

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council & Tooele City Redevelopment Agency of Tooele City, Utah, will meet in a Work Session, on Wednesday, January 4, 2017 at the hour of 5:00 p.m. The meeting will be held at the Tooele City Hall Large Conference Room located at 90 North Main Street, Tooele, Utah.

1. Open City Council Meeting

2. City Council Roll Call

3. Discussion:

- **Council Assignments**
- **Golf Course Fees**
Presented by Brian Roth
- **Cemetery Fees**
Presented by Brian Roth
- **2016 De Minimus Water Rights Report**
Presented by Jim Bolser

4. Close Meeting

- **Litigation**
- **Property Acquisition**

5. Adjourn

Michelle Y. Pitt
Tooele City Recorder/RDA Secretary

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 843-2110 or michellep@tooelecity.org, prior to the meeting.

TOOELE CITY COUNCIL COMMISSION & BOARD APPOINTMENTS 2016

Commission / Board	Number	Term	Appointed By	Council Appointee
City Council	5	4	Electorate	Chair: Brad Pratt Vice Chair: Scott Wardle
Planning Commission	7	4	Mayor Appoints 4; Council Appoints 3; Council Liaison	Liaison: Steve Pruden
Library Board	5 – 9	3	Mayor (with Council consent); 1 Appointee may be a Councilperson	David McCall
Board of Adjustment	5 + Alternates	5	Mayor (with Council consent)	N/A
Hospital Special Services District Board (inactive)	13	–	Mayor Appoints 1 (with Council consent)	N/A
Redevelopment Agency	5 (Council)	–	–	Chair: Steve Pruden Vice Chair: Debbie Winn
RDA Taxing Entity Committee	8	–	Council (“legislative body”) Appoints 2	Steve Pruden Glenn Caldwell
Municipal Building Authority	6 (Council & Mayor)	–	–	N/A
Council of Governments	13	–	Mayor Appoints 2 (with Council consent)	Brad Pratt Scott Wardle
Museum Advisory Board	7 – 14	3	Mayor (with Council consent); Mayor is a Member	Debbie Winn
Employee Grievance Appeal Board	5	2	3 by Vote of Full-Time City Employees; Council Appoints 2 of its own Members	Scott Wardle David McCall
Historical Preservation Commission	5	–	Mayor (with Council consent)	N/A
Accessibility Committee	3	2	Mayor (with Council consent); 1 Member from Engineering	N/A
Local Boundary Commission	7	4	Mayors of Municipalities Appoint 2 Elected Municipal Officials	David McCall Debbie Winn
North Tooele City Special Service District	6	4	City Council Appoints 5 Residents of the District and 1 Ex Officio Councilperson	Debbie Winn
PAR Tax Board	5 (Council)	–		Chair: Brad Pratt
Arts Council Board	7	4	2 City Council Members	Steve Pruden Debbie Winn
Board of Appeals (UBC)	None Specified; Must be Qualified	No Term Limit	City Council	N/A
Communities That Care (CTC)	25	1	CTC Coordinator	Debbie Winn

Economic Development Corporation (inactive)	16	–	Mayor Appoints 1 (with Council consent)	N/A
Council on Aging (Senior Citizen Center)	–	–	City Council	Brad Pratt
USU Board	–	–	City Council	Scott Wardle
Sister City Committee	–	–	City Council	Debbie Winn (if Committee still exists)
Homeless Coordination Committee	–	–	City Council	David McCall
Utah League of Cities and Towns Legislative Policy Committee	–	–	League	Steve Pruden
Tooele City Water Special Services District	5 (Council)	–	City Council	Chair: Brad Pratt
Pre-Disaster Mitigation Planning Team	1 (Council)	–	City Council	David McCall

Golf Course Fee Discussion.

- Last fee increase 2013.
- Determination that it was better to raise fees minimally every 2-3 years rather than large increases every 8-10 years.
- Other county course rates:
 - Overlake : \$36/\$38 (green fee with cart), no season pass, no trail fee.
 - Stansbury : \$30/\$32 (green fee with cart), season passes \$400/\$500, trail fee \$250.
- We are not raising cart rental and some junior fees.

Cemetery Fee Discussion.

We have a disproportionate number of low to upright plot areas in the cemetery. The fee difference between the two is minimal, and people will just purchase the high area. In future developed areas we need to look at a higher ratio between low and upright

At the present time in the new sections of the cemetery where we have the upright/low sections, we have 52 available upright, and 308 low. Almost 6X the number. Additionally, many of the upright are singles, or some doubles, scattered around. We would like to create more of a value to purchase plots in the low headstone rows.

		Current		Proposed		Rounds		Projected	
		Weekday		Weekday		2016		\$ Increase (2017)	
GREEN FEES									
Regular 9 Holes		\$10.00		\$11.00		1627		\$1,627	
Regular 18 Holes		\$18.00		\$20.00		986		\$1,972	
Senior 9 Holes		\$7.50		\$8.00		340		\$340	
Senior 18 Holes		\$14.00		\$15.00		229		\$458	
Junior 9 Holes		\$4.50		\$5.00		1088		\$1,088	
Junior 18 holes		\$8.00		\$9.00		92		\$92	
18 Tournament		\$18.00		\$20.00		300		\$600	
		Weekend & Holidays		Weekend & Holidays					
Regular 9 Holes		\$11.00		\$12.00		1976		\$1,976	
Regular 18 Holes		\$20.00		\$22.00		960		\$1,920	
Senior 9 Holes		\$9.00		\$9.00		145		\$145	
Senior 18 Holes		\$16.00		\$16.00		224		\$448	
Junior 9 Holes		\$5.50		\$6.00		316		\$316	
Junior 18 holes		\$11.00		\$11.00		25			
18 Tournament		\$20.00		\$22.00		600		\$1,200	
CART FEES									
9 holes		\$6.00		\$6.00					
18 holes		\$12.00		\$12.00					
SEASON PASSES									
Individual		\$475.00		\$500.00		22		\$550	
Senior		\$375.00		\$400.00		34		\$850	
Junior		\$245.00		\$250.00					
Couple		\$700.00		\$750.00		25		\$1,250	
Family (per child to pass)		\$100.00		\$100.00					
Player Pass (50% off)		\$99.00		\$99.00					
(green fees and range)									
PUNCH CARDS									
		10 round	20 round	10 round	20 round				
Regular		\$75.00	\$130.00	\$80.00	\$140.00	55	74	\$1,015	
Senior		\$65.00	\$120.00	\$70.00	\$130.00	42	26	\$470	
Junior		\$40.00	\$75.00	\$40.00	\$75.00				
Black Friday		\$50.00		\$60.00			350	\$3,500	
Cart Storage									
Gas		\$125.00		\$125.00					
Electric		\$150.00		\$150.00					
Rentals									
Clubs		\$6.00	\$9.00	\$8.00	\$10.00	100	40	\$240	
Pull Cart		\$2.00	\$3.00	\$3.00	\$3.00	47	5	\$47	
Trail Fee									
Existing		\$200.00		\$225.00			32	\$800	
New		\$250.00		\$250.00					
Range Balls									
small		\$4.00		\$3.00					
medium		\$5.00		\$5.00					
large		\$6.00		\$7.00			1803	\$1,803	
						TOTAL		\$22,707	

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council & Tooele City Redevelopment Agency of Tooele City, Utah, will meet in a Business Meeting on Wednesday, January 4, 2017 at the hour of 7:00 P.M. The meeting will be held in the Tooele City Hall Council Room located at 90 North Main Street, Tooele, Utah.

1. Pledge of Allegiance
2. Roll Call
3. Tooele Applied Technology College (TATC) Student of the Year: Gail McGraw
Presented by Scott Snelson
4. Mayor's Youth Recognition Awards
5. Public Comment Period
6. Election of Council/RDA Chair & Board/Committee Assignments
7. Ordinance 2017- 01 An Ordinance of the Tooele City Council Establishing the Dates, Time and Place of its Public Meetings in 2017
Presented by Michelle Pitt
8. ***PUBLIC HEARING & MOTION*** on Ordinance 2016-20 An Ordinance of Tooele City Amending the Tooele City General Plan, Land Use Element from medium Density Residential (MDR), Mixed Use General (MU-G), and General Commercial (GC) to Rural Residential (RR) for Property Located Near 3263 North Highway 36
Presented by Jim Bolser
9. ***PUBLIC HEARING & MOTION*** on Ordinance 2016-21 An Ordinance of Tooele City Amending the Tooele City Zoning Map for Property Located Near 3263 North Highway 36 From R1-10 to RR-5
Presented by Jim Bolser
10. ***PUBLIC HEARING & MOTION*** on Ordinance 2016-23 An Ordinance of the Tooele City Council Vacating Dedicated Public Utility Easements on Lots 116 and 117 of Tooele Heights Subdivision Phase 1
Presented by Jim Bolser
11. Final Plat for the Burdine Minor Subdivision, a One Lot Subdivision Located at 417 South 1230 East to Combine Lots 116 and 117 of the Tooele Heights Subdivision, Phase 1
Presented by Jim Bolser

12. Resolution 2017-02 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with Copper Canyon P.U.D. Phase 3 Subdivision

Presented by Paul Hansen

13. Minutes

14. Invoices

Presented by Michelle Pitt

15. Adjourn

Michelle Y. Pitt
Tooele City Recorder/RDA Secretary

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 843-2110 or michellep@tooelecity.org, prior to the meeting.

TOOELE CITY CORPORATION

ORDINANCE 2017-01

AN ORDINANCE OF THE TOOELE CITY COUNCIL ESTABLISHING THE DATES, TIME, AND PLACE OF ITS PUBLIC MEETINGS IN 2017.

WHEREAS, Tooele City Charter Section 2-04 and Tooele City Code Section 1-5-3 require the City Council to prescribe by ordinance the date, time, and place of its public meetings, and provide for at least one public meeting to be held each month;

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that the Tooele City Council's regular public meetings for calendar year 2017 shall be held at Tooele City Hall, 90 North Main Street, Tooele, Utah at 7:00 p.m., according to the schedule. The City Council may amend this meeting schedule, and may cancel or add meetings, at any time.

January 4th & 18th

February 1st & 15th

March 1st & 15th

April 5th & 19th

May 3rd & 17th

June 7th & 21st

July 5th & 19th

August 2nd & 16th

September 6th & 20th

October 4th & 18th

November 1st & 15th

December 6th & 20th

This Ordinance is necessary for the immediate preservation of the peace, health and safety of Tooele City and shall take effect immediately upon publication.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 2017.

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

TOOELE CITY CORPORATION

ORDINANCE 2016-20

AN ORDINANCE OF TOOELE CITY AMENDING THE TOOELE CITY GENERAL PLAN, LAND USE ELEMENT FROM MEDIUM DENSITY RESIDENTIAL (MDR), MIXED USE GENERAL (MU-G) AND GENERAL COMMERCIAL (GC) TO RURAL RESIDENTIAL (RR).

WHEREAS, Utah Code §10-9a-401, *et seq.*, requires and provides for the adoption of a “comprehensive, long-range plan” (hereinafter the “General Plan”) by each Utah city and town, which General Plan contemplates and provides direction for (a) “present and future needs of the community” and (b) “growth and development of all or any part of the land within the municipality”; and,

WHEREAS, the Tooele City General Plan includes various elements, including water, sewer, transportation, and land use. The Tooele City Council adopted the Land Use Element of the Tooele City General Plan, after duly-noticed public hearings, by Ordinance 1998-39, on December 16, 1998, by a vote of 5-0; and,

WHEREAS, the Land Use Element (hereinafter the “Land Use Plan”) of the General Plan establishes Tooele City’s general land use policies, which have been adopted by Ordinance 1998-39 as a Tooele City ordinance, and which set forth appropriate Use Designations for land in Tooele City (e.g., residential, commercial, industrial, open space); and,

WHEREAS, the Land Use Plan reflects the legislative findings and policies of Tooele City’s elected officials regarding the appropriate range, placement, and configuration of land uses within the City, which findings are based in part upon the recommendations of land use and planning professionals, Planning Commission recommendations, public comment, and other relevant considerations; and,

WHEREAS, Utah Code §10-9a-501, *et seq.*, provides for the enactment of “land use [i.e., zoning] ordinances and a zoning map” that constitute a portion of the City’s regulations (hereinafter “Zoning”) for land use and development, establishing order and standards under which land may be developed in Tooele City; and,

WHEREAS, a fundamental purpose of the Land Use Plan is to guide and inform the recommendations of the Planning Commission and the legislative policy determinations of the City Council about the Zoning designations assigned to land within the City (e.g., R1-10 residential, neighborhood commercial (NC), light industrial (LI)); and,

WHEREAS, the City has received an application for zoning map amendments for approximately 77 acres of property (the “Property”), comprised of parcels 02-141-0-0018, 02-141-0-0019, 02-141-0-0029, and 02-141-0-0035, being located near 3263 North Highway 36, as shown in the attached **Exhibit A**; and,

WHEREAS, on February 15, 2016, Ordinance 2006-06 was passed by the City Council, amending the General Plan, Land Use Element for approximately 77 acres of property (the Property) located from the future 3200 North street to the northern Tooele City limit on the west side of SR-36, from Low Density Residential to Medium Density Residential, and prescribing conditions; and,

WHEREAS, on February 15, 2016, Ordinance 2006-07 was passed by the City Council, amending the Tooele City zoning map, assigning the R1-10 zoning district to approximately 77 acres of property (the Property) currently zoned RR-5, located from future 3200 North street to the northern Tooele City limit on the west side of SR-36, and prescribing conditions; and,

WHEREAS, as conditions of approval, Ordinances 2006-06 and 2006-07 required certain public improvement and infrastructure items be constructed by the developer, at the developer's cost, (the "Exaction") in order for the City to be able to provide to the property those municipal services essential to enjoyment of the Property and to public health and safety; and,

WHEREAS, the Exaction was legally supportable and defensible because (1) an essential link (or critical nexus) existed between legitimate governmental interests and the Exaction in the context of the former proposed land use, and (2) the Exaction was roughly proportional (even roughly equivalent), both in nature and extent, to the impact of the former proposed land use; and,

WHEREAS, the present ordinance is in no way a repudiation or rescission of the lawfulness, reasonableness, and appropriateness of the Exaction in the context of Ordinances 2006-06 and 2006-07 and the former proposed land use; and,

WHEREAS, among other things, the purpose of the Exaction was for the City to be able to provide for the proposed land use on the Property sufficient and reliable critical municipal services, including culinary water and sanitary sewer services, so as to be able to protect the enjoyment of the Property and the public health and safety of its occupants and residents; and,

WHEREAS, as part of the General Plan and zoning map amendment request, the property owner has stated that "changes are requested to eliminate property requirements contained in Ordinance 2006-06, 2006-07, and 2009-10," referring to the Exaction; and,

WHEREAS, on May 6, 2009, Ordinance 2009-10 was passed by the City Council amending the Tooele City General Plan, Land Use Element for approximately 20 acres of Property located from the future 3200 North street to the northern Tooele City limit on the west side of SR-36 (the "Eastern Portion"), currently Medium Density Residential (MDR), to General Commercial (GC) and Mixed Use General (MU-G), and prescribing conditions; and,

WHEREAS, the City Administration recommends approval of the General Plan, Land Use Element amendment application for the amendment of the General Plan,

Land Use Element for the Property from the Medium Density Residential (MDR), Mixed Use General (MU-G) and General Commercial (GC) land use designations to the Rural Residential land use designation (see the Staff Report attached as Exhibit B); and,

WHEREAS, approving the present ordinance will operate to supersede the Exaction for the Property because the former proposed land use has been withdrawn; and,

WHEREAS, approving the present ordinance will not operate to create any land use entitlements other than land use designation under the General Plan, Lane Use Element and/or the Zoning Map; and,

WHEREAS, despite the Exaction being superseded by approval of the present ordinance, any land use proposed for any portion of the Property will require the determination of a new lawful exaction necessary and appropriate to satisfy the legitimate governmental interests of the Exaction, such exaction to be determined by the nature and extent of the proposed land use on the Property in the context of other properties, public improvements, infrastructure, and all other relevant considerations and circumstances; and,

WHEREAS, on December 14, 2016, the Planning Commission convened a duly-noticed public hearing, accepted public comment, and voted to forward its recommendation to the City Council (see Planning Commission minutes attached as **Exhibit C**); and,

WHEREAS, on _____, the City Council convened a duly-noticed public hearing:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that:

1. this Ordinance and its proposed amendments to the General Plan, Land Use Element are in the best interest of the City in that they will further economic development, will make possible the availability and reliability of critical municipal services, will make possibility the use of the Property as permitted by law, and are consistent with the desires of the affected property owners (see Exhibit A); and,
2. the General Plan, Land Use Element is hereby amended for the property located near 3263 North Highway 36 as illustrated in **Exhibit A**, attached.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 20__.

