

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council will meet in a Business Meeting on Wednesday, January 19, 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 logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>. 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.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Mayor's Youth Recognition Awards**
Presented by Debbie Winn, Mayor & Stacy Smart, Communities That Care Supervisor
4. **Public Comment Period**
5. **Public Hearing and Motion on Ordinance 2022-03** An Ordinance of the Tooele City Council Amending Section 7-4-11 of the Tooele City Code Regarding Public Safety Aisle Requirements in Parking Lots
Presented by Jim Bolser, Community Development Director
6. **Ordinance 2022-02** An Ordinance of Tooele City Establishing an Economic Development Department, and Amending Tooele City Code Section 1-6-4 to Reference the Economic Development Department
Presented by Debbie Winn, Mayor
7. **Resolution 2022-09** A Resolution of the Tooele City Council Consenting to Mayor Winn's Appointment of Jared Stewart to the Position of Director of the Economic Development Department
Presented by Debbie Winn, Mayor
8. **Swearing in** of Jared Stewart as the New Economic Development Director
Presented by Michelle Pitt, City Recorder
9. **Resolution 2022-10** A Resolution of the Tooele City Council Approving an Interlocal Cooperation Agreement Re-Establishing the Tooele County Council of Governments
Presented by Debbie Winn, Mayor
10. **Resolution 2022-05** A Resolution of the Tooele City Council Appointing Allison Dunn to the Planning Commission
Presented by Justin Brady, City Council Chairperson

11. **Resolution 2022-04** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Record Duplication Fees
Presented by Roger Baker, City Attorney
12. **Resolution 2022-06** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Cemetery Fees
Presented by Darwin Cook, Parks & Recreation Director
13. **Resolution 2022-07** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Golf Course Fees
Presented by Darwin Cook, Parks & Recreation Director
14. **Resolution 2022-02** A Resolution of the Tooele City Council Approving an Agreement with Phil's Glass, Inc., for Removal and Replacement of the Parks and Recreation Building Exterior Windows and Doors
Presented by Darwin Cook, Parks & Recreation Director
15. **Grand Storage Minor Subdivision**
Presented by Jim Bolser, Community Development Director
16. **TP Tooele Minor Subdivision**
Presented by Jim, Bolser, Community Development Director
17. **Minutes**
18. **Invoices**
19. **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

ORDINANCE 2022-03

AN ORDINANCE OF TOOELE CITY AMENDING SECTION 7-4-11 OF THE TOOELE CITY CODE REGARDING PUBLIC SAFETY AISLES IN PARKING AREAS.

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, regulations regarding the provision of public safety aisles within parking areas were first adopted into the Tooele City Code on May 15, 2019 by an affirmative 4-0 vote of the City Council on Ordinance 2019-12; and,

WHEREAS, the requirements for public safety aisles adopted as a part of Ordinance 2019-12 were included into the City Code as Section 7-4-11; and,

WHEREAS, the requirements for public safety aisles adopted into the City Code as a part of Ordinance 2019-12 were established to be applied to all parking areas within new development projects equally; and,

WHEREAS, the requirements for public safety aisles were established for the purpose of providing additional room in certain vehicle drive aisles to allow emergency response personnel and apparatus to perform their duties in the event of an emergency; and,

WHEREAS, the application of the requirements for public safety aisles within new developments during the time since their adoption has proven to be a successful approach aid emergency response; and,

WHEREAS, the application of the requirements for public safety aisles within new developments during the time since their adoption has also shown that there are instances where parking areas with new development projects that may not need or be sized appropriately to accommodate this additional space; and,

WHEREAS, working with the leadership of the Tooele City Fire Department, this ordinance is intended to revise the terms of Section 7-4-11 to make the requirements for public safety aisles in parking areas of new development more applicable to situations where they would be needed most; and,

WHEREAS, the requirements for public safety aisles have been determined to be most applicable to certain conditions present in multi-family residential developments and non-residential development; 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, the purpose of the proposed amendments herein is to revise the existing provisions and requirements relative to public safety aisles such that they can be more appropriately applied to development applications; and,

WHEREAS, on January 12, 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 D); and,

WHEREAS, on January 19, 2022, the City Council convened a duly-advertised public hearing:

NOW, THEREFORE, BE IT ORDAINED BY TOOELE CITY that Section 7-4-11 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

