

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council will meet in a Business Meeting on Wednesday, June 19, 2019 at the hour of 7:00 p.m. The meeting will be held at the Tooele City Hall Council Room, located at 90 North Main Street, Tooele, Utah.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Comment Period**
4. **July Meeting Schedule**
5. **Creative Communities Pilot Project Presentation** (Parks Department & Library)
Presented by Tracy Hansford, Creative Communities, Utah Department of Heritage & Arts
6. **Resolution 2019-49** A Resolution of the Tooele City Council Consenting to the Reappointment of Stephanie Statz and Karen Belmonte to the Library Board of Directors
Presented by Jami Carter
7. **Public Hearing and Motion on Resolution 2019-46** A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2018-2019
Presented by Glenn Caldwell
8. **Public Hearing and Motion on Resolution 2019-47** A Resolution of the Tooele City Council Adopting a Tentative Budget for Tooele City for Fiscal Year 2019-2020
Presented by Mayor Debbie Winn
9. **Public Hearing and Motion on Resolution 2019-48** A Resolution of the Tooele City Council Adopting a Proposed Tax Rate for Fiscal Year 2019-2020
Presented by Glenn Caldwell
10. **Resolution 2019-45** A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Castagno Place Subdivision
Presented by Paul Hansen
11. **Resolution 2019-50** A Resolution of the Tooele City Council Approving a Contract with Impact Contractors Inc. for the Demolition of Obsolete Water Storage Tanks
Presented by Steve Evans
12. **Resolution 2019-51** A Resolution of the Tooele City Council Authorizing the Mayor to Sign a Contract with Broken Arrow Construction for the Broadway Storm Drain Project (400 North to Utah Avenue)
Presented by Steve Evans

13. **Minor Subdivision Request for the Utah Industrial Depot Minor Subdivision** No. 37 Amended by Peterson Industrial Property, Located at Approximately the Southeast Corner of Feldspar Street and K Avenue in the I Industrial Zoning District for the Purpose of Creating Three Industrial Lots
Presented by Jim Bolser

14. **Subdivision Final Plat Request for Overlake Estates** 1L Phase 2 by Perry Development LLC, Located at Approximately 620 West 2000 North in the R1-7 Residential Zoning District for the Purpose of Creating 31 Single-Family Residential Lots
Presented by Jim Bolser

15. **Minutes**

16. **Invoices**

17. **Adjourn**

Michelle Y. Pitt
Tooele City Recorder

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2113 or michellep@tooelecity.org, Prior to the Meeting.



MISSION

TO CULTIVATE VIBRANT, INCLUSIVE COMMUNITIES THROUGHOUT UTAH, WHERE RESIDENTS THRIVE AND HAVE PRIDE IN THEIR HOMETOWNS.

GOALS

1. Align DHA resources within a community.
2. Help the community develop cultural goals and ascertain ways for it to reach those goals.
3. Measure the impact of DHA programs in a community.
4. Create a sustainable, lasting partnership (do no harm.)

OFFERINGS

Needs Assessment

The needs assessment identifies DHA programs & other cultural activities within a community. Once we have the needs assessment completed, we will identify strengths and weaknesses in that community.

Technical Assistance

DHA staff members will provide technical assistance for identified focus areas e.g. library, museum or volunteerism. In addition to staff members identified by focus areas, the technical assistance team would also include a member of DHA staff that can advise on obtaining grants.

Change Leader

Based on the successful Utah Division of Arts and Museums Change Leader program, this program will nurture 12 leaders from a community in the leadership skills necessary to lead and manage change. The 12 leaders that complete the program will have new tools at their fingertips and have an established co-hort for support and brainstorming.

Utah Humanities Community Conversations

This program was created with the belief that facilitated conversation engages a community better than rhetoric and argument. Communities identify issues that are important to them, and come together to discuss them through a humanities lens under the guidance of a trained facilitator from Utah Humanities.

TOOELE CITY CORPORATION

RESOLUTION 2019-49

A RESOLUTION OF THE TOOELE CITY COUNCIL CONSENTING TO THE REAPPOINTMENT OF STEPHANIE STATZ AND KAREN BELMONTE TO THE LIBRARY BOARD OF DIRECTORS.

WHEREAS, the Tooele City Council created the library board of directors by Ordinance 89-13, and thereby ordained, among other things, that board members would serve three-year terms, that members cannot serve more than two full terms in succession, that the terms are to be staggered such that two expire one year, three expire the next year, and three expire on a third year; and,

WHEREAS, the City Council's consent is required to the Mayor's appointments to the Board members pursuant to Tooele City Code §2-1-4; and,

WHEREAS, the Mayor, with the support of the Library Director, wishes to reappoint Stephanie Statz and Karen Belmonte for a second term to the Library Board of Directors; and,

WHEREAS, they will begin their new full terms as shown in the table, below; and,

WHEREAS, the City Council finds it to be in the best interest of Tooele City to consent to the appointments:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that consent is hereby given to the Mayor's reappointment of Stephanie Statz and Karen Belmonte to the Library Board of Directors to serve three-year terms, as follows:

Board Members	Original Appointment	Original Expiration	Present Appointment	Present Term Expiration
Julie Thomas	10-07-2015	06-30-2017	09-20-2017	06-30-2020
Amanda Plaizier	09-20-2017	06-30-2020	09-20-2017	06-30-2020
Donilyn Leary	09-20-2017	06-30-2020	09-20-2017	06-30-2020
Susan Callihan	10-07-2015	06-30-2018	07-01-2018	06-30-2021
Sarah Lawrence-Brunsvik	09-05-2018	06-30-2021	09-05-2018	06-30-2021
Ray Ashby	10-07-2015	06-30-2018	07-01-2018	06-30-2021
Stephanie Statz	07-20-2016	06-30-2019	07-01-2019	06-30-2022
Karen Belmonte	07-20-2016	06-30-2019	07-01-2019	06-30-2022
Dave McCall (City Council)	01-01-2010			

The appointee is authorized to exercise the powers specifically delegated to members of the library board by the Tooele City Council, as declared in the Tooele City Code.

This Resolution shall become effective on the date of passage.

Passed this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Pitt, City Recorder

S E A L

Approved as to Form: _____
Roger Baker, Tooele City Attorney

TOOELE CITY CORPORATION

RESOLUTION 2019-46

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING BUDGET AMENDMENTS FOR FISCAL YEAR 2018-2019.

WHEREAS, the City Council finds it necessary and prudent to re-open the 2018-2019 fiscal year budget to make amendments in order to more efficiently utilize funds to be received, said amendments described in Exhibit 1, attached, pursuant to U.C.A. §§10-6-124-128; and,

WHEREAS, the City Council convened a duly-noticed public hearing on June 19, 2019, pursuant to the requirements of U.C.A. §§10-6-113-114:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the budget amendments for fiscal year 2018-2019 as shown on Exhibit 1, which is attached hereto and made a part hereof, are hereby approved.

This Resolution shall be effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

Passed this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING:

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Fiscal Approval:

Glenn Caldwell, Director of Finance

Approved as to Form:

Roger Evans Baker, City Attorney

Exhibit 1

Budget Amendments

TOOELE CITY CORPORATION

RESOLUTION 2019-47

A RESOLUTION OF THE TOOELE CITY COUNCIL ADOPTING A TENTATIVE BUDGET FOR TOOELE CITY FOR FISCAL YEAR 2019-2020.

WHEREAS, the Tooele City Council adopted the budget officer's tentative budget for fiscal year 2019-2020 on May 1, 2019, and established June 19, 2019, as the date for a public hearing for the final budget, as required by U.C.A. Chapter 10-6; and,

WHEREAS, the City Council convened a public hearing on June 19, 2019, as required by U.C.A. §10-6-114; and,

WHEREAS, the City Council desires to adopt a new tentative budget based on a proposed increase in the certified tax rate; and,

WHEREAS, the City Council is required to adopt the final budget pursuant to U.C.A. §10-6-118 by June 30 or August 17, as applicable; and,

WHEREAS, the City Council will hold a truth-in-taxation public hearing on August 7, 2018, prior to adopting the final budget and new certified tax rate; and,

WHEREAS, the fiscal year 2019-2020 budget adoption process has followed the requirements of Utah Code Title 10, Chapter 6:

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE TOOELE CITY COUNCIL that a new Tooele City tentative budget for fiscal year 2019-2020 is hereby adopted.

This Resolution shall be effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this _____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to form: _____
Roger Evans Baker, City Attorney

TOOELE CITY CORPORATION

RESOLUTION 2019-48

A RESOLUTION OF THE TOOELE CITY COUNCIL ADOPTING A PROPOSED TAX RATE FOR FISCAL YEAR 2019-2020.

WHEREAS, Utah Code §10-6-133 requires cities to set by ordinance or resolution the real and personal property tax levy, or certified tax rate, for various municipal purposes; and,

WHEREAS, the general tax rate has been calculated preliminarily by the Utah State Tax Commission to be .003024 for Fiscal Year 2019-2020 (compared to 0.003334 for Fiscal Year 2018-2019, 0.001938 for Fiscal Year 2017-2018, 0.002030 for Fiscal Year 2016-2017, 0.002203 for Fiscal Year 2015-2016, 0.002310 for Fiscal Year 2014-2015, and 0.002520 for Fiscal Year 2013-2014); and,

WHEREAS, the actual certified tax rate will be established at the time of the City Council's approval of the final Fiscal Year 2019-2020 budget, on August 7, 2019; and,

WHEREAS, the City Council proposes to not adopt the Tax Commission certified tax rate but to adopt the same tax rate as certified for Fiscal Year 2018-2019 in order to prevent the historic decline of the certified tax rate; and,

WHEREAS, the City Council convened a public hearing on the proposed tax rate on June 19, 2019, together with the public hearing on the new tentative budget:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Tooele City proposed real and personal property tax levy, or proposed tax rate, is hereby set at 0.003334 for Fiscal Year 2019-2020.

This Resolution shall become effective on the date of passage by authority of the Tooele City Charter.

Passed this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to form:

Roger Evans Baker, Tooele City Attorney

TOOELE CITY CORPORATION

RESOLUTION 2019-45

A RESOLUTION OF THE TOOELE CITY COUNCIL ACCEPTING THE COMPLETED PUBLIC IMPROVEMENTS ASSOCIATED WITH THE CASTAGNO PLACE SUBDIVISION.

WHEREAS, Tooele City previously approved a subdivision final plat for Castagno Place; and,

WHEREAS, Tooele City Code §7-19-35 requires that public improvements constructed in connection with an approved subdivision be accepted by Resolution of the City Council following verification by the City Engineer or the Director of Public Works and Community Development that all the public improvements have been satisfactorily completed in accordance with the approved engineering plans and specifications and City standards; and,

WHEREAS, the required verification associated with the subject project has been provided by way of the Certificate of Completion of Public Works attached as Exhibit A; and,

WHEREAS, Wise Management LLC has a proper bond agreement with Tooele City to cover the one-year warranty period for the public improvements:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the completed public improvements associated with the Castagno Place subdivision are hereby accepted, and that the one-year warranty period shall begin as of the date of this Resolution.

This Resolution shall become effective immediately on the date of passage, without further publication, by authority of the Tooele City Charter.

Approved this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

_____	_____
-------	-------

ATTEST:

Michelle Y. Pitt
Tooele City Recorder

S E A L

Approved as to Form: _____
Roger Evans Baker, Tooele City Attorney

Exhibit A

Certificate of Completion of Public Works

TOOELE CITY CORPORATION
 90 NORTH MAIN
 TOOELE, UTAH 84074
 (435) 843-2130



Certificate of Completion of Public Works

(Start of One-Year Warranty)

Date: 06/04/2019

Permit No: P18-383	Public Work Elements	Completed	Not Complete	Not Required
Project Name: Castagno Place	Culinary Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Address: 1090 North 690 East Tooele, Utah 84074	Secondary Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner/Developer: Todd Castagno P.O. Box 190 Grantsville, Utah 84029	Storm Drain / Pond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roads	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Curb & Gutter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidewalk	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Street Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other / Comments: Subdivision has been found to be in substantial compliance with approved plans and applicable Tooele City Standards, as of the date shown on this inspection report.

Note: * The above Public Work Elements are general in nature. See Public Works for detailed descriptions and comments:

Based upon review of documentation provided by the Developer/Owner, inspection records on file with the Community Development Department and upon site review, the above referenced public improvements for this project have been satisfactorily completed in accordance with the approved construction plans and specifications and Tooele City Standards.

Recommended By	Title	Date
	Civil Inspector	6/4/2019
	City Engineer	6/4/19
	Public Works	6/4/19
	Community Development	6/5/19

Acknowledged and Accepted _____ City Council, Chair _____ Date _____

Scheduled Date for End of Warranty Final inspection: 05/29/2020

TOOELE CITY CORPORATION

RESOLUTION 2019-50

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING A CONTRACT WITH IMPACT CONTRACTORS INC. FOR THE DEMOLITION OF OBSOLETE WATER STORAGE TANKS.

WHEREAS, Tooele City has two concrete water storage tanks, known as Tank #2 and Old Tank #3, which are obsolete and no longer suitable for use within the city culinary water system; and,

WHEREAS, these obsolete water storage tanks are an attractive nuisance and pose a significant potential safety risk to trespass, vandalism, and injury; and,

WHEREAS, the Administration intent is to abandon the obsolete water storage tanks in place by demolishing the walls, columns, and roof deck to a point below the existing ground surface, to leave the floor in place, and to cover the demolished concrete and rebar debris with soil; and,

WHEREAS, because there will be insufficient below ground storage for all debris, surplus concrete and rebar material will be removed and disposed off site; and,

WHEREAS, the City solicited public bids for demolition of the two obsolete water storage tanks in accordance with the procedures of §11-39-101 *et seq.* and §72-6-108, Utah Code Annotated, as amended; and,

WHEREAS, Impact Contractors Inc. has submitted a cost proposal of Forty-Three Thousand Three Hundred Dollars (\$43,300.00), which is the lowest responsible responsive bid. This bid amount includes demolition and offsite disposal of up to 1,500 tons of surplus concrete and rebar materials. A copy of the Bid Tabulation is attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Mayor is hereby authorized to sign a contract (attached hereto as Exhibit B) with Impact Contractors Inc. for Demolition of Obsolete Water Storage Tanks 2 and 3 for a sum not to exceed Forty-Three Thousand Three Hundred Dollars (\$43,300.00), plus an additional Two Thousand Two Hundred Dollars (\$2,200.00) contingency (about 5%), which may be used as necessary for changed conditions at the discretion of the Mayor.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this _____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

EXHIBIT A

Bid Tabulation

EXHIBIT B

Agreement



Bid Tabulation
Demolition of Obsolete Water Storage Tanks No. 2 and 3
Bid Opening Date: June 4, 2019

	Demolition		Offsite Disposal		Total Cost of Demolition and Removal of Deck and Walls
	Tank 2	Tank 3	Unit Price	*Offsite Disposal	
Impact Contractors Inc	\$10,400.00	\$10,400.00	\$15.00	\$22,500.00	\$43,300.00
Reynolds Excavation	\$25,500.00	\$29,450.00	\$55.00	\$82,500.00	\$137,450.00
MKP Enterprises	\$61,000.00	\$81,000.00	\$15.00	\$22,500.00	\$164,500.00
England Construction	\$66,385.00	\$70,250.00	\$25.75	\$38,625.00	\$175,260.00
Unique Excavation	\$137,824.50	\$137,824.50	\$89.00	\$133,500.00	\$409,149.00

* Based upon estimated 1,500 tons surplus concrete and rebar

DOCUMENT 00 52 00

AGREEMENT

PART 1 GENERAL

1.1 CONTRACTOR

- A. Name: Impact Contractors Inc.
- B. Address: 555 South Iron Rose Place, Salt Lake City, Utah 84104
- C. Telephone number: (801) 973-7777
- D. Facsimile number: (801) 973-0051

1.2 OWNER

- A. The name of the OWNER is Tooele City Corporation

1.3 CONSTRUCTION CONTRACT

- A. The Demolition Contract is known as

Demolition of Obsolete Water Storage Tanks 2 and 3

1.4 ENGINEER

- A. Paul Hansen Associates, L.L.C. is the OWNER's representative and agent for this Construction Contract who has the rights, authority and duties assigned to the ENGINEER in the Contract Documents.

PART 2 TIME AND MONEY CONSIDERATIONS

2.1 CONTRACT PRICE

- A. The Contract Price includes the cost of the Work specified in the Contract Documents, plus the cost of all bonds, insurance, permits, fees, and all charges, expenses or assessments of whatever kind or character.
- B. The Schedules of Prices awarded from the Bid Schedule are as follows.
 - 1. Base Bid.
 - 2. _____

3. _____

4. _____

- C. An Agreement Supplement [_____] is, [_____] is not attached to this Agreement.
- D. Based upon the above awarded schedules and the Agreement Supplement (if any), the Contract Price awarded is: Forty Three Thousand Three Hundred Dollars (\$43,300.00). This price is based upon the base bid demolition amount of \$20,800 and a maximum of \$22,500 to be used for off site hauling and disposal, as directed by the Owner

2.2 CONTRACT TIME

- A. The Work shall be completed by October 31, 2019.

2.3 PUNCH LIST TIME

- A. The Work will be complete and ready for final payment within 5 days after the date CONTRACTOR receives ENGINEER's Final Inspection Punch List unless exemptions of specific items are granted by ENGINEER in writing or an exception has been specified in the Contract Documents.
- B. Permitting the CONTRACTOR to continue and finish the Work or any part of the Work after the time fixed for its completion, or after the date to which the time for completion may have been extended, whether or not a new completion date is established, shall in no way operate as a waiver on the part of the OWNER of any of OWNER's rights under this Agreement.

2.4 LIQUIDATED DAMAGES

- A. Time is the essence of the Contract Documents. CONTRACTOR agrees that OWNER will suffer damage or financial loss if the Work is not completed on time or within any time extensions allowed in accordance with Part 12 of the General Conditions. CONTRACTOR and OWNER agree that proof of the exact amount of any such damage or loss is difficult to determine. Accordingly, instead of requiring any such proof of damage or specific financial loss for late completion, CONTRACTOR agrees to pay the following sums to the OWNER as liquidated damages and not as a penalty.

