

SECOND PLAN REVIEW RESPONSE

June 15, 2026

RE: Tooele County Agency Review #2
Manning Site Plan – Project No. 7650B
Box Elder Canyon, Tooele County

Mili,

The following responses address the Tooele County Agency Review Comments dated 4/30/2026 that were issued by Tooele County. The section and numbering correspond to the comment section and numbering provided in the original review comments.

Planning-

- 1- The Manning's have purchased the 60' wide road access parcel (06-026-0-0020) from the Younker Family Foundation ensuring access to the site.
- 2- No need to reflect 3 rod ROW on site plan due to access purchase.
- 3- The Manning's will be providing solar.
- 4- Unpermitted structure will be demolished.

GIS/Addressing-

Parcel 06-028-0-0006 now has full access due to the purchase of access parcel 06-028-0-0020.

Engineering-

- 1- The Manning's are in coordination with the Division of Drinking Water and the Tooele County Health Department regarding the existing well. Upgrades are currently in process and will be met before business operation. This is part of the construction process.

Roads Department-

- 1- A traffic study per county standards of Box Elder Canyon Road has been performed by-

A-Trans Engineering

Joseph Perrin, PhD, PE, PTOE
Principal

Sent to- Jed Bell, Mili Pioquinto, Taunya Leyva.

2- Parcel 06-028-0-0020 is now owned by the Manning and is no longer blocking access to the site.

3- Please refer to study by- A-Trans Engineering.

4-Please refer to study by- A-Trans Engineering. The Manning have been using the existing Dirt/Gravel road to provide access to their business for over a decade without issue or concern.

Note:

"Comments to change upon road dedication form the Younker Family."

The road access has been purchased by the Manning's.

Health Department

1- Documentation for the Manning's water system has been sent. Upgrades in progress.

2- The Manning's septic system upgrades are complete and documented.

Tooele County Fire Department-

Buck Peck has given the Manning's a solution to be able to proceed with construction by adding a fire adaptor to their existing water storage tank. Final approval of all revisions to be made after construction is complete.