instrument acceptable to the County in an amount equal to the approved decommissioning cost estimate. The financial assurance shall name the County as beneficiary or obligee and shall be in a form

approved by the County Attorney. For a phased facility, financial assurance may be provided incrementally, in amounts corresponding to the buildings, generation facilities, energy storage systems, and other improvements actually constructed or authorized for construction, so long as the assurance in place at all times equals the approved decommissioning cost estimate for the improvements then existing or authorized. Where the applicant demonstrates, and the County approves as part of the decommissioning plan, that a building is reasonably suitable for a documented industrial reuse, the required assurance attributable to that building may be limited to the estimated cost of removal of generation equipment, fuel-storage and delivery facilities, energy storage systems, and other equipment; hazardous-materials removal; and site stabilization and security, rather than full removal of the building and foundations. The County shall re-evaluate any reuse determination at each update under Subsection (4). A building is presumed reasonably suitable for a documented industrial reuse if it is structurally sound; is served by permanent utility connections; and consists of an enclosed shell of steel, concrete, or masonry construction suitable for occupancy by a use permitted in the underlying zoning district. The County may rebut this presumption only through written findings identifying the specific site or building characteristics that make reuse impracticable. A guaranty from a parent entity may supplement, but shall not replace, the bond, irrevocable letter of credit, escrow, or comparable secured instrument otherwise required by this Subsection, unless the County Attorney and the County's designated finance officer determine in writing that the guaranty is unconditional, irrevocable, enforceable in Utah, payable on demand, automatically renewable, provided by a guarantor that maintains an investment-grade credit rating from a nationally recognized statistical rating organization, and supported by audited financial capacity sufficient to cover the full current decommissioning obligation.If the guarantor ceases to maintain an investment-grade rating, or the County determines in writing that the guaranty no longer provides adequate security, the owner or operator shall provide a bond, irrevocable letter of credit, or escrow in the required amount within 60 days after written notice from the County.

(4) Updates. The decommissioning cost estimate and financial assurance shall be reviewed and updated at least every three years, upon substantial modification, upon transfer of ownership or operation, or upon request by the County if costs materially change. Between full updates, the financial assurance amount shall be adjusted annually for inflation and for material changes in facility scope, hazardous-material obligations, and documented salvage value.

(5) Abandonment. Cessation of facility operations for 9 consecutive months constitutes abandonment and triggers the obligation to decommission, unless the County grants an extension for good cause, based on a written plan to resume operations, maintain the site, and protect public health and safety. Cessation of construction of a facility or phase for 9 consecutive months after commencement, without a County-approved written schedule to resume, constitutes abandonment of the affected improvements. A change in the tenant, tenant mix, ownership, operator, equipment, technology, or lawful use of the facility does not constitute cessation of facility operations. A temporary suspension of operations for maintenance, renovation, equipment replacement, or re-tenanting for which the operator provides written notice to the County, including an estimated schedule for resumption, does not constitute cessation of facility operations for the noticed period.

(6) Continuing obligations. The obligation to decommission and restore the site is binding on the owner, operator, successors, and assigns. Before a certificate of occupancy is issued, the owner shall execute and record a notice or covenant, in a form approved by the County Attorney, identifying the decommissioning obligation and the financial assurance. The financial assurance shall remain in effect until the County confirms in writing that decommissioning and restoration are complete.

(7) County remedies. If the owner or operator fails to decommission the facility as required, the County may use the financial assurance to complete decommissioning and may pursue any other remedy available at law or equity. Use of financial assurance does not limit the County's ability to recover additional costs if the assurance is insufficient.

(8) Partial decommissioning. The Land Use Authority may require partial decommissioning of a phase, building, generation facility, energy storage system, microgrid component, or support facility that has been abandoned or permanently removed from service, even if other portions of the data center facility remain in operation.

34-12. Appeals.

(1) Written decision. The Land Use Authority shall issue a written decision approving, approving with conditions, or denying an application under this Chapter. The decision shall include findings of fact, conclusions, conditions of approval if applicable, and notice of appeal rights.

(2) Appeal Authority. An appeal of a decision under this Chapter shall be heard by the County's designated Appeal Authority, unless otherwise provided by County ordinance or applicable law.

(3) Time to appeal. A land use applicant or adversely affected party may appeal a written decision under this Chapter by filing a written appeal within the time established by County ordinance, which shall not be less than 10 calendar days after issuance of the written decision.

