

Parcels: 04-065-0-0022; 04-066-0-0005; 04-070-0-0027

Legal descriptions:

See "Facts"

Ent: 371252 - Pg 1 of 3

Date: 06/25/2012 10:57 AM

Fee: \$0.00

Filed By: cf

Jerry M. Houghton, Recorder

Tooele County Corporation

For: TOOELE COUNTY ENGINEERING DEP

CONDITIONAL USE PERMIT

#2012-11 Questar Relocation – Clinton Landing Road

(Issued pursuant to Chapter 7 of the Uniform Zoning Ordinance of Tooele County)

Facts

1. Property owners Skull Valley Co., Ltd.; Uintah Land Company LC; Beaver Creek Investments, L.C.; and Arimo Corporation authorize agent Rick Hellstrom of Questar Gas Company to seek a Conditional Use Permit (CUP) for relocating a public service utility line that extends more than 300 feet.
2. This application is for the relocation of approximately 1,975 feet of Questar Gas utility line to the west of its current location and slightly to the east of Clinton Landing Road.
3. The legal description of parcel number 04-065-0-0022 is:
SW ¼ of SW1/4 lying W of RR R/W in Sec 25, T1S, R4W, SLB&M. – less any portion of Jacobsen Uintah Land So, Etal, and Mountain Fuel Supply Co PPTY. (Out of 4-65-11 for 2002 year.) 23.79 AC 11-08-2001 11-08-2001
4. The legal description of parcel number 04-066-0-0005 is:
Beg on E Lin of Sec 26, T1S, R4W, 607.02 FT N FR SE Corner of Sec, N 75.00' W 103.10 FT, N 14 28' E 398.64 FT, S 412.68 FT M/L to Beg also Com at SE Corner Sec 26, N 420 FT M/L N 70 W 220 FT, M/L SW on Cur Ve 560 FT M/L, E 460 FT M/L to Beg except parcel 50 FT x 50 FT & strip 10 FT wide to Leslie Salt Co. Cont 4.97 AC 4.97 AC
5. The legal description of parcel number 04-070-0-0027 is:
Com at NE Corner Sec 35, T1S, R4W, SLM S 12.52 CHS, W 840 FT M/L to US Hwy 40-50, TH N 33.43' E 1000 FT M/L to Sec line TN E along Sec LI 360 FT M/L to Beg 13.04 AC
6. A Conditional Use Permit (CUP) is a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. [Tooele County Land Use Ordinance (TCLUO) 7-1]
7. The purpose of this relocation is to align the utility line closer to the property and road boundary line.
8. The application states:
Beginning in June 2012, Questar Gas Company (Questar) is replacing several miles of high-pressure natural gas pipeline in the Lake Point area of Tooele County, Utah. This project is designed to enhance the overall safety and reliability of our pipeline system by

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making this pipeline easier to monitor and maintain. The project will also increase pipeline capacity in order to help Questar meet growing customer demand for natural gas on its system. The pipeline is being replaced in its existing corridor of private rights-of-way and franchise rights.

This Conditional Use Permit Application is for a proposed relocation of a section of this pipeline. In the area between Lakeshore Drive and Clinton Landing Road, near Interstate 80, Lake Point, Utah, Questar is proposing to relocate a section of the pipeline, approximately 1,975 feet in length, from its existing corridor to a new location on the east side of the Clinton Landing Road and east to Lakeshore Drive, to accommodate future development potential. See the attached drawings for the approximate location of the existing and proposed pipelines.

The pipeline will be located in a 30' wide right-of-way, to be granted to Questar by the property owner. Construction of the replacement pipeline will be completed in adherence to all applicable State and Federal pipeline safety standards.

9. The estimated time of completion is by December 31, 2012.
10. Relocation of this gas line next to Clinton Landing Road will have some impact on Clinton Landing Road. The Tooele County Roads Department Director, Rod Thompson, has been in contact with Questar regarding this request; Mr. Thompson has no objection has long as Questar follows the Roads Department requirements which Questar intends to do.
11. Staff has received one verbal public comment from an adjacent property owner in favor of granting a CUP to the three associated CUP applications.

Applicable Law

Tooele County Land Use Ordinance: Chapter 7 Conditional Uses, Chapter 15 Multiple Use, Agricultural, and Rural Residential Districts

Decision and Recommendation

We, the Tooele County Planning Commission, on June 6, 2012, with a five of five vote, do hereby **GRANT** this Conditional Use Permit for the relocation of approximately 1,975 feet of Questar gas line in the Clinton Landing Road area (maps available in file CUP #2012-11) involving parcels 04-065-0-0022; 04-066-0-0005; 04-070-0-0027 with the condition that the applicant follow all Tooele County Roads Department requirements.

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Failure of the permittee to observe any condition specified herein may result in revocation of this permit (Section 7-13). Unless there is substantial action under this permit within one year of its issuance, the permit expires (Section 7-10). The zoning administrator will make periodic inspections to insure compliance with all conditions imposed (Section 7-9).

Any person aggrieved by a decision of the planning commission or the zoning administrator regarding the issuance, denial or revocation or amendment of a conditional use permit may appeal such decision to the board of county commissions within 30 days of the date of the decision appealed from (Section 7-8).

Dated this 21 day of June, 2012

Julie Pawlak, Chair, Tooele County Planning Commission

I, the above applicant -- RICK HELLSTROM, do hereby accept the foregoing conditions and agree to abide by all of them.

Dated this 25th day of June, 2012

Rick Hellstrom, Applicant, Questar Gas Company

State of Utah)

)s.s.

County of Tooele)

On the 25th day of June, 2012, personally appeared before me, Rick Hellstrom, the signer of the Conditional Use Permit, who duly acknowledged to me that he/they, signed it freely and voluntarily and for the uses and purposes therein mentioned.

Cindy D. Coombs

Notary residing in Tooele County

My Commission expires on Oct. 19, 2012

