PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council will meet in a Business Meeting on Wednesday, November 16, 2022, at the hour of 7:00 p.m. 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 visiting the **Tooele City YouTube Channel**, at **https://www.youtube.com/@tooelecity** or by going to YouTube.com and searching "Tooele City Channel". If you are attending electronically and would like to submit a comment for the public comment period or for a public hearing item, please email cmpubliccomment@tooelecity.org anytime up until the start of the meeting. Emails will be read at the designated points in the meeting.*

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Comment Period**
4. **Public Hearing on the Community Development Block Grant (CDBG) First Public Hearing**
   Presented by Jared Stewart, Economic Development Director
5. **Public Hearing & Motion on Resolution 2022-94** a Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2022-2023
   Presented by Shannon Wimmer, Finance Director
6. **Public Hearing & Motion on Ordinance 2022-41** an Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 2 Acres of Property Located at the North East Corner of the Intersection of Franks Drive and 1000 North from High Density Residential (HDR) to Regional Commercial (RC)
   Presented by Jim Bolser, Community Development Director
7. **Public Hearing & Motion on Ordinance 2022-42** an Ordinance of Tooele City Amending Table 1 of Chapter 7-16 of the Tooele City Code Regarding Residential Treatment Facilities and Programs
   Presented by Jim Bolser, Community Development Director
8. **Gardner Batt Water Rights Fee-in-Lieu Request**
   Presented by Jared Stewart, Economic Development Director
9. **General Vote Canvass**
   Presented by Michelle Pitt, City Recorder
10. **Minutes**
    November 2, 2022 City Council & RDA Work Meeting
    November 2, 2022 City Council Business Meeting
11. **Invoices & Purchase Orders**
    Presented by Michelle Pitt, City Recorder
12. **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 435-843-2111 or michellep@tooelecity.org, Prior to the Meeting.

TOOELE CITY CORPORATION

RESOLUTION 2022-94

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING BUDGET AMENDMENTS FOR FISCAL YEAR 2022-2023.

WHEREAS, the City Council finds it necessary and prudent to re-open the 2022-2023 fiscal year budget to make amendments, pursuant to U.C.A. §§10-6-124-128, in order to more efficiently utilize funds to be received, said amendments being shown in the attached Exhibit A; and,

WHEREAS, the City Council convened a duly-noticed public hearing on November 16, 2022, pursuant to the requirements of U.C.A. §§10-6-113-114:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the budget amendments for fiscal year 2022-2023 as shown on Exhibit A, which is attached hereto and made a part hereof, are hereby approved.

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

Passed this ____ day of _____, 2022.

TOOELE CITY COUNCIL

(For)	(Against)
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)	(Against)
_____	_____

ATTEST:

_____
Michelle Y. Pitt, City Recorder

S E A L

Fiscal Approval: _____
Shannon Wimmer, Director of Finance

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

Exhibit A

Budget Amendments

TOOELE CITY CORPORATION

BUDGET AMENDMENTS

FISCAL YEAR ENDING 06/30/2023

11/08/22
1:15 PM

	ACCT NUMBER			ACCOUNT NAME	CURRENT	AMENDMENT	AMENDED	
				POLICE				
1	10	3312	113	VOCA GRANT	0	(1,519)	(1,519)	Supplies $479 and Emergency Funds $1,040 for FY23
	10	4211	486015	VOCA GRANT EXPENSES	0	1,519	1,519	
				COMMUNITIES THAT CARE				
2	10	3370	100	TOOELE COUNTY - CTC GRANTS	0	(8,274)	(8,274)	SOR Grant for Communities that Care
	10	4132	486000	GRANT REIMBURSEABLE EXPENSES	11,865	8,274	20,139	
				MISS TOOELE CITY				
3	10	3830	000	CONTRIBUTIONS - OTHER FUNDS	(107,000)	(2,000)	(109,000)	Miss Tooele City scholarship - Lizzie Rawlings
	10	4150	483021	MTC PROGRAM	13,000	2,000	15,000	
				REDEVELOPMENT AGENCY				
4	75	3380	301	MAIN ST REVITLIZATION GRANT PASS THROUG	0	(15,720)	(15,720)	Record pass through grant received for downtown businesses
	75	4620	486045	MAIN ST REVITLIZATION GRANT PASS THROUG	0	15,720	15,720	
				COMMUNITIES THAT CARE				
5	10	3890	000	APPROPRIATION FROM FUND BALANCE	(60,837)	(5,463)	(66,300)	Communities that Care facilitator wages
	10	4132	121000	TEMPORARY EMPLOYEES	0	5,463	5,463	
				PARK IMPACT				
6	40	3890	001	APPROPRIATION - PARKS USES	(500)	(1,439,400)	(1,439,900)	England Acres park & trail contract
	40	4512	732017	ENGLAND ACRES PHASE II	982,000	1,439,400	2,421,400	
				LIBRARY				
7	10	3340	111	UTAH STATE LIBRARY GRANTS	0	(15,376)	(15,376)	Utah State Library Grant for ARPA and ARPA Hotspot Grant
	10	4580	121000	TEMPORARY EMPLOYEES	16,061	3,260	19,321	
	10	4580	486025	UT STATE LIBRARY HOT SPOT LENDING GRANT	0	12,116	12,116	
				CAPITAL EQUIPMENT				
8	41	4620	741000	MACHINERY & EQUIPMENT	100,000	(12,707)	87,293	Adjustment for AC repairs to City Hall
	41	4620	721000	BUILDING IMPROVEMENTS	165,000	12,707	177,707	
				CAPITAL EQUIPMENT				
9	41	4620	741000	MACHINERY & EQUIPMENT	87,293	(16,707)	70,586	Adjustment for AC repairs at Aquatic Center
	41	4620	721301	AQUATIC CENTER BOILER SYSTEM	200,000	16,707	216,707	
				REDEVELOPMENT AGENCY				
10	75	3890	000	APPROPRIATION FUND BALANCE	(385,755)	(3,317,322)	(3,703,077)	Pay off 2015 RDA Bond for purchase of Kimball property
	75	4733	810000	BOND PRINCIPAL	219,000	3,317,322	3,536,322	
				SEWER				
11	52	3890	520	APPROPRIATION FROM FUND BALANCE	(3,830,114)	(52,701)	(3,882,815)	Adjust for actual interest charge on bond payment
	52	5750	820000	BOND INTEREST	97,239	52,701	149,940	
				NON DEPARTMENTAL				
12	10	3830	000	CONTRIBUTIONS - OTHER FUNDS	(109,000)	(6,000)	(115,000)	50% Down payment for Dow James Memorial
	10	4150	481000	SPECIAL DEPARTMENT SUPPLIES	112,500	6,000	118,500	
				ADMINISTRATION				
13	10	3830	000	CONTRIBUTIONS - OTHER FUNDS	(115,000)	(14,000)	(129,000)	FY23 Mayor's golf tournament scholarships
	10	4131	542000	SCHOLARSHIPS	0	14,000	14,000	
				COMMUNITIES THAT CARE				
14	10	3370	113	TOOELE COUNTY PREVENTION GRANT	0	(21,383)	(21,383)	CTC Prevention Grant for wages and expenses (received funds on 09/19/2022)
	10	4132	121000	TEMPORARY EMPLOYEES	0	19,660	19,660	
	10	4132	131000	EMPLOYEE BENEFITS	27,287	1,723	29,010	
				PARKS & RECREATION				
15	10	3890	000	APPROPRIATION FROM FUND BALANCE	(66,300)	(187,719)	(254,019)	Adjustments for Holly and Sandy to parks from CTC and new assistant
	10	4510	111000	REGULAR EMPLOYEES	637,195	108,352	745,547	
	10	4510	131000	EMPLOYEE BENEFITS	193,142	29,919	223,061	
	10	4510	132000	MEDICAL & LIFE INSURANCE	136,644	49,448	186,092	

TOOELE CITY CORPORATION

ORDINANCE 2022 - 41

AN ORDINANCE OF TOOELE CITY REASSIGNING THE LAND USE DESIGNATION FOR APPROXIMATELY 2 ACRES OF PROPERTY LOCATED AT THE NORTH EAST CORNER OF THE INTERSECTION OF FRANKS DRIVE AND 1000 NORTH FROM HIGH DENSITY RESIDENTIAL (HDR) TO REGIONAL COMMERCIAL (RC).