(4) Record on appeal. The record on appeal shall include the application, studies, peer reviews, staff reports, reviewing agency comments, public comments, hearing record, exhibits, written findings, conditions of approval, and any other materials relied upon by the Land Use Authority.

(5) Standard and scope of review. The Appeal Authority shall review appeals in accordance with the standard and scope of review established by County ordinance and applicable Utah law. The Appeal Authority may not substitute policy preferences for the adopted standards governing the application.

(6) Final decision and judicial review. A decision of the Appeal Authority is final when issued in writing or as otherwise provided by County ordinance and may be reviewed by a court only as provided by applicable Utah law.

34-13. Expiration, Amendments, Transfer, and Operational Changes.

(1) Expiration. A conditional use permit approved under this Chapter expires if substantial construction has not commenced within two years after final approval, unless a different period is stated in the conditions of approval or the Land Use Authority grants an extension for good cause before expiration.

(2) Extension. The Land Use Authority may grant an extension if the applicant demonstrates good cause, continued compliance with applicable standards, and no material change in circumstances that would affect the required findings. The Land Use Authority may require updated studies or conditions as part of an extension.

(3) Minor amendments. The Community Development Director may approve a minor amendment only if the change, considered cumulatively with all minor amendments since the original approval or most recent substantial modification, does not change the facility classification or data center campus determination; add co-located generation or a microgrid; change the cooling-system type; materially change common ownership or control, a utility-service request, meter configuration, or supporting infrastructure; trigger any numerical threshold in the definition of substantial modification; or materially increase water use, power demand, traffic, noise, emissions, lighting, visual impact, hazardous materials, or emergency-response impacts. A change that does not increase a regulated impact, including a cooling-system change that reduces electrical demand, water use, noise, or emissions, is eligible for approval as a minor amendment. The Director shall issue a written determination stating the applicable baseline and findings.

(4) Major amendments and substantial modifications. A substantial modification requires review and approval under the process required for the original approval, unless applicable law requires a different process. Thresholds are measured cumulatively from the original approval or the most recent approval processed as a substantial modification. The Land Use Authority may require updated studies,

public notice, a hearing, conditions, financial assurance, and lawful agreements to the extent they relate to the proposed modification.

(5) Transfer. A permit may be transferred to a new owner or operator only after written notice to the County, disclosure sufficient to evaluate common ownership or control and data center campus aggregation, confirmation that required financial assurance will remain continuously effective, and written acknowledgment by the new owner or operator that it accepts all conditions of approval, reporting obligations, decommissioning obligations, complaint response obligations, demand-response and curtailment commitments, if any, and other requirements of this Chapter.

(6) Ownership and operator changes. The operator shall notify the County within 30 days after any change in owner, operator, facility contact, emergency contact, or responsible party.

(7) No vested right to unapproved expansion. Approval of a data center facility or phase does not create approval for a later phase, expansion, generation facility, microgrid component, increased power demand, increased water use, changed cooling method, or other substantial modification unless expressly approved under this Chapter.

(8) Routine operations; no review required. Notwithstanding any other provision of this Chapter, the following do not constitute an amendment, a minor amendment, or a substantial modification, and require no review or approval under this Chapter, provided the facility remains within its approved electrical demand, water use, gross floor area, noise, emissions, and other approved limits and remains in compliance with the conditions of approval: (a) routine maintenance and repair; (b) replacement, upgrade, or refresh of computer servers and associated electronic equipment; (c) like-kind or more efficient replacement of mechanical, electrical, or cooling components; (d) interior alterations that do not increase gross floor area and do not convert floor area that is not IT white space into IT white space beyond the threshold in the definition of substantial modification; and (e) a change in the identity, number, or mix of tenants. Activities under this Subsection remain subject to applicable building, fire, and safety codes and shall be reflected in the next annual compliance report where reporting is otherwise required by this Chapter.

34-14. Applicant Cost Reimbursement; Agreements; Infrastructure and Service Mitigation.

(1) Reimbursement required. Under an adopted fee schedule or a written reimbursement agreement, the applicant or operator shall reimburse the County for the actual, reasonable cost of independent technical, legal, engineering, fiscal, assessment-data, acoustical, fire and hazard, cumulative-impact, or other specialized review; enhanced notice; public-meeting facilitation; records preparation; complaint verification; compliance monitoring; and enforcement support that is reasonably necessary to process the application or verify compliance. The applicant or operator may not be charged for general ordinance development, policy development, or costs unrelated to the application or facility.