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 Baker, Tooele City Attorney

EXHIBIT A

**MAPPING PERTINENT TO THE HOME SAVINGS BANK GENERAL PLAN LAND
USE ELEMENT MAP AMENDMENT**



More

Basemap

PLAN - LAND USE ELEMENT

DRAFT 11-16-16

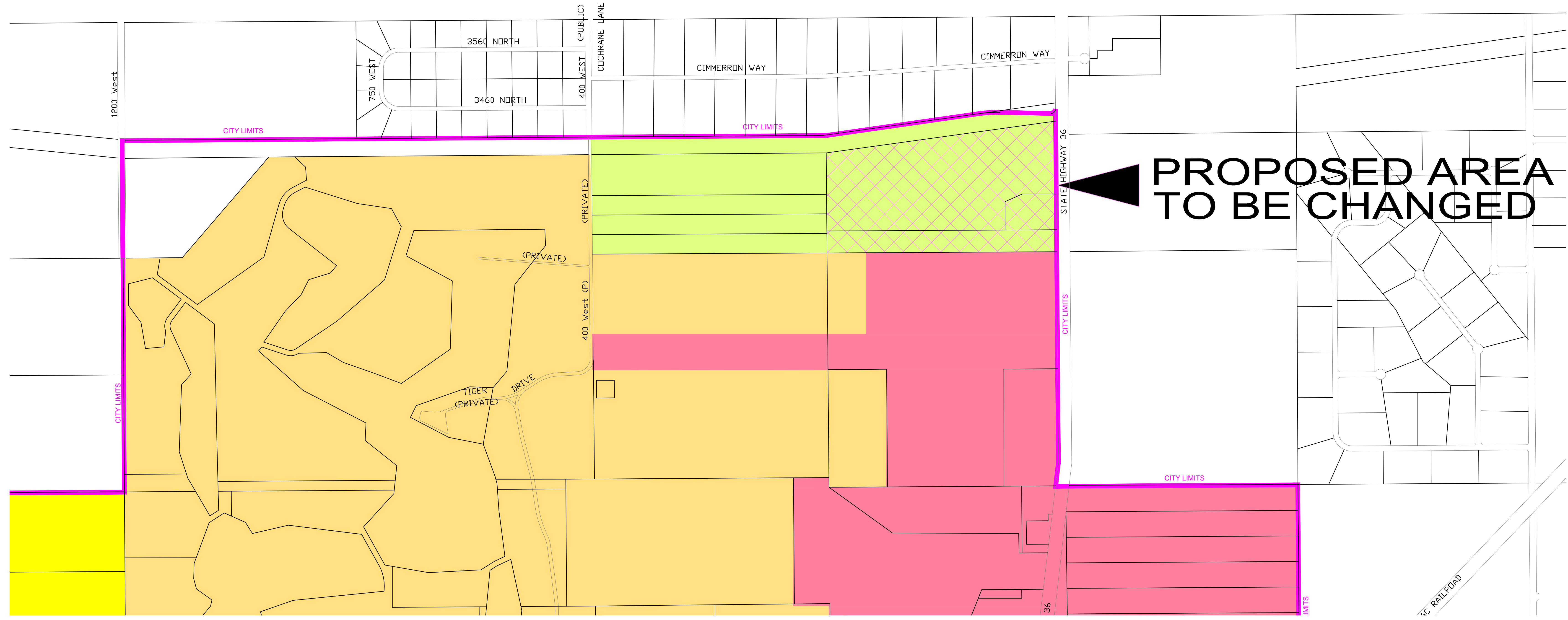
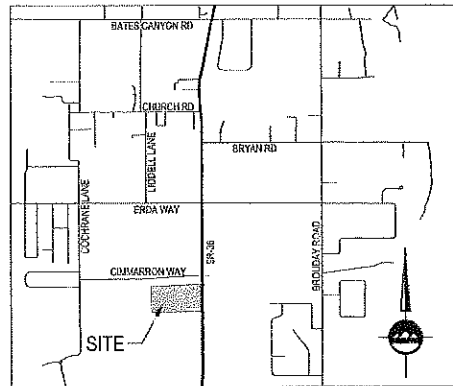
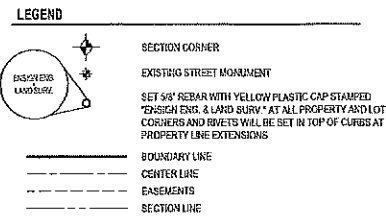


EXHIBIT B

**PROPOSED DEVELOPMENT PLANS
APPLICANT SUBMITTED INFORMATION**



Parcel 1
A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line and North 0°25'14" West 378.58 feet along said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 685.83 feet;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 685.83 feet, to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 317.66 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 217,800 square feet or 5.00 acres.

Parcel 2
A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line and North 0°25'14" West 378.58 feet along said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 685.83 feet;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 685.83 feet, to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 317.66 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 391,402 square feet or 8.95 acres.

Parcel 3
A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 685.83 feet along said Quarter Section line;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 685.83 feet to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 317.66 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 217,800 square feet or 5.00 acres.

Parcel 4
A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point which is located South 89°43'59" West 754.88 feet along the Quarter Section line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 1887.25 feet along the Quarter Section line to the Quarter Quarter Corner of said Section 4;
thence North 0°25'14" West 1139.26 feet along the Quarter Section line, to its intersection with the south line of a future road;
thence Northwesterly 655.82 feet along the arc of a 676.00-foot radius tangent curve to the left (center bears North 3°59'57" West, and the long chord bears North 84°32'11" East 305.85 feet, through a central angle of 2°59'57"), along said future line;
thence North 82°17'31" East 242.04 feet along said future line;
thence North 81°54'01" East 1207.16 feet along said future line;
thence Northwesterly 189.09 feet along the arc of a 1654.00-foot radius tangent curve to the right (center bears South 8°05'07" East, and the long chord bears North 86°25'34" East 198.88 feet, through a central angle of 1°04'47"), along said future line;
thence South 89°00'12" East 173.25 feet along said future line;
thence South 0°25'14" East 317.66 feet;
thence Southwesterly 258.02 feet along the arc of a 330.00-foot radius tangent curve to the right (center bears South 89°32'00" West, and the long chord bears South 21°40'19" West 268.72 feet, through a central angle of 44°15'32");
thence South 43°48'23" West 78.90 feet;
thence Southwesterly 208.43 feet along the arc of a 270.00-foot radius tangent curve to the left (center bears South 89°41'22" East, and the long chord bears South 21°41'12" West 208.30 feet, through a central angle of 44°15'32");
thence South 0°25'14" East 659.52 feet to the Point of Beginning.
Parcel contains: 2,423,259 square feet or 55.63 acres.

ENSIGN
THE STANDARD IN ENGINEERING

TOOLEE
169 N. Main Street, Unit 1
Tooele, UT, 84074
Phone: 435.843.3580

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.885.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
HOME SAVING BANK
PO BOX 1197
DRAPER, UT 84020
CONTACT:
DON BALLARD
PHONE: 801-201-4641

EXHIBIT "B"
BOUNDARY LINE ADJUSTMENT SURVEY
SURVEY MAP DEPICTING NEW PARCEL LINES
STATE ROAD 36, TOOLEE, UTAH 84074

Parcel 1 Read Right-of-Way Easement
A 60 foot Access Easement, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 685.83 feet along said Quarter Section line;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 685.83 feet to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 317.66 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 41,138 square feet or 0.94 acres.

Parcel 2 Read Right-of-Way Easement
A 60 foot Access Easement, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 685.83 feet along said Quarter Section line;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 685.83 feet to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 317.66 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 85,009 square feet or 1.97 acres.

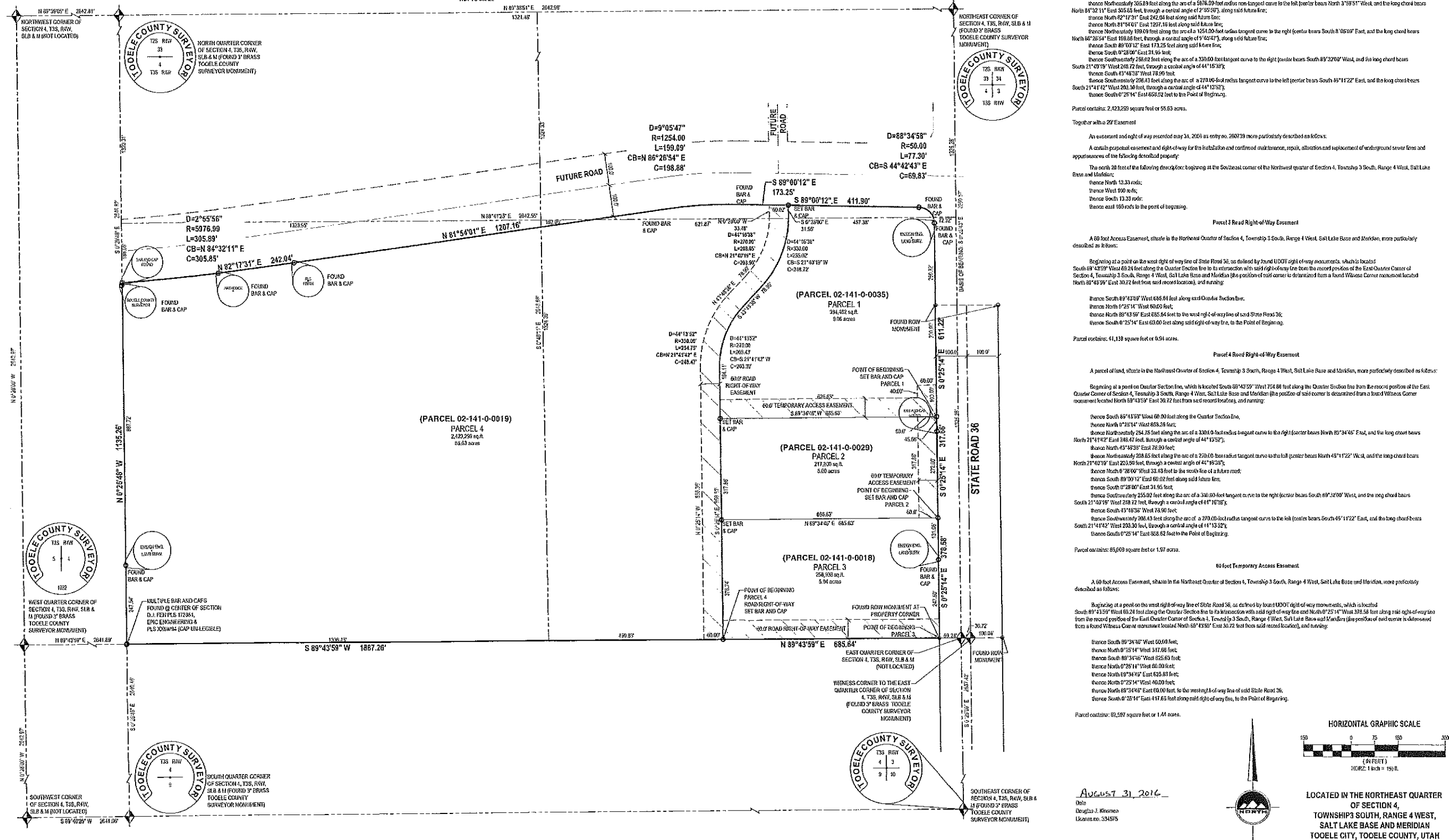
Parcel 3 Read Right-of-Way Easement
A 60 foot Access Easement, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 685.83 feet along said Quarter Section line;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 685.83 feet to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 317.66 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 82,587 square feet or 1.88 acres.

PROFESSIONAL LAND SURVEYOR
No. 334575
DOUGLAS J. KINSMAN
UTAH

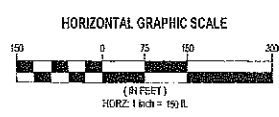
BOUNDARY LINE ADJUSTMENT SURVEY AFTER

PROJECT NUMBER: T1022
DATE: 08/31/16
PROJECT: STATE ROAD 36, TOOLEE, UTAH 84074
DRAWN BY: D. KINSMAN

1 OF 1



August 31, 2016
Date
Douglas J. Kinismann
License No. 334575



LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOLEE CITY, TOOLEE COUNTY, UTAH

Exhibit C

Planning Commission Meeting Minutes

TOOELE CITY CORPORATION

ORDINANCE 2016-21

AN ORDINANCE OF TOOELE CITY AMENDING THE TOOELE CITY ZONING MAP FOR PROPERTY LOCATED NEAR 3263 NORTH HIGHWAY 36 FROM R1-10 TO RR-5.

