
PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council will meet in Work Meeting, on Wednesday, March 3, 2021, immediately following the Redevelopment Agency (RDA) meeting. The meeting will be held at the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah.

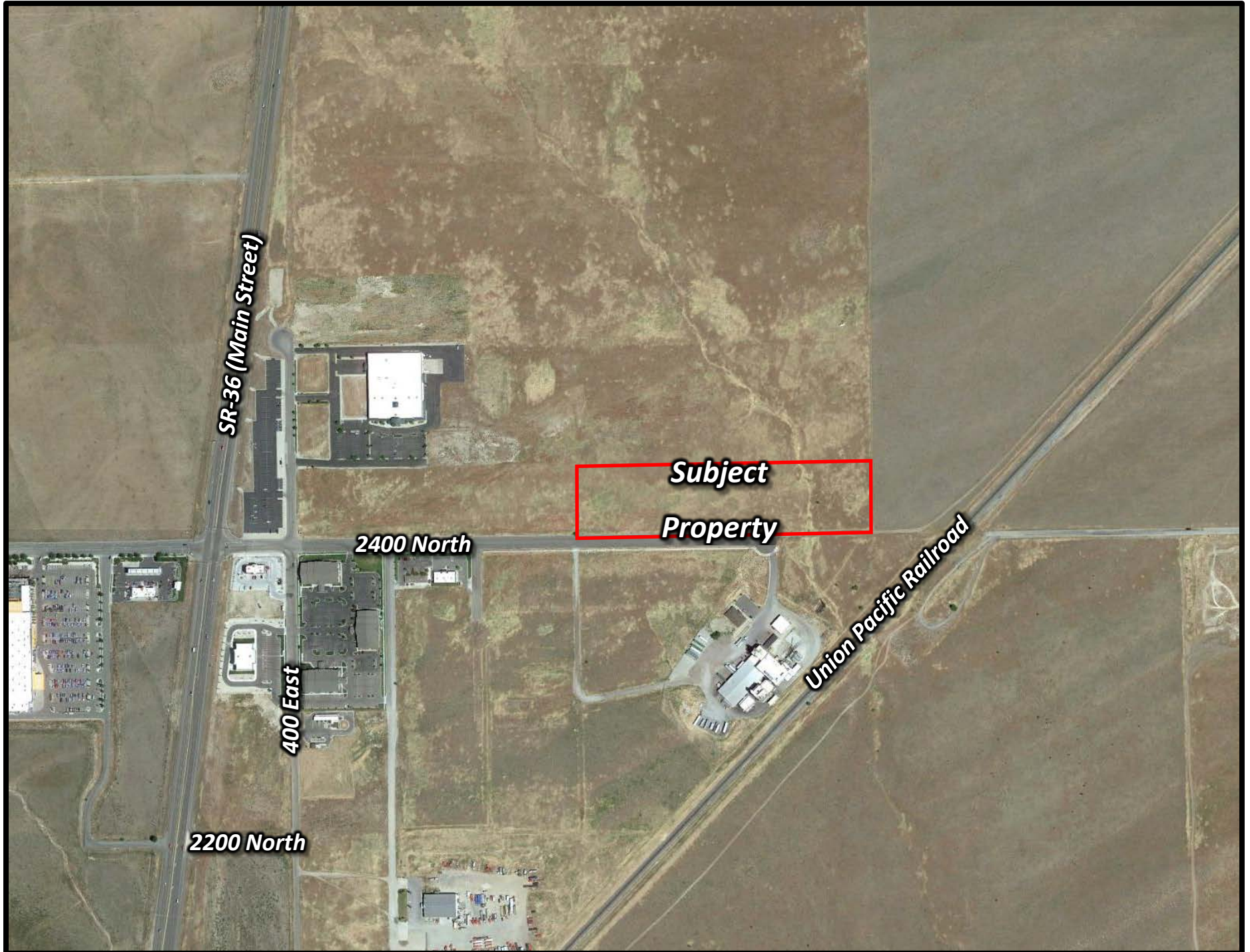
We encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>. If you choose to attend, please maintain social distancing, limit the number of people that attend with you, and wear a face covering.