1. **Late Contract Time Completion:**
Five Hundred dollars and 00 cents (\$ 500.00) for each day or part thereof that expires after the Contract Time until the Work is accepted as Substantially Complete as provided in Article 14.5 of the General Conditions.
2. **Late Punch List Time Completion:** 50% of the amount specified for Late Contract Time Completion for each day or part thereof if the Work remains incomplete after the Punch List Time. The Punch List shall be considered

delivered on the date it is transmitted by facsimile, hand delivery or received by the CONTRACTOR by certified mail.

3. **Interruption of Public Services:** No interruption of public services shall be caused by CONTRACTOR, its agents or employees, without the ENGINEER's prior written approval. OWNER and CONTRACTOR agree that in the event OWNER suffers damages from such interruption, the amount of liquidated damages stipulated below shall not be deemed to be a limitation upon OWNER's right to recover the full amount of such damages.

Five Hundred dollars and 00 cents (\$ 500.00) for each day or part thereof of any utility interruption caused by the CONTRACTOR without the ENGINEER's prior written authorization.

- C. **Survey Monuments:** No land survey monument shall be disturbed or moved until ENGINEER has been properly notified and the ENGINEER's surveyor has referenced the survey monument for resetting. The parties agree that upon such an unauthorized disturbance it is difficult to determine the damages from such a disturbance, and the parties agree that CONTRACTOR will pay as liquidated damages the sum of (\$500.00) to cover such damage and expense.
- D. **Deduct Damages from Moneys Owed CONTRACTOR:** OWNER shall be entitled to deduct and retain liquidated damages out of any money which may be due or become due the CONTRACTOR. To the extent that the liquidated damages exceed any amounts that would otherwise be due the CONTRACTOR, the CONTRACTOR shall be liable for such amounts and shall return such excess to the OWNER.

PART 3 EXECUTION

3.1 EFFECTIVE DATE

- A. OWNER and CONTRACTOR execute this Agreement and declare it in effect as of the _____ day of _____, 2019.

3.2 CONTRACTOR'S SUBSCRIPTION AND ACKNOWLEDGMENT

- A. CONTRACTOR's signature: _____
- B. Please print name here: _____
- C. Title: _____
- D. CONTRACTOR's Utah license number: _____

Acknowledgment

State of _____)

County of _____) ss.
_____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019.

by _____
(person acknowledging and title or representative capacity, if any).

Notary's signature

Residing at

My commission expires:

Notary's seal

3.3 OWNER'S SUBSCRIPTION AND ACKNOWLEDGMENT

A. OWNER's signature: _____

B. Please print name here: _____

C. Title: _____

ATTEST:

Michelle Y. Pitt
Tooele City Recorder

S E A L

APPROVED AS TO FORM

Roger Evans Baker
Tooele City Attorney

END OF DOCUMENT

TOOELE CITY CORPORATION

RESOLUTION 2019-51

A RESOLUTION OF THE TOOELE CITY COUNCIL AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH BROKEN ARROW CONSTRUCTION FOR THE BROADWAY STORM DRAIN PROJECT (400 NORTH TO UTAH AVENUE).

WHEREAS, during heavy storm events, Tooele City experiences significant storm water flows along Broadway Avenue between 400 North and Utah Avenue, which result in street flooding and related traffic impairment; and,

WHEREAS, the City Administration proposes a project to install storm water infrastructure in Broadway Avenue between 400 North and Utah Avenue (the Project); and,

WHEREAS, Tooele City has adopted a Storm Water Master Plan which identifies the Project; and,

WHEREAS, Tooele City has enacted a Storm Water Fee, and created a storm water enterprise fund funded by that Fee, for the purpose of mitigating storm water conveyance and flooding within City limits, and has collected sufficient funds to pay for the Project; and,

WHEREAS, the City accepted public bids for construction of the Project in accordance with the procedures of §11-39-101 *et seq.*, Utah Code Annotated, as amended; and,

WHEREAS, Broken Arrow Construction has submitted a cost proposal of Four Hundred Sixty-Six Thousand Two Hundred Thirty-Four Dollars and Ninety-Two Cents (\$466,234.92) for completion of the Project and is the lowest responsive responsible bidder (see the Bid Tabulation attached as Exhibit A); and,

WHEREAS, the City Administration requests an additional appropriation of about 5% of the bid amount, or Twenty-Three Thousand Three Hundred Dollars (\$23,300), as contingency for change orders for changed conditions that may arise during the Project, as reviewed and authorized by the Mayor; and,

WHEREAS, the Project is to be funded using Tooele City revenue sources that include the storm water enterprise funds:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Mayor is hereby authorized to sign a contract (attached as Exhibit B) with Broken Arrow Construction for completion of the Broadway Storm Drain Project (400 North to Utah Avenue), for a sum not to exceed \$466,234.92, plus an additional \$23,300 contingency (about 5%), which may be used as necessary for changed conditions at the discretion of the Mayor.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council
this _____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

EXHIBIT A

Bid Tabulation

EXHIBIT B

Contract:



BID TABULATION
 2019 Broadway Storm Drain Project (400 North to Utah Avenue)
 Bid Opening Date: June 12, 2019

Item No.	Description	Estimated Quantity	Unit	Broken Arrow Const.		Triex Construction		England Construction			
				Unit Price	Total	Unit Price	Total	Unit Price	Total		
GENERAL											
1	Mobilization	1	LS	\$50,600.00	\$50,600.00	\$30,738.72	\$30,738.72	\$98,000.00	\$98,000.00		
2	Construction Layout	1	LS	\$3,373.33	\$3,373.33	\$6,901.50	\$6,901.50	\$3,500.00	\$3,500.00		
DEMOLITION											
3	Demolition and Disposal of Existing Concrete Sidewalk and Subbase	650	SF	\$4.14	\$2,691.00	\$5.31	\$3,451.50	\$3.50	\$2,275.00		
4	Demolition and Disposal of Existing Concrete Waterway and Subbase	550	LF	\$4.82	\$2,651.00	\$5.81	\$3,195.50	\$6.75	\$3,712.50		
5	Demolition and Disposal of Existing Curb & Gutter and Subbase	200	LF	\$20.60	\$4,120.00	\$17.07	\$3,414.00	\$10.00	\$2,000.00		
STORM DRAIN											
6	Furnish and Install 15" Dia. NRCP Storm Drain Pipe	250	LF	\$87.10	\$21,775.00	\$116.73	\$29,182.50	\$108.00	\$27,000.00		
7	Furnish and Install 18" Dia. RCP Storm Drain Pipe	160	LF	\$90.84	\$14,534.40	\$122.13	\$19,540.80	\$110.00	\$17,600.00		
8	Furnish and Install 21" Dia. RCP Storm Drain Pipe	40	LF	\$98.23	\$3,929.20	\$140.72	\$5,628.80	\$120.00	\$4,800.00		
9	Furnish and Install 24" Dia. RCP Storm Drain Pipe	30	LF	\$99.54	\$2,986.20	\$146.10	\$4,383.00	\$130.00	\$3,900.00		
10	Furnish and Install 30" Dia. RCP Storm Drain Pipe	1,430	LF	\$115.41	\$165,036.30	\$148.44	\$212,269.20	\$135.00	\$193,050.00		
11	Furnish and Install Single Storm Drain Inlet Box	1	EA	\$3,318.39	\$3,318.39	\$2,801.25	\$2,801.25	\$3,000.00	\$3,000.00		
12	Furnish and Install Single Storm Drain with Combination Inlet Box	2	EA	\$7,066.77	\$14,133.54	\$4,576.58	\$9,153.16	\$3,500.00	\$7,000.00		
13	Furnish and Install Double Storm Drain Inlet Box	6	EA	\$6,086.07	\$36,516.42	\$3,995.47	\$23,972.82	\$4,400.00	\$26,400.00		
14	Furnish and Install Double Storm Drain with Combination Inlet Box	1	EA	\$9,175.40	\$9,175.40	\$5,780.37	\$5,780.37	\$5,500.00	\$5,500.00		
15	Furnish and Install Quad Storm Drain with Combination Inlet Box	3	EA	\$11,578.61	\$34,735.83	\$9,654.87	\$28,964.61	\$11,890.00	\$35,670.00		
16	Furnish and Install 5' Dia. Storm Drain Manhole	3	EA	\$4,145.52	\$12,436.56	\$4,761.01	\$14,283.03	\$5,700.00	\$17,100.00		
17	Furnish and Install 6' Dia. Storm Drain Manhole	1	EA	\$4,978.48	\$4,978.48	\$6,078.36	\$6,078.36	\$6,000.00	\$6,000.00		



BID TABULATION
 2019 Broadway Storm Drain Project (400 North to Utah Avenue)
 Bid Opening Date: June 12, 2019

Item No.	Description	Estimated Quantity	Unit	Broken Arrow Const.		Triex Construction		England Construction			
				Unit Price	Total	Unit Price	Total	Unit Price	Total		
CULINARY WATER											
18	Remove and Replace Existing 1" Water Service Laterals	7	EA	\$3,258.36	\$22,808.52	\$1,805.45	\$12,638.15	\$2,850.00	\$19,950.00		
19	Loop Existing Water Main Lines	5	EA	\$3,817.57	\$19,087.85	\$7,028.78	\$35,143.90	\$4,200.00	\$21,000.00		
ROADWAY / CONCRETE											
20	Furnish and Install New 6" Thick Concrete Sidewalk and Subbase	650	SF	\$14.45	\$9,392.50	\$16.36	\$10,634.00	\$8.25	\$5,362.50		
21	Furnish and Install New 8" Thick Concrete Waterway and Subbase	550	SF	\$22.62	\$12,441.00	\$17.12	\$9,416.00	\$12.00	\$6,600.00		
22	Furnish and Install New Concrete Curb & Gutter and Subbase	200	LF	\$48.42	\$9,684.00	\$63.91	\$12,782.00	\$40.00	\$8,000.00		
23	Pavement Striping	1	LS	\$2,750.00	\$2,750.00	\$3,450.75	\$3,450.75	\$1,200.00	\$1,200.00		
24	Furnish and Install ADA Truncated Dome Tactile Pads in New Sidewalk	8	EA	\$385.00	\$3,080.00	\$274.51	\$2,196.08	\$1,000.00	\$8,000.00		
Total				\$466,234.92		\$496,000.00		\$526,620.00			
DEDUCTIVE ALTERNATES											
D1	Deduct for No Installation of 1" Meter Setter			\$550.56		\$425.00		\$650.00			
D2	Deduct for No Installation of 21" Dia. Meter Can			\$383.73		\$125.00		\$90.00			
COMMENTS											

DOCUMENT 00 52 00

AGREEMENT

PART 1 GENERAL

1.1 CONTRACTOR

- A. Name: Broken Arrow, Inc.
- B. Address: 8960 Clinton Landing Road, Lake Point, Utah 84074
- C. Telephone number: (801) 355-0527
- D. Facsimile number: (801) 252-7501

1.2 OWNER

- A. The name of the OWNER is Tooele City Corporation

1.3 CONSTRUCTION CONTRACT

- A. The Construction Contract is known as

**Broadway Storm Drain Project
(400 North to Utah Avenue)**

1.4 ENGINEER

- A. Paul Hansen Associates, L.L.C. is the OWNER's representative and agent for this Construction Contract who has the rights, authority and duties assigned to the ENGINEER in the Contract Documents.

PART 2 TIME AND MONEY CONSIDERATIONS

2.1 CONTRACT PRICE

- A. The Contract Price includes the cost of the Work specified in the Contract Documents, plus the cost of all bonds, insurance, permits, fees, and all charges, expenses or assessments of whatever kind or character.

- B. The Schedules of Prices awarded from the Bid Schedule are as follows.
1. Base Bid.
 2. _____
 3. _____
 4. _____
- C. An Agreement Supplement [_____] is, [] is not attached to this Agreement.
- D. Based upon the above awarded schedules and the Agreement Supplement (if any), the Contract Price awarded is: Four Hundred Sixty Six Thousand Two Hundred Thirty Four Dollars and Ninety Two Cents (\$466,234.92).

2.2 CONTRACT TIME

- A. Substantial Completion of the Work shall occur within 60 calendar days of the date of the Notice to Proceed. Final completion shall occur within 75 calendar days of the date of the Notice to Proceed.
- B. Any time specified in work sequences in the Summary of Work shall be a part of the Contract Time. _____

2.3 PUNCH LIST TIME

- A. The Work will be complete and ready for final payment within 5 days after the date CONTRACTOR receives ENGINEER's Final Inspection Punch List unless exemptions of specific items are granted by ENGINEER in writing or an exception has been specified in the Contract Documents.
- B. Permitting the CONTRACTOR to continue and finish the Work or any part of the Work after the time fixed for its completion, or after the date to which the time for completion may have been extended, whether or not a new completion date is established, shall in no way operate as a waiver on the part of the OWNER of any of OWNER's rights under this Agreement.

2.4 LIQUIDATED DAMAGES

- A. Time is the essence of the Contract Documents. CONTRACTOR agrees that OWNER will suffer damage or financial loss if the Work is not completed on time or within any time extensions allowed in accordance with Part 12 of the General Conditions. CONTRACTOR and OWNER agree that proof of the exact amount of any such damage or loss is difficult to determine. Accordingly, instead of requiring any such proof of damage or specific financial loss for late

completion, CONTRACTOR agrees to pay the following sums to the OWNER as liquidated damages and not as a penalty.

1. **Late Contract Time Completion:**

Five Hundred dollars and 00 cents (\$ 500.00) for each day or part thereof that expires after the Contract Time until the Work is accepted as Substantially Complete as provided in Article 14.5 of the General Conditions.

2. **Late Punch List Time Completion:** 50% of the amount specified for Late Contract Time Completion for each day or part thereof if the Work remains incomplete after the Punch List Time. The Punch List shall be considered delivered on the date it is transmitted by facsimile, hand delivery or received by the CONTRACTOR by certified mail.

3. **Interruption of Public Services:** No interruption of public services shall be caused by CONTRACTOR, its agents or employees, without the ENGINEER's prior written approval. OWNER and CONTRACTOR agree that in the event OWNER suffers damages from such interruption, the amount of liquidated damages stipulated below shall not be deemed to be a limitation upon OWNER's right to recover the full amount of such damages.

Five Hundred dollars and 00 cents (\$ 500.00) for each day or part thereof of any utility interruption caused by the CONTRACTOR without the ENGINEER's prior written authorization.

4. **Survey Monuments:** No land survey monument shall be disturbed or moved until ENGINEER has been properly notified and the ENGINEER's surveyor has referenced the survey monument for resetting. The parties agree that upon such an unauthorized disturbance it is difficult to determine the damages from such a disturbance, and the parties agree that CONTRACTOR will pay as liquidated damages the sum of (\$500.00) to cover such damage and expense.

5. **Deduct Damages from Moneys Owed CONTRACTOR:** OWNER shall be entitled to deduct and retain liquidated damages out of any money which may be due or become due the CONTRACTOR. To the extent that the liquidated damages exceed any amounts that would otherwise be due the CONTRACTOR, the CONTRACTOR shall be liable for such amounts and shall return such excess to the OWNER.

PART 3 EXECUTION

3.1 EFFECTIVE DATE

A. OWNER and CONTRACTOR execute this Agreement and declare it in effect as of the _____ day of _____, 2019.

3.2 CONTRACTOR'S SUBSCRIPTION AND ACKNOWLEDGMENT

A. CONTRACTOR's signature: _____

B. Please print name here: _____

C. Title: _____

D. CONTRACTOR's Utah license number: _____

Acknowledgment

State of _____)
 _____) ss.
 County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019.

by _____
 (person acknowledging and title or representative capacity, if any).

 Notary's signature

 Residing at

 My commission expires: Notary's seal

3.3 OWNER'S SUBSCRIPTION AND ACKNOWLEDGMENT

A. OWNER's signature: _____

B. Please print name here: _____

C. Title: _____

ATTEST:

Michelle Y. Pitt
Tooele City Recorder

S E A L

APPROVED AS TO FORM

Roger Evans Baker
Tooele City Attorney

END OF DOCUMENT

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STAFF REPORT

June 4, 2019

To: Tooele City Planning Commission
Business Date: June 12, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Utah Industrial Depot Minor Subdivision No. 37, Amended – Minor Subdivision Request

Application No.: P19-129
Applicant: Brock Peterson, representing Peterson Industrial Property
Project Location: Approximately Feldspar Street and K Avenue
Zoning: I Industrial Zone
Acreage: 14.8 Acres (Approximately 644,688 ft²)
Request: Request for approval of a Minor Subdivision in the I Industrial zone regarding the creation of three industrial lots.

BACKGROUND

This application is a request for approval of a Minor Subdivision for approximately 14.8 acres located at approximately Feldspar Street and Ka Avenue. The property is currently zoned I Industrial. The applicant is requesting that a Minor Subdivision be approved to allow the existing 14.8 acre lot to be split into three lots to facilitate development of one of the lots for an industrial use.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Industrial land use designation for the subject property. The property has been assigned the I Industrial zoning classification. The purpose of the I Industrial zone is to recognize existing industrial sites and uses within the city and to allow for the establishment of additional industrial uses which add to employment opportunities and economic diversity within the city. The I Industrial zoning designation is identified by the General Plan as a preferred zoning classification for the Industrial land use designation. All surrounding properties are zoned I Industrial and utilized with industrial uses. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The property proposed for subdivision is a long, oddly shaped parcel located east of Feldspar Street (private road) and south of K Avenue (private road). The property currently is 14.8 acres and is vacant land. The subdivision proposes to split the 14.8 acre parcel into three lots. The northern most lot, lot #3707 will be 5.1 acres. Lot #3706 will be 4 acres. Lot # 3705, the southern most lot will be 1.9 acres.