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 2020-47, on December 16, 2020, 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 2020-47 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 findings 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 decisions 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 received an Amendment Petition for Land Use Map amendment for 2 acres of property located at the north east corner of the intersection of Franks Drive and 1000 North on October 26, 2022, requesting that the Subject Property be reassigned from the HDR Land Use designation to the RC Regional Commercial Land Use designation (see Amendment Petition and map attached as Exhibit A, and Staff Report attached as Exhibit B); and,

WHEREAS, the Subject Properties are owned by Ledger Cove, LLC, and are currently designated as High Density Residential in the Land Use Element of the General Plan; and,

WHEREAS, the High Density Residential land use designation includes the MR-8, MR-12, MR-16 and MR-20 Multi-Family Residential Zoning districts; and,

WHEREAS, the MR Multi-Family Residential zones permit exclusively three or more attached residential units such as townhomes, condominiums and apartments; and,

WHEREAS, the Regional Commercial land use designation includes the RC Regional Commercial and the RD Research and Development commercial zoning districts; and,

WHEREAS, on November 9, 2022, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted to forward its recommendation to the City Council (see Planning Commission minutes attached as Exhibit C); and,

WHEREAS, on November 16, 2022, the City Council convened a duly-noticed public hearing:

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

1. this Ordinance and the Land Use Map amendment proposed therein is in the best interest of the City in that it will create additional opportunities for employment of City residents and provide an expansion to the City's commercial tax base; and,
2. the Land Use map is hereby amended reassigning the Land Use designation to Regional Commercial for approximately 2 acres of property located at the north east corner of the intersection of Franks Drive and 1000 North, according to the map attached as Exhibit A and staff report attached as Exhibit B.

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 Pitt, City Recorder

S E A L

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

Exhibit A

Petition and Mapping Pertinent to Zoning Map Amendment

Zoning, General Plan, & Master Plan Map Amendment Application

Community Development Department
90 North Main Street, Tooele, UT 84074
(435) 843-2132 Fax (435) 843-2139
www.tooelecity.org

Tooele City
Est. 1853

Notice: The applicant must submit copies of the map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

Project Information

22-1237

Date of Submission:	Current Map Designation: Multi-Family	Proposed Map Designation: Regional Commercial	Parcel #(s): 02-128-0-0033
Project Name: Holiday Oil			Acres: 2 ACRES
Project Address: NE CORNER OF FRANKS DRIVE / 1000 NORTH			
Proposed for Amendment: ☐ Ordinance ☒ General Plan ☐ Master Plan:			

Brief Project Summary:
The purpose of this application is to amend the land use map of the General Plan to Regional Commercial for approx 2 acres of subject property

Property Owner(s): Ledger Grove LLC			**Applicant(s):** Wagstaff Investments, LLC		
Address: PO Box 95410			Address: 3115 W. 2100 S.		
City: South Jordan	State: UT	Zip: 84095	City: West Valley	State: UT	Zip: 84119
Phone: 801-706-6725			Phone: 801-687-0842		
Contact Person: Brent Nuel			Address: 3115 W. 2100 S.		
Phone: 801-687-0842			City: West Valley	State: UT	Zip: 84119
Cellular: 801-687-0842	Fax: —		Email: brent@wagstaffinvestments.com		

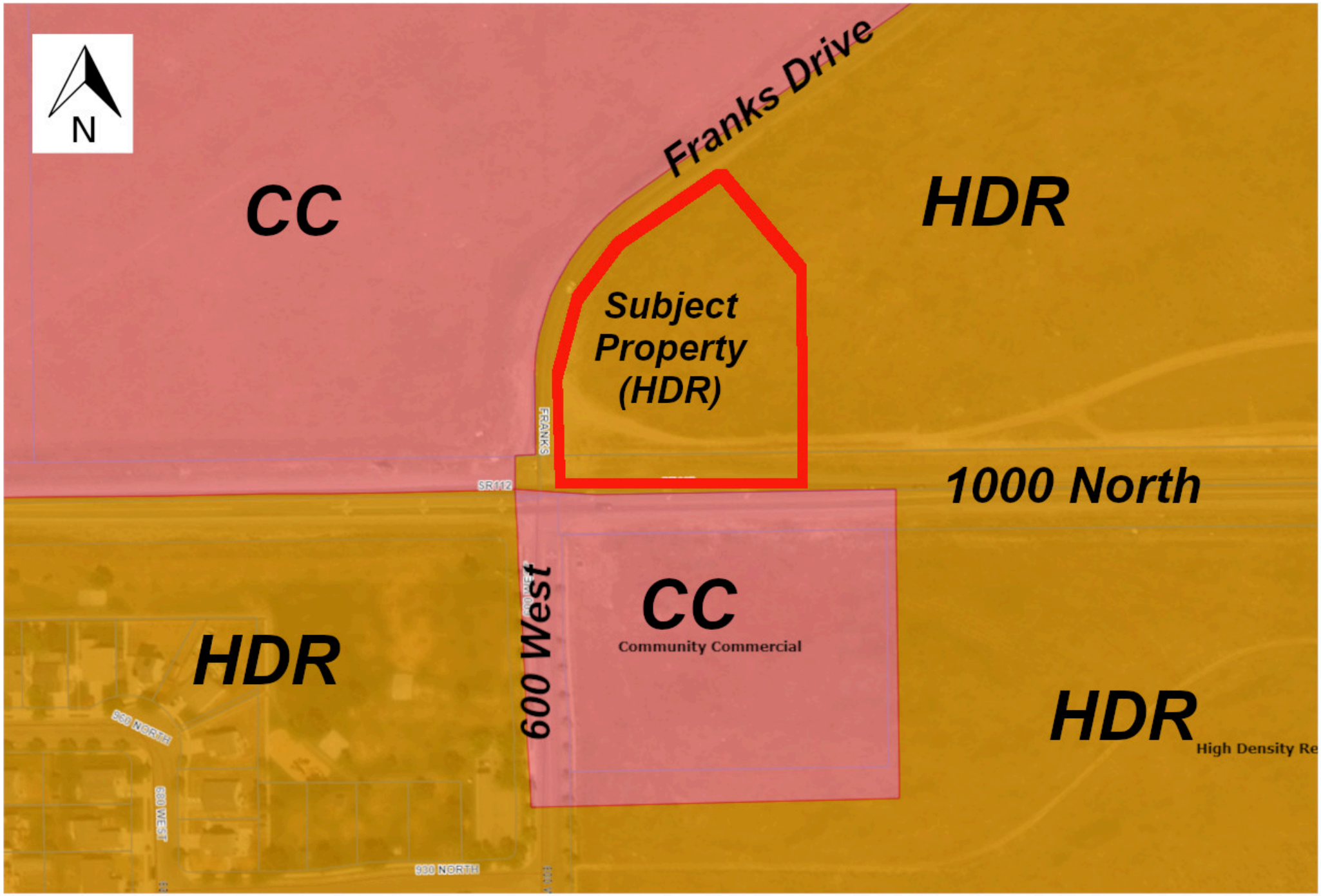
*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

Note to Applicant:
Zoning and map designations are made by ordinance. Any change of zoning or map designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