(2) Deposit or escrow. The County may require an application review deposit, escrow, or reimbursement agreement before accepting or continuing the review of an application that requires independent review or extraordinary staff review. Unused funds shall be returned in accordance with County policy or the reimbursement agreement.

(3) Infrastructure and service mitigation. Where a facility creates a need for public infrastructure, public services, inspection capacity, emergency response capacity, road improvements, utility improvements, or ongoing County costs, the County may require lawful mitigation through conditions of approval, development agreements, improvement agreements, reimbursement agreements, participation agreements, impact fees, service contracts, special district arrangements, or other mechanisms authorized by law.

(4) No unlawful exaction. Any required dedication, improvement, payment, reimbursement, or service obligation shall comply with applicable law governing exactions and shall be roughly proportionate

and reasonably related to the impacts attributable to the proposed facility, unless voluntarily agreed to through a lawful agreement supported by adequate consideration.

(5) Host community benefit and development agreements. For any data center facility, the County and the applicant may negotiate and enter into a voluntary host community benefit agreement, development agreement, or both, negotiated separately from land use review and approved by the County Council in an open public meeting. Such an agreement — and not a condition of approval under this Chapter — is the appropriate instrument for: minimum annual payments, host community fees, or payments in lieu of taxes; protection of the County, the school district, and other taxing entities against tax shifts attributable to depreciation of tangible personal property, valuation appeals, judgment levies, or project-area expiration; property tax revenue floors; equipment-replacement reporting commitments and tax-stability safe harbors; community benefit funds and endowment contributions; workforce and local-hiring commitments; incentive terms, suspensions, and clawbacks; liquidated damages; financial security for contractual obligations; and clean-energy or power-supply commitments that carry payment or revenue consequences. No incentive, tax-increment payment, public-infrastructure subsidy, payment in lieu of taxes, revenue floor, or similar benefit may be offered or provided except as authorized by Utah Code § 11-41-202 and other applicable law. Each agreement providing public financial participation shall identify its legal authority, funding source, maximum amount, duration, performance requirements, reporting requirements, suspension provisions, and clawback remedies, and shall include a clawback or repayment obligation that applies if the facility is decommissioned, abandoned, or removed from the tax rolls within a stated period after receiving tax increment or other public funds. Any County-approved participation in a project area shall include a stated cap on the total amount of tax increment and the shortest increment collection period practicable. Such an agreement shall be supported by adequate consideration as provided in Subsection (4), shall remain severable from the land use approvals, and shall not be a condition of, or a prerequisite to, any approval under this Chapter. The agreement shall be administered and enforced according to its own terms and Section 34-10(14), not through the enforcement procedures of Section 34-10, except that an information-reporting obligation expressly incorporated into the conditions of approval may be verified under Section 34-10.

34-15. Interpretation, Conflicts, and Severability.

(1) More specific standard controls. Where this Chapter conflicts with another County land use, fire, building, engineering, public works, health, nuisance, or development standard, the more specific standard applies. If equally specific standards conflict, the standard that provides greater protection from the identified impact applies unless prohibited by law.

(2) RSDZ coordination. An approved RSDZ proposal, committee-established terms, and RSDZ implementing documents govern RSDZ financing, revenue participation, and contractual commitments. This Chapter and other duly adopted land use regulations govern land use review unless a later ordinance or a valid development or entitlement agreement lawfully provides otherwise. Creation of an RSDZ does not, by itself, amend this Chapter or approve a land use application.

(3) Consistency with law. This Chapter shall be interpreted consistently with applicable federal and state law. If a provision is determined to be preempted, invalid, or unenforceable, the remaining provisions shall continue in effect to the maximum extent allowed by law.

(4) Severability. If any section, subsection, sentence, clause, phrase, or application of this Chapter is held invalid by a court of competent jurisdiction, that decision does not affect the validity of the remaining portions.

EXHIBIT A

Facility Classes and Applicable Standards

Reference summary of Chapter 34, Data Center Facilities — illustrative only

ILLUSTRATIVE ONLY — NOT AN ORDINANCE STANDARD

This exhibit summarizes standards stated in this Chapter for the convenience of the Land Use Authority and the public. It creates no requirement, classification, threshold, or entitlement of its own, and is not a development standard. Where this exhibit and the text of this Chapter differ, **the text of this Chapter controls** — in particular §§ 34-3, 34-4, 34-6, 34-7, and 34-8-1. Distances are minimums: § 34-6(1)(f) allows the Land Use Authority to reduce a thermal buffer distance by up to 50 percent, or to increase it, on the strength of the studies required by §§ 34-5-18 and 34-5-6.