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Member's Report**
5. **Review Projects for Road C, Sewer, & Water Enterprise Funds**
Presented by Steve Evans, Public Works Director
6. **Discussion on the Proposed Oristruts Land Use Map Amendment** at Approximately 600 East 2400 North from the Medium Density Residential Land Use Category to the Light Industrial Land Use Category
Presented by Jim Bolser, Community Development Director
7. **Maintenance Utility Vehicle Purchase**
Presented by Darwin Cook, Parks & Recreation Director
8. **Family Practice Building Roof Replacement**
Presented by Darwin Cook, Parks & Recreation Director
9. **Closed Meeting**
 - Litigation, Property Acquisition, and Personnel
10. **Adjourn**

Michelle Y. Pitt
Tooele City Recorder

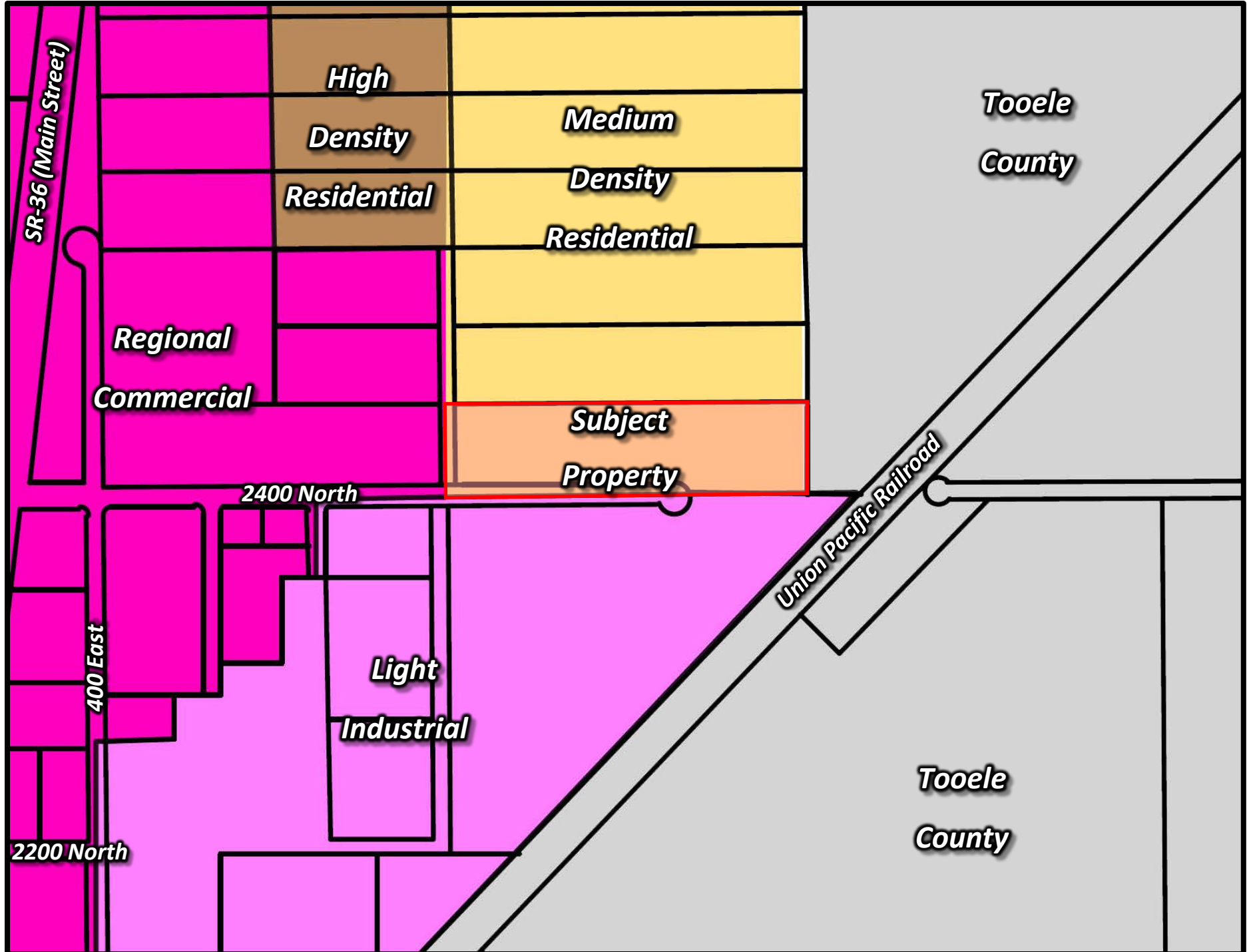
Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2113 or michellep@tooelecity.org, Prior to the Meeting.