Lots in the Industrial zone do not have a minimum lot size but do have a minimum lot width of 80 feet. All three lots within the subdivision greatly exceed the lot width requirement.

Feldspar Street, K Avenue and Atlas Way are and will remain as privately owned and maintained roads.

Criteria For Approval. The procedure for approval or denial of a Minor Subdivision request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-10 and 11 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Minor Subdivision submission and has issued a recommendation for approval for the request with the comments:

1. All proposed lots within the subdivision meet or exceed minimum width and development standards as required by the I Industrial zoning district.

Engineering Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Minor Subdivision submission and have issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Minor Subdivision by Brock Peterson, representing Peterson Industrial Property, application number P19-129, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Utah Industrial Depot Minor Subdivision No. 37, Amended, Minor Subdivision Request by Brock Peterson, representing Peterson Industrial Property, application number P19-129, based on the findings and subject to the conditions listed in the Staff Report dated June 4, 2019:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Utah Industrial Depot Minor Subdivision No. 37, Amended, Minor Subdivision Request by Brock Peterson, representing Peterson Industrial Property, application number P19-129, based on the following findings:”

1. List any findings...

EXHIBIT A

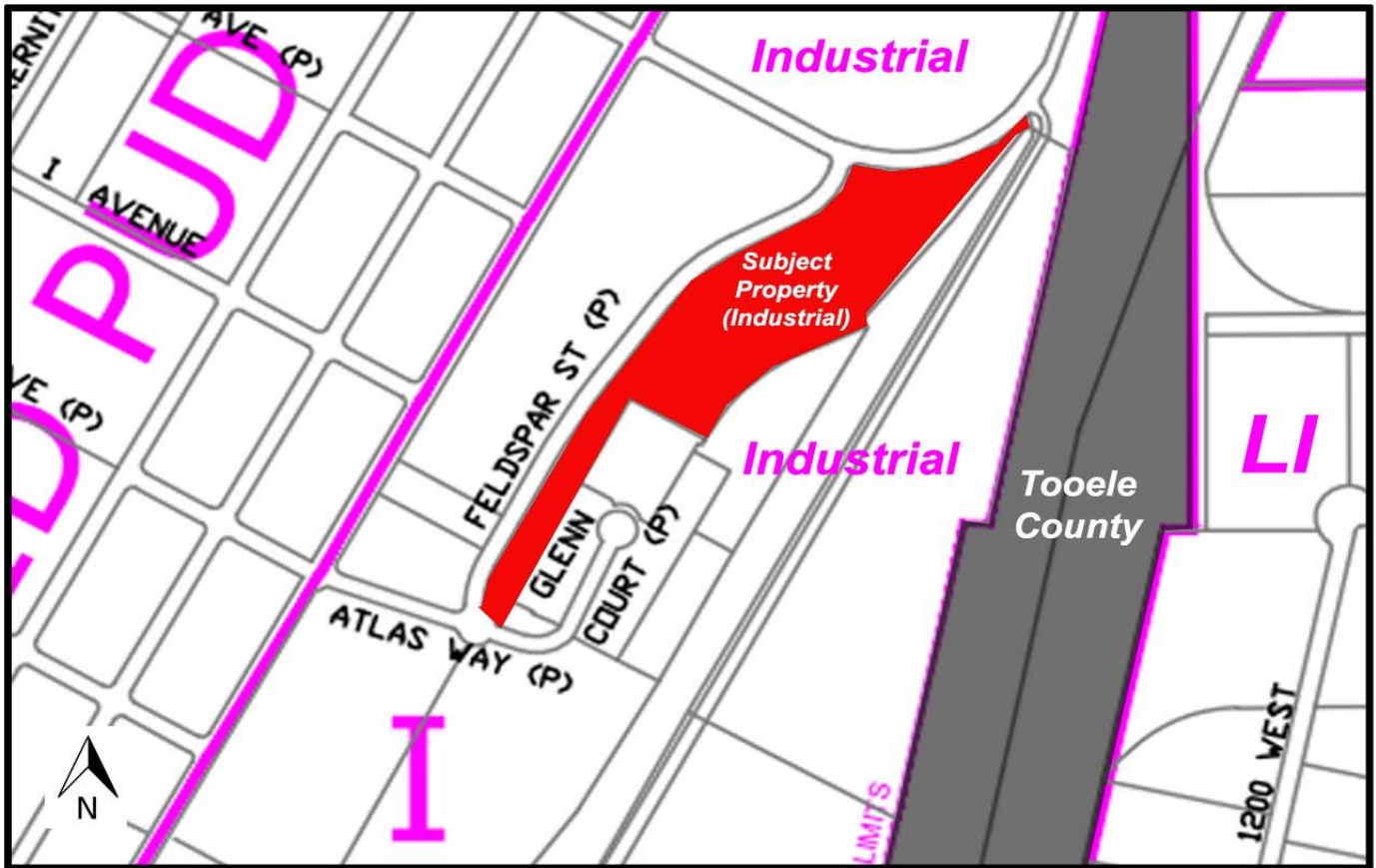
**MAPPING PERTINENT TO THE UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION
NO. 37, AMENDED MINOR SUBDIVISION**

Utah Industrial Depot #37 Amended Minor Subdivision



Aerial View

Utah Industrial Depot #37 Amended Minor Subdivision



Current Zoning

EXHIBIT B

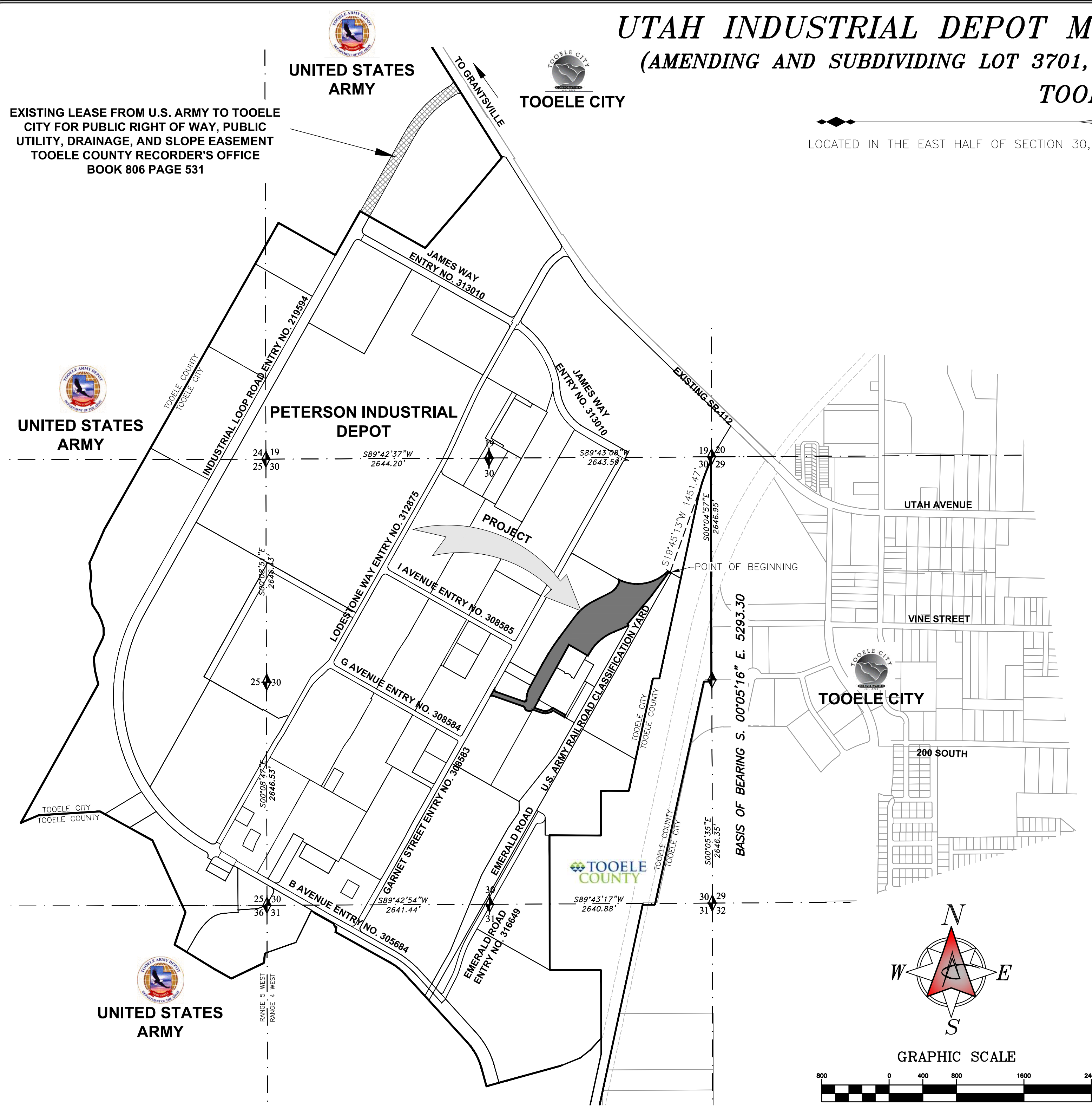
PROPOSED DEVELOPMENT PLANS

UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37, AMENDED

(AMENDING AND SUBDIVIDING LOT 3701, UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37)

TOOELE CITY, UTAH

LOCATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, UTAH



GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°05'16" EAST 5293.30' (RECORD & MEASURED) ALONG THE EAST LINE OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN BETWEEN THE FOUND NORTHEAST CORNER AND THE FOUND SOUTHEAST CORNER OF SAID SECTION 30, OBTAINED FROM THAT CERTAIN "BRAC MAINTENANCE AREA-NORTH AREA TOOELE ARMY DEPOT" SURVEY, PREPARED BY SCHUCHERT & ASSOCIATES ON 10/14/98.
2. THE UTAH INDUSTRIAL DEPOT WAS ANNEXED IN TO TOOELE CITY CORPORATE BOUNDARY PER ENTRY NO. 68236 DATED SEPTEMBER 15TH 1994 ON FILE IN THE OFFICE OF THE TOOELE COUNTY RECORDER .
3. ALL BEARINGS AND DISTANCES ALONG SECTION LINES ARE MEASURED UNLESS OTHERWISE NOTED.

MONUMENT DETAILS:

SURVEY CONTROL	
MONUMENT	LOCAL COORDINATES
	N 3350686.316 E 1404136.522 ELEV. 4811.690
	N 3355979.250 E 1404122.940 ELEV. 4761.070
	N 3350699.450 E 1406777.930 ELEV. 4868.080
	N 3355991.174 E 1406770.338 ELEV. 4793.857
	N 3356005.587 E 1409410.673 ELEV. 4849.610
	N 3350712.295 E 1409418.777 ELEV. 5015.05
	N 3353358.640 E 1409414.484 ELEV. 4888.67
FOUND BRASS PLUG W 1/4 SEC. 30	N 3353332.833 E 1404129.757 ELEV. 4779.38

LEGEND:

- NOT FOUND SECTION CORNER MONUMENT
- FOUND SECTION CORNER MONUMENT
- TOOELE CITY LIMITS
- SECTION LINE
- RADIAL TIE LINE
- PUBLIC RIGHT OF WAY
- SUBJECT TRACT OF LAND

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 155100, PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND HEREFTER TO BE KNOWN AS **UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37, AMENDED**, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SATTAR N. TABRIZ PLS, UTAH LICENSE NO. 155100 DATE: _____

OWNERS DEDICATION

THIS SUBDIVISION PLAT IS AN AMENDMENT AND RE-SUBDIVISION OF THE EXISTING UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO 37 PLAT, RECORDED AND ON FILE IN THE OFFICE OF THE TOOELE COUNTY RECORDER.

1. ALL EASEMENTS AND DEDICATIONS SHOWN ON THE UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37 PLAT REMAIN IN FULL FORCE AND EFFECT AND ARE NOT MODIFIED BY THIS AMENDED SUBDIVISION PLAT.
2. EACH OF THE NEW PARCELS AND/OR LOTS CREATED BY THIS AMENDED SUBDIVISION PLAT ARE BURDENED AND/OR BENEFITTED BY THE EASEMENTS SHOWN ON THE UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37 PLAT.
3. THE EASEMENTS SHOWN ON THE UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37 PLAT ARE APPURTENANT TO EACH OF THE NEW LOTS, AND WILL RUN WITH THE LAND.

OWNER'S RESERVATION AND GRANT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS THAT **PETERSON INDUSTRIAL PROPERTIES, LLC**, A UTAH LIMITED LIABILITY COMPANY, CHARLES AND MIRIAM CHADWICK, INDIVIDUALS AND JADE STREET ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES, AND ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT-OF-WAY ON, OVER, UNDER, THROUGH, AND ACROSS ALL OF THE EASEMENTS (INCLUDING, PUBLIC UTILITY EASEMENTS, RAILROAD EASEMENTS, AND ANY OTHER EASEMENTS) SHOWN AND DESCRIBED ON THIS PLAT, **UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37, AMENDED**, AND DOES HEREBY GRANT TO THE OWNERS OF THE LOTS DEPICTED ON THE PLAT, A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH, AND ACROSS THE INGRESS AND EGRESS EASEMENTS AS SHOWN AND DENOTED HEREON AS PRIVATE ROADS, AS INTENDED FOR USE BY SAID OWNER(S).

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ A.D., 20____

CHARLES CHADWICK, AN INDIVIDUAL AND MIRIAM CHADWICK, AN INDIVIDUAL, AS TO LOT 3706 ONLY

ROGER PETERSON, AS AUTHORIZED MEMBER FOR PETERSON INDUSTRIAL PROPERTIES, LLC, AN UTAH LIMITED LIABILITY COMPANY, AS TO LOTS 3705 AND 3707, PARCELS B, C, AND D. ONLY

ROGER PETERSON, AS AUTHORIZED MEMBER FOR JADE STREET ENTERPRISES, LLC, AN UTAH LIMITED LIABILITY COMPANY, AS TO PARCEL A ONLY

ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, ACKNOWLEDGED TO ME THAT _____ AND _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____

ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, ACKNOWLEDGED TO ME THAT _____ AND _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____

ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, ACKNOWLEDGED TO ME THAT _____ AND _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____

UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37, AMENDED

LOCATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN, TOOELE CITY, UTAH

TOOELE CITY, UTAH

ROCKY MOUNTAIN POWER:

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.

APPROVED THIS _____ DAY OF _____, 20____.

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

DOMINION ENERGY:

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____.

DOMINION ENERGY

BY: _____

TITLE: _____

COUNTY HEALTH DEPT.

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

COUNTY TREASURER

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY SURVEYOR.
RECORD OF SURVEY REF# 2010-0028

TOOELE COUNTY SURVEYOR

Ward Engineering Group
Planning • Engineering • Surveying

231 West 800 South
Suite A
Salt Lake City, Utah 84101

tel. (801) 487-8040
fax (801) 487-8668

CITY ATTORNEY

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____.

TOOELE CITY ATTORNEY

CITY ENGINEER

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____.

CITY ENGINEER

COMMUNITY DEVELOPMENT

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____.

TOOELE CITY COMMUNITY DEVELOPMENT

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE CITY

CHAIRMAN TOOELE CITY PLANNING COMM.

CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE CITY COUNCIL.

ATTEST: CITY RECORDER

TOOELE COUNTY RECORDER

NO. _____ STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____ DATE _____ TIME _____

FEE \$ _____ TOOELE COUNTY RECORDER

SHEET:

1 of 2

H:\DEPOT\2018\Sub 37 Amended\Survey\KCAD\SUB 37 AMD PLAT COVER.dwg, 4/5/2019 3:46 PM, Frank Horney

PETERSON INDUSTRIAL DEPOT, SUBDIVISION NO. 37
ALTA/NSPS LAND TITLE SURVEY
 SITUATE IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN.
 111 S. FELDSPAR STREET, TOOELE, UTAH 84074

Line #	Length	Direction
L1	15.23	N21°07'00"E
L2	31.37	S69°30'30"E
L3	15.23	S21°07'00"W
L4	21.74	S21°07'00"W
L5	22.98	N21°07'00"E
L6	14.00	S21°07'00"W
L7	28.00	N21°07'00"E

Curve #	Length	Radius	Delta	Bearing	Chord
C1	100.64	1000.00	5°45'58"	N64°38'53"E	100.59
C2	105.23	572.00	10°32'27"	N58°10'19"E	105.08
C3	205.36	278.00	42°19'32"	N42°16'46"E	200.73
C4	36.53	25.00	83°42'55"	N62°58'27"E	33.36
C5	590.53	508.00	66°36'13"	N82°49'21"E	557.83
C6	50.38	508.00	5°40'56"	S72°25'12"E	50.36
C7	50.57	508.00	5°42'13"	S66°43'38"E	50.55
C8	48.12	480.00	5°44'39"	S66°44'51"E	48.10
C9	316.34	480.00	37°45'39"	N68°24'05"E	310.65
C10	634.99	480.00	75°47'47"	N78°13'34"E	589.69
C11	184.68	250.00	42°19'32"	N42°16'46"E	180.51
C12	110.38	600.00	10°32'27"	S58°10'19"W	110.23
C13	169.55	600.00	16°11'28"	S44°48'21"W	168.99
C14	279.94	600.00	26°43'55"	S50°04'35"W	277.40
C15	81.51	508.00	9°11'34"	N44°55'28"E	81.42
C16	179.56	278.00	37°00'25"	N44°56'19"E	176.45
C17	25.81	278.00	5°19'07"	N23°46'33"E	25.80
C18	14.32	508.00	1°36'56"	S76°04'08"E	14.32
C19	24.49	10.00	140°19'08"	N6°43'02"W	18.81
C20	140.46	508.00	15°50'30"	S84°47'51"E	140.01
C21	334.80	508.00	37°45'39"	N68°24'04"E	328.77
C22	23.69	378.84	3°34'58"	S62°05'03"E	23.69
C23	47.22	480.00	5°38'13"	S72°26'17"E	47.20
C24	13.58	480.00	1°37'14"	S76°04'00"E	13.58
C25	126.88	480.00	15°08'43"	S84°26'59"E	126.51
C26	5.83	480.00	0°41'46"	N87°37'47"E	5.83