WHEREAS, Utah Code §10-9a-401, *et seq.*, requires and provides for the adoption of a “comprehensive, long-range plan” (hereinafter the “General Plan”) by each Utah city and town, which General Plan contemplates and provides direction for (a) “present and future needs of the community” and (b) “growth and development of all or any part of the land within the municipality”; and,

WHEREAS, the Tooele City General Plan includes various elements, including water, sewer, transportation, and land use. The Tooele City Council adopted the Land Use Element of the Tooele City General Plan, after duly-noticed public hearings, by Ordinance 1998-39, on December 16, 1998, by a vote of 5-0; and,

WHEREAS, the Land Use Element (hereinafter the “Land Use Plan”) of the General Plan establishes Tooele City’s general land use policies, which have been adopted by Ordinance 1998-39 as a Tooele City ordinance, and which set forth appropriate Use Designations for land in Tooele City (e.g., residential, commercial, industrial, open space); and,

WHEREAS, the Land Use Plan reflects the legislative findings and policies of Tooele City’s elected officials regarding the appropriate range, placement, and configuration of land uses within the City, which findings are based in part upon the recommendations of land use and planning professionals, Planning Commission recommendations, public comment, and other relevant considerations; and,

WHEREAS, Utah Code §10-9a-501, *et seq.*, provides for the enactment of “land use [i.e., zoning] ordinances and a zoning map” that constitute a portion of the City’s regulations (hereinafter “Zoning”) for land use and development, establishing order and standards under which land may be developed in Tooele City; and,

WHEREAS, a fundamental purpose of the Land Use Plan is to guide and inform the recommendations of the Planning Commission and the legislative policy determinations of the City Council about the Zoning designations assigned to land within the City (e.g., R1-10 residential, neighborhood commercial (NC), light industrial (LI)); and,

WHEREAS, the City has received an application for zoning map amendments for approximately 77 acres of property (the “Property”), comprised of parcels 02-141-0-0018, 02-141-0-0019, 02-141-0-0029, and 02-141-0-0035, being located near 3263 North Highway 36, as shown in the attached **Exhibit A**; and,

WHEREAS, on February 15, 2016, Ordinance 2006-06 was passed by the City Council, amending the General Plan, Land Use Element for approximately 77 acres of property (the Property) located from the future 3200 North street to the northern Tooele City limit on the west side of SR-36, from Low Density Residential to Medium Density Residential, and prescribing conditions; and,

WHEREAS, on February 15, 2016, Ordinance 2006-07 was passed by the City Council, amending the Tooele City zoning map, assigning the R1-10 zoning district to approximately 77 acres of property (the Property) currently zoned RR-5, located from future 3200 North street to the northern Tooele City limit on the west side of SR-36, and prescribing conditions; and,

WHEREAS, as conditions of approval, Ordinances 2006-06 and 2006-07 required certain public improvement and infrastructure items be constructed by the developer, at the developer's cost, (the "Exaction") in order for the City to be able to provide to the property those municipal services essential to enjoyment of the Property and to public health and safety; and,

WHEREAS, the Exaction was legally supportable and defensible because (1) an essential link (or critical nexus) existed between legitimate governmental interests and the Exaction in the context of the former proposed land use, and (2) the Exaction was roughly proportional (even roughly equivalent), both in nature and extent, to the impact of the former proposed land use; and,

WHEREAS, the present ordinance is in no way a repudiation or rescission of the lawfulness, reasonableness, and appropriateness of the Exaction in the context of Ordinances 2006-06 and 2006-07 and the former proposed land use; and,

WHEREAS, among other things, the purpose of the Exaction was for the City to be able to provide for the proposed land use on the Property sufficient and reliable critical municipal services, including culinary water and sanitary sewer services, so as to be able to protect the enjoyment of the Property and the public health and safety of its occupants and residents; and,

WHEREAS, as part of the General Plan and zoning map amendment request, the property owner has stated that "changes are requested to eliminate property requirements contained in Ordinance 2006-06, 2006-07, and 2009-10," referring to the Exaction; and,

WHEREAS, on May 6, 2009, Ordinance 2009-10 was passed by the City Council amending the Tooele City General Plan, Land Use Element for approximately 20 acres of Property located from the future 3200 North street to the northern Tooele City limit on the west side of SR-36 (the "Eastern Portion"), currently Medium Density Residential (MDR), to General Commercial (GC) and Mixed Use General (MU-G), and prescribing conditions; and,

WHEREAS, the City Administration recommends approval of the zoning map amendment application for the amendment of the zoning map for the Property from the RR-10 to RR-5 (see the Staff Report attached as Exhibit B); and,

WHEREAS, approving the present ordinance will operate to supersede the Exaction for the Property because the former proposed land use has been withdrawn; and,

WHEREAS, approving the present ordinance will not operate to create any land use entitlements other than land use designation under the General Plan, Lane Use Element and/or the Zoning Map; and,

WHEREAS, despite the Exaction being superseded by approval of the present ordinance, any land use proposed for any portion of the Property will require the determination of a new lawful exaction necessary and appropriate to satisfy the legitimate governmental interests of the Exaction, such exaction to be determined by the nature and extent of the proposed land use on the Property in the context of other properties, public improvements, infrastructure, and all other relevant considerations and circumstances; and,

WHEREAS, on December 14, 2016, the Planning Commission convened a duly-noticed public hearing, accepted public comment, and voted to forward its recommendation to the City Council (see Planning Commission minutes attached as **Exhibit C**); and,

WHEREAS, on _____, the City Council convened a duly-noticed public hearing:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOEELE CITY COUNCIL that:

1. this Ordinance and its proposed amendments to the zoning map are in the best interest of the City in that they will further economic development, will make possible the availability and reliability of critical municipal services, will make possibility the use of the Property as permitted by law, and are consistent with the desires of the affected property owners (see Exhibit A); and,
2. the zoning Map is hereby amended for the property located near 3263 North Highway 36 as illustrated in **Exhibit A**, attached.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 20__.

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 Baker, Tooele City Attorney

Exhibit A

Application for Zoning Amendment

Exhibit B

City Staff Report

EXHIBIT A

**MAPPING PERTINENT TO THE HOME SAVINGS BANK ZONING MAP
AMENDMENT**



More Basemap

ZONING MAP

DRAFT 11-16-16

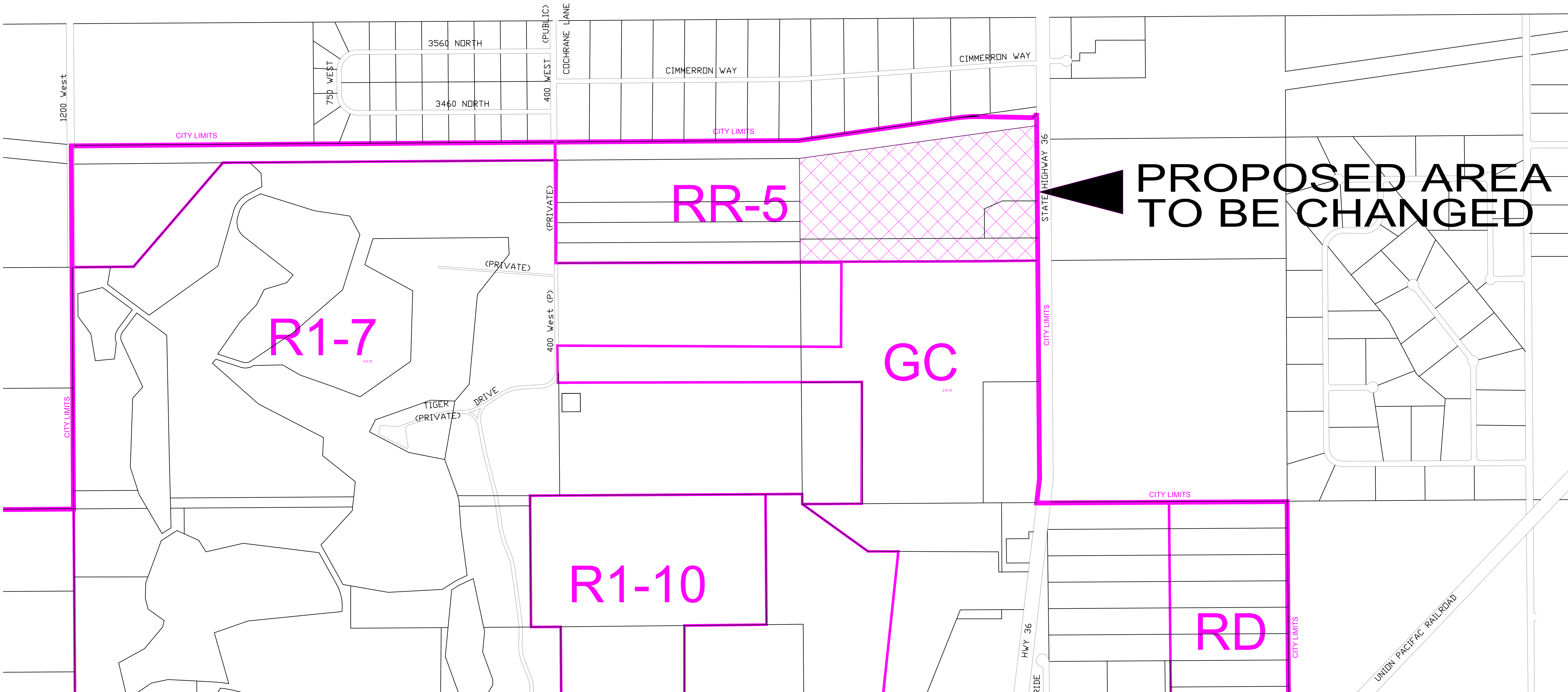
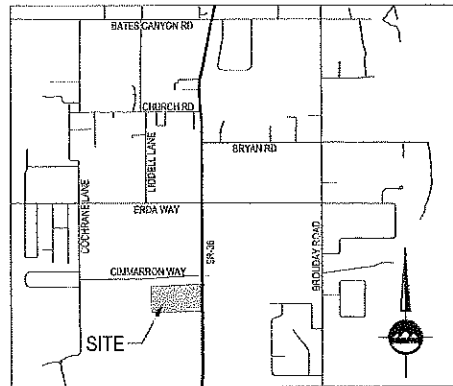
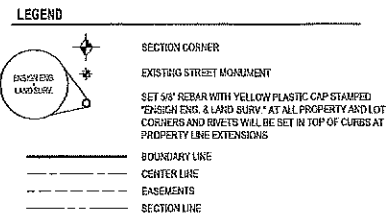


EXHIBIT B

APPLICANT SUBMITTED INFORMATION



Parcel 1
A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line and North 0°25'14" West 378.58 feet along said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 68.83 feet;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 68.83 feet, to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 317.66 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 217,800 square feet or 5.00 acres.

Parcel 2
A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line and North 0°25'14" West 378.58 feet along said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 68.83 feet;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 68.83 feet, to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 317.66 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 391,402 square feet or 8.96 acres.

Parcel 3
A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 68.83 feet along said Quarter Section line;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 68.83 feet, to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 317.66 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 258,338 square feet or 5.84 acres.

Parcel 4
A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point which is located South 89°43'59" West 754.88 feet along the Quarter Section line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 1887.25 feet along the Quarter Section line to the Quarter Quarter Corner of said Section 4;
thence North 0°25'14" West 1139.26 feet along the Quarter Section line, to its intersection with the south line of a future road;
thence Northwesterly 655.82 feet along the arc of a 676.00-foot radius tangent curve to the left (center bears North 3°59'57" West, and the long chord bears North 84°32'11" East 305.85 feet, through a central angle of 2°59'57"), along said future line;
thence North 82°17'31" East 242.04 feet along said future line;
thence North 81°54'01" East 1207.16 feet along said future line;
thence Northwesterly 189.09 feet along the arc of a 1654.00-foot radius tangent curve to the right (center bears South 8°05'07" East, and the long chord bears North 86°25'34" East 198.88 feet, through a central angle of 1°03'47"), along said future line;
thence South 89°00'12" East 173.25 feet along said future line;
thence South 0°25'14" East 317.66 feet;
thence Southwesterly 258.02 feet along the arc of a 330.00-foot radius tangent curve to the right (center bears South 89°32'00" West, and the long chord bears South 21°40'19" West 268.72 feet, through a central angle of 44°15'32");
thence South 43°48'23" West 78.90 feet;
thence Southwesterly 208.43 feet along the arc of a 270.00-foot radius tangent curve to the left (center bears South 89°41'22" East, and the long chord bears South 21°41'12" West 208.30 feet, through a central angle of 44°15'32");
thence South 0°25'14" East 659.52 feet to the Point of Beginning.
Parcel contains: 2,423,259 square feet or 55.63 acres.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT, 84074
Phone: 435.843.3580

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.885.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
HOME SAVING BANK
PO BOX 1197
DRAPER, UT 84020
CONTACT:
DON BALLARD
PHONE: 801-201-4641

EXHIBIT "B"
BOUNDARY LINE ADJUSTMENT SURVEY
SURVEY MAP DEPICTING NEW PARCEL LINES
STATE ROAD 36, TOOELE, UTAH 84074

Parcel 1 Read Right-of-Way Easement
A 60 foot Access Easement, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 68.83 feet along said Quarter Section line;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 68.83 feet, to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 68.00 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 41,138 square feet or 0.94 acres.

Parcel 2 Read Right-of-Way Easement
A 60 foot Access Easement, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 68.83 feet;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 68.83 feet, to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 68.00 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 85,009 square feet or 1.97 acres.

Parcel 3 Read Right-of-Way Easement
A 60 foot Access Easement, situate in the Northeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the west right-of-way line of State Road 36, as defined by found UDOT right-of-way monuments, which is located South 89°43'59" West 68.24 feet along the Quarter Section line to its intersection with said right-of-way line from the record position of the East Quarter Corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (the position of said corner is determined from a found Witness Corner monument located North 89°43'59" East 30.72 feet from said record location), and running:
thence South 89°43'59" West 68.83 feet;
thence North 0°25'14" West 317.66 feet;
thence North 89°43'59" East 68.83 feet, to the west right-of-way line of said State Road 36;
thence South 0°25'14" East 68.00 feet along said right-of-way line, to the Point of Beginning.
Parcel contains: 82,587 square feet or 1.84 acres.

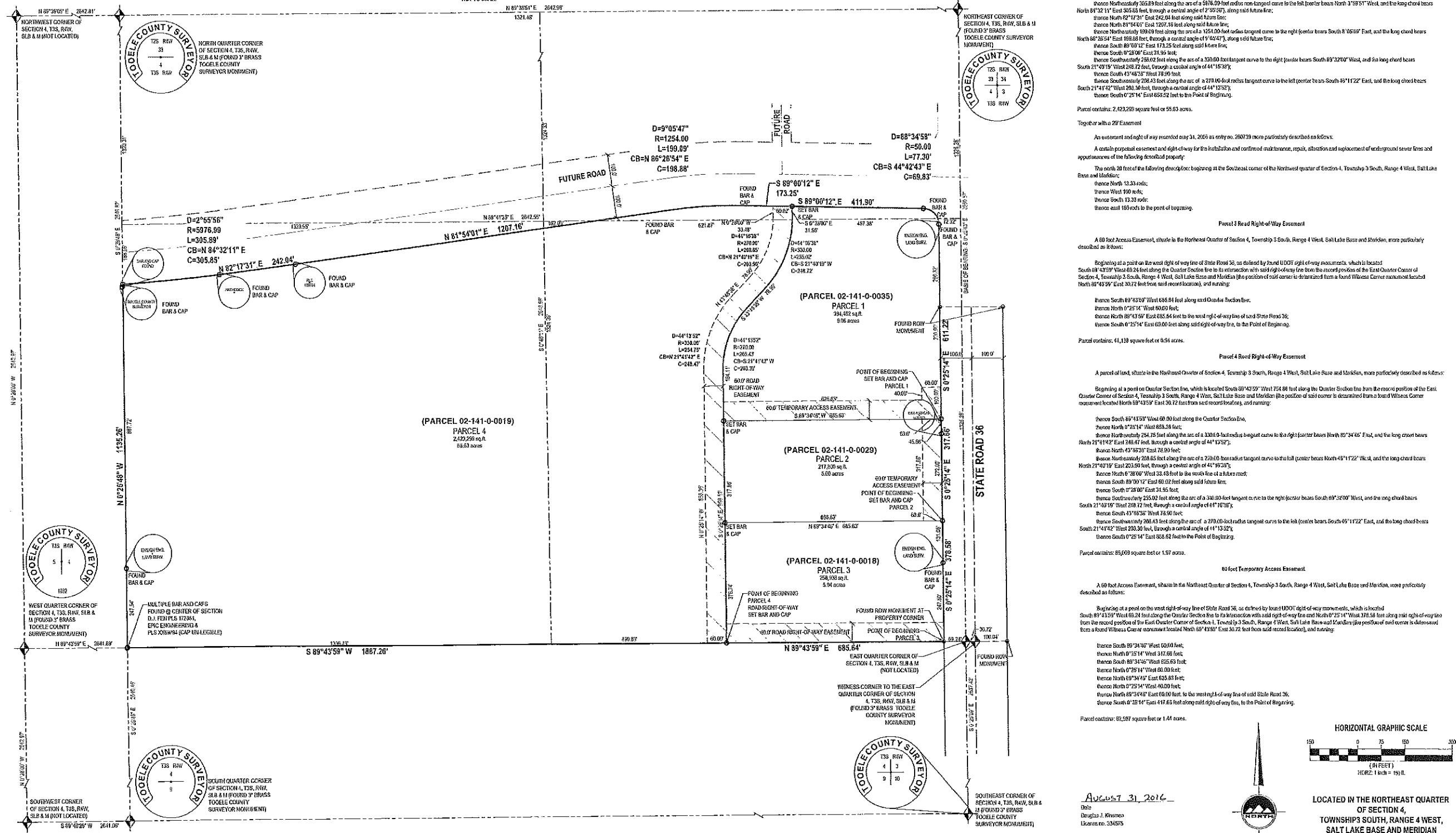
PROFESSIONAL LAND SURVEYOR
No. 334575
DOUGLAS J. KINSMAN
UTAH

BOUNDARY LINE ADJUSTMENT SURVEY AFTER

PROJECT NUMBER: T1022
DATE: 08/31/16
DRAWN BY: G. CHEDL
CHECKED BY: D. KINSMAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