Oristruts Land Use Map Amendment

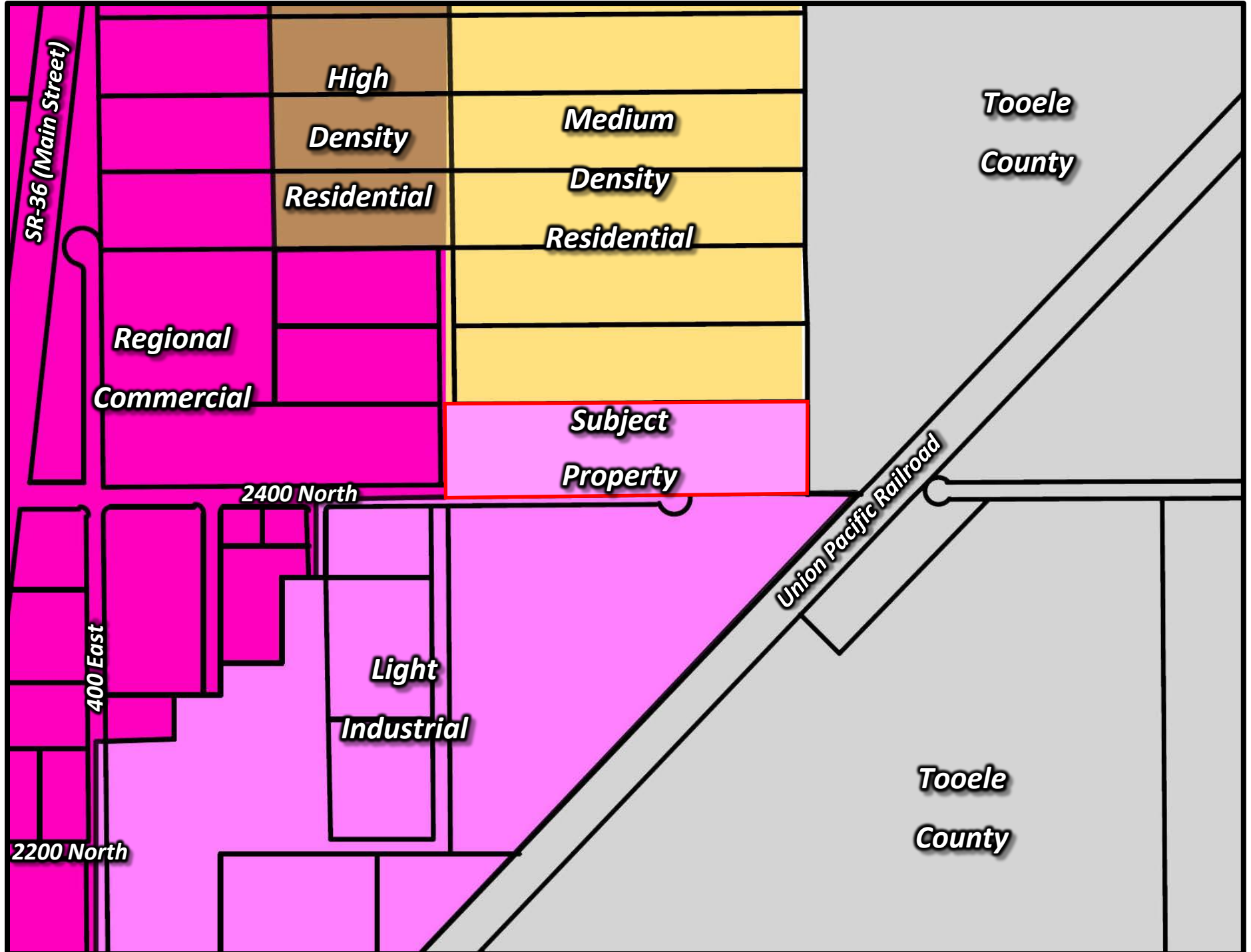


Aerial Map

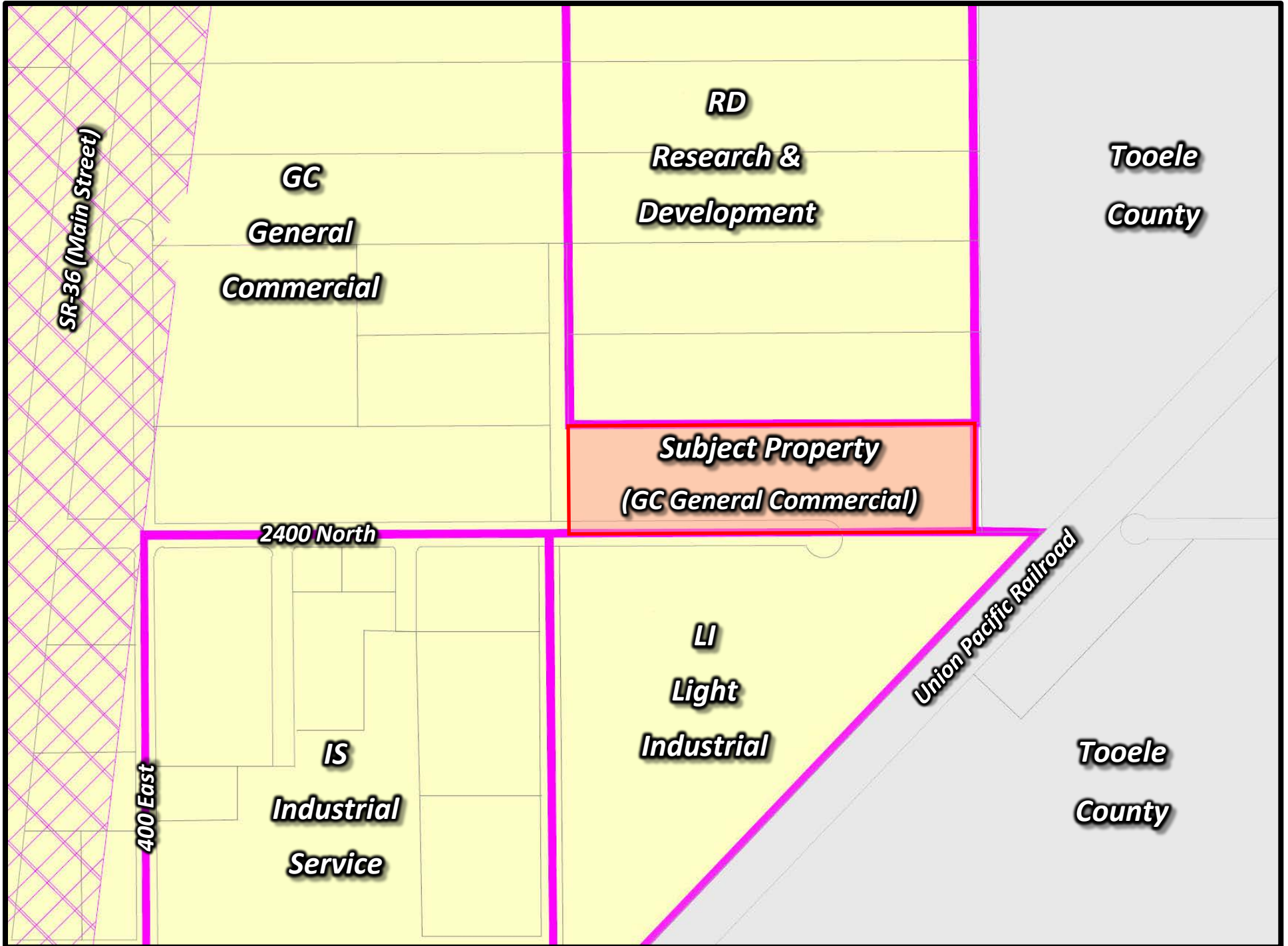
Oristruts Land Use Map Amendment



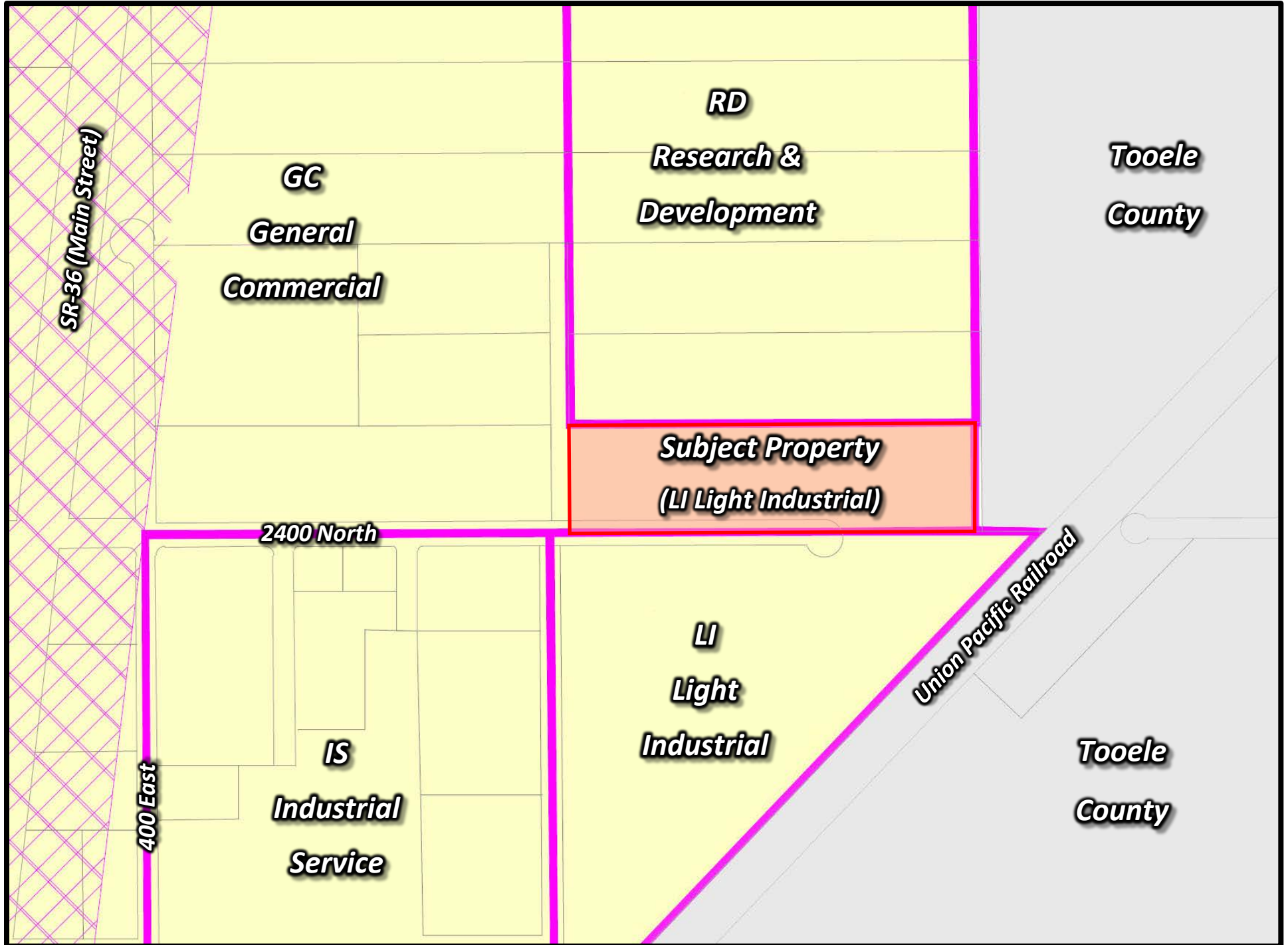
Oristruts Land Use Map Amendment



Oristruts Land Use Map Amendment

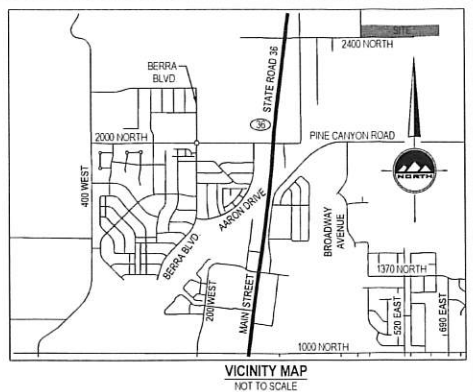


Oristruts Land Use Map Amendment



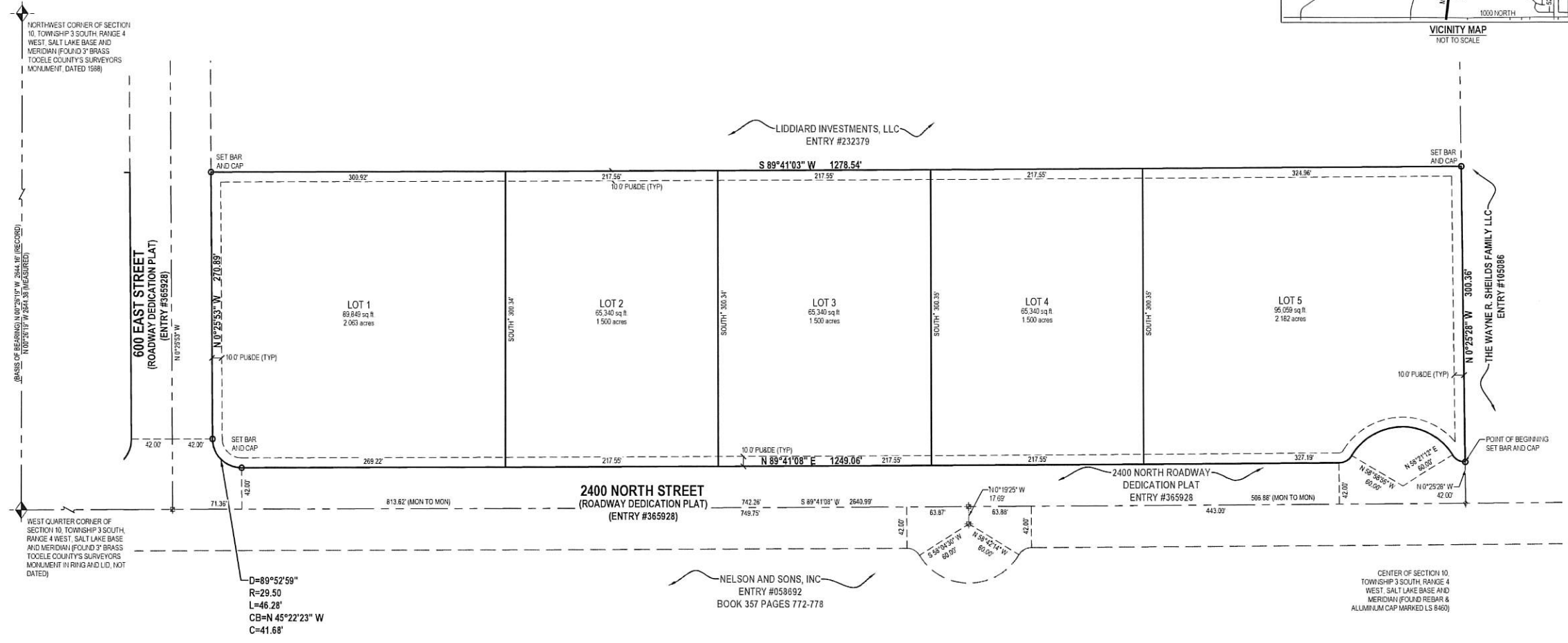
811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION
Know what's below.
Call before you dig.

**FINAL PLAT
ORISTRUTS MINOR SUBDIVISION AMENDED**
(AMENDING LOT 1 OF ORISTRUTS MINOR SUBDIVISION)
LOCATED IN THE SOUTH HALF OF THE
NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH



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, hereinafter to be known as Oristruts Minor Subdivision Amended, 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 requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A parcel of land, situate in the Northwest Quarter of Section 10, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele, Utah, more particularly described as follows:
All of Lot 1, Oristruts Minor Subdivision Amended as recorded and on file in the Tooele County Recorder's Office as Entry #495020, more particularly described as follows:
Beginning at a point on the north line of 2400 North Street, said point being north 0°25'28" West 42.00 feet along the Quarter Section line from the found monument representing the Center of Section 10, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:
thence South 89°41'08" West 1249.06 feet along the north line of said 2400 North Street;
thence Northwesterly 45.28 feet along the arc of a 29.50-foot radius tangent curve to the right (center bears North 0°18'52" West and the long chord bears North 45°22'23" West 41.68 feet with a central angle of 89°52'59") to the east line of 600 East Street;
thence North 0°25'28" West 270.69 feet along said east line;
thence North 89°41'08" East 1278.54 feet to the Quarter Section Line;
thence South 0°25'28" East 300.36 feet along said Quarter Section Line to the point of beginning.
Parcel contains 383,807 square feet or 8.81 acres.



OWNER'S DEDICATION
Known all men by these presents that I, we, the under-signed owner(s) of the above described tract of land, having caused same to be subdivided, hereinafter known as the

ORISTRUTS MINOR SUBDIVISION AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof, I/we have hereunto set our hand(s) this _____ day of _____ A.D. 20____

By: _____
By: _____

INDIVIDUAL ACKNOWLEDGMENT
STATE OF UTAH _____ JS,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 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 _____
RESIDING IN _____ COUNTY
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH _____ JS,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 _____ 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 _____
RESIDING IN _____ COUNTY
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH _____ JS,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 _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES _____
RESIDING IN _____ COUNTY
NOTARY PUBLIC