For Office Use Only 2221237

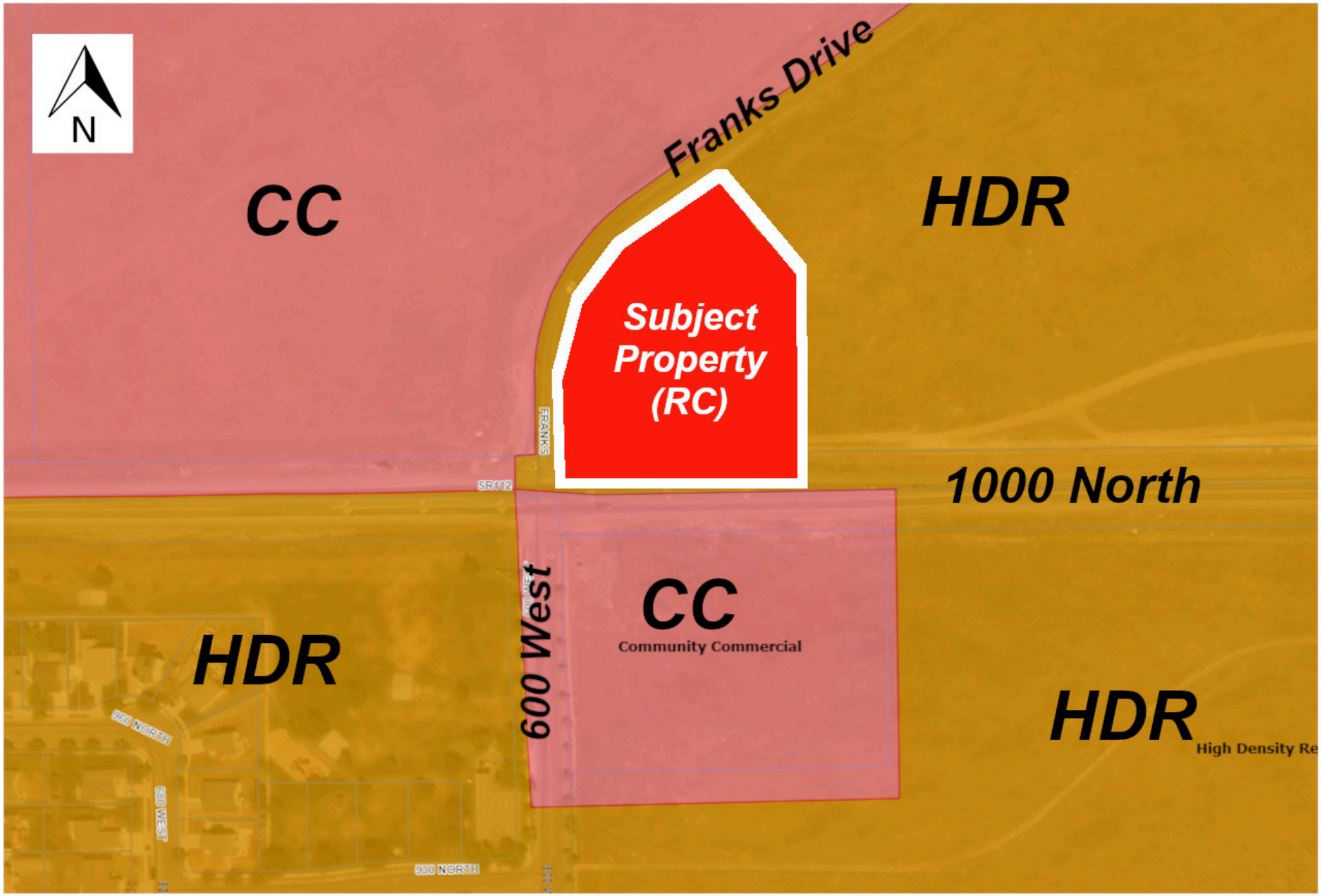
Received By:	Date Received: 10/26/22	Fees: $1,100.00	App. #: 00515358

Holiday Oil Land Use Map Amendment



Current Land Use

Holiday Oil Land Use Map Amendment



Proposed Land Use

Exhibit B

Staff Report

STAFF REPORT
November 3, 2022

To: Tooele City Planning Commission
Business Date: November 9, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: **Holiday Oil – Land Use Map Amendment Request**

Application No.:	P22-1237
Applicant:	Brent Neel, representing Wagstaff Invesments, LLC
Project Location:	Approximately 1000 North Franks Drive
Zoning:	MR-16 Multi-Famliy Residential Zone
Acreage:	Approximately 2 Acres (Approximately 87,120 ft^2)
Request:	Request for approval of a Land Use Map Amendment in the MR-16 Multi-Family Residential zone regarding re-assigning the land use designation for approximately 2 acres to Regional Commercial.

BACKGROUND

This application is a request for approval of a Land Use Map Amendment for approximately 2 acres located at the north east corner of the intersection of 1000 North Franks Drive (600 West at the intersection). The property is currently zoned MR-16 Multi-Famliy Residential. The applicant is requesting that a Land Use Map Amendment be approved to re-assign the land use designation from High Density Residential (HDR) to Regional Commercial (RC) to facilitate a zoning map amendment to a commercial zone that would permit the construction of a convenience store and gas station.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the MR-16 Multi-Famliy Residential zoning classification, supporting approximately sixteen dwelling units per acre. The MR-16 Multi-Famliy Residential zoning designation is identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. Properties located to the north and to the east are currently zoned MR-16. Properties to the west are zoned NC Neighborhood Commercial. Properties to the south are zoned GC General Commercial. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

The applicant is requesting that 2 acres located at the north east corner of the intersection of Franks Drive and 1000 North be re-assigned from the HDR land use designation to the RC land use designation. This request is to facilitate the construction of a convenience store and gas station at the corner which requires a commercial zone in order to be permitted. The current land use designation of HDR encourages or requires multi-family residential zones. The HDR designation includes the MR-8, MR-12, MR-16 and MR-20 multi-family residential zones. These zones permit only multi-family residential structures such as town homes, condominiums and apartments. These zones do not permit commercial development.

The RC land use designation is a regional commercial land use designation and encourages or requires the

RC Regional Commercial zoning district and the RD Research and Development zoning district. Within these commercial zoning districts a convenience store with gasoline sales is permitted with a conditional use permit. Residential uses are not permitted within this zone.

It should be noted that this corner was previously zoned NC Neighborhood Commercial. The zoning was changed late 2019 to multi-family residential. The majority of that property will remain as multi-family residential.

There is a gateway overlay attached to this property. This overlay has no bearing on land use or zoning and only affects site plan, landscaping, streetscape appeal and architecture. When zoning or land use is involved the overlay is irrelevant.

Site Plan Layout. A site plan has not been provided at this stage in the development process.

Subdivision Layout. The two acre property will eventually need to be subdivided from the larger property.

Criteria For Approval. The criteria for review and potential approval of a Land Use Map Amendment request is found in Section 7-1A-3 of the Tooele City Code. This section depicts the standard of review for such requests as:

(1) In considering a proposed amendment to the Tooele City General Plan, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
   (a) The effect of the proposed amendment on the character of the surrounding area;
   (b) Consistency with the General Plan Land Use Map and the goals and policies of the General Plan and its separate elements;
   (c) Consistency and compatibility with the existing uses of adjacent and nearby properties;
   (d) Consistency and compatibility with the possible future uses of adjoining and nearby properties as identified by the General Plan;
   (e) The suitability of the properties for the uses requested viz. a viz. the suitability of the properties for the uses identified by the General Plan; and
   (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Land Use Map Amendment submission and has issued the following comments:

1. This is a significant intersection and an ideal location for a convenience store and gas station.

Engineering and Public Works Division Review. The Tooele City Engineering and Public Works Divisions do not typically review Land Use Map amendment and therefore have not issued any comments regarding this application.

Tooele City Fire Department Review. The Tooele City Fire Department do not typically review Land Use Map and Zoning Map amendments and therefore have not issued any comments regarding this application.

Noticing. The applicant has expressed their desire to reassign the land use designation for the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a Land Use Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.
6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Holiday Oil Land Use Map Amendment Request by Brent Neel, representing Wagstaff Invesments, LLC reassigning 2 acres located at 1000 North Franks Drive to the Regional Commercial Land Use designation, application number P22-1237, based on the findings and subject to the conditions listed in the Staff Report dated November 3, 2022:"

1. List any additional findings and conditions…

Sample Motion for a Negative Recommendation – "I move we forward a positive recommendation to the City Council for the Holiday Oil Land Use Map Amendment Request by Brent Neel, representing Wagstaff Invesments, LLC reassigning 2 acres located at 1000 North Franks Drive to the Regional Commercial Land Use designation, application number P22-1237, based on the following findings:"