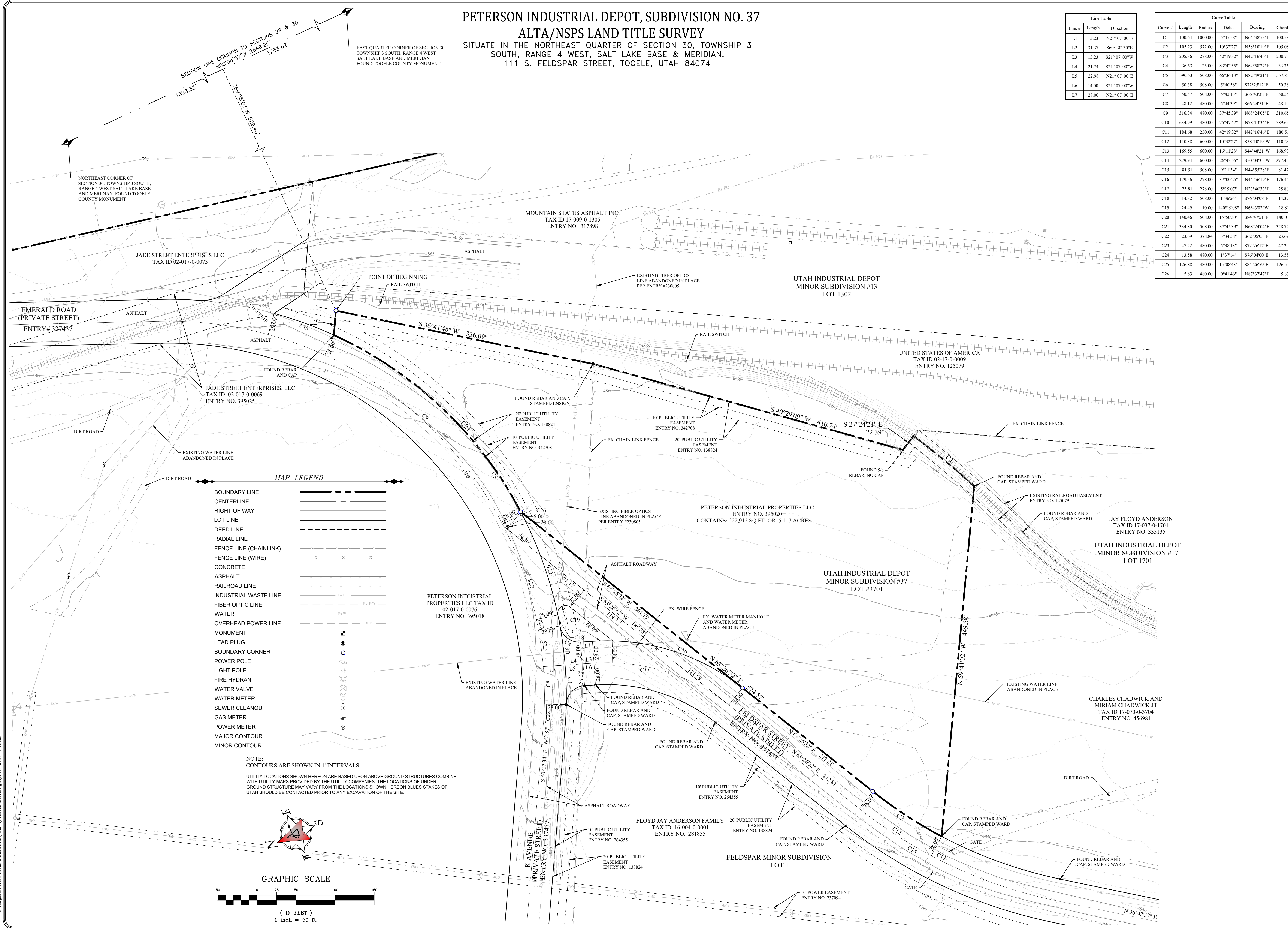
DRAWN BY: FWB
 FIELD CREW: BJM
 CHECKED BY: SNT
 DATE: 4/05/19

CLIENT: NITROUS OXIDE CORPORATION
 DWG: BASE
 JOB NO.: 5710-ARGASIS-18
 DIMENSIONS AND NOTES TAKE PRECEDENCE OVER

ALTA/NSPS LAND TITLE SURVEY
 PETERSON INDUSTRIAL DEPOT,
 SUBDIVISION NO. 37
 111 S. FELDSPAR STREET, TOOELE, UTAH 84074
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN.

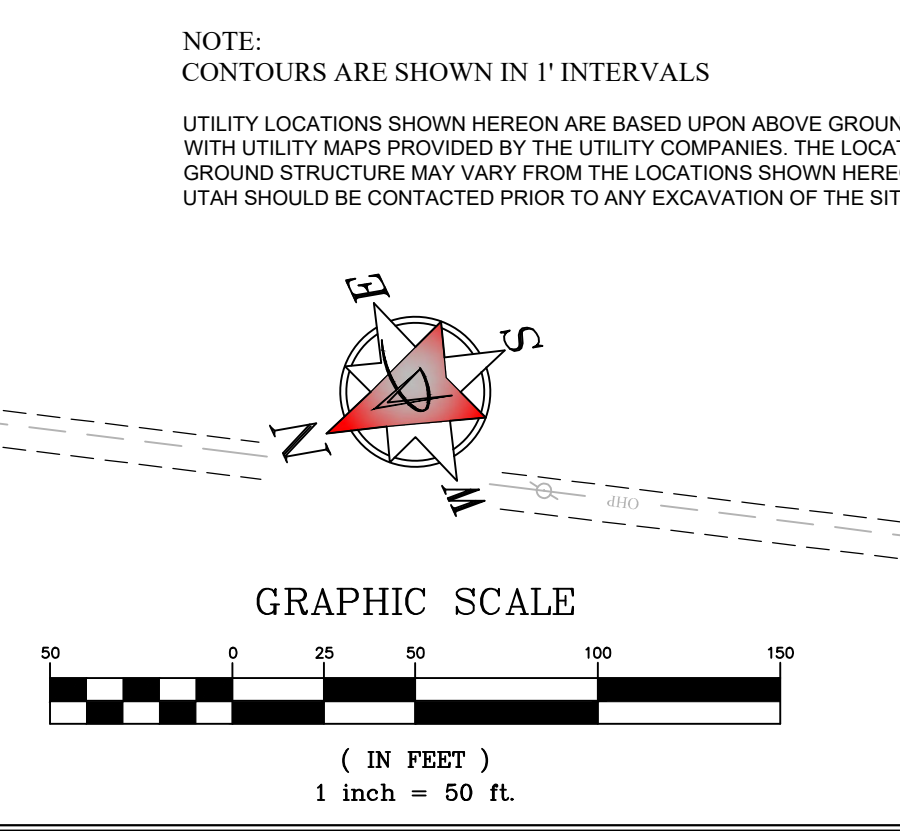
NO.	DATE	BY	REVISION

231 West 800 South
 Salt Lake City, Utah 84101
 www.wardeng.com
Ward Engineering Group
 Planning • Engineering • Surveying
 Since 1981



MAP LEGEND

BOUNDARY LINE	---
CENTERLINE	----
RIGHT OF WAY	=====
LOT LINE	-----
DEED LINE	-----
RADIAL LINE	-----
FENCE LINE (CHAINLINK)	-----
FENCE LINE (WIRE)	-----
CONCRETE	-----
ASPHALT	-----
RAILROAD LINE	-----
INDUSTRIAL WASTE LINE	-----
FIBER OPTIC LINE	-----
WATER	-----
OVERHEAD POWER LINE	-----
MONUMENT	-----
LEAD PLUG	-----
BOUNDARY CORNER	-----
POWER POLE	-----
LIGHT POLE	-----
FIRE HYDRANT	-----
WATER VALVE	-----
WATER METER	-----
SEWER CLEANOUT	-----
GAS METER	-----
POWER METER	-----
MAJOR CONTOUR	-----
MINOR CONTOUR	-----



O:\Alta\Tooele Nitrous Oxide Facility\survey\CAD\Basc.dwg, Apr 09, 2019 - 02:35am

UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37, AMENDED

(AMENDING AND RE-SUBDIVIDING UTAH INDUSTRIAL MINOR SUBDIVISION NO. 37 TOOELE CITY, UTAH)

LOCATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, UTAH

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE U.S. RAILROAD CLASSIFICATION YARD (ENTRY NO. 125079), SAID POINT BEING SOUTH 19°45'11" WEST, A DISTANCE OF 1451.48 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE ALONG THE WESTERLY LINE OF SAID RAILROAD CLASSIFICATION YARD BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 65°27'17" WEST 24.30 FEET; (2) SOUTH 30°14'48" WEST 359.90 FEET; (3) SOUTH 40°20'00" WEST 410.74 FEET; (4) SOUTH 27°24'21" EAST 22.39 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, AND THE WESTERLY LINE OF UTD MINOR SUBDIVISION NO. 17 (ENTRY NO. 334978) THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, THE CENTER OF WHICH BEARS NORTH 29°14'00" WEST, THROUGH A CENTRAL ANGLE OF 06°37'35" A DISTANCE OF 115.65 FEET; (2) SOUTH 08°25'29" WEST 70.71 FEET TO A POINT ON A CURVE TO THE LEFT; (3) ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 575.00 FEET, THE CENTER OF WHICH BEARS SOUTH 21°12'37" EAST, THROUGH A CENTRAL ANGLE OF 39°16'50" A DISTANCE OF 394.20 FEET; (4) SOUTH 29°30'33" WEST 36.76 FEET, THENCE NORTH 59°41'02" WEST, ALONG THE NORTH BOUNDARY LINE OF THE BUILDING 2004-2007 PARCEL, (ENTRY NO. 231368), 204.24 FEET, TO THE WEST LINE OF SAID PARCEL, THENCE SOUTH 29°02'10" WEST, ALONG SAID WEST LINE 308.18 FEET TO THE NORTHWEST CORNER OF BUILDING 2008, 2009, AND 2020 MINOR SUBDIVISION (ENTRY NO. 245022); THENCE ALONG SAID PARCEL THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 29°05'08" WEST A DISTANCE OF 430.99 FEET; (2) SOUTH 62°12'02" EAST 4.79 FEET; (3) SOUTH 29°21'09" WEST 113.90 FEET; (4) SOUTH 70°38'20" EAST 94.61 FEET, TO A POINT OF CURVATURE; (5) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 118.00 FEET, THROUGH A CENTRAL ANGLE OF 67°24'19" A DISTANCE OF 138.82 FEET; (6) SOUTH 60°30'27" EAST 176.42 FEET, THENCE SOUTH 29°29'33" WEST 28.00 FEET, TO THE NORTH LINE OF THE TASZ PARCEL (ENTRY NO. 140918 AND 156898); THENCE ALONG THE NORTH LINE OF SAID TASZ PARCELS THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 80°30'27" WEST 152.79 FEET, TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 146.00 FEET, THROUGH A CENTRAL ANGLE OF 58°23'12" A DISTANCE OF 148.78 FEET; (3) NORTH 70°38'20" WEST 104.84 FEET, TO A POINT OF CURVATURE; (4) WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 113°39'00" A DISTANCE OF 118.97 FEET, THE CENTER OF WHICH BEARS NORTH 42°48'57" AND THE LONG CHORD OF WHICH BEARS NORTH 76°00'47" WEST, A DISTANCE OF 100.42 FEET, TO A POINT OF REVERSE CURVATURE; (5) WESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 51°25'43" A DISTANCE OF 22.44 FEET; (6) NORTH 70°38'20" WEST 384.30 FEET, TO A POINT OF CURVATURE; (7) SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 79°50'45" A DISTANCE OF 43.70 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 20°33'43" EAST, A DISTANCE OF 38.35 FEET; (2) SOUTH 70°38'20" EAST 349.30 FEET TO A POINT OF CURVATURE; (3) NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 107°33'30" A DISTANCE OF 46.93 FEET, TO THE EAST, TO A POINT OF REVERSE CURVATURE; (4) NORTHERLY ALONG THE ARC OF A 308.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°52'45" A DISTANCE OF 153.87 FEET, THE LONG CHORD OF WHICH BEARS NORTH 15°14'32" EAST, A DISTANCE OF 152.47 FEET; (5) NORTH 28°40'54" EAST 23.62 FEET TO A POINT ON THE SOUTHEAST CORNER OF THE FELDSPAR MINOR SUBDIVISION LOTS 1 AND 2 (ENTRY NO. 264355); THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 28°41'00" EAST 304.99 FEET TO A POINT OF CURVATURE; (2) ALONG THE ARC OF A 2628.29 FOOT NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°02'05" A DISTANCE OF 354.27 FEET; (3) NORTH 36°42'37" EAST 309.36 FEET TO A POINT OF CURVATURE; (4) NORTHEASTERLY ALONG THE ARC OF A 628.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°33'55" A DISTANCE OF 293.00 FEET; (5) NORTH 83°28'32" EAST 212.81 FEET TO A POINT ON A CURVE TO THE LEFT; (6) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 222.00 FEET, THE CENTER OF WHICH BEARS NORTH 26°33'28" WEST, THROUGH A CENTRAL ANGLE OF 42°19'32" A DISTANCE OF 164.00 FEET; (7) NORTH 21°07'00" EAST 13.98 FEET TO A POINT ON A CURVE TO THE LEFT; (8) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 24.11 FEET, THE CENTER OF WHICH BEARS NORTH 68°13'21" WEST, THROUGH A CENTRAL ANGLE OF 85°33'07" A DISTANCE OF 36.90 FEET TO A POINT ON NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 'K' AVENUE (ENTRY NO. 337437); THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 406.84 FEET, THE CENTER WHICH BEARS NORTH 28°09'55" EAST, THROUGH A CENTRAL ANGLE OF 0°02'27" A DISTANCE OF 0.29 FEET TO POINT OF CONTINUOUS CURVATURE; TO THE LEFT HAVING A RADIUS OF 508.00 FEET, THE CENTER OF WHICH BEARS NORTH 28°07'22" EAST, THROUGH A CENTRAL ANGLE OF 19°47'47" A DISTANCE OF 672.03 FEET, THENCE SOUTH 08°25'29" WEST 45.56 FEET TO THE POINT OF BEGINNING.

CONTAINS 646,775 SQ. FT. OR 14,848 AC.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD DIST	TANGENT
C31	7°52'18"	2472.00	339.62	N32°37'03"E	339.35	170.08
C32	0°09'25"	2472.00	6.78	N36°37'55"E	6.78	3.39
C33	16°11'28"	572.00	161.64	N44°48'21"E	161.10	81.36
C34	10°32'27"	572.00	105.23	N58°10'19"E	105.08	52.76
C35	5°42'13"	508.00	50.57	S66°43'38"E	50.55	25.31
C36	5°40'56"	508.00	50.58	S72°25'12"E	50.36	25.21
C37	37°45'39"	508.00	334.80	N68°24'04"E	328.77	173.73
C38	9°11'34"	508.00	81.51	N44°55'28"E	81.42	40.84
C39	5°45'58"	1000.00	100.64	S64°38'53"W	100.59	50.36
C40	0°51'38"	1000.00	15.02	S67°57'41"W	15.02	7.51
C41	37°00'26"	278.00	179.56	N44°56'19"E	176.45	93.04
C42	5°19'07"	278.00	25.81	N23°46'33"E	25.80	12.91
C43	1°36'56"	508.00	14.32	N76°04'08"W	14.32	7.16
C44	140°19'08"	10.00	24.49	N06°43'02"W	18.81	27.72
C45	8°56'58"	508.00	79.34	S81°21'04"E	79.26	39.75
C46	6°53'35"	508.00	61.12	S89°16'19"E	61.08	30.59
C47	3°34'58"	378.84	23.69	S62°05'03"E	23.69	11.85
C48	48°58'59"	60.00	51.30	N33°00'19"W	28.91	14.89
C49	27°52'48"	60.00	29.20	N00°25'35"E	28.91	14.89

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD DIST	TANGENT
C1	06°37'35"	1000.00	115.65	S65°04'42"W	115.59	57.89
C2	39°16'50"	575.00	394.20	S49°08'58"W	386.53	205.20
C3	76°51'18"	60.00	80.48	N19°04'10"W	74.58	47.60
C4	58°44'52"	25.00	25.63	S28°07'23"E	24.53	14.07
C5	26°52'45"	328.00	153.87	S15°14'32"W	152.47	78.38
C6	08°02'05"	2526.29	354.27	S32°41'40"W	353.98	177.42
C7	26°43'55"	628.00	293.00	N50°04'34"E	290.35	149.22
C8	42°19'32"	222.00	164.00	N42°16'46"E	160.29	85.94
C9	85°33'07"	24.71	36.90	N20°59'55"W	33.57	22.87
C10	75°47'47"	508.00	672.03	N78°13'34"E	624.09	395.44
C11	83°37'36"	25.00	36.49	S62°55'48"W	33.34	22.36
C12	42°19'33"	278.00	205.37	N42°16'45"E	200.73	107.62
C13	26°43'55"	572.00	266.87	S50°04'35"W	264.46	135.91
C14	08°01'43"	2472.00	346.39	S32°41'46"W	346.11	173.48
C15	27°26'10"	271.84	130.17	S14°58'01"W	128.93	66.36
C16	14°18'40"	300.00	74.93	N05°35'59"E	74.74	37.66
C17	05°44'39"	480.00	48.12	S66°44'51"E	48.10	24.08
C18	70°03'09"	480.00	586.87	N75°21'15"E	550.99	336.43
C19	16°36'53"	480.00	139.19	N32°01'14"E	138.70	70.09
C20	42°19'33"	250.00	184.68	N42°16'45"E	180.51	96.78
C21	26°43'55"	600.00	279.94	N50°04'35"E	277.40	142.56
C22	08°01'43"	2500.00	350.31	N32°41'46"E	350.03	175.44
C23	27°07'34"	300.00	142.03	N15°07'07"E	140.71	72.37
C24	67°24'19"	118.00	138.82	N75°29'31"E	130.95	78.70
C25	58°23'12"	146.00	148.78	N80°10'04"E	100.42	91.70
C26	11°36'20"	60.00	118.97	S76°00'47"E	140.71	72.37
C27	51°25'43"	25.00	22.44	N44°55'28"E	21.89	12.04
C28	79°50'45"	25.00	34.84	S69°26'17"W	32.09	20.92
C29	100°09'15"	25.00	43.70	S20°33'43"E	38.35	29.88
C30	107°33'30"	25.00	46.93	N55°34'55"E	40.34	34.13