1 OF 1



August 31, 2016
Date
Douglas J. Kinismann
License No. 334575

Exhibit C

Planning Commission Meeting Minutes

TOOELE CITY CORPORATION

ORDINANCE 2016-23

AN ORDINANCE OF THE TOOELE CITY COUNCIL VACATING DEDICATED PUBLIC UTILITY EASEMENTS ON LOTS 116 AND 117 OF TOOELE HEIGHTS SUBDIVISION PHASE 1

WHEREAS, Matt and Laura Burdine (the “property owner”) have petitioned the City to vacate certain public utility, irrigation, and drainage easements (the “PU&DE”) located along existing interior lot lines of parcels 16-001-0-0117 and 16-001-0116; and,

WHEREAS, the petition satisfies the requirements of U.C.A. §10-9a-609.5 (the petition, together with the subdivision map and plat including the PU&DE, is attached as Exhibit A); and,

WHEREAS, the property owners wish to combine lots 116 and 117 and vacate existing interior lot lines and the PU&DE between the two lots; and,

WHEREAS, the property owner has notified, and has received the signatures on an amended subdivision plat from, Questar Gas, Rocky Mountain Power, and Comcast (see Exhibit A); and,

WHEREAS, the property owner has represented, consistent with the utility company signatures, that there are currently no utilities in the PU&DE; and,

WHEREAS, no Tooele City utilities are located, or contemplated to be located, within the portions of the PU&DE to be vacated; and,

WHEREAS, the City Council convened a duly-noticed public hearing on the vacation petition on _____; and,

WHEREAS, good cause exists for the vacation, and the vacation is not anticipated to materially injure the public interest or any private person, inasmuch as

- the property is under single ownership
- the property owner has petitioned for the vacation
- the current lot lines and PU&DE interior to the Property will serve no public or private purpose
- no public or private utilities are located or contemplated to be located within the PU&DE
- the above-referenced utility companies have agreed to the vacation
- the public hearing identified no reason why the vacation should not be approved;

and,

NOW, THEREFORE, BE IT ORDAINED BY THE TOOEELE CITY COUNCIL that

1. the petition to vacate interior lot lines and public utility, irrigation, and drainage easements located on the property's interior lot lines, as depicted in Exhibit A, is hereby approved; and,
2. the City Administration is hereby instructed to see that the City Council-approved subdivision plat reflecting the vacated lot lines and easements be recorded in the offices of the Tooele County Recorder.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 2016.

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, City Attorney

Exhibit A

Vacation Petition

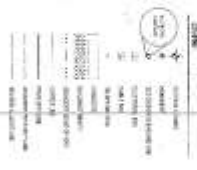
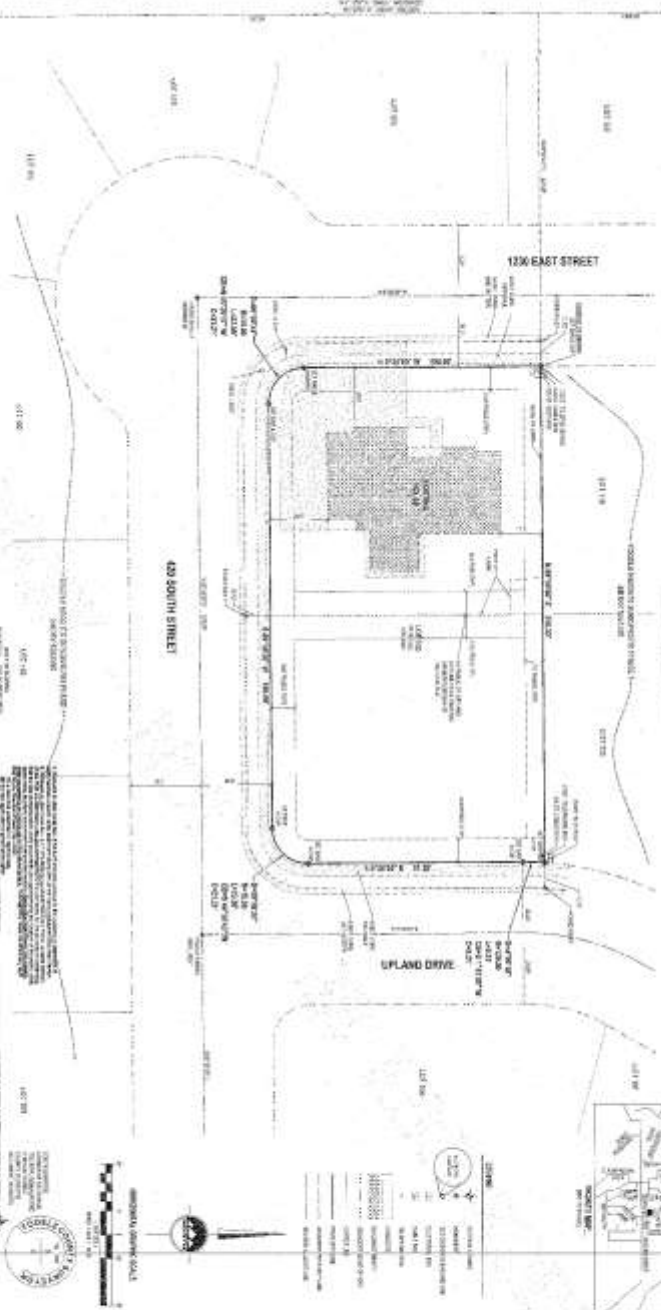
Utility Signatures

Amended Subdivision Plat

Amended Subdivision Maps



PRELIMINARY PLAN
BURDINE SUBDIVISION
 APPROVED AND VALIDATED BY THE STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO
 PREPARED BY: [Name]



OWNER'S STATEMENT
 I, the undersigned, being the owner of the above described property, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts which would render the same misleading or deceptive.

[Signature]
 [Name]
 [Address]

PREPARED BY
 [Name]
 [Address]

DATE OF PREPARATION
 [Date]

OWNER'S NAME	[Name]
OWNER'S ADDRESS	[Address]
OWNER'S PHONE	[Phone]
OWNER'S SIGNATURE	<i>[Signature]</i>
OWNER'S DATE	[Date]
PREPARED BY	[Name]
PREPARED BY ADDRESS	[Address]
PREPARED BY PHONE	[Phone]
PREPARED BY SIGNATURE	<i>[Signature]</i>
PREPARED BY DATE	[Date]
DATE OF PREPARATION	[Date]

PRELIMINARY PLAN
BURDINE SUBDIVISION

APPROVED AND VALIDATED BY THE STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO

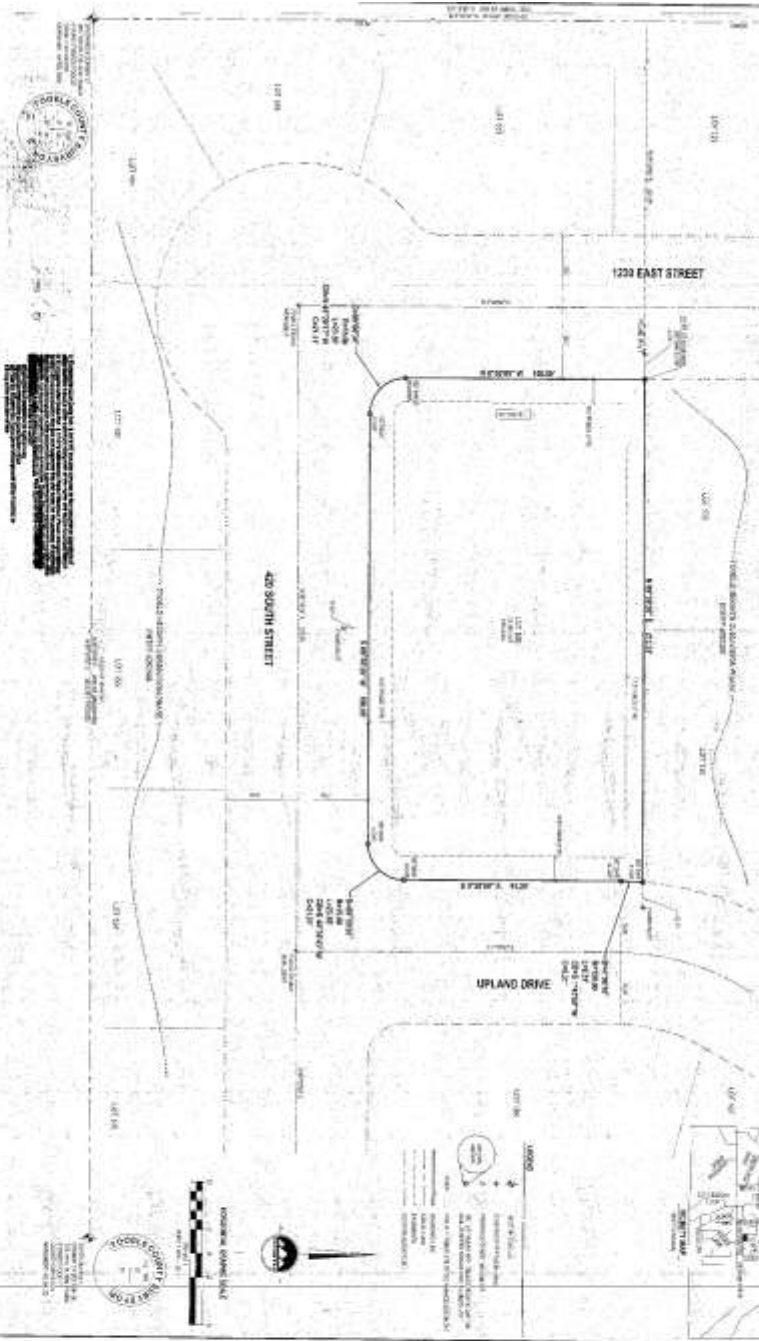
ENSIGN
 ENGINEERING & ARCHITECTURE
 1000 W. BROADWAY
 SAN ANTONIO, TEXAS 78207
 TEL: 214.343.1234
 FAX: 214.343.1235
 WWW.ENSIGN-ARCH.COM

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/15/2024



FINAL PLAT
BURDINE SUBDIVISION
 LAMARCO AND ADJACENT LOTS TO THE WEST OF 1220 EAST STREET
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
 T4N, R10W ADJACENT SECTION 36,
 RANGE 10 NORTH, COUNTY 17 WEST



OWNER Lamarco & Co., LLC 1220 East Street Boulder, CO 80501	PREPARED BY Ensign 1220 East Street Boulder, CO 80501	DESIGNED BY Michael J. Pugh 1220 East Street Boulder, CO 80501	CITY ENGINEER APPROVAL DATE: _____	STATE ENGINEER APPROVAL DATE: _____	COUNTY ENGINEER APPROVAL DATE: _____	PLAT REVIEWER APPROVAL DATE: _____	PLAT REVIEWER DATE: _____
-----------------------------------------------------------------------------	-----------------------------------------------------------------------	--------------------------------------------------------------------------------	------------------------------------------------------	-------------------------------------------------------	--------------------------------------------------------	------------------------------------------------------	---------------------------------------------

CONTRACT INFORMATION
 This plat was prepared under contract No. _____, dated _____, between _____ and _____.

RECORD INFORMATION
 This plat was recorded on _____, 20____, at _____ o'clock _____ of the said day, in _____ of the _____ of _____.



FINAL PLAT
 BURDINE SUBDIVISION
 LAMARCO AND ADJACENT LOTS TO THE WEST OF 1220 EAST STREET
 CONCEPT DESIGN (ENCROACHMENT)
 TOWN OF BOULDER, COLORADO

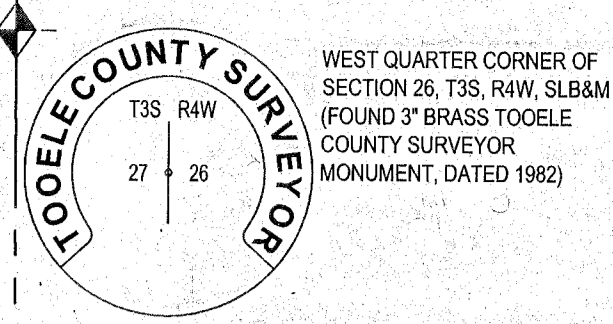
CONTRACT INFORMATION
 This plat was prepared under contract No. _____, dated _____, between _____ and _____.

RECORD INFORMATION
 This plat was recorded on _____, 20____, at _____ o'clock _____ of the said day, in _____ of the _____ of _____.

CONTRACT INFORMATION
 This plat was prepared under contract No. _____, dated _____, between _____ and _____.