1. List findings…

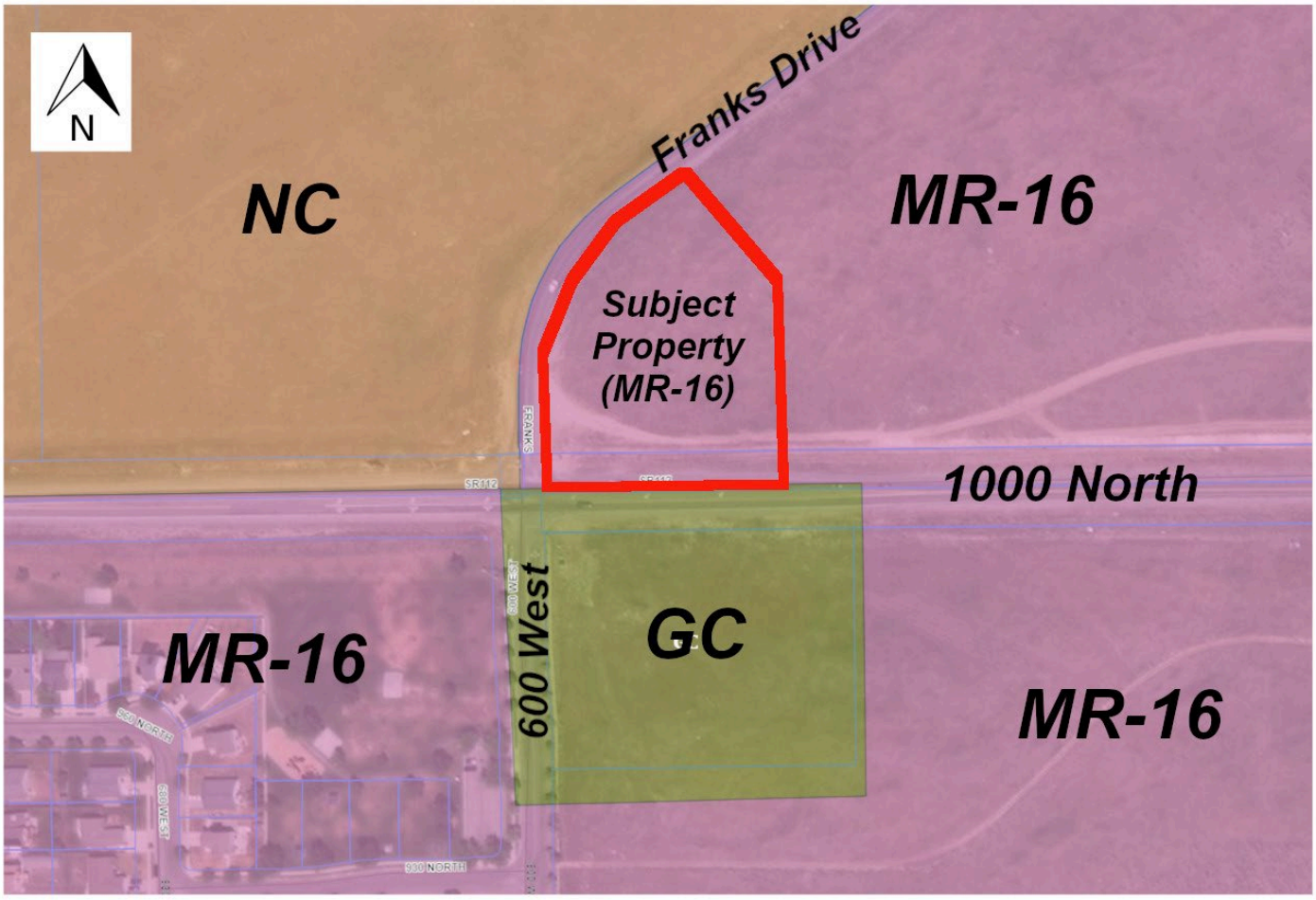
EXHIBIT A

MAPPING PERTINENT TO THE HOLIDAY OIL LAND USE MAP AMENDMENT

Holiday Oil Land Use Map Amendment

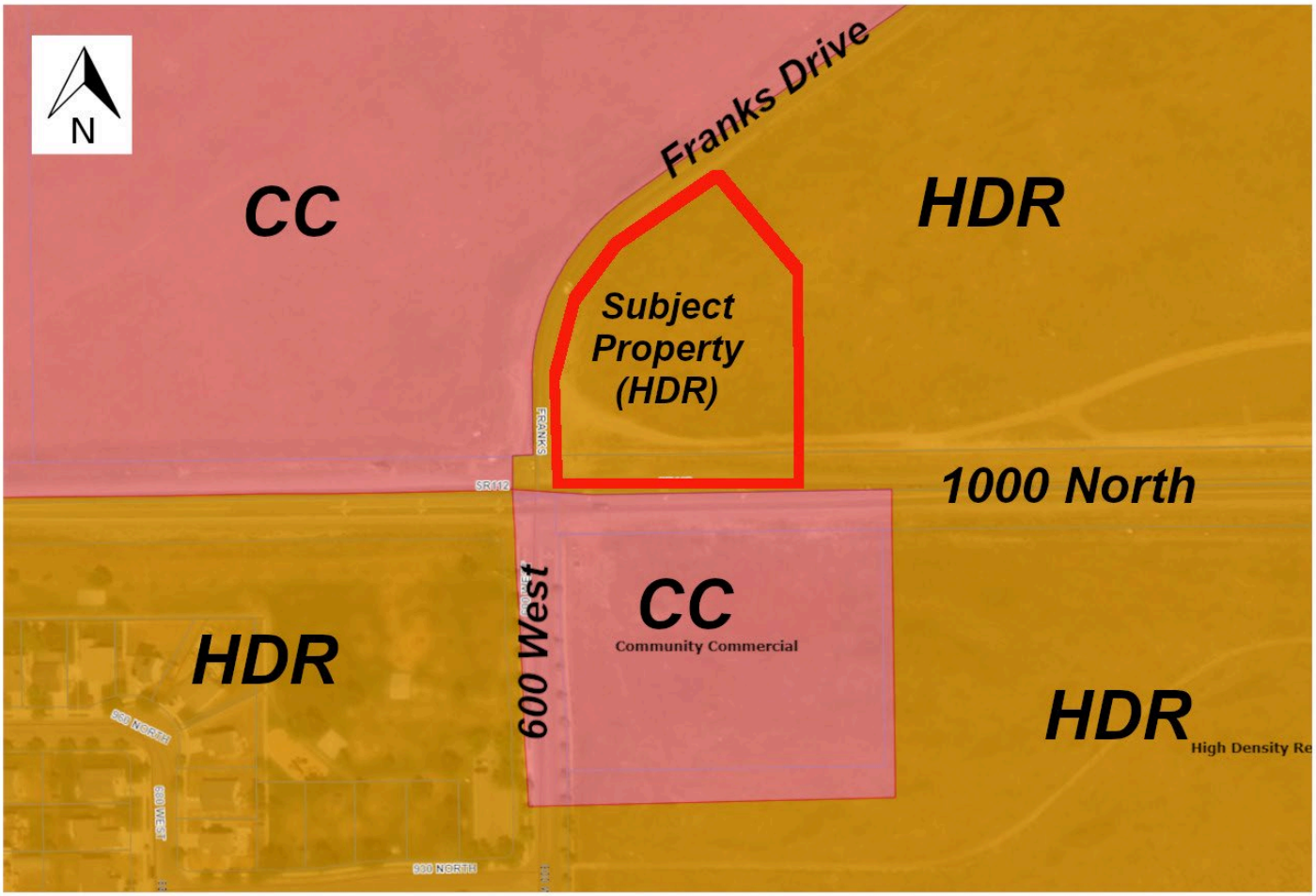
Aerial View

Holiday Oil Land Use Map Amendment



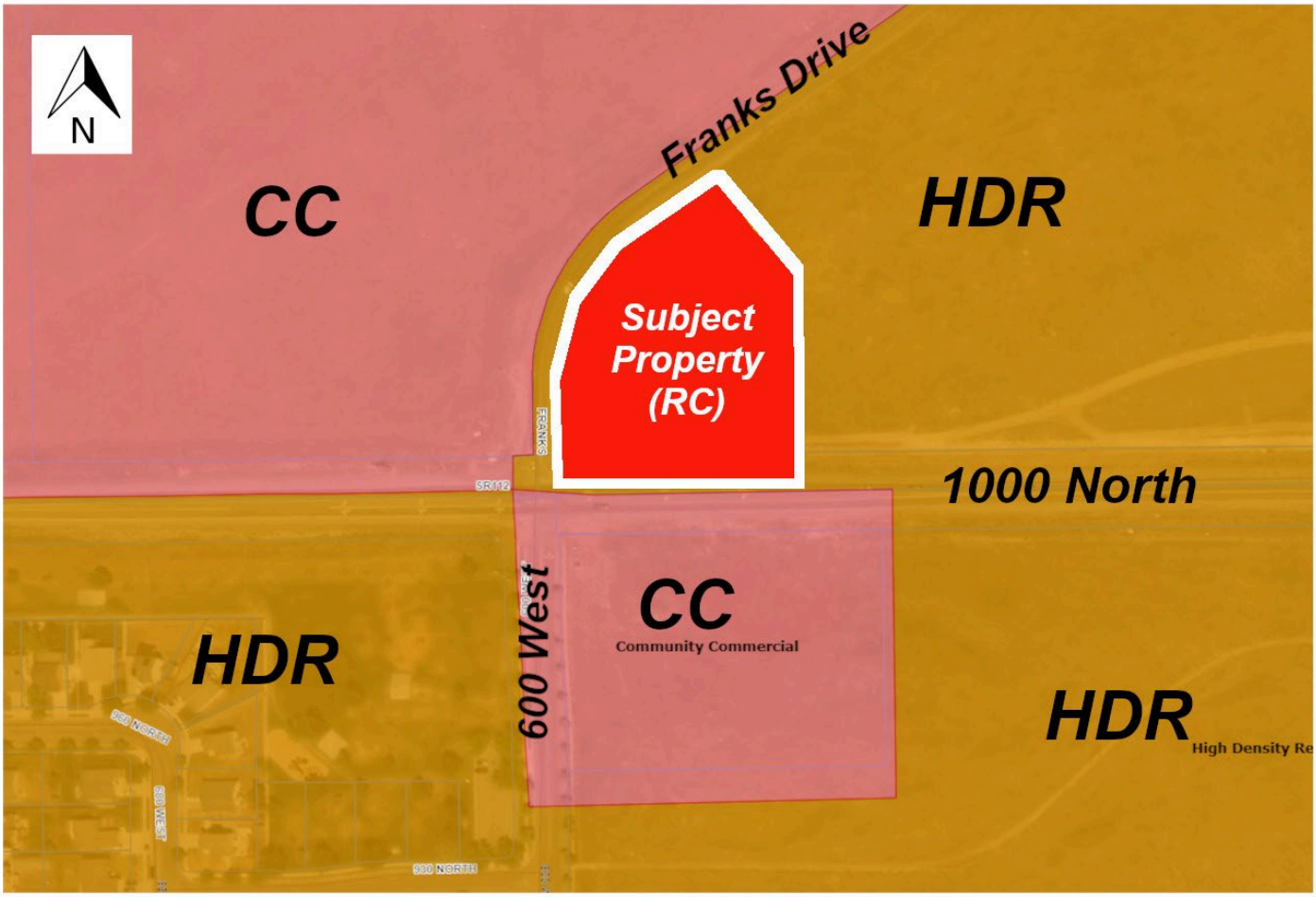
Current Zoning

Holiday Oil Land Use Map Amendment



Current Land Use

Holiday Oil Land Use Map Amendment



Proposed Land Use

EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Exhibit C

Planning Commission Minutes

TOOELE CITY CORPORATION

ORDINANCE 2022-42

AN ORDINANCE OF TOOELE CITY AMENDING TABLE 1 OF CHAPTER 7-16 OF THE TOOELE CITY CODE REGARDING RESIDENTIAL TREATMENT FACILITIES AND PROGRAMS.

WHEREAS, Utah Code §10-8-84 and §10-9a-102 authorize cities to enact ordinances, resolution, and rules and to enter other forms of land use controls they consider necessary or appropriate for the use and development of land within the municipality to provide for the health, safety, welfare, prosperity, peace, and good order, comfort, convenience, and aesthetics of the municipality; and,

WHEREAS, the various zoning districts of Tooele City are established within Chapter 7-13 of the Tooele City Code; and,

WHEREAS, residential land uses in Tooele City, particularly the uses allowed in the various residential zones and property standards are regulated by Tooele City Code Chapter 7-14; and,

WHEREAS, mixed residential-commercial, commercial, and industrial land uses in Tooele City, particularly the uses allowed in the various residential-commercial, commercial, industrial zones, and special-purpose and property standards are regulated by Tooele City Code Chapter 7-16; and,

WHEREAS, the practice of zoning is a widely accepted and defensible tool for establishing standards for development of differing land uses and areas; and,

WHEREAS, the establishment of zoning within the City Code provides for an even and fair framework for all applications for development and ensures the fundamental fairness in the utilization and enforcement of its provisions; and,

WHEREAS, the Table 1 of the Chapter 7-14 of the Tooele City Code identifies the allowable uses, both permitted and conditional, appropriate for the various residential zoning districts within the community; and,

WHEREAS, the Table 1 of the Chapter 7-16 of the Tooele City Code identifies the allowable uses, both permitted and conditional, appropriate for various zoning districts within the community; and,

WHEREAS, the zoning districts identified and regulated under the terms of Chapter 7-16 of the Tooele City Code includes the mixed-use zoning districts which, as their names suggest, combine residential and non-residential uses in an appropriately established mix; and,

WHEREAS, certain land use categories established in the permissibility tables of Chapters 7-14 and 7-16 are not defined within the Tooele City Code as they are defined in Utah State Code or elsewhere where they are more specifically established and regulated; and,

WHEREAS, the "Residential Treatment Facilities and Programs" land use category, being defined in Utah State Code, presents a unique combination of a commercial services operation directly tied to and including a residential arrangement for its clients; and,