NORTHEAST CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN FOUND TOOELE COUNTY SURVEYOR BRASS CAP MONUMENT, DATE: 1962

SECTION LINE COMMON TO SECTIONS 29 & 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN FOUND TOOELE COUNTY SURVEYOR BRASS CAP MONUMENT, DATE: 1962

EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN FOUND TOOELE COUNTY SURVEYOR BRASS CAP MONUMENT, DATE: 1962

MAP LEGEND

- EXISTING STREET MONUMENT
- SET NEW STREET MONUMENT
- LOT CORNERS (SET NAIL & WASHER UNLESS OTHERWISE NOTED)
- SUBDIVISION BOUNDARY CORNERS (SET NAIL & WASHER UNLESS OTHERWISE NOTED)
- TOOELE COUNTY MON. (FOUND)
- SECTION LINE
- SURVEY TIE LINE
- PUBLIC RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CONTROL LINE (PUBLIC ROAD)
- PRIVATE RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- SUBDIVISION BOUNDARY LINE
- LOT LINES
- PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.&D.E.) (UNLESS OTHERWISE NOTED)
- RAILROAD TRACKS
- UTILITY EASEMENT
- RAILROAD EASEMENT
- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- RECORD NUMBER ON FILE WITH THE TOOELE COUNTY RECORDER'S OFFICE
- CENTER POINT BEARING

STREET MONUMENT BEARING AND DISTANCE

MONUMENTS	BEARING	LENGTH
A TO B	S36°43'20"W	242.25
B TO C	S55°52'29"W	486.94
C TO D	S32°37'04"W	986.47
D TO E	S07°57'48"W	212.27

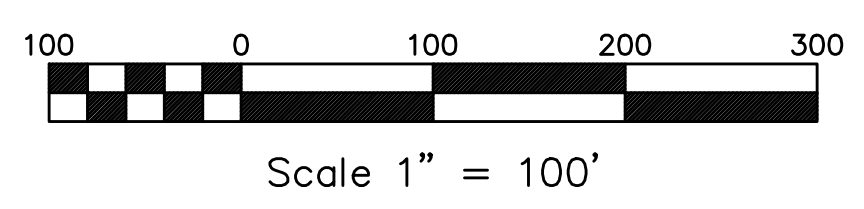
ADDRESS TABLE

LOT NO.S	ADDRESS
LOT 3705	121 S FELDSPAR ST
LOT 3706	117 S FELDSPAR ST
LOT 3707	107 S FELDSPAR ST
PARCEL A	97 K AVENUE
PARCEL B	S FELDSPAR ST
PARCEL C	S FELDSPAR ST
PARCEL D	99 S FELDSPAR ST

TOOELE COUNTY RECORDER

NO. _____ STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____ DATE _____ TIME _____

FEE \$ _____ TOOELE COUNTY RECORDER



H:\DEPOT\2018\Sub 37 amended\survey\ACAD\SUB 37 AMD PLAT.dwg, 4/22/2019 2:17 PM, Frank Harvey

UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37 AMENDED

800 S. 231 W. Salt Lake City, Utah, 84101
tel (801) 487-8040 fax (801) 487-8668
Ward Engineering Group
Planning Engineering Surveying

CLIENT: PETERSON INDUSTRIAL DEPOT
DRAWING: SUB 37 AMD PLAT.dwg
JOB NO: 68144PID007-18
PREFERENCE - DRAWING IS REDUCED IF LESS THAN 25.5"

DRAWN BY: JHF/JWH
DESIGN BY: SNT
CHECKED BY: DKW/SNT
DATE: 12/19/2018

REVISIONS:
DATE BY REVISION

STAFF REPORT

June 4, 2019

To: Tooele City Planning Commission
Business Date: June 12, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: **Overlake Estates 1L Phase 2 – Final Plat Subdivision Request**

Application No.: P19-97
Applicant: Perry Development LLC
Project Location: Approximately 620 West 2000 North
Zoning: R1-7 Residential Zone
Acreage: 8.22 Acres (Approximately 358,063 ft²)
Request: Request for approval of a Final Plat Subdivision in the R1-7 Residential zone regarding the creation of 31 single-family residential lots.

BACKGROUND

This application is a request for approval of a Final Plat Subdivision for approximately 8.22 acres located, at approximately 620 West 2000 North. The property is currently zoned R1-7 Residential. The applicant is requesting that a Final Plat Subdivision be approved to allow for the subdivision of 8.22 acres into 31 single-family residential lots.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The purpose of the R1-7 zone is to “provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings and multi-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.” The R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. All surrounding properties are zoned R1-7 Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. Phase 2 of the Overlakes Estates 1L subdivision will consist of 31 single-family residential lots ranging in size from 7100 square feet up to 7900 square feet. Each lot within the subdivision phase meets or exceeds all requirements for lot size, lot width and lot frontages as required by the R1-7 Residential zoning ordinance.

The subdivision will connect to the existing Phase 1 subdivision to the east and provide stubs for future connections as those phases develop. 2000 North will be constructed and extended to the west. Double

fronting lots will receive the required park strip landscaping, trees and fencing as required by ordinance.

Fencing. The only fencing required by ordinance is where there are double fronting lots adjacent to 2000 North. The applicant will be installing 6 foot pre-cast concrete fencing.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-10 and 11 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Final Plat Subdivision submission and has issued a recommendation for approval for the request with the following proposed comments:

1. The subdivision as proposed does meet or exceed all development standards for a residential subdivision as required by the R1-7 Residential zoning code, the Subdivision Ordinance and other ordinances pertaining to development in Tooele City.

Engineering Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Final Plat Subdivision submission and have issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Final Plat Subdivision by Dan Reeve, representing Perry Development LLC, application number P19-97, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Overlake Estates 1L Phase 2 Final Plat Subdivision Request by Dan Reeve, representing Perry Development LLC for the purpose of creating 31 new single-family residential lots, application number P19-97, based on the findings and subject to the conditions listed in the Staff Report dated May 14, 2019:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Overlake Estates 1L Phase 2 Final Plat Subdivision Request by Dan Reeve, representing Perry Development LLC for the purpose of creating 31 new single-family residential lots, application number P19-97, based on the following findings:”

1. List any findings...

EXHIBIT A

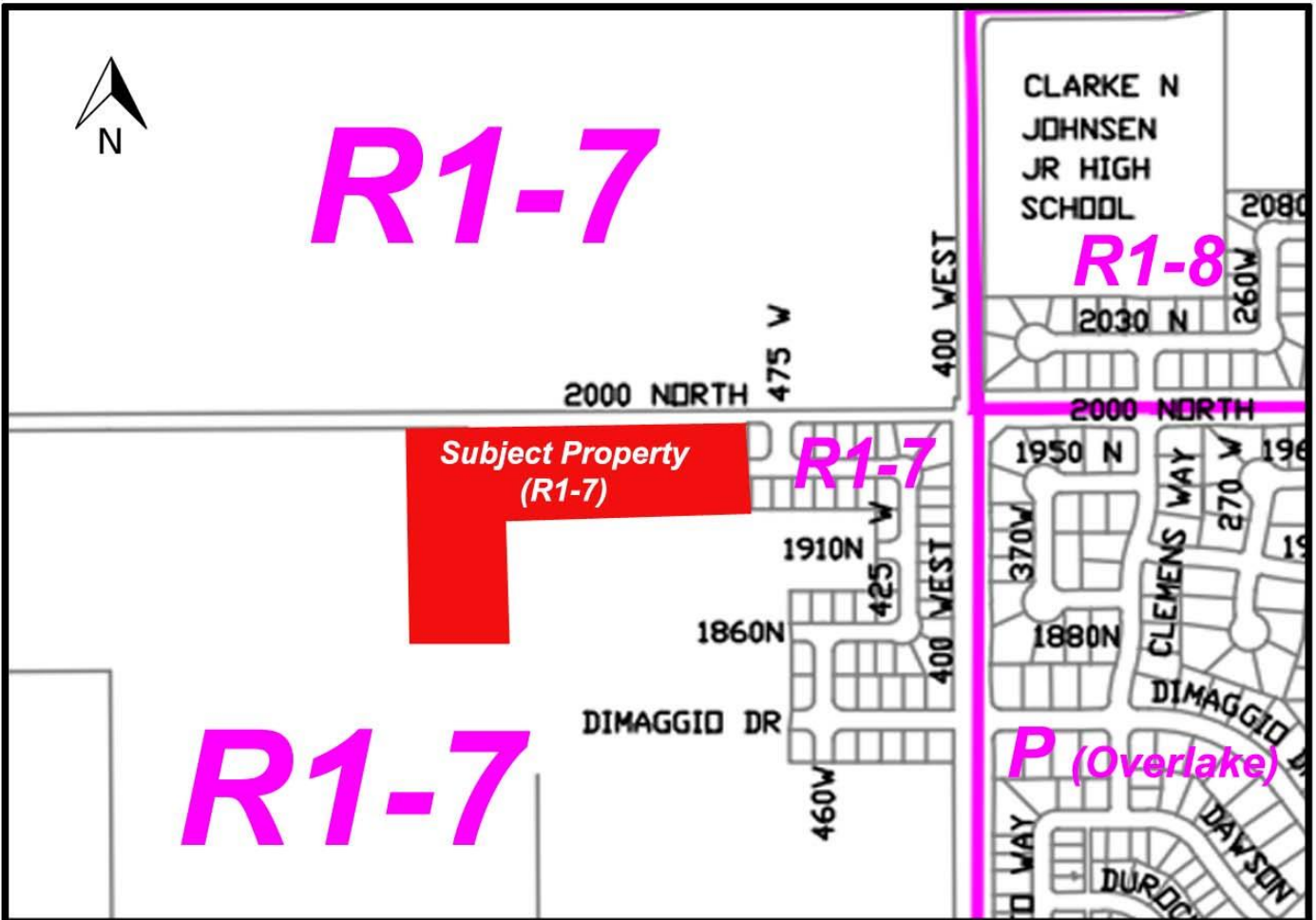
**MAPPING PERTINENT TO THE OVERLAKE ESTATES 1L PHASE 2 FINAL PLAT
SUBDIVISION**

Overlake Estates 1L Phase 2 Final Plat Subdivision



Aerial View

Overlake Estates 1L Phase 2 Final Plat Subdivision



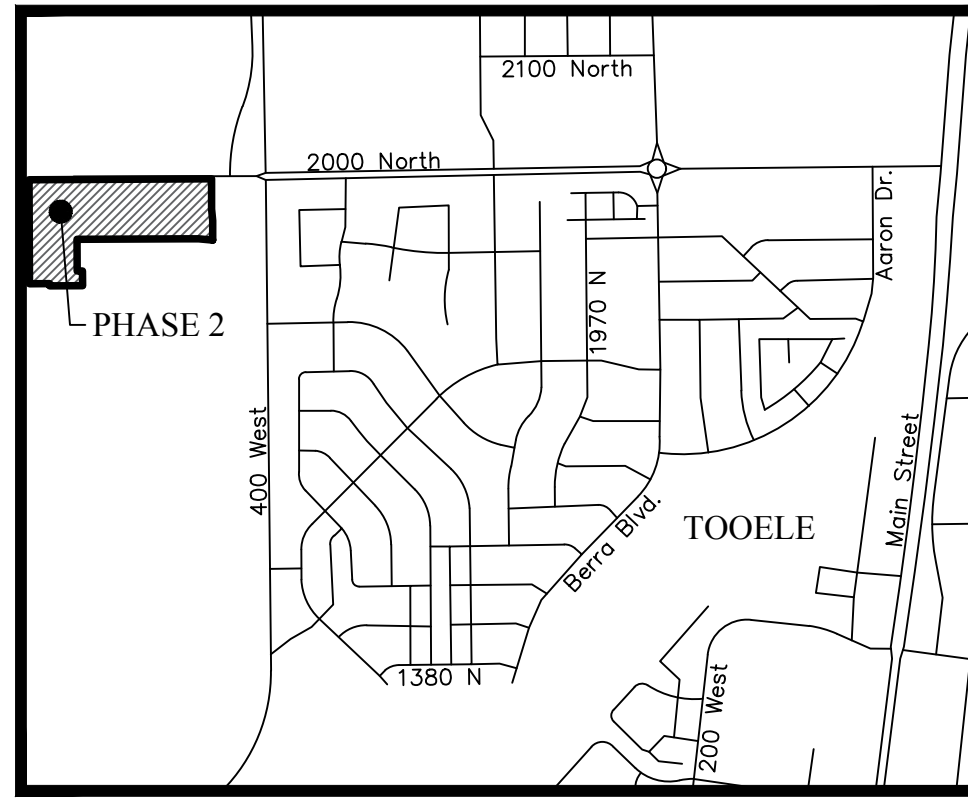
Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS

OVERLAKE ESTATES 1L SUBDIVISION PHASE 2

PREPARED FOR:
PERRY DEVELOPMENT, LLC
 LOCATED IN:
TOOELE CITY, UTAH



VICINITY MAP
 N.T.S.

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO TOOELE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

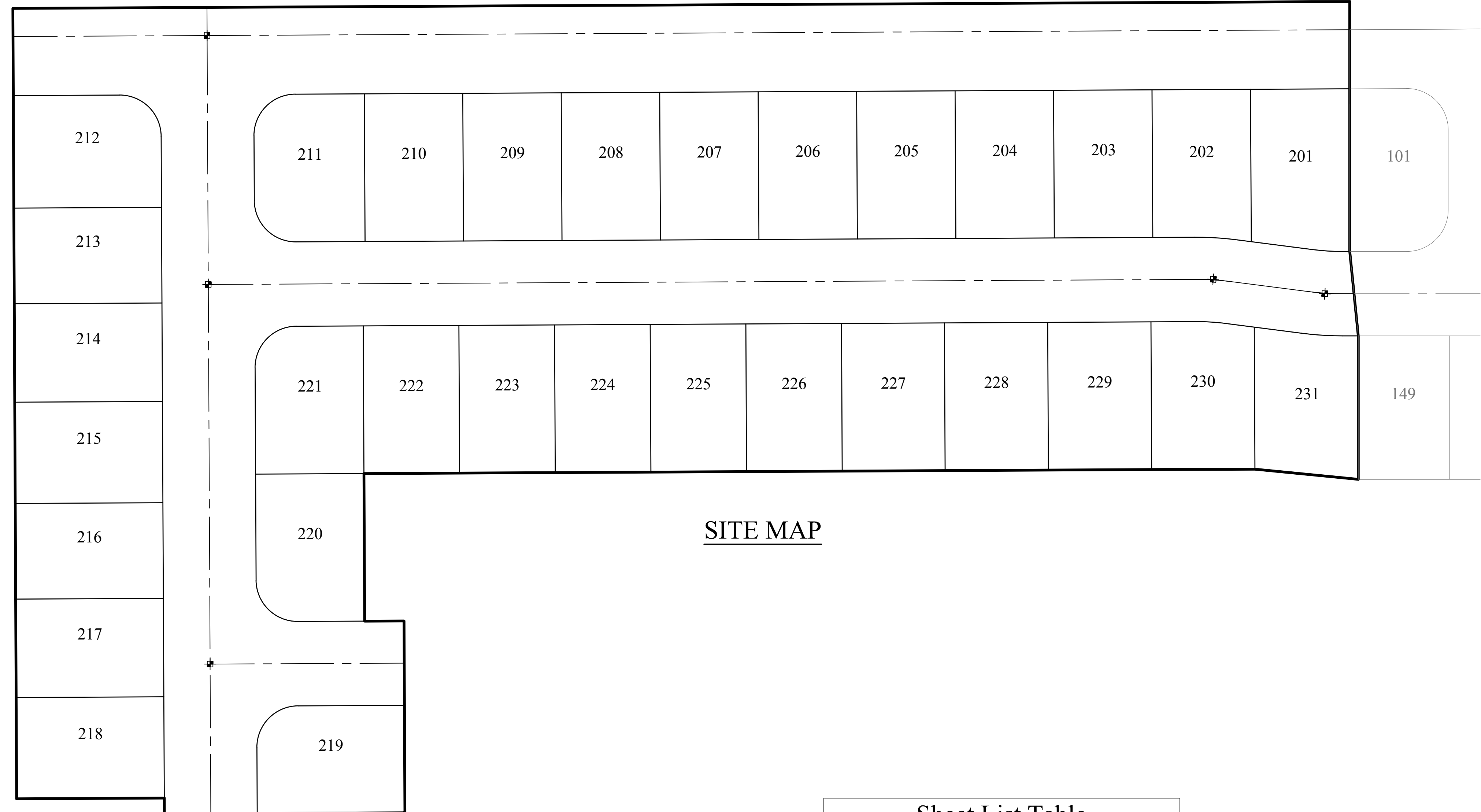
ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047
 (801) 352-0075
 PROJECT MANAGER: BRANDON PARR
 SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
 DAN REEVE
 PERRY DEVELOPMENT, LLC
 (801) 608-8040
 DREEVE@PERRYHOMESUTAH.COM



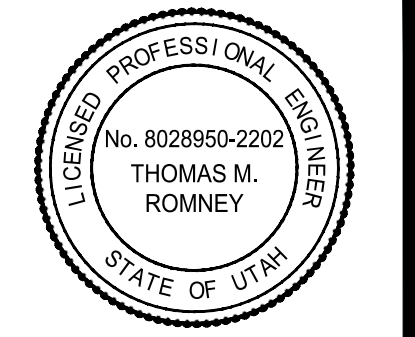
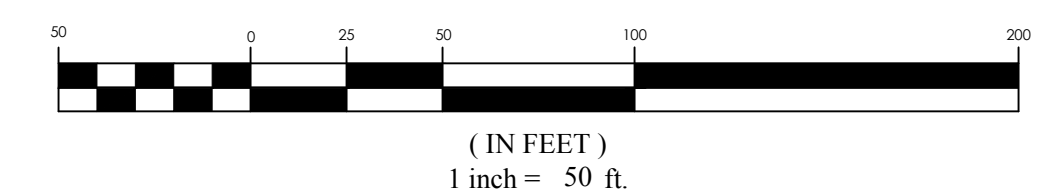
SITE MAP

Sheet List Table

Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT PHASE 2
C3	SITE PLAN
C4	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	MASTER DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
C9	PHASING PLAN
L1	LANDSCAPE PLAN
L2	IRRIGATION DETAILS
PP01	2000 NORTH
PP02	2000 NORTH
PP03	MANTLE WAY
PP04	MANTLE WAY
PP05	1975 NORTH
PP06	1975 NORTH
PP07	1950 NORTH



GRAPHIC SCALE



Overlake Estates 1L Subdivision Phase 2
 Tooele City, Utah
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER SHEET

Scale: 1"=50'
 Date: 4/30/2019
 Sheet: C1

Drawn: EL
 Job #: 18-319

OVERLAKE ESTATES 1L

SUBDIVISION PHASE 2

FINAL PLAT

TOOELE CITY

LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 17,
T3S, R4W, S.L.B.&M.



SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have also subdivided said tract of land into lots, streets, and easements, hereafter to be known as:

OVERLAKE ESTATES 1L SUBDIVISION Phase 2

and that the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date _____

BOUNDARY DESCRIPTION

A portion of the NE $\frac{1}{4}$ of Section 17, Township 3 South, Range 4 West, Salt Lake Base & Meridian, located in Tooele, Utah, more particularly described as follows:

Beginning at the northwest corner of Phase 1L, OVERLAKE ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, said corner being located S89°42'26"W along the Section line 690.02 feet from the Northeast Corner of Section 17, T3S, R4W, S.L.B.&M.; thence along said plat the following 3 (three) courses and distances: (1) South 157.69 feet; thence (2) S05°46'05"E 60.31 feet; thence (3) South 102.00 feet; thence N84°22'34"W 73.81 feet; thence S89°42'26"W 72.55 feet; thence S89°42'27"W 560.88 feet; thence S00°16'25"E 164.93 feet; thence N89°43'35"E 28.00 feet; thence S00°16'25"E 76.40 feet; thence S89°43'35"W 171.00 feet; thence N00°16'25"W 11.28 feet; thence S89°42'26"W 105.00 feet; thence S89°42'26"W 562.00 feet; thence N89°42'26"E 950.41 feet; thence South 20.00 feet to the point of beginning.

Contains: 8.70 acres +/-
31 LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

OVERLAKE ESTATES 1L SUBDIVISION PHASE 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____ A.D. 20__

Printed Name: William O. Perry Printed Name: _____

Printed Name: _____ Printed Name: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, WHO _____ IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF PERRY DEVELOPMENT L.L.C. A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OVERLAKE ESTATES 1L SUBDIVISION PHASE 2 - FINAL PLAT

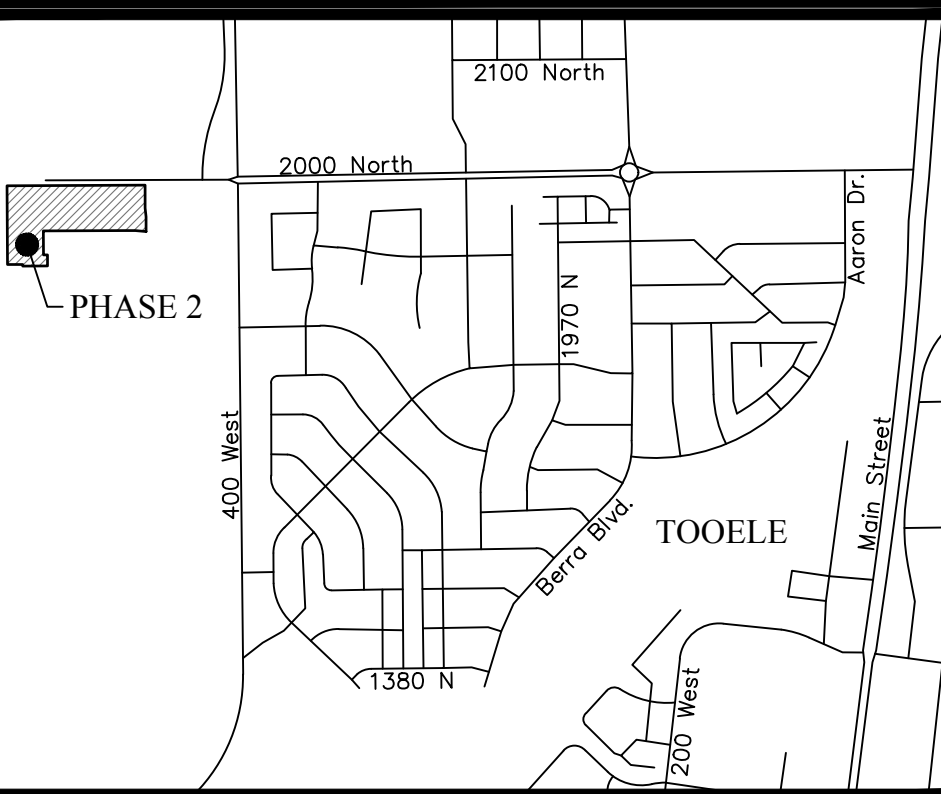
LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 17,
T3S, R4W, S.L.B.&M.

TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

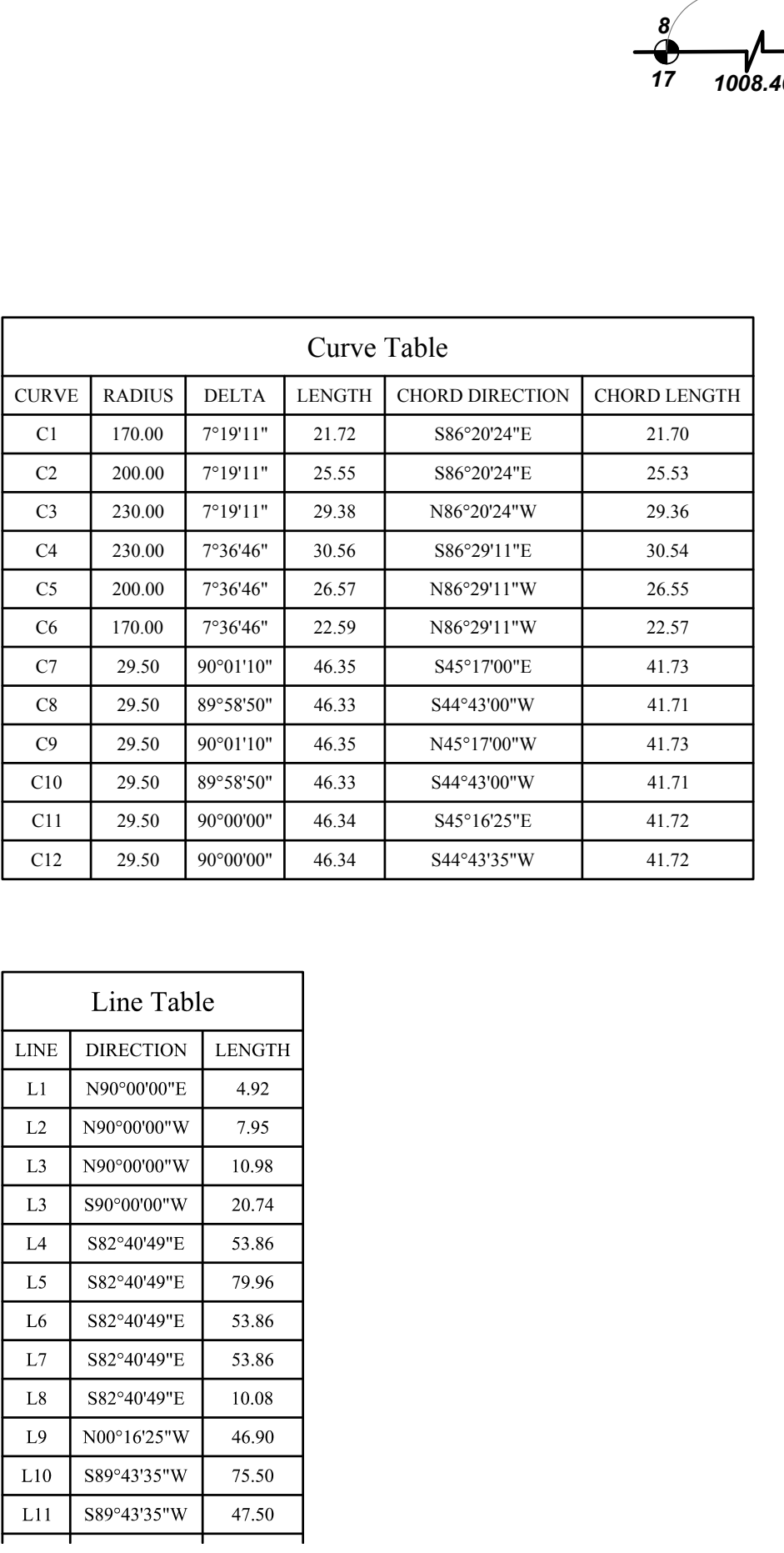
RECORDED NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

SEE \$ _____ TOOELE COUNTY RECORDER



VICINITY MAP
N.T.S.

NORTH $\frac{1}{4}$ CORNER OF SECTION 17, T3S, R4W, SLB&M 1981 TOOELE COUNTY BRASS CAP MONUMENT (FOUND)



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	170.00	7°19'11"	21.72	S86°20'24"E	21.70
C2	200.00	7°19'11"	25.55	S86°20'24"E	25.53
C3	230.00	7°19'11"	29.38	N86°20'24"W	29.36
C4	230.00	7°36'46"	30.56	S86°29'11"E	30.54
C5	200.00	7°36'46"	26.57	N86°29'11"W	26.55
C6	170.00	7°36'46"	22.59	N86°29'11"W	22.57
C7	29.50	90°01'10"	46.35	S45°17'00"E	41.73
C8	29.50	89°58'50"	46.33	S44°43'00"W	41.71
C9	29.50	90°01'10"	46.35	N45°17'00"W	41.73
C10	29.50	89°58'50"	46.33	S44°43'00"W	41.71
C11	29.50	90°00'00"	46.34	S45°16'25"E	41.72
C12	29.50	90°00'00"	46.34	S44°43'35"W	41.72

LINE	DIRECTION	LENGTH
L1	N90°00'00"E	4.92
L2	N90°00'00"W	7.95
L3	N90°00'00"W	10.98
L4	S90°00'00"W	20.74
L5	S82°40'49"E	53.86
L6	S82°40'49"E	79.96
L7	S82°40'49"E	53.86
L8	S82°40'49"E	10.08
L9	N00°16'25"W	46.90
L10	S89°43'35"W	75.50
L11	S89°43'35"W	47.50

- NOTES:
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
 - ALL LOTS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR OVERLAKE 1L SUBDIVISION.
 - P.U. & D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

- BOUNDARY LINE
- - - P.U.&D.E. (SEE DETAIL)
- CENTERLINE
- - - LOT LINE
- - - EASEMENT LINE
- ⊙ SECTION MONUMENT (FOUND)
- ⊕ STREET MONUMENT (TO BE SET)

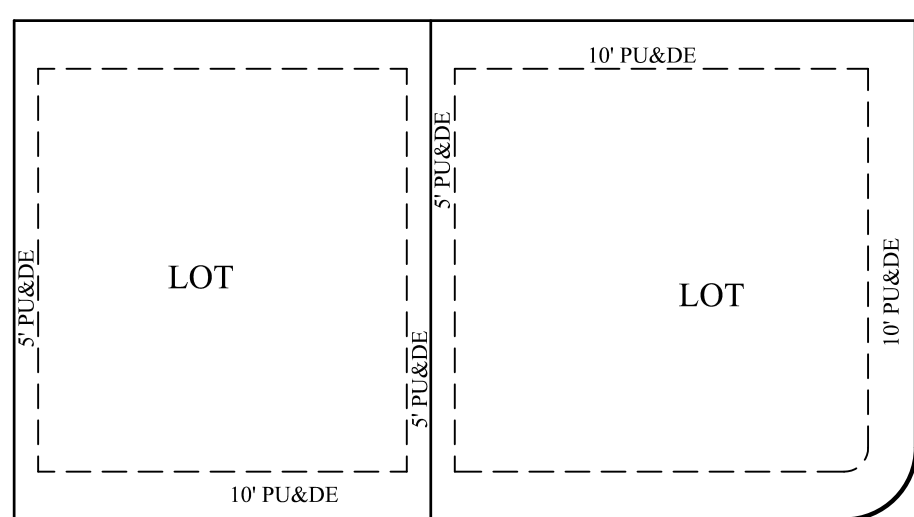
PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
12 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 552-0975
www.focusutah.com

PREPARED FOR
PERRY HOMES
17 EAST WINCHESTER ST., SUITE 200
MURRAY, UT 84107
PH: 801-264-8800

COUNTY TREASURER

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER



PUBLIC STREET
**TYPICAL PUBLIC UTILITY &
DRAINAGE EASEMENTS**
N.T.S.

QUESTAR GAS

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____ A.D. 20__
QUESTAR GAS COMPANY
BY - _____
TITLE - _____

ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.

APPROVED THIS _____ DAY OF _____ A.D. 20__
ROCKY MOUNTAIN POWER
BY - _____
TITLE - _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY PLANNING COMMISSION.

CHAIRMAN, TOOELE CITY PLANNING COMMISSION

COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

CITY ENGINEER

COMMUNITY DEVELOPMENT

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY SURVEY DEPARTMENT.

TOOELE COUNTY SURVEY DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY ATTORNEY

CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY COUNCIL.

ATTEST: CITY RECORDER

**Tooele City Council and the
Redevelopment Agency of Tooele City
Work Session Meeting Minutes**

Date: Wednesday, June 5, 2019
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Steve Pruden, Chair
Scott Wardle
Dave McCall
Brad Pratt
Melodi Gochis

City Employees Present:

Glenn Caldwell, Finance Director
Roger Baker, City Attorney
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Chief Ron Kirby, Police Chief
Kami Perkins, Human Resource Director
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director

Excused: Mayor Debbie Winn

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pruden called the meeting to order at 5:00 p.m.

2. Roll Call

Steve Pruden, Present
Scott Wardle, Present
Brad Pratt, Present
Dave McCall, Present
Melodi Gochis, Present

Chairman Pruden reminded staff and the public that Fridays on Vine would begin this Friday with a ribbon cutting for the new restrooms at the City Park. The Arts Council is selling collector coins commemorating the Vietnam War soldiers and search dogs. The coins can be purchased at the Parks Department and at the Fridays on Vine concerts. Chairman Pruden added that Council members need to let Cylee Pressley know if they would like their own truck for the 4th of July parade. He informed the Council that if they wish to throw candy this year, they will need spotters/walkers to throw the candy. No candy can be thrown from moving vehicles. The Council was instructed to let Ms. Pressley know soon so that she can coordinate vehicles.

3. Discussion:

- Ordinance 2019-16 An Ordinance of Tooele City Amending Tooele City Code Section 10-2-4 Regarding Funeral Processions
Presented by Chief Ron Kirby

Chief Kirby stated that many years ago, the City instituted a policy stating that they would quit doing funeral processions because traffic got too heavy in the City. The Chief stated that they have recently realized that there may be times, or special events, when an officer should attend a funeral procession to direct traffic, as instructed by the Mayor or designee. The proposed Code states that the Mayor, or designee, has the authority to authorize funeral processions for special events.

Council Member Wardle recommended that the language read, the Mayor, or Council Chair, instead of “designee”. He added that there is not a definition of “designee” in the Code. Mr. Baker suggested that it read, the Mayor or police chief to match what had been done in the past. Chairman Pruden suggested that it read, “In the absence of the Mayor, the police chief or Council Chair could allow the funeral procession. Chief Kirby said that sometimes the special event is sensitive or political and said that he didn’t mind the designee being the Council Chair. It was decided that the Ordinance be amended to say, “In the temporary absence of the Mayor, the Council Chair has the authority to authorize funeral processions.”

- Purchasing Policy, Guidelines, and Procedures
Presented by Michelle Pitt

Ms. Pitt summarized the changes between the 1993 purchasing policy and the proposed policy. Council Member Wardle suggested some additional changes. Ms. Pitt will make the changes requested, and bring the policy back before the Council.

- T-Mobile Cell Tower Lease at Elton Park
Presented by Darwin Cook

Mr. Cook stated that the proposed site is larger than the previous proposal. T-Mobile is now asking for a 40 x 40 enclosure. It will take out the trees west of the enclosure, and two of the 9 trees to the north. Council Member Wardle stated that he would like new trees planted to replace the ones that will be taken out.

- Resolution 2019-43 A Resolution of the Tooele City Council Approving a Contract with Triex Construction Corporation for the 2019 Culinary Water Improvement Project
Presented by Paul Hansen

Mr. Hansen said that Triex Construction Corporation is the company name that fills in the blank as listed on the agenda. Mr. Hansen explained that the reason the name was not available at the time of printing the agenda was because these bids were opened on Thursday. It was publicly advertised publicly, and eight bidders responded. Triex was the low bid. Mr. Hansen stated that the City has had some prior history with Triex, with a completed project in 2017. Mr. Hansen added that Triex was \$225,878 lower than the next bid, which caused some concern, but he and other staff met with the Triex owner to go over their concerns. Triex assured them that they would complete the project for the amount bid. City staff is recommending the contract be awarded to Triex for \$569,097.13, with an additional 5% contingency for unanticipated conditions. The additional 5% will only be used if needed, and with the Mayor's approval.