EXHIBIT A

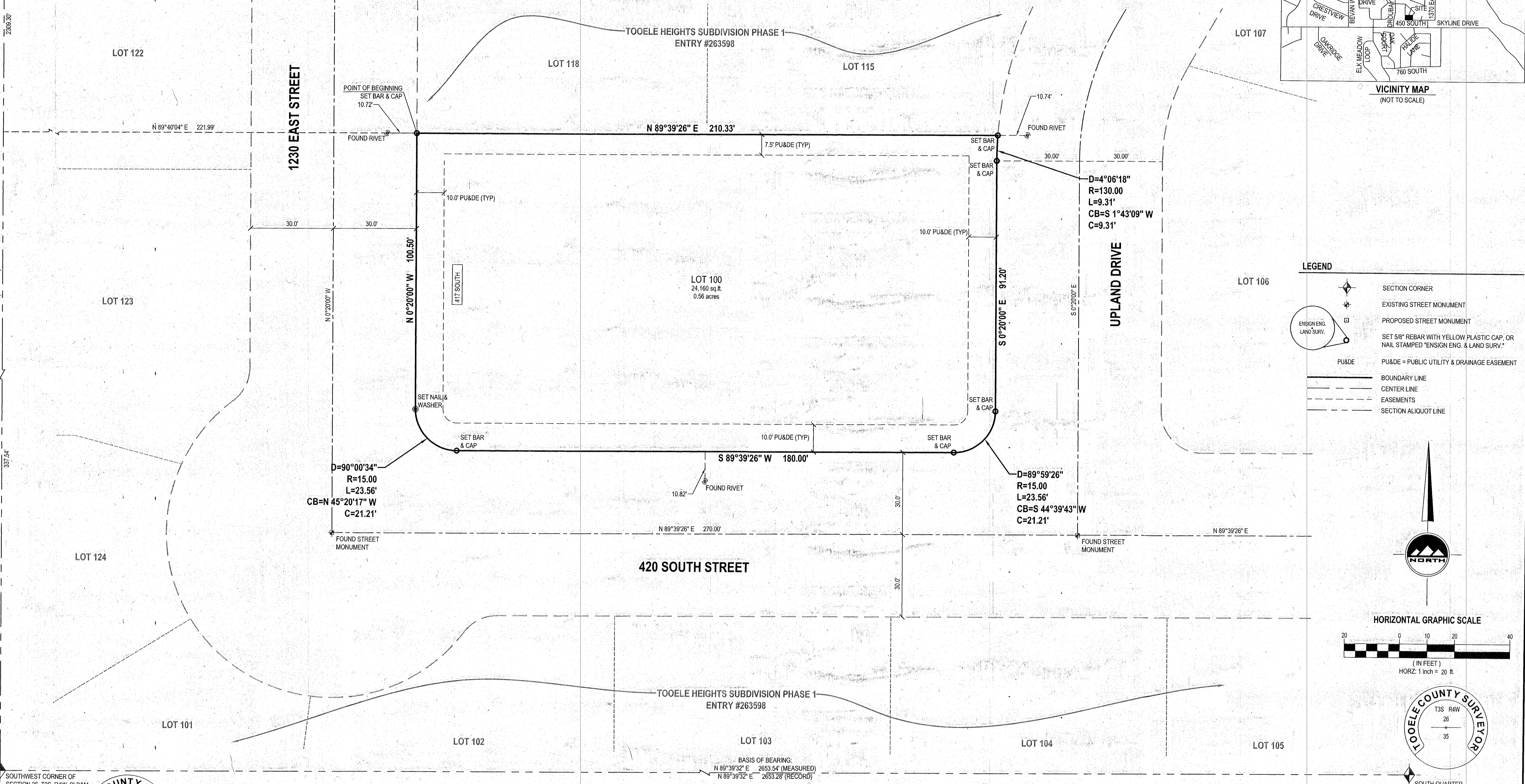
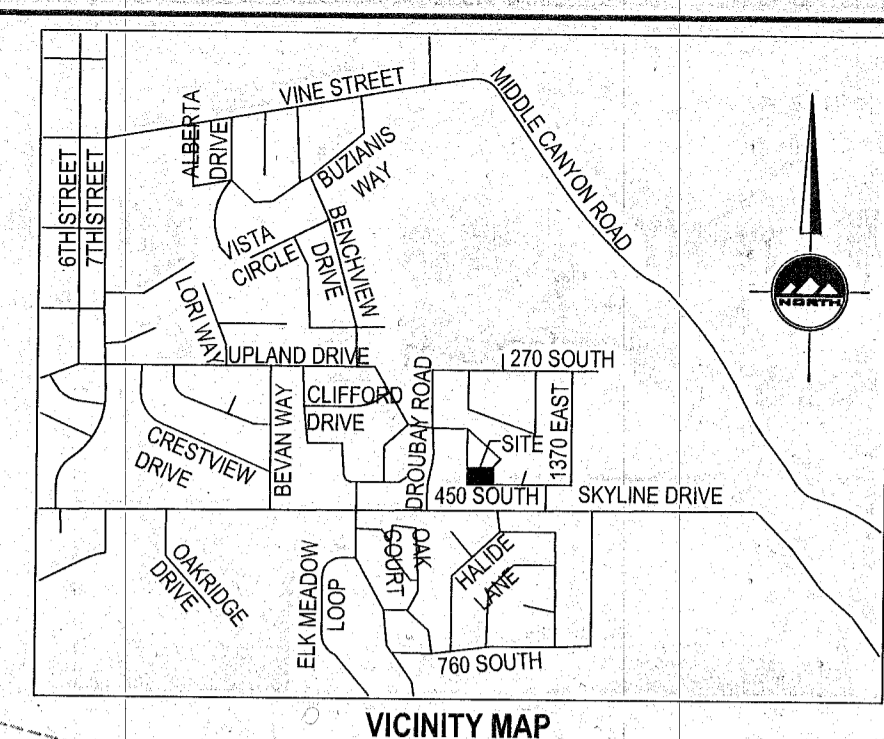
MAPPING PERTINENT TO THE BURDINE SUBDIVISION FINAL PLAT



WEST QUARTER CORNER OF SECTION 26, T3S, R4W, SLB&M (FOUND 3" BRASS TOOOLE COUNTY SURVEYOR MONUMENT, DATED 1982)

FINAL PLAT BURDINE SUBDIVISION

(AMENDING AND VACATING LOTS 116 AND 117 TOOOLE HEIGHTS SUBDIVISION PHASE I)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOOLE CITY, TOOOLE COUNTY, UTAH



- LEGEND**
- SECTION CORNER
 - EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED 'ENSGN ENG. & LAND SURV.'
 - PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - BOUNDARY LINE
 - CENTER LINE
 - EASEMENTS
 - SECTION ALIQUOT LINE

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 334575 as prescribed under 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 into lots and streets, hereafter to be known as the BURDINE SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 26, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Tooele County, Utah. Said parcel also described as, All of Lot 116 and 117 of Tooele Heights Subdivision Phase I, as recorded in the Tooele County Recorder's Office as Entry #263598, more particularly described as follows:

Beginning at the southwest corner of Lot 118, Tooele Heights Subdivision Phase I, said point being North 0°19'50" West 337.54 feet along the section line and North 89°40'04" East 221.99 feet from the Southwest Corner of Section 26, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence North 89°39'26" East 210.33 feet along the south line of said 118 to and along the south line of said 115 to the southeast corner thereof;

thence Southwesterly 9.31 feet along the arc of a 130.00 foot radius curve to the left (center bears South 86°13'42" East and the long chord bears South 1°43'09" West 9.31 feet through a central angle of 4°06'18" along the westerly line of Upland Drive;

thence South 0°20'00" East 91.20 feet along the west line of said Upland Drive;

thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 89°40'00" West and the long chord bears South 44°39'43" West 21.21 feet through a central angle of 89°39'26" to the north line of 450 South Street;

thence South 89°39'26" West 180.00 feet along the north line of said street to the point of curvature;

thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 0°20'34" West and the long chord bears North 45°20'17" West 21.21 feet, through a central angle of 90°00'34" to the east line of 1230 East Street;

thence North 0°20'00" West 100.50 feet to the Point of Beginning

Parcel Contains 24,160 sq. ft. 0.56 acres.

Date: October 31, 2016
 Douglas J. Kinsman
 License no. 334575

OWNER'S DEDICATION

Known all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to be divided into lots together with easements as set forth hereafter to be known as:

BURDINE SUBDIVISION

The undersigned owner(s) hereby convey to Tooele City and to all public utility companies providing service to the heron described tract a perpetual, non-exclusive easement over the public utility, and drainage easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I/we have hereunto set my/our hand this 10 day of November A.D. 20 16

Matthew Burdine, aka Matthew F. Burdine, John Tenant
Laura Burdine
 By: Laura Burdine, John Tenant

Wells Fargo Bank
 By: _____
 Heritage West Credit Union
 By: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
 County of Tooele

On the 10 day of November A.D. 20 16 Matthew Burdine aka Matthew F. Burdine and Laura Burdine personally appeared before me, the undersigned Notary Public, in and for said County of Tooele in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

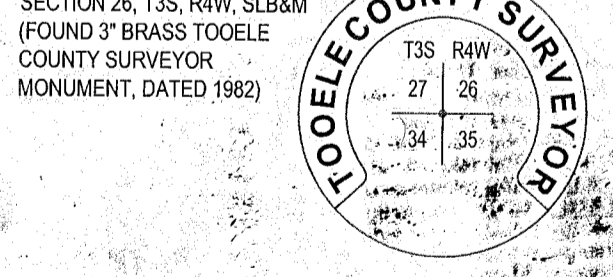
MY COMMISSION EXPIRES: 1-13-2018
DARAKHURH RESIDING IN Tooele COUNTY, UTAH
 NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
 County of Tooele

On the _____ day of _____ A.D. 20 _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC RESIDING IN _____ COUNTY, UTAH



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 OR CONDITIONS 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 17th DAY OF Nov A.D. 20 16

QUESTAR GAS COMPANY
 BY: Diana A. Stephens
 TITLE: Pre Construction Spec

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 1-800-468-3961.

APPROVED THIS 2nd DAY OF November A.D. 20 16

BY: Lisa Baker
 TITLE: Estimator

TOOOLE CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY THE TOOOLE CITY COUNCIL

ATTEST: CITY RECORDER

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS 2nd DAY OF November 20 16 BY THE TOOOLE COUNTY SURVEY DEPARTMENT.

RECORD OF SURVEY FILE #2016-002201
Mark B. Nelson DEPUTY
 TOOOLE COUNTY SURVEY DIRECTOR

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS 2nd DAY OF NOVEMBER 20 16 BY THE TOOOLE COUNTY HEALTH DEPARTMENT

Erin T. Shedd
 TOOOLE COUNTY HEALTH DEPT.

DEVELOPER
MATT BURDINE
 417 SOUTH 1230 EAST
 TOOOLE, UTAH 84074
 801-589-2414

ENSIGN

PROJECT NUMBER: 12028
 MANAGER: D. KINSMAN
 DRAWN BY: R. FISH
 CHECKED BY: D. KINSMAN
 DATE: 10/31/16

COUNTY TREASURER APPROVAL

APPROVED THIS 2nd DAY OF November 20 16 BY THE TOOOLE COUNTY TREASURER

Mark S. Fisher
 TOOOLE COUNTY TREASURER

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____ BY THE TOOOLE COUNTY ATTORNEY

CITY ENGINEER'S APPROVAL

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____ BY THE TOOOLE CITY ENGINEER

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____ BY THE TOOOLE CITY COMMUNITY DEVELOPMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY THE TOOOLE CITY PLANNING COMMISSION

CHAIRMAN TOOOLE CITY PLANNING COMMISSION

**FINAL PLAT
BURDINE SUBDIVISION**
 (AMENDING AND VACATING LOTS 116 AND 117 TOOOLE HEIGHTS SUBDIVISION PHASE I)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
 TOWNSHIP 3 SOUTH, RANGE 4 WEST,
 SALT LAKE BASE AND MERIDIAN
 TOOOLE CITY, TOOOLE COUNTY, UTAH

TOOOLE COUNTY RECORDER

RECORDED # _____
 STATE OF UTAH, COUNTY OF TOOOLE, RECORDED AND FILED AT THE _____
 REQUEST OF: _____
 DATE: _____ TIME: _____
 FEES _____
 TOOOLE COUNTY RECORDER



JANELLE ESHENRODER
11-080-0-0023
658 E 420 SOUTH

RONALD RETTE JT
11-080-0-0024
668 E 420 SOUTH

FLOYD MARTINEZ JT
11-080-0-0027
871 E 420 SOUTH

JARED BUNN JT
11-080-0-0028
871 E 420 SOUTH

STEVEN RUSLOW JT
11-080-0-0025
878 E 420 SOUTH

JACK WALTERS
11-080-0-0031
349 S SALLYWAY

RED ADOBE INVESTMENTS LLC
11-080-0-0032
898 E UPLAND DR

RONALD D GIBBY JT
16-001-0-0120
378 S 1230 EAST

AUBREY A HALL JT
16-001-0-0121
398 S 1230 EAST

ROBERT LERMA JR JT
16-001-0-0122
414 S 1230 EAST

QUESTAR GAS COMPANY
16-001-0-0124
416 S 1230 EAST

JOSHUA ALAN GUTTING
16-001-0-0101
1226 E 420 SOUTH

RYAN LEVANS
16-001-0-0119
387 S 1230 EAST

BRITANY A BULLOCK JT
16-001-0-0118
411 S 1230 EAST

MATTHEW F BURDINE JT
16-001-0-0117
417 S 1230 EAST

JOCELYN M PERRY JT
16-001-0-0102
1236 E 420 SOUTH

MATTHEW BURDINE JT
16-001-0-0116
1268 E UPLAND DR

KENNETH LIBROSTON JT
16-001-0-0114
1256 E UPLAND DR

MELANIE GUBLER
16-056-0-0028
1288 E 420 SOUTH

GUNTON C PETERSEN JT
16-066-0-0029
404 S VEDA CT

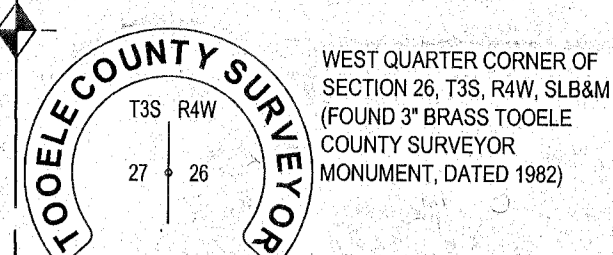
ASHLIE MERKLEY JT
16-001-0-0107
1263 E UPLAND DR