SEAL

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

EXHIBIT A

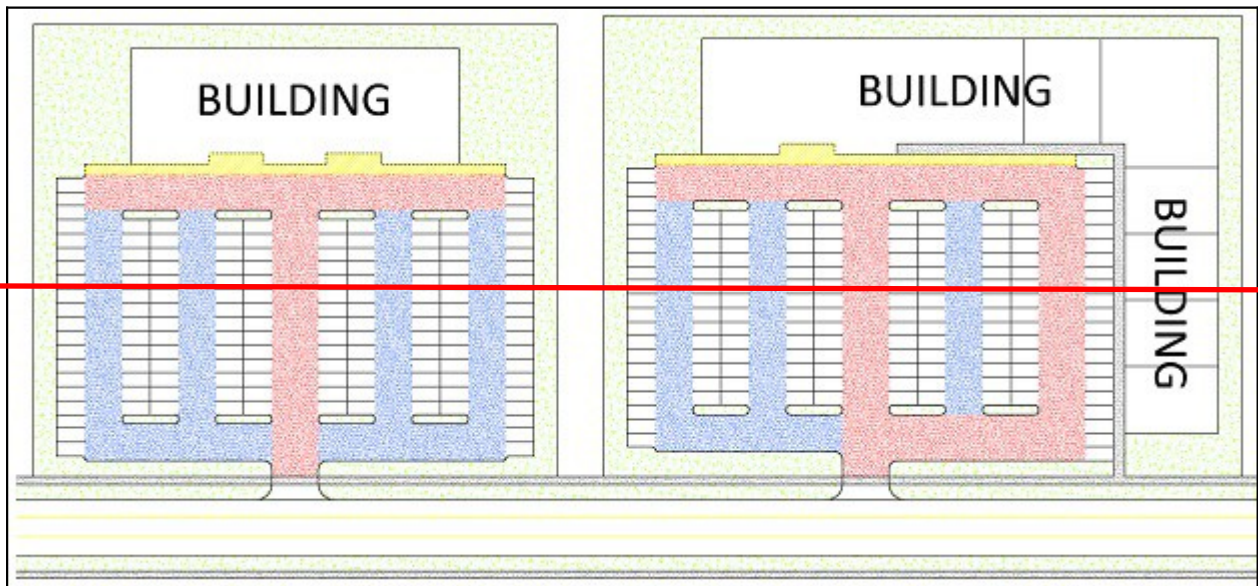
PROPOSED TEXT AMENDMENT TO SECTION 7-4-11

7-4-11. Public Safety Aisles.

Every lot or parcel that includes a parking area with internal vehicular aisles for access to parking spaces shall provide public safety access and facilitation aisles. Those public safety aisles shall be ~~a minimum of 30 feet in width, measured from curb face to curb face and as shown in Table 7-4-2, provided as required in this Section~~ regardless of whether the aisle accommodates one- or two-way traffic.

- (a) Multi-Family Residential. Public safety aisles within multi-family residential developments shall be provided where a building is constructed greater than two stories and either:
 - (1) the drive aisle provides the closest access to one or more sides of the building;
 - (2) covered parking is located between the drive aisle and the building.
- (b) Non-Residential Uses. Public safety aisles, ~~as represented and depicted in the Figure 7-4-4, shall consist of all aisles that within non-residential developments,~~ shall be provided as where a vehicle drive aisle is the closest drive aisle to one or more sides of a building that:
 - (1) is taller than 30 feet;
 - (2) is greater than 20,000 square feet of total floor area;
 - (3) contains or is proposed to contain uses utilizing or handling hazardous or potentially hazardous materials;
 - (4) is located more than 100 feet from the closest right-of-way; or
 - (5) is located more than 100 feet from closest fire hydrant.
- (c) Drive Aisle Widths. All vehicle drive aisles within a parking area shall be not less 24 feet in width, measured curb face to curb face or edge of driving surface to edge of driving surface where no curb exists. Where public safety aisles are required by this section, those aisles shall not be less than 30 feet in width, measured in the same manner. At no time shall any vehicle drive aisle be allowed in violation of the International Fire Code or other fire code adopted by Tooele City or the State of Utah. In instances where parallel parking is proposed along a vehicle drive aisle within a parking area, the Tooele City Fire Chief shall maintain the ability to require additional minimum width reasonably necessary to ensure emergency response in conjunction with the parallel parking.
 - (1) ~~provide access from a public or private street;~~
 - (2) ~~provide frontage for, or which abut any side of, one or more buildings or business;~~
 - (3) ~~provide direct access to the front of the building according to the most direct route from a public or private street; or~~
 - (4) ~~are deemed critical by the fire or police department for access to one or more buildings in the event of a public safety emergency.~~

Figure 7-4-4 – Public Safety Aisles.