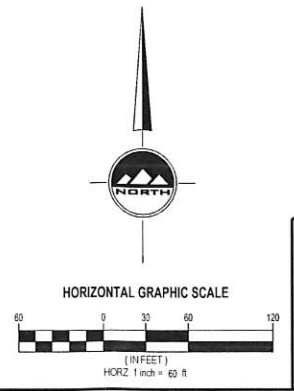
ORISTRUTS MINOR SUBDIVISION AMENDED
(AMENDING LOT 1 OF ORISTRUTS MINOR SUBDIVISION AMENDED)
LOCATED IN THE SOUTH HALF OF SOUTH HALF OF THE
NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

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

ROCKY MOUNTAIN POWER COMPANY
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.
APPROVED THIS _____ DAY OF _____, 20____
ROCKY MOUNTAIN POWER
BY: _____
TITLE: _____

DOMINION ENERGY
DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION 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 OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
APPROVED THIS _____ DAY OF _____, A.D. 20____
DOMINION ENERGY
BY: _____
TITLE: _____

DEVELOPER
OFF ROAD INNOVATIONS, INC
ADDRESS
CITY, STATE, ZIP
MARK JENSEN
770-258-1554



TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435-843-3590
Fax: 435-578-0108
www.ensigneng.com

SALT LAKE CITY
Phone: 313-219-9315
LAYTON
Phone: 313-547-1100
CEAR CITY
Phone: 435-851-1432
RICHFIELD
Phone: 435-588-2123

SHEET 1 OF 1
PROJECT NUMBER: T100C
MANAGER: D. KINSMAN
DRAWN BY: J. SHAW
CHECKED BY: D. KINSMAN
DATE: 2023-12-21

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY PLANNING COMMISSION CHAIR
CHAIRMAN TOOELE CITY PLANNING COMMISSION

COMMUNITY DEVELOPMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY COMMUNITY DEVELOPMENT
TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY HEALTH DEPARTMENT
TOOELE COUNTY HEALTH DEPT.

COUNTY SURVEYOR APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY SURVEYOR
RECORD OF SURVEY FILE # _____
TOOELE COUNTY SURVEYOR

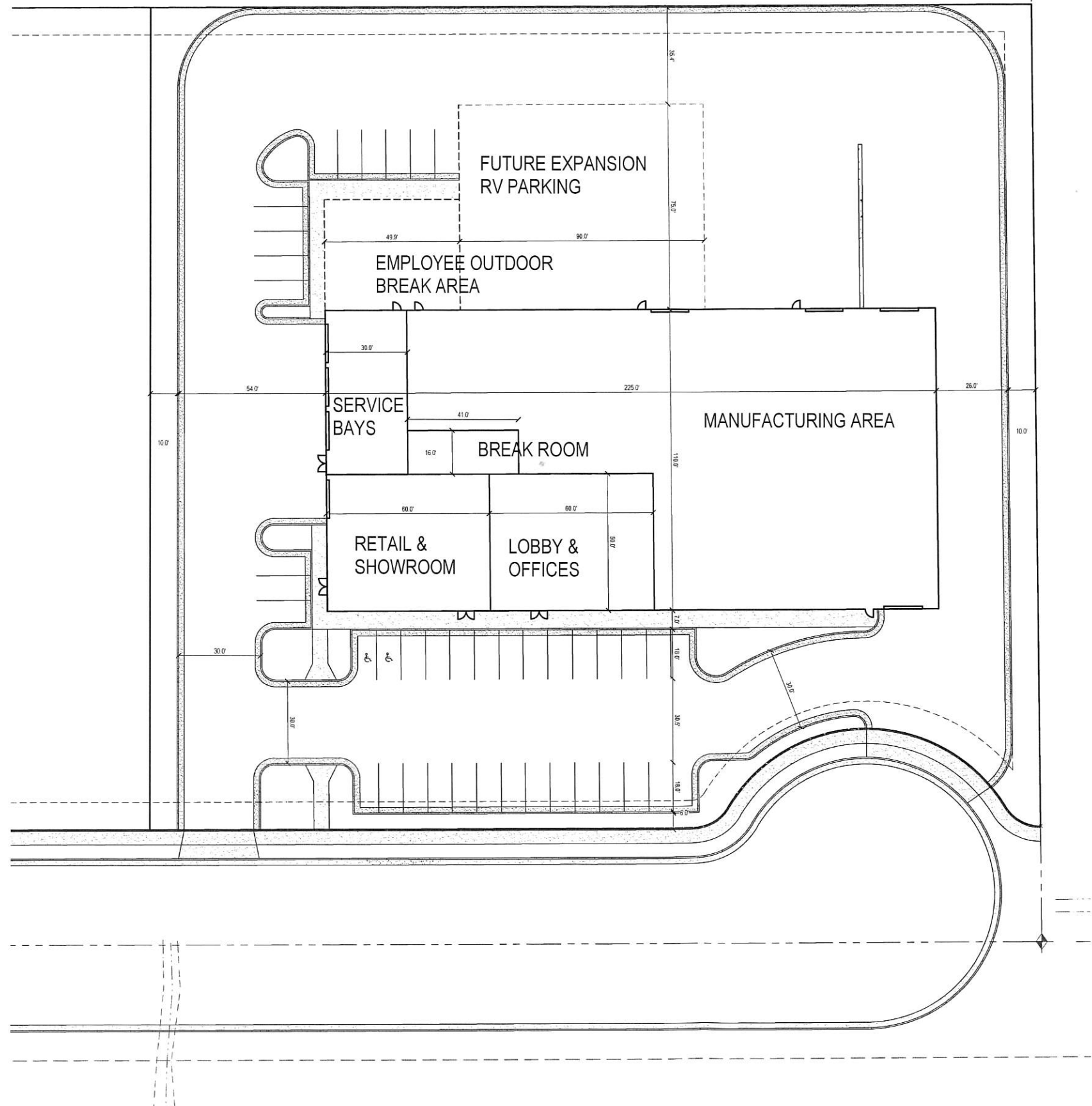
CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY ENGINEER
TOOELE CITY ENGINEER