JUSTIN W TAY
16-001-0-0106
1263 E UPLAND

More Basemap

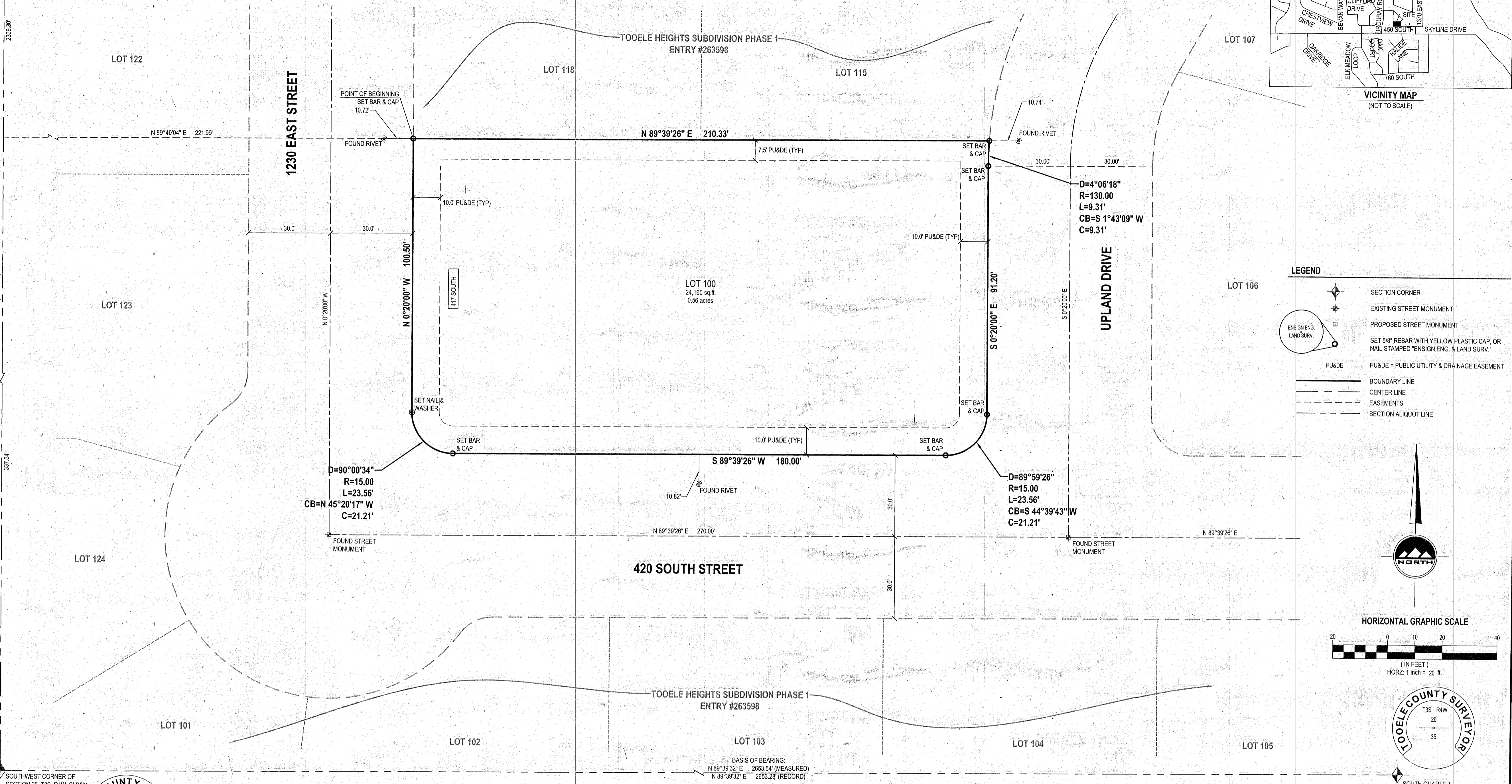
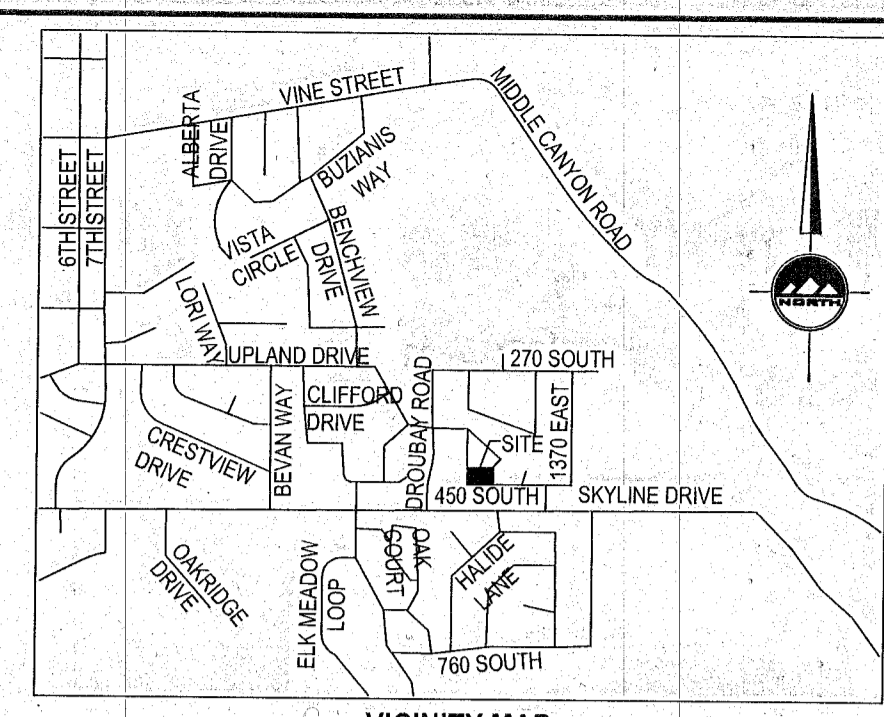
EXHIBIT B

**PROPOSED DEVELOPMENT PLANS
APPLICANT SUBMITTED INFORMATION**

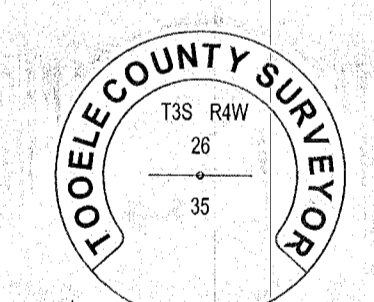
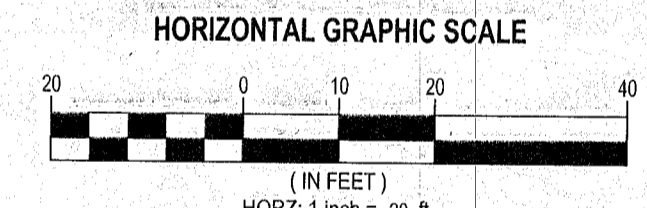


WEST QUARTER CORNER OF SECTION 26, T3S, R4W, SLB&M (FOUND 3" BRASS TOOOLE COUNTY SURVEYOR MONUMENT, DATED 1982)

FINAL PLAT BURDINE SUBDIVISION (AMENDING AND VACATING LOTS 116 AND 117 TOOOLE HEIGHTS SUBDIVISION PHASE I) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOOLE CITY, TOOOLE COUNTY, UTAH



- LEGEND**
- SECTION CORNER
 - EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - BOUNDARY LINE
 - CENTER LINE
 - EASEMENTS
 - SECTION ALIQUOT LINE



SOUTH QUARTER CORNER OF SECTION 26, T3S, R4W, SLB&M (FOUND 3" BRASS TOOOLE COUNTY SURVEYOR MONUMENT, NO DATE)

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 334575 as prescribed under 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 into lots and streets, hereafter to be known as the BURDINE SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 26, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Tooele County, Utah. Said parcel also described as, All of Lot 116 and 117 of Tooele Heights Subdivision Phase I, as recorded in the Tooele County Recorder's Office as Entry #263598, more particularly described as follows:

Beginning at the southwest corner of Lot 118, Tooele Heights Subdivision Phase I, said point being North 0°19'50" West 337.54 feet along the section line and North 89°40'04" East 221.99 feet from the Southwest Corner of Section 26, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence North 89°39'26" East 210.33 feet along the south line of said 118 to and along the south line of said 115 to the southeast corner thereof;

thence Southwesterly 9.31 feet along the arc of a 130.00 foot radius curve to the left (center bears South 86°13'42" East and the long chord bears South 1°43'09" West 9.31 feet through a central angle of 89°39'26" to the north line of Upland Drive;

thence South 0°20'00" East 91.20 feet along the west line of said Upland Drive;

thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 89°40'00" West and the long chord bears South 44°39'43" West 21.21 feet through a central angle of 89°39'26" to the north line of 450 South Street;

thence South 89°39'26" West 180.00 feet along the north line of said street to the point of curvature;

thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 0°20'34" West and the long chord bears North 45°20'17" West 21.21 feet, through a central angle of 90°00'34" to the east line of 1230 East Street;

thence North 0°20'00" West 100.50 feet to the Point of Beginning

Parcel Contains 24,160 sq. ft. 0.56 acres.

October 31, 2016
Date
Douglas J. Kinsman
License no. 334575

OWNER'S DEDICATION

Known all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to be divided into lots together with easements as set forth hereafter to be known as:

BURDINE SUBDIVISION

The undersigned owner(s) hereby convey to Tooele City and to all public utility companies providing service to the heron described tract a perpetual, non-exclusive easement over the public utility, and drainage easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I have hereunto set my hand this 10 day of November A.D. 20 16

Matthew Burdine, aka Matthew F. Burdine, John Tenant
Laura Burdine, aka Laura Burdine, John Tenant

Wells Fargo Bank
By: _____
Heritage West Credit Union
By: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Tooele

On the 10 day of November A.D. 20 16, Matthew Burdine aka Matthew F. Burdine and Laura Burdine personally appeared before me, the undersigned Notary Public, in and for said County of Tooele in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, in number, freely and voluntarily for the purposes therein mentioned.

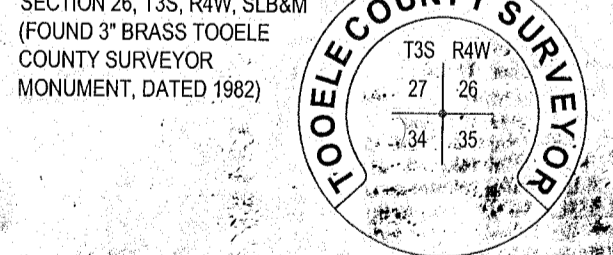
MY COMMISSION EXPIRES: 1-13-2018
Dana K. Averet
NOTARY PUBLIC RESIDING IN Tooele COUNTY.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Tooele

On the _____ day of _____ A.D. 20 _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC RESIDING IN _____ COUNTY.



SOUTHWEST CORNER OF SECTION 26, T3S, R4W, SLB&M (FOUND 3" BRASS TOOOLE COUNTY SURVEYOR MONUMENT, DATED 1982)

1. Pursuant to Utah Code Ann. § 54-6-27 this plat conforms to the committee or approval of _____
2. Pursuant to Utah Code Ann. § 17-27-6(2)(a)(i) Rocky Mountain Power accepts liability for any and all costs associated with this plat and agrees to pay for the purpose of continuing or acknowledging public utility easements and easements for the location of easements, but does not warrant that power lines, poles, or other utility facilities are shown on this plat.
3. A licensed engineer or registered professional land surveyor shall be responsible for the location of easements and utility facilities or any other easements on this plat.

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 OR CONDITIONS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION 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 17th DAY OF Nov A.D. 20 16

QUESTAR GAS COMPANY
BY: *Diana A. Stephens*
TITLE: *Pre Construction Spec*

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 1-800-468-3961.

APPROVED THIS 2nd DAY OF November A.D. 20 16

BY: *Lisa Baker*
TITLE: *Estimator*

TOOOLE CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOOLE CITY COUNCIL.

ATTEST: CITY RECORDER

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS 2nd DAY OF November 20 16 BY THE TOOOLE COUNTY SURVEY DEPARTMENT.

RECORD OF SURVEY FILE #2016-002701
Mark B. Nelson Deputy
TOOOLE COUNTY SURVEY DIRECTOR

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS 2nd DAY OF NOVEMBER 20 16 BY THE TOOOLE COUNTY HEALTH DEPARTMENT

Greg T. Shedd
TOOOLE COUNTY HEALTH DEPT.

DEVELOPER
MATT BURDINE
417 SOUTH 1230 EAST
TOOOLE, UTAH 84074
801-589-2414



TOOOLE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108

SALT LAKE CITY
LAYTON
CEDAR CITY
RICHFIELD

COUNTY TREASURER APPROVAL

APPROVED THIS 2nd DAY OF November 20 16 BY THE TOOOLE COUNTY TREASURER.

Mark S. Gade
TOOOLE COUNTY TREASURER

CITY ATTORNEY'S APPROVAL

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

TOOOLE CITY ATTORNEY

CITY ENGINEER'S APPROVAL

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

TOOOLE CITY ENGINEER

COMMUNITY DEVELOPMENT APPROVAL

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

TOOOLE CITY COMMUNITY DEVELOPMENT

TOOOLE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF TOOOLE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____
FEES _____
TOOOLE COUNTY RECORDER

**FINAL PLAT
BURDINE SUBDIVISION
(AMENDING AND VACATING LOTS 116 AND 117 TOOOLE HEIGHTS SUBDIVISION PHASE I)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOOLE CITY, TOOOLE COUNTY, UTAH**

TOOELE CITY CORPORATION

RESOLUTION 2017-02

A RESOLUTION OF THE TOOELE CITY COUNCIL ACCEPTING THE COMPLETED PUBLIC LANDSCAPING IMPROVEMENTS ASSOCIATED WITH COPPER CANYON P.U.D. PHASE 3 SUBDIVISION.

WHEREAS, on February 4, 2015, the Tooele City Council approved the Copper Canyon P.U.D. phase 3 subdivision plat (“Copper Canyon 3”); and,

WHEREAS, effective February 4, 2015, Bach Land and Development, LLC, entered into a letter of credit bond agreement for the Copper Canyon 3 public improvements; and,

WHEREAS, in addition to the typical public improvements, such as, water lines, sewer lines, and roads, Copper Canyon 3 included an element of public landscaping as part of the public improvements (the “Landscaping Improvements”), including portions of the Copper Canyon trail system, including trail access, irrigation equipment, drainage facilities, and plantings; and,

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

WHEREAS, on January 20, 2016, the City Council passed Resolution 2016-07 accepting all of the public improvements associated with Copper Canyon 3, except the Landscaping Improvements (see Resolution 2016-07 attached as Exhibit A); and,

WHEREAS, the required verification associated with the Copper Canyon 3 Landscaping Improvements has been provided by way of a December 20, 2016, Certificate of Completion of Public Works—Start of One-Year Warranty (attached as Exhibit B); and,

WHEREAS, the City Administration recommends that the Landscaping Improvements be accepted by this Resolution, and that the one-year warranty period for those public improvements begin to run on as of the date of this Resolution:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the completed Landscaping Improvements associated with Copper Canyon 3, as described herein, are hereby accepted, and that the one-year warranty period shall begin on the day of passage of this Resolution.

This Resolution shall become effective immediately on the date of passage.

Approved this ____ day of _____, 2017.

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

Resolution 2016-07

Exhibit B

December 20, 2016
Certificate of Completion of Public Works

TOOELE CITY CORPORATION

RESOLUTION 2016-07

A RESOLUTION OF THE TOOELE CITY COUNCIL ACCEPTING THE COMPLETED PUBLIC IMPROVEMENTS ASSOCIATED WITH COPPER CANYON P.U.D. PHASE 3 SUBDIVISION.

WHEREAS, on February 4, 2015, the Tooele City Council approved the Copper Canyon P.U.D. phase 3 subdivision plat ("Copper Canyon 3"); and,

WHEREAS, effective February 4, 2015, Bach Land and Development, LLC, entered into a letter of credit bond agreement for the Copper Canyon 3 public improvements; and,

WHEREAS, in addition to the typical public improvements, such as, water lines, sewer lines, and roads, Copper Canyon 3 included an element of public landscaping as part of the public improvements; and,

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

WHEREAS, the required verification associated with Copper Canyon 3 has been provided, for all of the public improvements except the public landscaping, by way of the April 6, 2015, Civil Inspection Report, and the January 13, 2016, Certificate of Completion of Public Works (both attached as Exhibit A); and,

WHEREAS, the City Administration recommends that all of the public improvements except the public landscaping be accepted by this Resolution, and that the one-year warranty period for those public improvements begin to run on April 6, 2015; and,

WHEREAS, the public landscaping consists of portions of the Copper Canyon trail system, including trail access, and plantings; these elements are currently incomplete and/or improperly constructed, requiring various revisions, repairs, and or removal and replacement (see January 13, 2016, Civil Inspection Report attached as Exhibit B); and,

WHEREAS, the City Administration recommends that the public landscaping be accepted by separate resolution upon its correction, completion, and inspection, and that its one-year warranty period run from the date of that acceptance, separate from the public improvements accepted by this Resolution:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the completed public improvements associated with Copper Canyon 3, as described in Exhibit A, are hereby accepted, and that the one-year warranty period shall begin retroactive to

April 6, 2015. Further, that the public landscaping improvements are not accepted by this Resolution, but are to be accepted by separate resolution upon their correction, completion, and inspection.

This Resolution shall become effective immediately on the date of passage.

Approved this 20th day of January, 2016.