Council Member Wardle asked when the secondary water would be available; and why this was not included as part of the water projects. Mr. Evans said that they were stuck at the Clark Johnsen Jr. High. Council Member Wardle asked if funds were set aside for this project. Mr. Hansen said that the projects covered with this contract would only spend about 1/3 of the water funds. Mr. Evans said that they needed to look at the connections and resources. Chairman Pruden asked the Staff to bring this matter back to the Council with more information.

- Resolution 2019-44 A Resolution of the Tooele City Council Approving a Contract with Kilgore Contracting for the 2019 Roadway Improvement Project
Presented by Paul Hansen

Mr. Hansen stated that the suggested contractor for this contract is Kilgore Contracting. He added that the bids for the roadway improvement projects were also opened last Thursday, with five bidders. The contracts were advertised, and Kilgore was the low bidder. Mr. Hansen added that he talked with Kilgore, and Kilgore is confident that they can complete the work per the price provided at \$448,310.00, and a 5% contingency. Staff is recommending the contract be awarded to Kilgore Contracting.

The Council expressed concern about the timing of completing 100 East, and the construction of the new police station. Mr. Hansen said that they are hoping that it will fall in to place for the work on 100 East, to not be affected by the work at the police department.

- In-fill Area Lot Width Requirements
Presented by Jim Bolser

Mr. Bolser said that a few years ago, the City and Council went through a lengthy process to establish an in-fill program, to make it more advantageous for development, such as reduced setbacks and water rights requirements. There has been discussion on the possibility of reducing the frontage requirement for properties within the in-fill areas. There are some historic properties that don't meet the minimum widths required for the zones in which they are assigned.

Mr. Bolser indicated that in-fill zones can include a reduction allowance in frontage requirements, and asked the Council if they were interested in seeing a proposed text amendment to address this issue. The City would need to do a study to see what reduction percentage is recommended. Mr. Bolser added that before a study is done, we need to know whether the Council is interested in this option. It would be applicable to the two in-fill overlay districts, A and B. One analyses could apply to one, or both.

Council Member Gochis was in favor of it because it was good for property owners to be able to sell their property or allow them to develop. She wanted to go forward with the study. Council Member McCall agreed, but expressed concern about 150 West and 50 West, and the other half-streets because the utility poles are so close to the roads. Mr. Bolser said that the study wouldn't address the utilities, but would address the widths only. Council Member Pratt asked what City staff was recommending. Mr. Bolser recommended to get the study done, and to approach it from a percentage standpoint because it would keep it consistent throughout all properties. It was decided by the Council to go ahead with the study.

- Ordinance 2019-15 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the MR-8 Multi-Family Residential Zoning District for 9.42 Acres of Property Located at 251 North First Street
Presented by Jim Bolser

Mr. Bolser said that this rezone request is for the former Harris Elementary property. The school district is in negotiations with a private entity to purchase and reuse the existing building. The Planning Commission forwarded a negative recommendation to the Council on this matter by a 4 to 3 vote. Council Member Wardle asked what impact the rezone would cause to the sewer and water. Mr. Bolser answered that the reuse of the existing building would essentially create a negligible difference in impact. Mr. Hansen added that historically the school used approximately 4-5 gallons of water per student per day; at 500 students, that was 360,000 gallons per year. This use is just for the school year. Mr. Hansen estimated the future use, with an office with 50 people at 195,000 gallons per year, for a whole calendar year. Mr. Hansen stated that he believed there was water credit historically used on that property. There is five acres of grass that the school over-watered while they used it. He felt that they could better the balance of water under a different use. Council Member Wardle asked what the difference would be if houses were built instead of the rezone request. Mr. Bolser answered that they would lose 20-25% acreage for infrastructure. It would allow about 35 lots, with 1 acre-foot of water for each lot, for about 30 acre feet of water. This use would exceed the historical use of water.

- Subdivision Preliminary Plan for Copper Canyon Phases 7-14 by Bach Land and Development, Located at Approximately 350 West Tooele Boulevard in the R1-7 PUD Residential Zoning District for the Purpose of Creating 249 Single-Family Residential Lots
Presented by Jim Bolser

Mr. Bolser stated that the Council is familiar with the Copper Canyon development. They are proposing preliminary plan approval for Phases 7-14, but would bring final plan approval for each phase as they go along. Chairman Pruden stated that he wants to make sure that approving

this many phases at one time didn't take away any leverage of requiring certain things from them. Mr. Bolser felt that any prior issues had been taken care of, and wouldn't be an issue in the future. Mr. Hansen said that there is a development agreement for this development. The developer is obligated to get to the south park by a certain year. The developer had indicated that he may not make it by this year. They may need to come back to the Council asking for more time to get there.

- Minor Subdivision for Strawberry Water Subdivision by Invictus Title, Located at 2371 North 400 East in the GC General Commercial Zoning District for the Purpose of Subdividing One Commercial Lot into Two Lots
Presented by Jim Bolser

Mr. Bolser said that this application is for the property that currently contains Popeye's Chicken. There is a vacant lot on the south side of Popeye's. The owner of the property is requesting to have that property split in half so that they can sell that lot. Popeye's Chicken was built with a shared entrance, which will be shared by the new owner.

- Subdivision Preliminary Plan for Buffalo Pass by Land Development LLC, Located at 150 West 600 North in the R1-7 Residential Zoning District for the Purpose of Creating 6 Single-Family Residential Lots
Presented by Jim Bolser

AND

- Subdivision Preliminary Plan for Buffalo Ridge by Land Development LLC, Located at 204 West 600 North in the R1-7 Residential Zoning District for the Purpose of Creating 6 Single-Family Residential Lots
Presented by Jim Bolser

Mr. Bolser said these items are for two 6 lot subdivisions about a half block apart from each other. The developers would like to develop to include improving each section of the street. Mr. Bolser indicated that they have met all code requirements for preliminary plan approval.

4. Close Meeting to Discuss Litigation and Property Acquisition

Council Member Pratt moved to close the meeting. Council Member Gochis seconded the motion. The vote was as follows: Council Member Wardle "Aye," Council Member McCall "Aye," Council Member Pratt "Aye," Council Member Gochis "Aye," and Chairman Pruden "Aye."

The meeting closed at 5:52 p.m.

Those in attendance during the closed session: Paul Hansen, Michelle Pitt, Jim Bolser, Steve Evans, Glenn Caldwell, Roger Baker, Darwin Cook, Council Member Pratt, Council Member McCall, Council Member Gochis, Council Member Wardle, and Chairman Pruden.

No minutes were taken on the closed meetings.

5. Adjourn

The meeting adjourned at 6:44 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 19th day of June, 2019

Steve Pruden, Tooele City Council Chair

DRAFT

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, June 5, 2019

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:

Brad Pratt

Dave McCall

Melodi Gochis

Scott Wardle

Steve Pruden

City Employees Present:

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department

Glen Caldwell, Finance Director

Steve Evans, Public Works Director

Chief Ron Kirby, Police Department

Darwin Cook, Parks Department Director

Paul Hansen, City Engineer

Michelle Pitt, City Recorder Director

Cylee Pressley, Deputy Recorder

City Employees Excused:

Mayor Debbie Winn

Minutes prepared by Kelly Odermott

Chairman Pruden called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Pratt.

2. Roll Call

Scott Wardle, Present

Dave McCall, Present

Brad Pratt, Present

Melodi Gochis, Present

Steve Pruden, Present

3. Public Comment Period.

Chairman Pruden invited comments from the public.

Ms. Tiffany Lindsay asked how she could initiate an art plan to get paint for murals around the City. She stated that it is nice to see art around the town and can boost economic value to run down buildings. She could help commission artists who could do art for free if their paints were covered.

Chairman Pruden stated that there is a City Arts Council that gives out grants every year to various groups that apply. There are various guidelines. Chairman Pruden suggested that Ms. Lindsay contact Ms. Tippetts in the Parks Department about the Art's Council.

Chairman Wardle closed the public comment period.

4. Tooele County Health Department Annual Report.

Presented by Jeff Coombs and Jamie Zwerin

Mr. Coombs introduced Ms. Zwerin as the new Aging Director. Mr. Coombs shared the latest Tooele County Health report with the Council, which included areas in the community that needed work and areas that have improved. Areas in the community which needed work are prostate cancer, diabetes, mental health, and cigarette smoking. Tooele County has the highest rate of prostate cancer in the State of Utah. Tooele County has the highest rate for diabetes and prediabetes. Those have been identified as part of the community improvement plan. Mr. Coombs introduced Linda McBeth who represents the City on the Board of Health. Mental health is lacking resources in Tooele County. Tooele County has the highest depression prevalence rate in the state and depression can lead to other factors such as suicide rate. Tooele County is the second highest cigarette smoking county in the state, but has made a lot of progress to reduce the rate. E-cigarettes are a great concern with the youth and Mr. Coombs believes that there should be more regulation on flavored e-juices. The adult obesity rate is the highest in the state and needs to be an area emphasized for improvement. Progress has been made on prescription overdose deaths, which was the second highest in the state, but has decreased below the state average with emphasis the past five years. There has been progress with physical activity and Tooele County is now ranked third or fourth in the state with meeting physical activity minimums. The County has a low poverty rate in the state. Its currently about 7%, in Tooele City.

Ms. Zwerin thanked Council Member Pratt for being on the Aging Board and thanked Ms. McBeth for her representation on the Aging Board as well. She stated that in Tooele City the Meals on Wheels serves 211 adults and received they received 21,756 meals. These are homebound and isolated individuals, that the volunteers and staff for meals on wheels can check

in on to make sure everything is okay. At the senior centers there were 10,446 meals. The adults are encouraged to participate and socialize at the center and not just receive a meal. In the next year there will be an emphasis on volunteering in the community. There is a in-home service program which provides services for lower income individuals. Aides enter the home to help with showering, dressing, housekeeping services and this helps the individuals stay in the home instead of going to a skilled nursing facility. In Tooele City, 56 people were helped with the program. The average length of services is nine years. Another program that has outreach is the S.H.I.P., Senior Health Insurance Program. This helps people enroll, navigate, and resolve billing issues with Medicare. In the past year 1,193 individuals were involved and with extended recruitment there is hope to increase resources for the coming year. The transportation program provided 8,94 rides for older adults and veterans in the community. In partnership with UTA there is an on-demand shuttle which is a car service that has provided 1,114 rides. In the upcoming year there is a plan to provide resources for caregivers helping patients with Dementia and Alzheimer's. These programs will have education and resources for caregivers to give patients better care.

Chairman Pruden thanked them and positive feedback.

5. **Ordinance 2019-06 An Ordinance of Tooele City Amending Tooele City Code Section 10-2-4 Regarding Funeral Processions.**

Presented by Chief Ron Kirby

Chief Kirby stated that there had been a change discussed in the Ordinance just prior to the meeting that was not included in the packet. Chief Kirby stated that the Ordinance gives the Mayor flexibility when determining when law enforcement can block traffic for funeral processions. The Ordinance currently allows for very limited circumstances for funeral processions and the change will allow for more flexibility in those circumstances. The suggested change which is not included in the packet was to allow the Mayor or the City Council chair if the Mayor is unavailable to make the decision on funeral processions.

Chairman Pruden asked if the Council had any questions or comments, there were none.

Council Member Wardle motioned to approve Ordinance 2019-16 with amended wording. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

6. **Resolution 2019-43 A resolution of the Tooele City Council Approving a Contract with Triex Construction Corporation for the 2019 Culinary Water Improvement Project.**

Presented by Paul Hansen

Mr. Hansen apologized to the Council for not including the company or bid information in the Council packet due to the lengthy review of the bids and conversations with bidders. After the lengthy review the staff is recommending a contract with Triex Construction Corporation for the Culinary Water Improvement Project. The water line projects for the coming year are the ones which were proposed in the prior year, but not completed due to the need to adjust their priority based upon the road projects. The proposed projects are;

- Uintah Avenue from Noble to 880 East
- Bonneville Way from Antelope Avenue to Plateau Road
- 500 North from 7th Street to Smelter Road
- 500 North from Antelope Avenue to Plateau Road
- 4th Street from Broadway Avenue to 200 South
- Coleman Street from 200 North to McKellar Street

Council policy has been to get the infrastructure complete before finishing roads. This project was put out for public bid. There were eight bidders who replied and Triex was the lowest bidder in the amount of \$569,113. A 5% contingency is also requested for the amount of \$28,000 that will only be used as needed by unexpected circumstances and with the approval of the Mayor.

Chairman Pruden asked the Council if there were any questions or comments, there were none.

Council Member Pratt motioned to approve Resolution 2019-43. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

7. Resolution 2019-44 A resolution of the Tooele City Council Approving a Contract with Kilgore Contracting for the 2019 Roadway Improvement Project.

Presented by Paul Hansen

Mr. Hansen stated that this is an ongoing project to keep the roads up as best we can. Resources are limited for roadway maintenance. Funds for these improvements will be from the State Road C Funds, which are collected as a portion of the gas tax. State law requires this project to be bid with an extra notice beyond the usual two notices. This was publicly advertised with five bidders responding to the project. Kilgore is the low bidder in the amount of \$440,310. The staff is asking again for a 5% contingency in the amount of \$22,400 for the purpose of unforeseen circumstances. The money will only be used with the authorization of the Mayor. The two rebuild sections are 1400 East South of Skyline and a segment of 980 North just east of Whittaker Drive and South of 1000 North. The hope is to do repairs without a full rebuild, but

what is anticipated is the need for a full rebuild. The overlay projects include, 100 East between 400 North and Vine. This will be a full profile mill and then resurface the entire length. The City also plans to overlay 6th street between Utah avenue and Birch, and small segment of 880 South. In years past the roadway bids included slurry seal, but for efficiency purpose they will be bid out separately. This award is only for the asphalt related work.

Chairman Pruden asked the Council if there were any questions.

Council Member Gochis motioned to approve Resolution 2019-44. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," "Chairman Pruden, "Aye." The motion passed.

8. Public Hearing and Decision On Ordinance 2019-15 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the MR-8 Multi-Family Residential Zoning District for 9.42 Acres of Property Located at 251 North Frist Street.

Presented by Jim Bolser

Mr. Bolser stated this ordinance for a Zoning map Amendment is specific to the property that is the former Harris Elementary School. This property is still owned by Tooele County School District and they are in negotiations for the sale of this property to a private entity. The current zoning of the property is R1-7 Residential, as is the surrounding properties. The intent of the application is to address the zoning specifically rather than the use, however there is some context necessary with the use itself. The request is to rezone the property to the MR-8 Multi-Family residential. The reason for the rezone and why it becomes necessary is the intended land use is a specific institutional type use. That use is specifically allowed in the MR-8 Multi-Family zoning district, but not in the R1-7 Residential zoning. It is rezoning to multi-family zone, but the rezone is not intended for a multi-family use. The Planning Commission held a public hearing at their last meeting to hear this item. There was public comment and the Council received the minutes from that meeting. This is not intended for a multi-family residential use, but an institutional use. The applicant that desires to purchase the property from the school district has provided information to the Planning Commission and is in attendance this evening. The Planning Commission had a split four to three votes to oppose the proposed Zoning Map Amendment.

Chairman Pruden asked the Council if there were any comments or questions.

Council Member Wardle stated that as discussed in the work session it would be good to let the public know that if the use changes with what is anticipated, what is the impact to the water and sewer system? Mr. Bolser stated that it is believed based on historic usage at the school, there are some unknowns, based on rough estimates it is believed that the utility impact will be

decreased from the school, acknowledging that this facility would be year round and the school was not. If the property were to remain R1-7 Residential zoning and remain single family dwellings, it is believed to be decreased there too.

Chairman Pruden stated that the Council would like to hear from the applicant.

Mr. Tyson Dixon stepped forward. He is the CEO of Renaissance Ranch and Warrior Spirit Recovery Community. Warrior Spirit is an entity that is contracted with the Skull Valley band of Goshutes. In contracting with Skull Valley, it is an attempt to identify behavioral health and treatment services for that population as well as the Tooele County and surrounding populations for individuals that struggle with substance abuse and mental health disorders. The intended use for the property is to help rebuild the community. Most people have friends or family members who struggle with addiction. The facilities in Salt Lake have routinely helped people from Tooele Valley and it appears to be a big issue in Tooele with a lack of resources. The intent of this program is to do the best for patients and do what they have been doing in other programs which have a 30% higher success rate. This is done through gender specific treatment, effective medical care, psychiatric treatment, integrating family healing, 12 step spiritual modalities, as well as empirically validated strategies such as cognitive behavioral therapy and enhancement therapy. It will be an eclectic program to address the entirety of the individual and personalized experience. This is very similar to high end private treatments, except this will be available to lower socio-economic status. This will be primarily a Medicaid facility. They are calling it a recovery community and hoping that the school will be a massive force for good in that it will be able to foster the feeling of hope in the treatment facility. This approach does not work for people who are mandated to be there, although it can; this is specifically geared towards helping those who suffer and have a strong desire to change.

Chairman Pruden asked if any part of the facility is lockdown? Mr. Dixon stated that no, they are treating adults. It is a voluntary program. This program is not dealing with insane or criminal individuals. Chairman Pruden asked if there was both out patient and inhouse treatment? Mr. Dixon stated that this part of the program is residential portion of the treatment and the transitional care back to society, employment, an family life.

Chairman Pruden stated that the concerns that have been expressed is the concern of having the patients wandering the neighborhood. The Health Department just gave a presentation of the lack of mental health treatment in the County and maybe this fits some of that need. Mr. Dixon stated that the facility will be a dual diagnosis for individuals who have mental health disorders. Many mental health disorders are exacerbated by substance abuse. To speak to the individuals who are currently walking around the site and the company aims to reach out to those individuals with outreach coordinators to get them on Medicaid and get help. Mr. Dixon stated that they want to be able to approach those in the community need help and offer them hope. This will have a strict admissions process. The admissions will happen offsite at a medical clinic. Chairman Pruden asked where the medical clinic is? Mr. Dixon stated it is the office buildings west of the

Maverick by the Hospital. Individuals will be brought in and have a significant vetting process with making sure the client is the right fit and the detoxification process that will have taken place prior to the medical clinic. There will be 24-hour security to ensure safety. Mr. Dixon stated that if a patient does not want to be at the facility, they will be transported out of the facility.