CITY MAYOR APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY MAYOR
TOOELE CITY MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY ATTORNEY
TOOELE CITY ATTORNEY

COUNTY TREASURER
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY TREASURER
TOOELE COUNTY TREASURER

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY COUNCIL
CHAIRMAN TOOELE CITY COUNCIL



LEGEND

	SECTION CORNER		ADJACENT RIGHT OF WAY
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER MANHOLE		DEED LINE
	WATER VALVE		TANGENT LINE
	FIRE HYDRANT		EXIST DITCH FLOW LINE
	SECONDARY WATER VALVE		FENCE
	IRRIGATION VALVE		EDGE OF ASPHALT
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	STORM DRAIN CLEAN OUT		STORM DRAIN LINE
	STORM DRAIN CATCH BASIN		LAND DRAIN LINE
	STORM DRAIN COMBO BOX		CULINARY WATER LINE
	STORM DRAIN CULVERT		SECONDARY WATER LINE
	SIGN		IRRIGATION LINE
	ELECTRICAL BOX		OVERHEAD POWER LINE
	UTILITY MANHOLE		ELECTRICAL LINE
	UTILITY POLE		GAS LINE
	LIGHT		EXISTING CONTOURS
	CABLE BOX		CONCRETE
	TELEPHONE BOX		BUILDING
	GAS METER		PUBLIC DRAINAGE EASEMENT
	TREE		DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
	SHRUB		

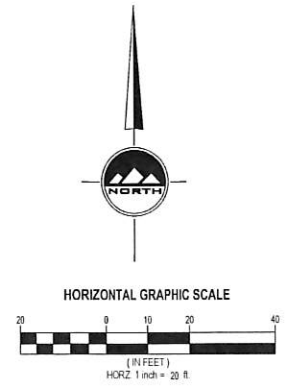
NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
BUILDING TOTAL SF	24,750	41%
IMPROVEMENT	4,000	6%
LANDSCAPING/OPEN SPACE	3,881	10%
TOTAL SITE	32,631 SF	100%
	2.18 ACRES	

PARKING DATA TABLE

STANDARD STALLS	40
HANDICAP ACCESSIBLE STALLS	2
TOTAL STALLS	42



TOOLE
169 N. Main Street, Unit 1
Toole, UT, 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MARK JENSEN, PRES
230 CAUFESSEL AVENUE
BOWDOEN, GEORGIA 30108

CONTACT:
CLIENT CONTACT
PHONE: 770.258.1554

ORISTRUTS MINOR SUBDIVISION
LOT 5
2400 NORTH 600 EAST
TOOLE, UTAH

SITE PLAN

PROJECT NUMBER: T1200C PRINT DATE: 2021-01-07
DRAWN BY: J. CHD CHECKED BY: C. CHLD
PROJECT MANAGER: D. KINGMAN

C-100