WHEREAS, by its nature, the "Residential Treatment Facilities and Programs" land use category

provides a correlated connection to the purpose and intent of creating mixed-use zoning districts; and,

WHEREAS, Tooele City Code has identified the "Residential Treatment Facilities and Programs" land use category with permissibility in certain residential zoning districts only; and,

WHEREAS, the purpose of this ordinance is to revise the terms of Table 1 of Chapter 7-16 of the Tooele City Code to establish the permissibility of the "Residential Treatment Facilities and Programs" land use category in the MU-G Mixed-Use General zoning district; and,

WHEREAS, the terms of municipal codes are intended to contain a certain amount of fluidity whereby those terms can be amended to address new and changing conditions that present themselves and are deemed appropriate; and,

WHEREAS, the process for amending provisions within a municipal code is necessarily somewhat cumbersome and lengthy in order to maintain the transparency in process and fairness to all; and,

WHEREAS, the lengthy and cumbersome process for amending terms of a municipal code makes efforts difficult to effectively adapt and accommodate trends and changing market conditions that can happen more rapidly; and,

WHEREAS, it is proper and appropriate to routinely review the ordinances and provisions of the Tooele City Code for clarity, predictability, relevance, applicability, and appropriateness; and,

WHEREAS, it is proper and appropriate to revise provisions of the City Code found to be antiquated, to have diminished in applicability and appropriateness, to be unclear or to have diminished relevance, to lead to difficulties in the predictability of the land use application approval process, or to modernize provisions to adapt to changing conditions and federal and state laws; and,

WHEREAS, on November 9, 2022, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment; and,

WHEREAS, on November 16, 2022, the City Council convened a duly-advertised public hearing:

NOW, THEREFORE, BE IT ORDAINED BY TOOELE CITY that Table 1 of Chapter 7-16 of the Tooele City Code is hereby amended as shown in **Exhibit A**;

This Ordinance is necessary for the immediate preservation of the peace, health, safety, and welfare of Tooele City and its residents and businesses 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 _____, 20___.

TOOELE CITY COUNCIL

(For) (Against)

_____	_____
Justin Brady	Justin Brady
_____	_____
Dave McCall	Dave McCall
_____	_____
Tony Graf	Tony Graf
_____	_____
Ed Hansen	Ed Hansen
_____	_____
Maresa Manzione	Maresa Manzione

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved) (Disapproved)

_____	_____
Debra E. Winn	Debra E. Winn

(If the mayor approves this ordinance, the City Council passes this ordinance with the Mayor's approval. If the Mayor disapproves this ordinance, the City Council passes the ordinance over the Mayor's disapproval by a super-majority vote (at least 4). If the Mayor neither approves nor disapproves of this ordinance by signature, this ordinance becomes effective without the Mayor's approval or disapproval. City Charter Section 2-05. UCA 10-3-704(11).)