Council Member Wardle asked in how patients are distinguished between voluntary treatment and mandated treatment, how do patients get distinguished between forced and voluntary? The concern is that it doesn't become a revolving door, with people going down the street and using and then coming back. Mr. Dixon stated that he understands the perception. With a homeless shelters, it is to keep the person alive but not help them with treatment. With people who are chronically and consistently mentally ill. This program is very different than a revolving door system. Patients are there for three to nine months. The patients are successfully discharged or unsuccessfully discharged. The facility is huge into service projects and will be extending service to the community.

Council Member Wardle stated that he has had family use facilities like this and it saved them. He is very grateful. When looking at places like Odyssey House in Downtown Salt Lake, do you know how the crime rates are affected by having a similar type of treatment center? Mr. Dixon stated that he doesn't know the answer but would imagine they are reduced. Council Member Wardle asked if the rates stay the same or go up or down because that seemed to be the sentiment of the Planning Commission. Mr. Dixon stated that he thinks they will go down. A lot of criminality is associated with addiction. He stated that if people with addiction are helped then the criminality will decrease. He stated that he spoke with a resident who is opposed and she stated that there is a mass amount of addicts on Broadway and the police do nothing. He tried to help her understand that there is only so many resources in the jail system. The best thing that we can do is to help rehabilitate the individuals. There is a place for a homeless type of shelter for those that are highly acute. However, the philosophy is if we cannot help someone then what are we doing. Our facility is on the forefront of research to help mental health and addiction. The goal is always progress.

Council Member Pratt asked what is the projected number of residents at any given time? Mr. Dixon stated that his team has been debating how to appropriately staff it because there is a massive need out there. If this opened up, they could put 1000 people in the facility in a month, but that will not happen. There will need to be many different professionals involved and there is a shortage of professionals who can treat it. There are many different people lined up but there is not enough professional to address the need that exists. The hope is to have 60 male and 60 female residential beds. Then have four different staffing groups for males and females which would be 8 staffing units. Probably 120 to 180 residents on a max capacity. There are still some unknowns with the federal contract. If it goes well, this may be one of the largest and hopefully one of the most effective in the Nation. One thing they want to do is prove that implementing all

the therapies that in conjunction with a spiritual approach, done correctly will help long term goals.

Council Member Pratt stated that there was the talk of success and talk about the failed outcomes. Do those individuals who have failed outcomes just walk out of the facility? How do we treat those people who decide to leave the program? Mr. Dixon stated absolutely not. It is expected that there would be difficulty treating individuals. There are always different therapy approaches that happen. The main requirement is to have a desire to treat their addiction. They might be court mandated, but it doesn't change the intent. Council Member Wardle stated his question was about compulsion versus mandatory and how is that distinguished? It may be some compulsion, but it maybe mandatory. Mr. Dixon stated that people do not come to the facility on a winning streak, they come broken.

Mr. Dixon stated that they really want this property. There are plans for ropes courses, community building events. Chairman Pruden asked Mr. Dixon to touch on the plans for the buildings themselves. Mr. Dixon stated that they don't plan to change it a whole lot other than take out the boiler system and put in an HVAC system. Bathrooms need to be put in. There will be gender specific wings. Each wing will be staffed and have camera monitoring systems. It has been done at another facility with 16 men and 16 women. Everything is highly structured to limit interactions between genders. Then men can focus on their recovery with other men and women can do the same. Chairman Pruden asked of the remodel of the building is primarily turn the classrooms into dormitories? Mr. Dixon stated yes, into rooms. The rooms are 60 feet by 60 feet, put walls up and closets in. State regulation is 60 square feet per bedroom and this facility will have nearly double that. It is going to be spaced out. There will be children visiting, so there will be a nursery. There will be a fitness center onsite and other wellness elements, such as acupuncture.

Chairman Pruden asked if there is enough parking? Mr. Dixon stated there is enough parking.

Council Member McCall stated that he didn't have any questions and he has no doubt that the program is a good program. Citizens in the area are concerned and he cannot say that he isn't concerned. There needs to be more help for substance abuse in the County.

Council Member Gochis stated that she appreciated the explanation of all of the services that will be provided. Treatment like this is cost prohibited. She stated that she had an opportunity to visit one of the facilities in Salt Lake County and she was impressed. She stated that she didn't believe there was any treatment like this in the County. It is a well needed service and there is a big hurdle to overcome with the financial and facility itself. Tooele City will be supportive.

Mr. Dixon stated that he had one last comment. He stated this is the fifth meeting like this that they have done. In prior meetings the community is apprehensive, but the community has

recognized and gained support once the program is underway. He stated that he is quite certain that the concerns will be alleviated.

Chairman Pruden opened the public hearing

Ms. Emily Hamilton stated that she works at the USU health extension and she has come to know the organization. She wanted to commend the organization because there is nothing in the area that provides an outpatient or inpatient program. This program really initiates a positive community response and she hopes that it is allowed to come in. With the security systems in place and addressing how people are in and out of the program will ease people's fears. If there can be clear and precise language, this will help benefit home sales and people being more aware of community watch programs. She hopes that people will see that. Typically, people who are substance abuse users have some mental issues. There are drug courts in place and these people will be mandated to be in a program. Salt Lake does mental court stuff and maybe Tooele can also branch out into mental court as well. There is not a lot of help in Tooele County and need more resources. She is developing an opioid program through the USU extensions to help with the crisis.

Mr. Scott Degelbeck stated that he had a few questions. He recognizes the need for help in addiction situations. Mr. Degelbeck thought he had heard it said that there is a federal contract and how long is that good for? Mr. Dixon stated that other contracts that are similar have been around for a long time. To his knowledge it is indefinite. Mr. Degelbaeck asked what happens if it is revoked? Mr. Dixon stated a program will continue to run. Most contracts that they are familiar with for Medicaid and are in jeopardy. This contract is specific to medical health services and the specific laws in place to protect Native Americans. There are only nine of these contracts because it allows help for Native American and non-Native Americans alike. In talking to other tribes, the programs have been in place since conception. Mr. Degelbeck asked if there are any contingency costs that are expected to be borne by Tooele City? Chairman Pruden stated that the City will not be paying, it is a private enterprise. Mr. Dixon stated that they did not need anything from the City.

Mr. Jeff Patton wanted to say that he isn't against treatment facilities, however he has concerns. He performed a search on crime reports.com for another facility in Orem run by Renaissance Ranch. That search showed 16 incidents in the last 6 months. His late wife, in a similar facility learned how to manipulate insurance, doctor shop, and obtain multiple opiate prescriptions ultimately used in her opiate overdose death. He feels that this is an element not suited for this neighborhood and there are better neighborhoods better equipped to absorb the facility. He is concerned with what happens if there is concerns with the residents. It has been mentioned a few times that if the facility does not work out that the property will be purchased by a multi-use buyer. He stated he had concerns about out buildings and will horses be allowed as it has been mentioned they will be onsite. Mr. Patton asked if the streets can handle employees, and friends

and family visiting. Will there be any fencing along the of the property and if the constituents can make any recommendations?

Chairman Pruden stated that the property is not zoned for animals.

Mr. Dixon stated that there were a few questions. Chairman Pruden stated that there is a hole in the fence for the children to walk to the school. Mr. Dixon stated that they have been out there many times, and one thing they like is that there is a great deal of trees on the fence line. The majority or a great deal of the fence line is populated with trees, so it would depend if there were gaps. It will be Native American Culturally based and there will be traditional drumming. Fences are costly and there is fencing there currently. Chairman Pruden asked if there will be repair, maintenance, and closing the gap? Mr. Dixon stated that they will close that up. Mr. Dixon stated that he would be shocked if the crime report was real. The Orem director is in the audience and can address that report. This is the first he has heard of the allegations. Mr. Dixon stated that in regards to traffic, it will probably be very similar. The before school and after school will probably decrease. There will be staffing shifts.

Mr. Drew Redd stated he is the Orem Facility Executive Director. He is a recovering addict. He stated these are not bad people but sick people trying to get well. He is active in the family group that offer services to families that have addictive relatives that are not getting well. He has seen families heal. What was stated about the Orem outpatient programs are not true. He doesn't know where the information came from. The claims are not true. He has seen people heal and recover. He stated he will be coming to manage the Warrior Spirit treatment program.

Ms. Jaime Lawless lives directly across the street from the Harris school. She stated that she does have concerns about it being a voluntary facility. She stated she is not sure if there will be more drug use in the neighborhood, but she has seen people shoot up in front of her home. She doesn't want their community moving into her community. Her husbands father built her home and she wants to stay there but with the dwindling of the neighborhood she doesn't want too.

Mr. Dixon stated that this is not an environment where individuals can come and go as they please. It is a highly structured environment. If they want to leave the program, they can. The organization will transport them, but nine times out of ten a family member will pick them up.

Ms., Julie Watson asked about the Native American population. In Tooele City it had 90% white population and .56% of Native American population. She wanted to know where all the Native Americans are coming from for the program. Will the program help the individuals who live in the City or is the population going to be imported for treatment?

Mr. Dixon stated that there will be a mix of both. If they wanted it could manipulate the contract and bring in only white people or only Native American people. They support the Native community. There will be importing people to get them rehabilitated so they can go back to their

communities and improve their communities. They do not know the percentage yet, but ideally it will be a 50/50 mix. There is a massive need here in Tooele. If the contract only allowed to bring in Native Americans, they wouldn't do it. From a business standpoint there is a huge need.

Chairman Pruden paused the comments to have Chief Kirby come forward to address his standpoint from the police department side of things.

Chief Kirby stated that he doesn't know the exact details, but law enforcement supports rehabilitation efforts and to bring people to sobriety. Alcohol and drug abuse affects all our families. From a law enforcement stand point there is justice reform which has specifically reduced the criminal impact on substance abusers. Things that used to be felonies are now misdemeanors. That has an effective on law enforcement and what is supposed to be coming is more drug treatment due to less incarceration. In Tooele it hasn't happened. There needs to be a change to get people treatment. The question about the percentage of residents from Tooele County would be an important question because if the program doesn't service Tooele County in a significant way it should be located somewhere else. There was information made from crime reports.com, if we just used that information for making decisions we would close all the high schools and box stores. That's not saying it isn't a valid point, but the information needs to be tempered with other reports and activities in the County.

Mr. Raymond Dixon stated he doesn't live in the neighborhood, but he knows there is great need for treatment in the community. He shared several personal stories about substance abuse. He stated that he doesn't think that the concentration of abusers is just on Broadway. It is all over. He is a little concerned about the concentration of patients in one area. Hopefully they do want to change. It has to be a life style change. He commends the gentleman about wanting to have a facility, but the concentration is significant for the area. Hopefully the security is good security. He would rather see it somewhere else. He would rather see this than a high rise on the property.

Mr. Andy Stiz addressed the Council with a articles about opioid studies. He shared his story about his recovery with alcohol and drug addiction. He has worked with many recovering addicts. He sees this as an opportunity for Tooele. There is no place to go and now there is hope. He has seen an Indian recovery center in his home town. This is a chance for wonderful things. Tooele doesn't have a detox facility and where are patients supposed to go.

Mr. Adam Baxter stated that he is a person in long term recovery. He stated that without treatment he wouldn't be able to be where he is today. He works in Tooele and lives in Grantsville. He and his wife work with recovering individuals. There is no treatment in Tooele and this is a Medicaid facility, which would help. The neighborhood that the facility will be in is an area with drug use.

Mr. David Gumucio stated that he is the real estate agent representing the buyer and seller of the property. He stated that there have been extensive discussion during the process the school

district wants to persevere the historic building that is there. He wanted to reemphasize that the school district finds synergies between the education and treatment, to provide GED's, course, and maybe some technological training. In discussions there are leadership opportunities, educational and cultural opportunities is a high priority with the organization. This is a good use for a wonderful building and for the community it will provide a service for the community. It will be a neat opportunity to interact with the Native American community in the County. The other comment he wanted to make was that they are limited in the capacity by the building classrooms. Those classrooms will go for housing, instruction, training, and health. He stated that he was not sure if the 120 as a real number or an estimated number because the process is still being reviewed on how to divided the rooms.

Chairman Pruden, stated that the Broadway section of town; the City has a developer that will be reinvigorating the hotel and building on the properties surrounding. This will be a quality product that should dramatically change the demographic of the town. The second issue is that the building itself has been vacant and what can happen in vacant buildings. There is a concern of having a vacant building of that size with the school.

Chairman Pruden close the public hearing

Chairman Pruden asked if the Council had any further questions or comments.

Council Member Wardle motioned to Ordinance 2019-15. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle. "Aye," Chairman Pruden, "Aye." The motion passed.

Chairman Pratt asked to make a comment about why he voted with an Aye. He is concerned about empty buildings and increases in crime rates. Empty buildings in the community can lend to an increase in the crime rate. It gives opportunities for hiding and doing things that should not be seen. That was his concern about this situation. It is about opportunities that like to engage in the community and giving them a property that they may want to take advantage of. When looking at this and reading the Planning Commission notes and comments, plus being a resident of the community, there are residents that need this in the community. He stated that when there are areas that are blighted or contain a lot of empty buildings that crime in those areas has a tendency to increase. We talk about things that happen in the parks and things that are found in the parks and this is a way to fill vacant area with assistance for those crimes that are being committed.

9. Subdivision Preliminary Plan for Copper Canyon Phases 7-14 by Bach Land & Development, Located at Approximately 350 West Tooele Boulevard in the R1-7 PUD Residential Zoning District for the Purpose of Creating 249 Single-Family Residential Lots.

Presented by Jim Bolser

Mr. Bolser stated that there have been a number of phases of the Copper Canyon development that have gone through the application process. This application is the request for the preliminary plan approval for the remainder of that development, which is phases 7- 14. Later the developers will come back on an individual phase by phase basis for final plats. The application this evening is just the preliminary approval for the development. The plans do meet the guidelines and standards of both city ordinances and the development PUDs standards applicable to this development. The Planning Commission has heard this and forwarded a unanimous positive recommendation.

Chairman Pruden asked the Council if there were any questions or comments.

Council Member McCall motioned to approve Ordinance Subdivision Preliminary Plan for Copper Canyon Phases 7-14 by Bach Land & Development at approximately 350 West Tooele Boulevard for the purpose of Creating 249 Single-Family Residential Lots. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

10. Minor Subdivision for Strawberry Water Subdivision by Invictus Title, Located at 2371 North 400 East in the GC General Commercial Zoning District for the Purpose of Subdividing One Commercial Lot in Two Lots.

Presented by Jim Bolser

Mr. Bolser stated that this is the intersection of 2400 North and SR-36. An aerial photograph was shown on the screen. The property is much larger than the Popeyes Chicken restaurant currently on the property. The intended plan is to divide the property into two properties to allow the vacant property to be developed as well. Popeyes was constructed with a shared access on 400 East. The intent is to split the property in half north to south and allow Popeyes to remain on the property and allow the southern property to be further developed. The Planning Commission has heard this and forwarded a unanimous positive recommendation.

Chairman Pruden asked the Council if there were any questions or comments.

Council Member Pratt motioned to approve the Minor Subdivision for Strawberry Water Subdivision by Invictus Title, Located at 2371 North 400 East for the purpose of Subdividing One Lot into Two Lots. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

11. Subdivision Preliminary Plan for Buffalo Pass by Land Development LLC, Located at 150 West 600 North in the R1-7 Residential Zoning District for the Purpose of Creating 6 Single-Family Residential Lots.

Presented by Jim Bolser

Chairman Pruden asked Mr. Bolser to present both item 11 and item 12 together.

Mr. Bolser stated these are very similar applications and look nearly identical. The same developer is intending to be developing both. Aerial photos of both properties were shown on the screen. The zoning is R1-7 Residential for both properties. Both will have six single-family residential lots. Both projects will be completing right-of-way improvements to the fronting roads. Both projects have met terms of the City Code for approval. The Planning Commission has heard these items and forwarded a unanimous positive recommendation.

Chairman Pruden asked the Council if there were any questions or comments.

Chairman Pruden asked if the Buffalo Ridge driveways will have access onto 200 West? Mr. Bolser stated that is correct

Council Member McCall motioned to approve the Subdivision Preliminary Plan for Buffalo Pass by Land Development LLC, Located at 150 West 600 North for the Purpose of Creating 6 Single-Family Residential Lots. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

12. Subdivision Preliminary Plan for Buffalo Ridge by Land Development LLC, Located at 204 West 600 North in the R1-7 Residential Zoning District for the Purpose of Creating 6 Single-Family Residential Lots.

Presented by Jim Bolser

Presented under agenda item 11.

Council Member Pratt motioned to approve the Subdivision Preliminary Plan for Buffalo Ridge by Land Development LLC, Located at 204 West 600 North for the Purpose of Creating 6 Single-Family Residential Lots. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

13. Minutes

Chairman Wardle asked if the Council if there were any comments or questions.

Council Member Pratt motioned to approve minutes from the City Council and City Council Work Session held on May 15, 2019. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

Council Member Wardle motioned to approve minutes from the City Council Business Meeting, May 29, 2019. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

14. Approval of Invoices

Presented by Michelle Pitt

An invoice in the amount of \$47,400 to L.N. Curtis for S.C.B.A. Units.

An invoice in the amount of \$39,620.18 to Rehrig Pacific Company for 702 95-gallon EG cart garbage cans and freight.

Council Member Pratt motioned to approve invoices. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

15. Adjourn

Council Member Wardle moved to adjourn the City Council meeting. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

The meeting adjourned at 9:04 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 5th day of June, 2019

Steve Pruden, Tooele City Council Chair