TOOELE CITY COUNCIL

(For)

(Against)

[Signature] _____

Debra E. White _____

Paul Pratt _____

[Signature] _____

[Signature] _____

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

[Signature] _____

ATTEST:

[Signature]
Michelle Pitt
Tooele City Recorder

SEAL



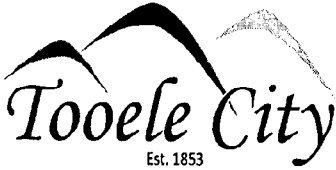
Approved as to Form:

[Signature]
Roger Baker, Tooele City Attorney

Exhibit A

April 6, 2015, Civil Inspection Report

January 13, 2016, Certificate of Completion
of Public Works



CIVIL INSPECTION REPORT
 Tooele City Corporation
 90 North Main, Tooele, Utah 84074
 Phone (435) 843-2130 Fax (435) 843-2139

Subdivision Commercial Residential


Subdivision / Development: Copper Canyon 3 Lot No: _____ Date: 04/06/2015

Address: _____ Permit No: 2140439 Time: Pm

Category	Inspection			Comments
		Approved	Correction	
Sanitary Sewer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Culinary Water		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storm Drain		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roadway		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Street Lights		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Concrete		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landscaping		<input type="checkbox"/>	<input checked="" type="checkbox"/>	See below
Survey Monuments		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Record Drawings		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

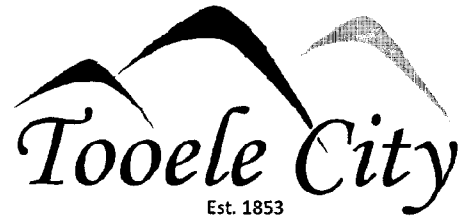
Comments:
 Previous faults corrected.
 Landscape of Tooele Blvd. ,Retention Pond and Walking Trail to be completed as noted with bond approval.
 Start of Warranty to begin at completion of all Civil Improvements.

Attention:
 This inspection report indicates the condition of specific work elements at the time and location as stated on this report. If any condition(s) vary from those checked at the time of this report, the Developer/Contractor/Owner shall be responsible for any corrective measures necessary for full compliance with adopted City Standards. Compliance with all Building, Zoning, and Standard Specifications adopted by Tooele City Code remain the responsibility of the Developer/Contractor/owner regardless of this report or other approvals by Tooele City Officials.

Inspector: _____ 

Developer/Contractor/Owner: _____

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



Certificate of Completion of Public Works

(Start of One-Year Warranty)

Date: 01/13/2016

Permit No: 2140439	Public Work Elements	Completed	Not Required
Project Name: Copper Canyon Ph. 3	Culinary Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Address: 400 West 950 North Tooele UT 84074	Secondary Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Owner/Developer: Bach Homes 11650 South State St. Draper UT 84020	Storm Drain / Pond	<input type="checkbox"/>	<input type="checkbox"/>
	Roads	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Curb & Gutter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Sidewalk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Landscaping	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		

* 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, all public improvements for the above referenced project have been satisfactorily completed in accordance with the approved construction plans and specifications and Tooele City Standards. It is hereby recommended that the one year warranty period commence for this project. Responsibility for maintenance and protection of all public work items remains with the Developer/Owner during the warranty period.

Recommended By	Title	Date
	Civil Inspector	01/13/2016
	City Engineer / Public Works	1-15-16
	Community Development	1/15/16

Scheduled Date for End of Warranty Final inspection:

01/13/2016

COPPER CANYON SUBDIVISION PH.3

START OF WARRANTY

A start of warranty inspection for public improvements was completed on the above date. A separate inspection will be performed for the detention basin and required landscaping. Faults noted during previous inspections dated 02/19/2015, and 12/15/2015 have been corrected. The subdivision has been found to be constructed as per Tooele City approved plans, and meets all Tooele City standards and specifications. It is recommended to start the one year warranty period for public improvements in the Copper Canyon Subdivision Ph. 3.

Brad Alder

Tooele City Inspector

Exhibit B

January 13, 2016, Civil Inspection Report
(Public Landscaping)



CIVIL INSPECTION REPORT
 Tooele City Corporation
 90 North Main, Tooele, Utah 84074
 Phone (435) 843-2130 Fax (435) 843-2139

✓ Subdivision

Commercial

✓ Residential

Subdivision / Development: Copper Canyon

Lot No: _____

Date: 01/13/2016

Address: Trail and Tooele Blvd areas

Permit No: 2140439

Time: Am

Category	Inspection	Status		Comments
		Approved	Correction	

Comments:
 Grate at top of ramp needs to be changed. Not correct type. Failing starting to bend inward.
 Slope off side of ramp will not support landscaping. Trip hazard on side of ramp.
 site plan for this access to trail showed to have no slope from slate dr to trail.
 Irrigation system laid out on top of ground?

Tooele Blvd area
 Retention pond needing to be leveled and rocks removed where storm drain was installed.
 ? If sod is to placed at west end of pond and road area.

Recommend that start of warranty not start until question of site landscape be resolved or corrected.

Need as built plans for landscape area.

Attention:
 This inspection report indicates the condition of specific work elements at the time and location as stated on this report. If any condition(s) vary from those checked at the time of this report, the Developer/Contractor/Owner shall be responsible for any corrective measures necessary for full compliance with adopted City Standards. Compliance with all Building, Zoning, and Standard Specifications adopted by Tooele City Code remain the responsibility of the Developer/Contractor/owner regardless of this report or other approvals by Tooele City Officials.

Inspector: *[Signature]*

Developer/Contractor/Owner: _____

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



Certificate of Completion of Public Works

(Start of One-Year Warranty)

Date: 12/20/2016

Permit No: 2140439	Public Work Elements	Completed	Not Required
Project Name: Copper Canyon	Culinary Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Address: Slate Dr 800 North Tooele, Utah 84074	Secondary Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Owner/Developer: Bach Homes 11650 South State St Draper, Utah 84020	Storm Drain / Pond	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Roads	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Curb & Gutter	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Sidewalk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other:		

** 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, all public improvements for the above referenced project have been satisfactorily completed in accordance with the approved construction plans and specifications and Tooele City Standards. It is hereby recommended that the one year warranty period commence for this project. Responsibility for maintenance and protection of all public work items remains with the Developer/Owner during the warranty period.

Recommended By	Title	Date
	Civil Inspector	12/19/2016
	City Engineer / Public Works	12/19/16
	Community Development	12/20/16

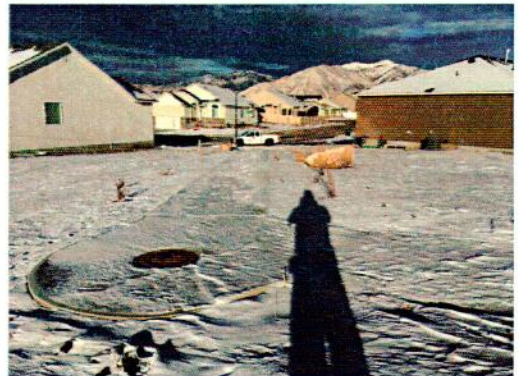
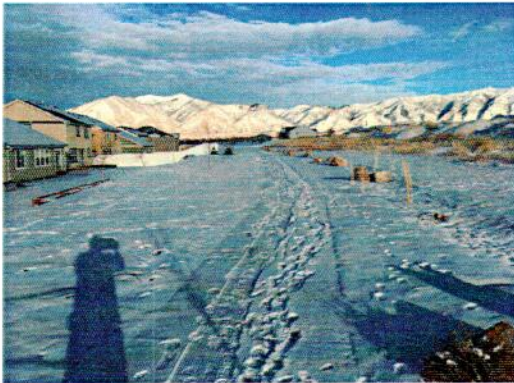
Scheduled Date for End of Warranty Final inspection: 12/19/2017

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



Certificate of Completion of Public Works
(Start of One-Year Warranty)

Permit No: 2140439
Page 2 of 2



MEMORANDUM

TO: Dave Gillette
Public Works / Building Department

FROM: Brian Roth
Parks and Recreation Department

DATE: November 30, 2016

RE: Copper Canyon Park Improvements

Dave,

We have inspected the park improvements in the Copper Canyon development. The items that were identified to be fixed (dead trees replaced, functioning irrigation clock, and general site cleanliness) have all been taken care of to our satisfaction. The Parks and Recreation Dept. is willing to accept these improvements at this time.

Brian Roth
Director Parks and Recreation

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

Date: Wednesday, December 7, 2016
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairman Brad Pratt
Scott Wardle, joined the meeting at 5:32 p.m.
Dave McCall
Steve Pruden
Debbie Winn

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Jim Bolser, Director of Community Development and Public Works
Paul Hansen, City Engineer
Michelle Pitt, Recorder
Roger Baker, City Attorney
Kami Perkins, Human Resource Director
Randy Sant, Economic Development and Redevelopment Agency Director
Rachelle Custer, City Planner

Minutes prepared by Michelle Pitt

1. Open Meeting

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

2. Roll Call

Brad Pratt, Present
Scott Wardle, Present
Dave McCall, Present
Steve Pruden, Present
Debbie Winn, Present

3. Discussion:

- Resolution 2017-01 A Resolution of the Tooele City Council Approving an Agreement with the Local Public Safety and Firefighter Surviving Spouse Trust Fund and a Cost-Sharing Agreement
Presented by Kami Perkins

Ms. Perkins explained that about a year and a half ago, Officer Cory Ryde was shot in the line of duty. Shortly thereafter, his wife received a notice of termination of insurance. After someone passes on, family members are not eligible to stay on insurance. Ms. Perkins said that Mrs. Ryde went to the legislature to ask that this policy be changed. HB288 was effective July of 2015, which mandated that if an officer was killed in the line duty, insurance continued on the spouse and children until they became Medicaid eligible. At that time, it was up to the entity to provide the insurance. During the 2016 legislative session, HB159 provided an option for agencies to participate in a trust, to help offset these costs. Ms. Perkins discussed a possible scenario: If an officer is killed in the line of duty, the City would be required to keep their family on its insurance. The City would have the option to include it in the budget as if they were an active officer, but the City can't require the family to pay a premium towards the cost of the insurance. Ms. Perkins asked what would happen if there were 2-3 deaths – the City would incur a lot of costs. The trust fund helps alleviate these risks. She said that it is a cost, but the trust is set up so that the City pays a yearly fee, or an annual premium, to participate in this trust. In the event the City needs to provide for a family's insurance, the City only would have to pay for the first 24 months of insurance. Ms. Perkins explained that the Council has already approved the budget which included a provision for this trust participation so it wouldn't require a budget adjustment. Since it would require a contract with the trust, it would be brought before the Council at their next meeting for consideration.

Councilman Pruden said that when he read through it, he was very impressed. He felt it was a wonderful thing. Ms. Perkins said she would be absolutely heartbroken to send a letter to a spouse of a fallen officer saying that the City would be dropping them from the insurance plan.

Mr. Baker stated that even if the City didn't ever use the Trust, they would be contributing to a trust that would be used by someone, sometime. Chairman Pratt added that our community is changing. There are things happening here that have never happened before. The City needs to prepare, just in case they need to ever have to use it. Ms. Perkins said that if the City transitions to a paid fire department, this would also cover them.

- Business Licensing for Organized Events
Presented by Michelle Pitt

Ms. Pitt stated that City code says that anyone conducting a business or providing a service for compensation needs a business license. The code does not provide for organized events such as boutiques, craft fairs, and fundraisers. As it is, each vendor at these events would need their own business license. This would include events such as the 4th of July celebration, the arts festival and mountain man rendezvous. Ms. Pitt asked the Council if they would be interested in seeing a draft ordinance similar to the ordinance for park concessions. In the park concession

ordinance, it allows the sponsoring agency to obtain the business license, and the vendors at the events fall under that license.

Councilman Pruden expressed a concern about small businesses competing with brick and mortar businesses – stating that he didn't want to give an unfair advantage to anyone.

The Council indicated that they would like to see a draft ordinance allowing a sponsoring agency to obtain the license, with other vendors falling under that license, for a specific events.

- Home Savings Bank Rezone
Presented by Jim Bolser

Mr. Bolser stated that the Home Savings Bank owns some property on the north end of town, on the west side of SR36, which backs properties on Cimmarron Way. They have been trying to sell the property, but have not been successful. Mr. Bolser said that the bank is requesting a Zoning Map amendment and a land use amendment to reassign a section of that property to an RR5 zone. Their hope is that under a more general RR5 zone, they could market the property more generally and have a potential buyer reassign it a different zoning classification based on their specific plan. In 2006, there were zoning classifications applied to the property, and there were specific conditions regarding infrastructure placed on the property. The other thing the bank is seeking is, they would like to have those specific conditions stricken by the rezone. Any development that comes in would have to provide all that infrastructure, but they want the wording removed. Mr. Bolser emphasized that the requirement wouldn't change, even with striking the wording. Councilman Pruden asked if removing those stipulations could legally come back to bite the City when a developer came back for reapplication or rezone. Mr. Bolser answered that he believed it gave the City better flexibility based on their development type, density, etc. to illicit the infrastructure needs based on their development. Councilman Pruden said that the property goes up against the Cimmarron/Erda subdivision. He asked if a portion of the property would be part of the future west highway. If so, a part of that property might become eminent domain by the County. Mr. Hansen stated that County already owned it. Mr. Bolser said that it would eliminate the need for a strip to become rezoned. Councilman Pruden stated that if the City wouldn't get dinged by the bank using this as a way not to put in the infrastructure, he was okay with it. Mr. Bolser said that by applying it to something like an RR5, the City would still maintain the rights and flexibility to approve or not approve any development proposal that goes forward. Chairman Pratt asked what the size of this property was. Ms. Custer answered 75 acres. Councilman Pruden said that he hoped that this was something that would develop into something conducive to the City, because it's the gateway to the City. Mr. Baker said that if someone came forward with a proposal for a retail development, the City could look at the infrastructure they would need, the capacity and reliability, and what improvement they would need, at that time.

- Burdine Lot Combination
Presented by Jim Bolser

Mr. Bolser explained that the Burdine family currently owns two pieces of property that are adjacent to 420 South in the Loma Vista Subdivision. They have a home on one of the

properties. The Burdines would like to combine the properties so that they have a larger yard. Mr. Bolser stated that this request had been filed formally so staff wanted to bring it before the Council for comment and review prior to going to the Planning Commission.

- 100 East Rezone
Presented by Jim Bolser

Mr. Bolser stated that this was a not an active application, but was being brought before the Council as a predictive discussion. Staff has met with a potential developer for the currently vacant piece of property between the Scholar Academy and the Lakeview Apartments. They are interested in doing a high density development and are curious of the Council's feeling regarding a high density development in that location. Mr. Bolser explained that the draft plan that was brought to staff was not acceptable, and Staff was not comfortable in bringing it before the Council, however, they are in the process of revising and looking at other options. They wanted to see if the Council would even be interested in higher density for that piece of property before spending money on design of a high density development. Councilwoman Winn asked if it was higher density than the apartment complex. Mr. Bolser answered that the plan they initially brought in was higher, but staff strongly suggested that they revise the plan. Councilman Pruden said that they weren't bringing anything new to the neighborhood. Mr. Bolser stated that their original plan would be higher density than the apartments that are near there. Mr. Bolser went on to say that there were some requirements and logistical issues that forced them to revise their plan, such as meeting parking requirements, parking layout, etc. Mr. Bolser added that the Lakeview Apartments are zoned HDR. This development would be allowed the same zoning.

- Broadway Storm Drain Project
Presented by Paul Hansen

Councilman Wardle joined the meeting.

Mr. Hansen explained that back in 2014, the City constructed a storm drain on 100 East that basically went from the Lakeview Apartments to the corner of 400 South. The City was able to pick up the water on the side streets and eliminate a lot of the historic flooding that was happening in those homes. In this current budget year, the Council authorized two similar storm drain projects. The first one would be on Broadway, north of 770 to the corner of Elton Park, and be able to pick up the water on those side streets to further eliminate flooding potential. This project is ready to be put out to bid, but the City would like to extend it beyond the Christmas holiday, to the middle of January. This project entails several aspects: a demolition aspect, installation of the new storm drain, loop some water lines, and waterway corner ramps. It is estimated at just under \$700,000. This would be funded out of the storm drain utility fund.