ATTEST:

_____

Michelle Pitt, City Recorder

S E A L

Approved as to Form: _____

Roger Evans Baker, Tooele City Attorney

EXHIBIT A

PROPOSED TEXT AMENDMENT TO TOOELE CITY CODE CHAPTER 7-16 TABLE 1

UTAH CODE

Title 62A. Utah Human Services Code
Chapter 2. Licensure of Programs and Facilities

62A-2-101. Definitions.

(41) (a) "Residential treatment" means a 24-hour group living environment for four or more individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies.

(b) "Residential treatment" does not include a:

(i) boarding school;

(ii) foster home; or

(iii) recovery residence.

(42) "Residential treatment program" means a program or facility that provides:

(a) residential treatment; or

(b) intermediate secure treatment.

TOOELE CITY CODE

Chapter 16. Zoning District Purpose and Intent. Mixed Use, Commercial, Industrial and Special Purpose Districts

TABLE 1
TABLE OF USES

DEVELOPMENT REQUIREMENT	**DISTRICT**								
	Mixed Use - Broadway **(MU-B)**	Mixed Use - General **(MU-G)**	Neighborhood Commercial **(NC)**	General Commercial **(GC)**	Regional Commercial **(RC)**	Light Industrial **(LI)**	Industrial Service **(IS)**	Industrial **(I)**	Research & Development **(RD)**
Residential Treatment Facilities and Programs		*C*							

EXHIBIT B

PLANNING COMMISSION MINUTES FOR NOVEMBER 9, 2022

STAFF REPORT
November 3, 2022

To: Tooele City Planning Commission
Business Date: November 9, 2022

From: Planning Division
Community Development Department

Prepared By: Jim Bolser, Director

Re: **Residential Treatment Facilities and Programs – City Code Text Amendment Request**
Application No.: P22-1178
Applicant: Tooele City
Request: Request for approval of a City Code Text Amendment regarding the permissibility of Residential Treatment Facilities and Programs in the MU-G Mixed Use General zoning district.

BACKGROUND

This application is a request for approval of a City Code Text Amendment regarding the permissibility of an existing land use category. More specifically, this application addresses the Residential Treatment Facilities and Programs and the permissibility in the MU-G Mixed Use – General zoning district.

ANALYSIS

City Code. Chapter 7-16 of the Tooele City Code governs the uses and various other provisions for the various not-residential zoning districts, including mixed-use zones. Similarly, Chapter 7-14 does the same for the residential zoning districts. Table 1 in each of these chapters contains a listing of all the various land use categories that are permissible in any of the zones covered respectively. One land use listing in Chapter 7-14 is titled Residential Treatment Facilities and Programs. That land use is not identified at all in Chapter 7-16 indicating that it is not permissible in any of the non-residential zoning districts. Atypical to the vast majority of land use listings in these chapters, Residential Treatment Facilities and Programs is not a defined land use within the Tooele City Code. The reason for this is because this land use, which is a combination of two associated uses, is defined in and controlled Utah State Code. Rather than redefine this use in the City Code, the City has appropriately chosen to allow the state code definition govern the use. Definition excerpts from the Utah State Code can be found in Exhibit "A" to this report.

The nature of a Residential Treatment Facilities and Programs use is somewhat unique in terms of identifying it as either residential or non-residential in nature. The base nature of the use is the provision of services to clients in need of these specialty facilities and programs. This would suggest it to be clearly non-residential in nature. However, the method by which these services and programs are provided include temporary or transitional housing for the clients and often appear similar to multi-family residential uses which would suggest the use to be residential as well. This combination of considerations place an interesting and unique challenge on communities to define where these uses should best be allowed. Somewhat ironically, it also provides some fairly clear guidance. Communities, such as Tooele City, which have true mixed-use zoning districts actually provide one of the best landing spots for such uses where the inherent nature of the use category is a combination of residential and non-residential characteristics. For this reason, combined with

recent conversations with an existing facility within the community desiring to relocate and expand into an existing building, this application proposes to establish permissibility for the existing Residential Treatment Facilities and Programs land use into the MU-G Mixed-Use – General zoning district. The proposed language to include this land use listing into Table 1 of Chapter 7-16 of the Tooele City Code can be found in Exhibit "A" to this report. A map of the MU-G Mixed-Use – General zoning district can be found in Exhibit "B" to this report.

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Sections 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

(1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
- (a) The effect of the proposed amendment on the character of the surrounding area.
- (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
- (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
- (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
- (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
- (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the City Code Text Amendment request and has issued the following comment:

1. The nature of the Residential Treatment Facilities and Programs land use makes sense within the MU-G Mixed-Use – General zoning district.

Engineering Review. The Tooele City Engineering Division has completed their review of the City Code Text Amendment request without further comment.

Building Division Review. The Tooele City Building Division has completed their review of the City Code Text Amendment request without further comment.

without further comment

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the City Code Text Amendment request without further comment.

Noticing. The applicant has expressed their desire to revise the terms of the City Code and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends the Planning Commission carefully weigh this request for a City Code Text Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect the text amendment may have on potential applications regarding the character of the surrounding areas.
2. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed text amendment may effect a potential application's consistency with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed text amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the proposed text amendment on properties which may utilize its provisions for potential development applications.
6. The degree to which the proposed text amendment may effect an application's impact on the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed text amendment may effect an application's impact on the general aesthetic and physical development of the area.
8. The degree to which the proposed text amendment may effect the uses or potential uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Residential Treatment Facilities and Programs City Code Text Amendment Request by Tooele City regarding the Residential Treatment Facilities and Programs land use, application number P22-1178, based on the following findings:"

1. List findings …

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the Residential Treatment Facilities and Programs City Code Text Amendment Request by Tooele City regarding the Residential Treatment Facilities and Programs land use, application number P22-1178, based on the following findings:"

1. List findings …

EXHIBIT A

RESIDENTIAL TREATMENT FACILITIES AND PROGRAMS CITY CODE TEXT AMENDMENT

UTAH CODE

Title 62A. Utah Human Services Code
Chapter 2. Licensure of Programs and Facilities

62A-2-101. Definitions.

(41) (a) "Residential treatment" means a 24-hour group living environment for four or more individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies.

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(i) boarding school;

(ii) foster home; or

(iii) recovery residence.

(42) "Residential treatment program" means a program or facility that provides:

(a) residential treatment; or

(b) intermediate secure treatment.

TOOELE CITY CODE

Chapter 16. Zoning District Purpose and Intent. Mixed Use, Commercial, Industrial and Special Purpose Districts