24' Standard Parking Aisles

30' Emergency Access Routes

EXHIBIT B

PLANNING COMMISSION MINUTES FOR JANUARY 12, 2022

STAFF REPORT

January 6, 2022

To: Tooele City Planning Commission
Business Date: January 12, 2022

From: Planning Division
Community Development Department

Prepared By: Jim Bolser, Director

Re: Parking Area Public Safety Aisles – City Code Text Amendment Request

Application No.: P21-1372

Applicant: Tooele City

Request: Request for approval of a City Code Text Amendment regarding the requirements for public safety aisles within parking areas.

BACKGROUND

This application is a request for approval of a City Code Text Amendment to address the requirements for public safety aisles within parking areas. The requirements for public safety aisles within parking areas were first implemented into Chapter 7-4 of the Tooele City Code in May 2019 with only one amendment in the time since. As this requirement has been applied to applications it has become evident that as a general rule the are scenarios where this provision may not be necessary, let alone be implemented as cleanly as the original intent of the provision anticipated. The intent of this text amendment is to address this observation and adjust the language of these requirements in the City Code so they are better tailored to be applied when they are most applicable.

ANALYSIS

Tooele City Code. The provisions regarding public safety aisles within parking areas are included in Section 7-4-11 of the Tooele City Code. The review of the existing language regarding public safety aisles began with an examination of the scenarios wherein public safety response to a development area would typically involve the largest apparatus and most intensive responses to an emergency. For residential uses this most likely involves multi-family residential uses. The same review for non-residential uses yielded scenarios more closely tied to size and scope of the development than the type of development.

For multi-family residential developments, the analysis was focused on working with the leadership of the Fire Department to establish thresholds for when impediments may present themselves to emergency response. There were two most prominent impediments identified which were: 1) when there is a structure, such as covered parking, between the location where responding apparatus would locate and the building; and 2) when the building reaches a certain height. To address these aspects, the subject City Code text amendment, included as Exhibit "A" to this report, proposes revisions under subsection (a).

For non-residential developments, the analysis was focused on working with the leadership of the Fire Department to establish thresholds for when impediments may present themselves to emergency response. There were four most prominent impediments identified which were: 1) when the building reaches a certain height; 2) when the building reaches a certain size; 3) when the use within the building involves dangerous or

hazardous materials; and 4) when the location of the building on a site is a certain distance from necessary infrastructure. To address these aspects, the subject City Code text amendment, included as Exhibit “A” to this report, proposes revisions under subsection (b).

Criteria For Approval. The criteria for review and potential approval of a City Code Text Amendment request is found in Section 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 proposed text amendment strikes a balance between the need for public safety aisles and the applicability of those provisions.

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

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

1. The proposed text amendment establishes provisions that give the department the space they need when it would be needed for these land use types.

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 Parking Area Public Safety Aisles City Code Text Amendment Request by Tooele City regarding public safety aisles in parking areas, application number P21-1372, 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 Parking Area Public Safety Aisles City Code Text Amendment Request by Tooele City regarding public safety aisles in parking areas, application number P21-1372, based on the following findings:”