4. Close Meeting to Discuss Litigation, and Property Acquisition

Councilwoman Winn moved to close the meeting. Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall "Aye," Councilman Wardle "Aye," Councilwoman Winn "Aye," Councilman Pruden "Aye," and Chairman Pratt "Aye."

Those in attendance during the closed session were: Glenn Caldwell, Roger Baker, Jim Bolser, Mayor Patrick Dunlavy, Paul Hansen, Michelle Pitt, Kami Perkins, Councilman McCall, Councilman Wardle, Councilman Pruden, Councilwoman Winn, and Chairman Pratt.

The meeting closed at 5:37 p.m.

No minutes were taken on these items.

5. Adjourn

Councilman Wardle moved to adjourn the meeting. Councilwoman Winn seconded the motion. The vote was as follows: Councilman McCall “Aye,” Councilman Wardle “Aye,” Councilman Pruden “Aye,” Councilwoman Winn “Aye,” and Chairman Pratt “Aye.”

The meeting adjourned at 6:39 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 4th day of January, 2017

Brad Pratt, Tooele City Council Chair

**Tooele City Council and
Tooele City Redevelopment Agency of Tooele City, Utah
Business Meeting Minutes**

Date: Wednesday, December 7, 2016
Time: 7:00 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:

Brad Pratt, Chairman
Steve Pruden
Dave McCall
Scott Wardle
Debbie Winn

City Employees Present:

Mayor Patrick Dunlavy
Roger Baker, City Attorney
Glenn Caldwell, Finance Director
Chief Ron Kirby, Police Department
Paul Hansen, City Engineer
Jim Bolser, Public Works and Community Development Director
Heidi Peterson, Communities that Care Director
Michelle Pitt, City Recorder
Lisa Carpenter, Deputy Recorder
Shilo Baker, Administrative Assistant to the Mayor

Minutes prepared by Cami Cazier.

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Pratt.

2. Roll Call

Brad Pratt, Present
Steve Pruden, Present
Debbie Winn, Present
Scott Wardle, Present
Dave McCall, Present

3. Mayor's Youth Recognition Awards

Presented by Mayor Dunlavy, Heidi Peterson and Chief Ron Kirby

Mayor Dunlavy welcomed those present and expressed his gratitude for this part of City Council Meeting. He enjoys the opportunity to acknowledge and recognize some special young people. He encouraged the audience to listen carefully to the wonderful things said about each of the youth being recognized.

Mayor Dunlavy introduced and turned the time over to Heidi Peterson, the Director of Communities that Care, and Chief Ron Kirby. These two individuals play important roles in Tooele City to help our young people. Officers in the Police Department spend a lot of time in the schools helping the youth deal with the challenges they face.

Ms. Peterson thanked the audience for their attendance and agreed with the Mayor that it's important to recognize these youth and their achievements. She went on to explain what Communities that Care is about.

For several years, our country has been doing a lot of guesswork as to how to raise healthy and happy kids. Many unsuccessful attempts have been made to achieve these results. However, over the past couple of decades, scientific research has been done to help us know how to keep kids happy and safe, and how to prevent them from getting into drugs and alcohol and other negative behaviors. Fortunately for Tooele City, our leaders had the foresight and opportunity to be involved with an operating system called Communities that Care. This system is built on that research that teaches us how to customize, look to data, and find out where our kids are at the most risk. That way we can implement some of the very best programming in our community. Kudos to our Mayor and City Council that are willing to make the investment in our youth and families. Just recently, the Federal Government has put together their national report on drug and alcohol abuse and has looked at Tooele City's model and how we have been doing our programs. They have contacted us and we are being featured in the Surgeon General's Report this year.

One of the programs offered to families is a parenting workshop called Guiding Good Choices. It's a five week workshop that is free of charge. In this class, parents gain some awesome skills to add to their parenting toolbox and make their families stronger. The next workshop will start in January. Ms. Peterson invited parents to register on the Tooele City website.

Another, relatively new, program is called QPR, or Question, Persuade, and Refer. This is a three step process that is used to help people recognize the warning signs of suicidality, and become armed with a skill set to help people that may be struggling with suicide. This program has saved lives. Ms. Peterson invited families to register and participate in this program as well.

The last program highlighted is called Second Step. It's an evidence-based curriculum taught in public schools for all kids ages K-8. They learn great skills, such as goal-setting, how to make and keep good friends, and how to handle anxiety and anger. In one of the units, one of our

awesome police officers comes into the classroom to teach drug and alcohol prevention. Not only are they taught the dangers of these substances, but how to say no.

The students receiving this award will be receiving backpacks that include donations from local agencies and business that want to congratulate and support these students. There is also a certificate signed by the Mayor.

Ms. Peterson went on to say that part of prevention research shows that to have successful kids, we need to recognize them for the great things that they are doing. We truly have some remarkable kids.

Ms. Peterson then presented the Mayor's Youth Recognition Awards to the following students:

Arianna Kerr, Middle Canyon Elementary
Hunter Rhea, Settlement Canyon Elementary
Garrett Palmer, Northlake Elementary
Benjamin Child, St. Marguerite's Catholic School
Grace McConnell, Clarke N. Johnsen Jr. High
Sienna Mableson, Clarke N. Johnsen Jr. High
Jackson Deeter, Tooele Jr. High

Mayor Dunlavy again expressed his pride for the quality of the youth of our community. He believes that any of the youth would be able to be the Mayor someday because of their kindness and unselfishness. He thanked the parents for their involvement in their children's lives. Obviously they are doing something right. He also thanked other family members and grandparents for their involvement as well.

A brief recess was taken for a picture of the recipients and their certificates with the City Council members and Mayor. The photo will be included in the Tooele Transcript.

4. Public Comment Period

Chairman Pratt opened the public comment period to anyone who would like to come forward and address the Council. He requested that those who come forward to please sign the roster at the podium and state their name clearly because the meeting is being recorded. He asked that comments be limited to 3 minutes.

No one came forward.

Chairman Pratt closed the public comment period at 7:30 pm.

5. PUBLIC HEARING on the Community Development Block Grant (CDBG)

Presented by Shilo Baker

Ms. Baker stated that this hearing is being called to consider potential projects for which funding may be applied under the 2017 Community Development Block Grant. This grant money must be spent on projects benefitting primarily low and moderate income persons. Funds have not yet been allocated to the Wasatch Front Regional Council, in which Tooele City is a member.

However, in the next program year, the Wasatch Front Regional Council is expecting to receive approximately \$1 million. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual. Interested persons may review it at any time. Some of the eligible activities include construction of public works and facilities, such as water and sewer lines, fire stations, acquisitions of real property, and provisions of public services, such as food banks and homeless shelters. Also eligible are loan programs for private businesses which would then hire low income persons. The program can also pay for housing rehabilitation or down payment assistance for low income homeowners.

Tooele City has not applied for a Community Development Block Grant since 2013. The last time we received a Block Grant was in 2010, at which time we received two grants. One was for \$100k used for a down payment assistance program for the Tooele County Housing Authority. That grant was completed and closed. The other grant was \$150k for kitchen equipment at the New Reflection House. That grant has also been completed and closed.

The City has a capital investment plan as part of the regional consolidated plan. This list shows which projects the City has identified as being needed in the community. That plan is also available for review at any time. At this time, the City does not have a specific project in mind, nor have they been approached to sponsor a project to apply for this grant. Keeping in mind, the purpose of this grant is to assist in developing viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate incomes.

Chairman Pratt opened the public hearing. No one came forward. Chairman Pratt closed the public hearing at 7:33 pm.

6. Ordinance 2016 - 22 An Ordinance of Tooele City Amending Tooele Code Chapter 10-2 Regarding Funeral Processions

Presented by Roger Baker

Earlier this year, the Council was presented with and approved a new chapter of the City Code to govern special events that take place on public property or in the public rights of way. That effort culminated a two year process which requires that we examine a single section of the Code that governs permits for parades and funeral processions. This section is no longer necessary with regard to parades because that is now dealt with in the special events ordinance. Mr. Baker suggests that it is needed to examine funeral processions and amend the ordinance. The current ordinance is antiquated and doesn't function very well. While funeral processions were the norm in the past, today it is advised for patrons to simply obey the traffic laws as they proceed from the funeral site to the cemetery. Also, allowing funeral homes and mortuaries to direct traffic on public streets can become dangerous to them and motorists. It's in everyone's best interest for that responsibility to be with law enforcement.

This amendment is to update the statute to state that, in general, a formalized funeral procession that requires traffic to be blocked or directed is simply not allowed. However, under city control, a procession can be directed for certain specific funerals, such as funerals of fallen police officers, fire fighters, soldiers, and elected officials. These would all be under the direction of trained law enforcement. Mr. Baker worked with Chief Kirby on this ordinance, as well as with Tate Mortuary, who expressed his appreciation for the City clarifying when a formalized procession is and is not allowed.

Councilman Wardle moved to adopt Ordinance 2016 - 22. Councilwoman Winn seconded the motion. The vote was as follows: Councilman Pruden, “Aye,” Councilwoman Winn, “Aye,” Councilman Wardle, “Aye,” Councilman McCall, “Aye,” and Chairman Pratt, “Aye.”

7. Resolution 2016 – 53 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Rick Covello Car Shop

Presented by Paul Hansen

This action is required by City Code when improvements are put in, such as curb and gutter, sidewalks, and water lines. The City Council must accept them to start the one year warranty. This project is for the Rick Covello Car Shop located at 1210 N. 80 E. His improvements consisted of roadway improvements, curb and gutter, and sidewalk. The City’s inspectors have completed their acceptance of the work, and it is now ready to be accepted by the Council to commence the one year warranty.

Councilman Pruden moved to approve Resolution 2016 – 53. Councilman McCall seconded the motion. The vote was as follows: Councilman Pruden, “Aye,” Councilwoman Winn, “Aye,” Councilman Wardle, “Aye,” Councilman McCall, “Aye,” and Chairman Pratt, “Aye.”

8. Resolution 2016 – 54 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Peterson Industrial Depot Water Line

Presented by Paul Hansen

While similar to the previous action, this Resolution is not for the water line itself, but for the casing that the City required to be placed around the water line. The developer has several rail lines that they were proposing to extend for storage of rail cars as part of their operation. It required them to cross the City’s water line. In order to protect that water line and to allow it to be repaired without having to tear train track out in the future, the City required installation of steel casing around that existing water line. This Resolution is for acceptance of that steel casing. Mr. Hansen represents that it is now ready to be accepted by the Council.

Councilwoman Winn moved to adopt Resolution 2016 – 54. Councilman McCall seconded the motion. The vote was as follows: Councilman Pruden, “Aye,” Councilwoman Winn, “Aye,” Councilman McCall, “Aye,” Councilman Wardle, “Aye,” and Chairman Pratt, “Aye.”

9. Minutes: November 19, 2016

Councilman Wardle moved to approve the minutes for the meeting held on November 16, 2016 as presented. Councilman McCall seconded the motion. The vote was as follows: Councilman Pruden, “Aye,” Councilwoman Winn, “Aye,” Councilman Wardle, “Aye,” Councilman McCall, “Aye,” and Chairman Pratt, “Aye.”

10. Invoices

Presented by Michelle Pitt

Ms. Pitt presented the following invoice for Tooele City Council approval:

* Clyde Snow & Sessions for Aposhian Sod Farm Litigation in the amount of \$54,754.95.

Councilman Pruden moved to approve the invoice as presented by Ms. Pitt. Councilman Wardle seconded the motion. The vote was as follows: Councilman Pruden, “Aye,” Councilwoman Winn, “Aye,” Councilman Wardle, “Aye,” Councilman McCall, “Aye,” and Chairman Pratt, “Aye.”

11. Adjourn

Councilman Pruden moved to adjourn the meeting. Councilwoman Winn seconded the motion. The vote was as follows: Councilman Pruden, “Aye,” Councilwoman Winn, “Aye,” Councilman Wardle, “Aye,” Councilman McCall, “Aye,” and Chairman Pratt, “Aye.”

The meeting adjourned at 7:42 pm.

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 4th day of January, 2017

Brad Pratt, Tooele City Council Chair

**Tooele City Council
Special Closed Meeting Minutes**

Date: Friday, December 16, 2016
Time: 10:32 a.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairman Brad Pratt
Scott Wardle
Dave McCall
Steve Pruden
Debbie Winn

City Employees Present:

Mayor Patrick Dunlavy
Jim Bolser, Director of Community Development and Public Works

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pratt called the meeting to order at 10:30 a.m.

2. Roll Call

Brad Pratt, Present
Scott Wardle, Present
Dave McCall, Present
Steve Pruden, Present
Debbie Winn, Present

3. Close Meeting to Discuss Litigation, and Property Acquisition

Councilman Wardle moved to close the meeting. Councilwoman Winn seconded the motion. The vote was as follows: Councilman McCall “Aye,” Councilman Wardle “Aye,” Councilwoman Winn “Aye,” Councilman Pruden “Aye,” and Chairman Pratt “Aye.”

Those in attendance during the closed session were: Jim Bolser, Mayor Patrick Dunlavy, Ted Barnes, Councilman McCall, Councilman Wardle, Councilman Pruden, Councilwoman Winn, and Chairman Pratt.

No minutes were taken on these items.

4. Adjourn

Councilman Wardle moved to adjourn the meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall “Aye,” Councilman Wardle “Aye,” Councilman Pruden “Aye,” Councilwoman Winn “Aye,” and Chairman Pratt “Aye.”

The meeting adjourned at approximately 11:35 a.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 4th day of January, 2017

Brad Pratt, Tooele City Council Chair

**Tooele City Council and
Special Business Meeting Minutes**

Date: Wednesday, December 28, 2016
Time: 10:00 a.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairman Brad Pratt
Dave McCall
Steve Pruden
Debbie Winn
Scott Wardle

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Shannon Wimmer, Assistant Finance Director
Michelle Pitt, City Recorder
Jim Bolser, Community Development and Public Works Director
Randy Sant, Economic Development and Redevelopment Agency Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pratt called the meeting to order at 10:00 a.m.

2. Roll Call

Brad Pratt, Present
Steve Pruden, Present
Dave McCall, Present
Scott Wardle, Present
Debbie Winn, Present

3. Presentation of Audit for Fiscal Year 2015/2016

Presented by WSRP Certified Public Accountants

Mr. Caldwell stated that it was a joy to work with this group of auditors. He introduced Mr. Randy Jensen of WSRP, who presented and reviewed the annual audit report for the fiscal year ending June 30, 2016. Mr. Jensen indicated that this was a positive report and he commended the City Council, Mayor Dunlavy, Mr. Caldwell and Mrs. Wimmer for the operations of the City and for the great job that they do. He said that the City is comparable to a \$250 million company. The City has a strong balance sheet, is in a strong financial position, and is well managed.

Councilwoman Winn thanked Mr. Caldwell and Mrs. Wimmer on the good job that they do. She also thanked the auditors for their work.

4. Adjourn

Councilman Pruden moved to adjourn the meeting. Councilwoman Winn seconded the motion. The vote was as follows: Councilwoman Winn “Aye,” Councilman McCall “Aye,” Councilman Pruden “Aye,” Councilman Wardle “Aye,” and Chairman Pratt “Aye.” The meeting adjourned at 10:20 a.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 4th day of January, 2017

Brad Pratt, Tooele City Council Chair