TABLE 1
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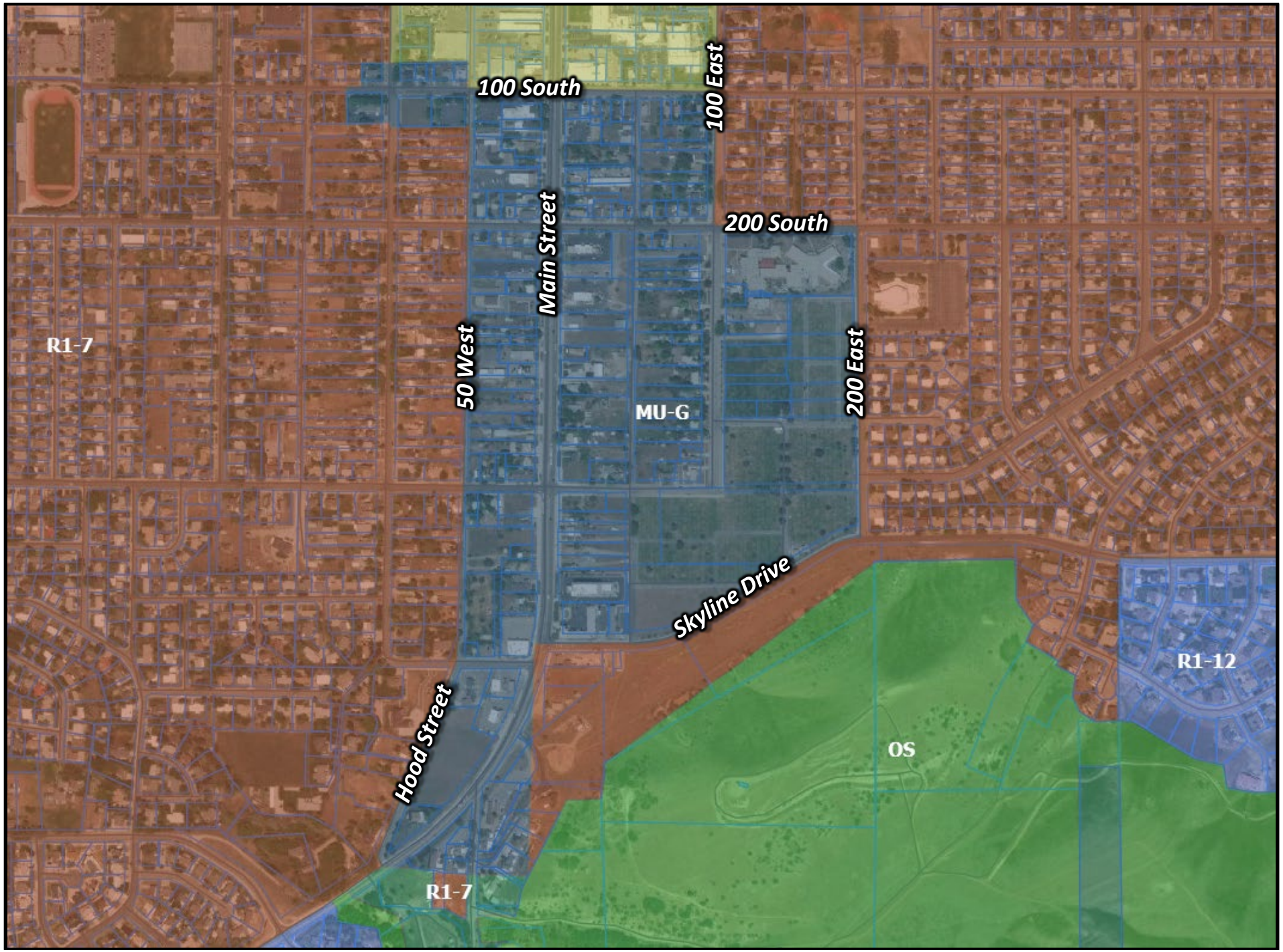
Residential Treatment Facilities and Programs		*C*							

EXHIBIT B

MAP OF THE MU-G MIXED-USED – GENERAL ZONING DISTRICT

MU-G Mixed Use – General Zoning District



Zoning Map

GARDNER BATT

423 West Broadway, Suite 230
Salt Lake City, Utah 84101

October 18, 2022

Water Request Letter for GB Tooele Land Holdings, LLC

Dear Mayor Debbie Winn,

Gardner Batt, as the managing partner in GB Tooele Land Holdings, would like to request 14.22 acre-feet of water from the City of Tooele for an industrial development within city limits. The current site plan, contained in **Exhibit A**, is located on the east side of SR-112, and north of the Bolinder mining operations. The proposed site will consist of a 154,000 square foot industrial concrete tilt-up building, with the tenant currently being unknown. Gardner Batt will be soliciting this building to distribution occupiers. The distribution user will use minimal water, and the water being requested is for drinking and landscaping. Per the water request and calculation, 8.28 acre-feet is being requested for drinking water and 5.94 acre-feet is required for irrigation water. Due to the minimal water along the Wasatch Front, Gardner Batt would like to have conversations with the city to minimize the amount of irrigatable landscaping within the site and bring this water requirement down.

Gardner Batt greatly appreciates the City of Tooele and the opportunity to help grow the community. This initial site is the initial phase of a ~600-acre industrial masterplan that will bring businesses and jobs to the City of Tooele. We are excited to participate in the growth of Tooele and we work together to make this plan a reality. Thank you for your support and we look forward to hearing back from you.

Regards,

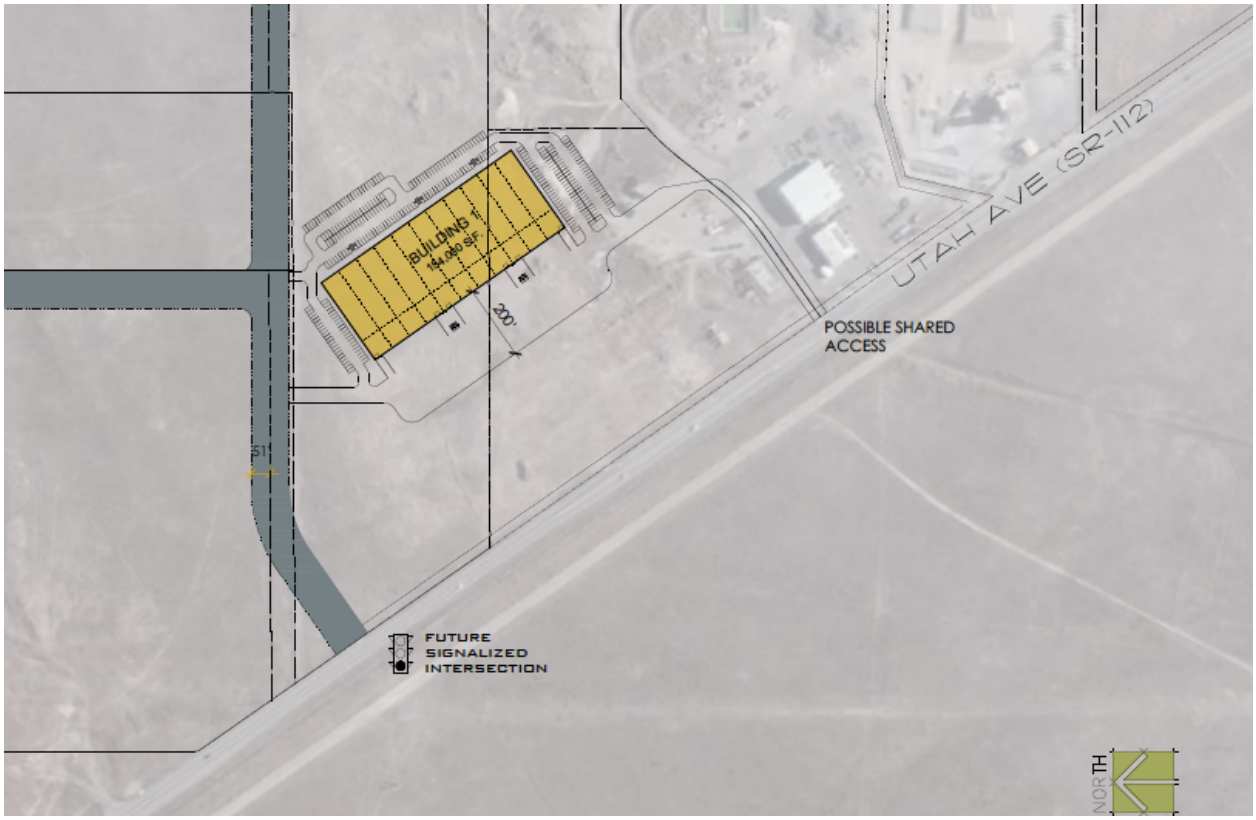
Gardner Batt

Michael D. Batt

Jonathan S. Gardner

Exhibit A

Site Plan



Tooele City Council and Tooele City Redevelopment Agency
Work Meeting Minutes

Date: Wednesday, November 2, 2022
Time: 6:00 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:
Justin Brady
Maresa Manzione
David McCall
Tony Graf

City Council Members Excused:
Ed Hansen

City Employees Present:
Mayor Debbie Winn
Jim Bolser, Community Development Director
Adrian Day, Police Department Chief
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Darwin Cook, Parks and Recreation Director
Michelle Pitt, City Recorder
Holly Potter, Deputy City Recorder
Jami Grandpre, Public Works Director
Kami Perkins, HR Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting
Chairman Brady called the meeting to order at 6:00 p.m.

2. Roll Call
Justin Brady, Present
Maresa Manzione, Present
David McCall, Present
Tony Graf, Present via phone
Ed Hansen, Excused

3. Mayor's Report
Mayor Winn reported on the following:
The City received a water request for payment-in-lieu from GB Tooele Land holding.
The Halloween activities were successful.