Table 1 — Classes, thresholds, and required distances

Facility class	Classification threshold — § 34-3	General setback § 34-6(1)(a)	Thermal buffer distance § 34-6(1)(b)	Mailed notice radius — § 34-9(2)
Small	Neither a large nor a hyperscale data center facility	250 ft from any property line or public right-of-way	**1,750 ft**	Greater of 1,000 ft or thermal buffer + 500 ft — 2,250 ft at the full buffer
Large	Designed or contracted demand of 50 MW or more, or gross floor area of 100,000 sf or more, and not hyperscale	250 ft	**2,500 ft**	Greater of 2,500 ft or thermal buffer + 500 ft — 3,000 ft at the full buffer
Hyperscale	Designed or contracted demand of 100 MW or more at full build-out	250 ft	**3,000 ft**	Greater of 0.5 mile or thermal buffer + 500 ft — 3,500 ft at the full buffer
Any class with co-located generation or a microgrid	Applies in addition to the underlying class	250 ft	**3,000 ft**	Greater of 0.5 mile or thermal buffer + 500 ft — 3,500 ft at the full buffer
Mega	Facility or data center campus with maximum coincident electrical demand of 300 MW or more at full build-out — **prohibited under § 34-4(2)**, except where a low-emission power supply adjustment under § 34-8-1(5) authorizes a maximum coincident electrical demand up to 900 MW.			

Distances are measured horizontally from the exterior wall or equipment perimeter of the regulated building or facility to the applicable property line or the nearest point of the sensitive receptor (§ 34-6(1)(c)). The applicant need not own land within the thermal buffer distance lying outside the sending property; that land may be used for agriculture, utility-scale solar, energy storage serving the facility, open space, or another use that does not introduce a sensitive receptor (§ 34-6(1)(d)). A facility may not raise ambient air temperature at the nearest off-site sensitive receptor by more than 2 °F under summer design, low-wind, continuous-operation conditions (§ 34-6(1)(e)). Section 34-9(2) sets mailed notice at the greater of the class radius or the thermal buffer distance plus 500 feet; at the full buffer distance the latter always controls, and the notice radius is calculated using the unreduced thermal buffer distance even where a reduction is approved under § 34-6(1)(f) (§ 34-9(2)).

Table 2 — Required studies, review, and verification by class

Requirement	Small	Large	Hyperscale	With co-located generation or microgrid
Pre-application conference — § 34-5(1)	*At County discretion*	**Required**	**Required**	**Required**
Submittals § 34-5-1 through § 34-5-16 (project disclosure, water, power, air, noise, lighting, traffic, fire, fiscal, environmental, decommissioning, engagement, records, RSDZ)	**Required**	**Required**	**Required**	**Required**
Thermal impact and heat mitigation study (CFD or equivalent) — § 34-5-18	**Required**	**Required**	**Required**	**Required**
Cumulative impact and data center campus analysis — § 34-5-17	*If part of a campus*	**Required**	**Required**	**Required**
Independent review of water study and power plan, thermal impact study, and fire hazard analysis — § 34-5(4)	—	**Required**	**Required**	*Per underlying class*
Independent review of air quality (if combustion), and cumulative impact — § 34-5(4)	—	*If ≥ 100 MW*	**Required**	**Required**
Applicant public information meeting — § 34-9(5)	—	**Required**	**Required**	**Required**
Written County response to public comments — § 34-9(7)	—	**Required**	**Required**	**Required**
Post-construction noise verification — § 34-10(3)	**Within 90 days**	**Within 90 days**	**Within 90 days**	**Within 90 days**
Post-construction thermal verification — § 34-10(4)	90 days and first full summer	90 days and first full summer	90 days and first full summer	90 days and first full summer
Annual compliance report and public plain-language summary — § 34-10(5)	**Annual**	**Annual**	**Annual**	**Annual**
Independent noise verification — § 34-7(2)	—	**Every 3 years, and within 90 days after a substantial modification**	**Every 3 years, and within 90 days after a substantial modification**	*Per underlying class*
Permanent Class 1 sound monitor with quarterly public summaries — § 34-7(2)	—	*If ≥ 100 MW*	**Required**	**Required**
Decommissioning financial assurance review and update — § 34-11	**At least every 3 years**	**At least every 3 years**	**At least every 3 years**	**At least every 3 years**