4. Council Member's Report
The Council Members reported on the events they attended during the week.

5. Discussion Items

A. Ordinance 2022-39 an Ordinance of Tooele City Amending the Tooele City Policies and Procedures Manual
Presented by Kami Perkins, HR Director

Ms. Perkins presented on the amendments to the Tooele City policies and procedures manual that are being discussed and will be brought to the Council for approval. There are changes to the policies that have been re-numbered and or re-written and will include the addition of an ethics and conflict of interest policy being added to the manual which contains information that was previously approved in the City's purchasing policy. The City wants to make sure staff is following state code and following the duties of their position. The most substantial change being proposed is to the holiday and compensation policy for the police department and a proposal to "buy-back" officers' holiday hours at straight time in lieu of requiring them to select another normally scheduled work day to take off for their holiday benefit. The outside employment policy is also being rewritten as it has not been revised in over twenty years. Ms. Perkins explained that there was good feedback from the employees about this policy when she sent them out for employee input and that the policies and procedures committee will be reworking this policy. There is an amendment to the City vehicle and driving policy, specifically for the Fire Chief and Fire Marshal.

Chief Day spoke on the benefits and issues regarding the police departments holiday and compensation.

The Council is in support of the changes.

B. Pratt Aquatic Center Fees
Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented updated fees for the Pratt Aquatic center. The suggested changes are in line with neighboring pools. The senior and military fees are matching. They will continue to have specific promotions throughout the year to bring people in. The lane rental is optional, but new. As well as a patio rental fee.

The Council had a discussion on the following:
They would like to see promotions throughout the year.
In regards to non-resident and resident fees, on paper is great, but enforcing becomes hard. If there are reasonable pricing, memberships differences for resident versus non-residence are a great idea.

Mr. Baker addressed the Council. The fee schedule does not need to include promotional fees. Staff can work together to figure out appropriate promotions.

6. Closed Meeting - Litigation, Property Acquisition, and/or Personnel

Council Member Manzione motioned for a closed meeting. Council member McCall Seconded. The vote was as follows: Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

Those in attendance during the closed meeting: Mayor Debbie Winn, Chairman Brady, Council Member Graf, Council Member Manzione, Council Member McCall, Roger Baker, Michelle Pitt.

No minutes were taken during this portion of the meeting.

7. Adjourn
Chairman Brady adjourned the meeting at 6:47 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 ____ day of November, 2022

_____
Justin Brady, City Council Chair

Tooele City Council Business Meeting Minutes

Date: Wednesday, November 2, 2022
Time: 7:00 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:
Justin Brady
Maresa Manzione
Tony Graf
Dave McCall

City Council Members Excused:
Ed Hansen

City Employees Present:
Mayor Debbie Winn
Jim Bolser, Community Development Director
Adrian Day, Police Department Chief
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Darwin Cook, Parks and Recreation Director
Michelle Pitt, City Recorder
Holly Potter, Deputy City Recorder
Jared Stewart, Economic Development Director
Library Staff

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:20 p.m.

1. Pledge of Allegiance
The Pledge of Allegiance was led by Jared Stewart.

2. Roll Call
Tony Graf, Present
Justin Brady, Present
Maresa Manzione, Present
Dave McCall, Present
Ed Hansen, Excused

3. Mayor's Community Recognition Awards
Mayor Winn presented the Community Recognition Award to the following:

Diana Black

4. Mayor's Youth Recreation Grant Awards
Mayor Winn presented the Youth Recreation grant awards to the following:

The Boys and Girls Club
Elite FC Soccer Club
Scout Unit 314
Tooele Ute Football
Tooele Youth Baseball
Oquirrh Hills Junior Golf Program

5. Introduction of 2022-23 Library Teen Advisory Council
Presented by Kayla Cameron, Library Program Specialist and Library Board Members

Ms. Cameron presented the Teen Advisory Council, TAC.

The Library Board introduced the teens apart of the TAC. They include the following:
Cadence Christensen
Josee Prescott
Lexi Christensen
Paige
Cora Christensen
Zoe Hunt
Hope Wilkinson

6. **Public Comment Period**
No one spoke during this time.

7. Resolution 2022-92 a Resolution of the Tooele City Council Declaring Certain Technology-Related Equipment and Certain Personal Property Surplus and Authorizing its Disposal
Presented by Michelle Pitt, City Recorder

Ms. Pitt presented technology-related equipment and personal property to be deemed surplus. The technology-related equipment will be disposed of by a local recycling department. The Parks Department is asking for a 35-foot Christmas Tree to be declared surplus allowing them to sell the tree.

Council Member Manzione motioned to approve Resolution 2022-92. Council Member McCall seconded the motion. The vote was as follows: Council Member Graf, "Aye," Chairman

Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

8. Resolution 2022-93 a Resolution of the Tooele City Council Acknowledging Mayor Winn's Appointments of Tooele Downtown Alliance Committee Members
Presented by Jared Stewart, Economic Development Director

Mr. Stewart introduced Mayor Winn's appointment of Wendy Rogers to the Tooele Downtown Alliance.

Council Member McCall motioned to approve Resolution 2022-93. Council Member Manzione seconded the motion. The vote was as follows: Council Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

9. Minutes
There are no changes to the minutes.

Chairman Brady motioned to approve the Minutes. Council Member Graf seconded the motion. The vote was as follows: Council Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

10. Invoices & Purchase Orders
Ms. Pitt presented the following invoices:

Lenslock for the Police Departments body worn camera service in the amount of $40,760.

Council Member McCall motioned to approve the invoices. Council Member Manzione seconded the motion. The vote was as follows: Council Member Graf, "Aye," Chairman Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

11. Adjourn
Chairman Brady adjourned the meeting at 8:08pm.

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 ___ day of November, 2022

_____
Justin Brady, City Council Chair

TOOELE CITY CORPORATION
FISCAL NOTE TO PROPOSED EXPENDITURE

11/08/22

DESCRIPTION OF EXPENDITURE:

VENDOR: TURF EQUIPMENT & IRRIGATION V# 00711

GREENSMASTER 3150-Q GREENS MOWER

REVENUE LINE ITEM:	ACCOUNT NUMBER	CURRENT BUDGET	RECEIPTS TO DATE	ADDITIONAL FUNDING	TOTAL FUNDING
*					0.00
*					

EXPENDITURE LINE ITEM	ACCOUNT NUMBER	ADJUSTED BUDGET	Y. T. D. EXPENSES	PROPOSED EXPENSE	BUDGET BALANCE
MACHINERY & EQUIPMENT	41 4620 741000	67,000.00	0.00	41,794.38	25,205.62
TOTAL:				41,794.38	

*This is being purchased in lieu of public works truck in 748000

REQUESTED /s/ Darwin Cook
DEPARTMENT HEAD

REVIEWED Shannon Wimmer
FINANCE DIRECTOR

APPROVED _____
MAYOR

APPROVED _____
COUNCIL CHAIRMAN

TURF EQUIPMENT & IRRIGATION INC

Proposal Date: 2022-11-02
Expiration Date: 2023-01-31
Quote ID: Q119143

TORO
Count on it.

Turf Equipment & Irrigation, Inc.
1630 S. Gladiola St. SLC, UT 84104
P.O. Box 26903 SLC, UT 84126-0903
(801) 566-3256

Prepared by:
Jeff Murdock

+1 4356590294
jeff.murdock@turfequip.com

VA 00211

Brian Roth
Superintendent
Oquirrh Hills Golf Course
90 N. Main Street Tooele, Utah 84074-2685 United States

MA2188 State of Utah Contract

Units will be available within 12-18 Months
Pricing may increase in the next 12 months

All pricing is valid for thirty (30) days. Time of delivery may vary; please check when placing order.

Qty	Model #	Name	Award	Ext. Award
1	**04358**	**Greensmaster 3150-Q**	**$41,794.38**	**$41,794.38**
1	133-1308	Seat Cover		
1	04554	Light Kit - LED		
1	04646	Spring Loaded Rear Roller Scraper (Set of 3)		
1	131-6262	MVP Kit - Initial 800 Hour		
3	04256	Wide Wiehle Roller (One roller)		
3	04652	8 Blade Cutting Unit		

Equipment Total: **$41,794.38**

Does not include Sales Tax, Use Tax, or Personal Property Tax