1. List findings ...

EXHIBIT A

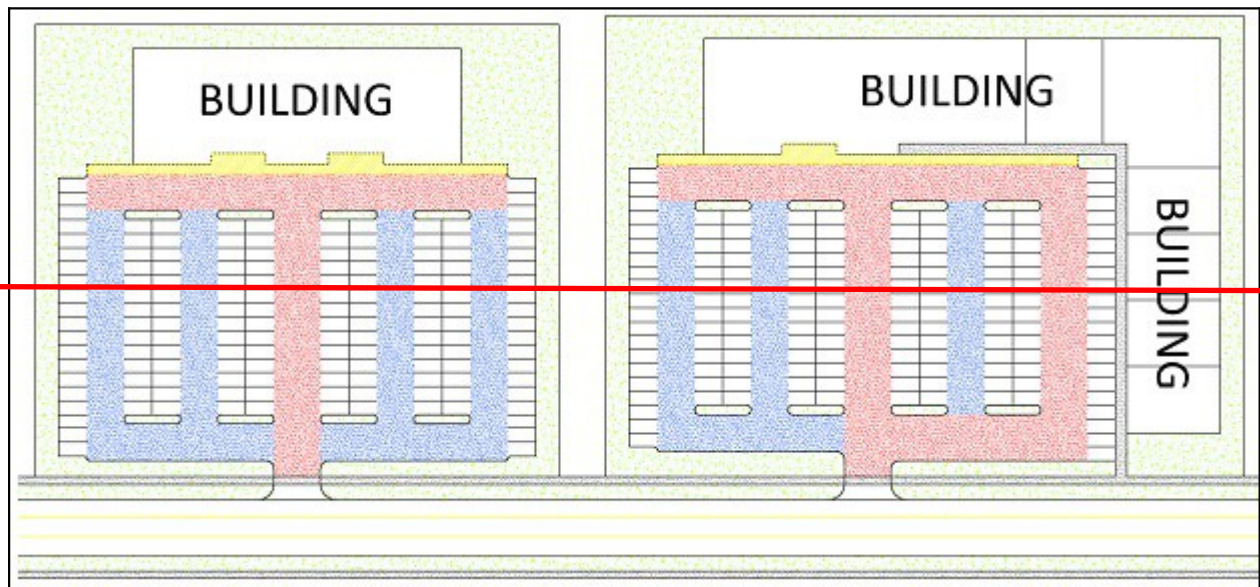
**PROPOSED CITY CODE TEXT AMENDMENT REGARDING
PARKING AREA PUBLIC SAFETY AISLES
TOOELE CITY CODE SECTION 7-4-11**

7-4-11. Public Safety Aisles.

Every lot or parcel that includes a parking area with internal vehicular aisles for access to parking spaces shall provide public safety access and facilitation aisles. Those public safety aisles shall be ~~a minimum of 30 feet in width, measured from curb face to curb face and as shown in Table 7-4-2, provided as required in this Section~~ regardless of whether the aisle accommodates one- or two-way traffic.

- (a) Multi-Family Residential. *Public safety aisles within multi-family residential developments shall be provided where a building is constructed greater than two stories and either:*
 - (1) *the drive aisle provides the closest access to one or more sides of the building;*
 - (2) *covered parking is located between the drive aisle and the building.*
- (b) Non-Residential Uses. *Public safety aisles, ~~as represented and depicted in the Figure 7-4-4, shall consist of all aisles that within non-residential developments, shall be provided as where a vehicle drive aisle is the closest drive aisle to one or more sides of a building that:~~*
 - (1) *is taller than 30 feet;*
 - (2) *is greater than 20,000 square feet of total floor area;*
 - (3) *contains or is proposed to contain uses utilizing or handling hazardous or potentially hazardous materials;*
 - (4) *is located more than 100 feet from the closest right-of-way; or*
 - (5) *is located more than 100 feet from closest fire hydrant.*
- (c) Drive Aisle Widths. *All vehicle drive aisles within a parking area shall be not less 24 feet in width, measured curb face to curb face or edge of driving surface to edge of driving surface where no curb exists. Where public safety aisles are required by this section, those aisles shall not be less than 30 feet in width, measured in the same manner. At no time shall any vehicle drive aisle be allowed in violation of the International Fire Code or other fire code adopted by Tooele City or the State of Utah. In instances where parallel parking is proposed along a vehicle drive aisle within a parking area, the Tooele City Fire Chief shall maintain the ability to require additional minimum width reasonably necessary to ensure emergency response in conjunction with the parallel parking.*
 - (1) ~~provide access from a public or private street;~~
 - (2) ~~provide frontage for, or which abut any side of, one or more buildings or business;~~
 - (3) ~~provide direct access to the front of the building according to the most direct route from a public or private street; or~~
 - (4) ~~are deemed critical by the fire or police department for access to one or more buildings in the event of a public safety emergency.~~

Figure 7-4-4 — Public Safety Aisles.



24' Standard Parking Aisles

30' Emergency Access Routes

TOOELE CITY CORPORATION

ORDINANCE 2022-02

AN ORDINANCE OF TOOELE CITY ESTABLISHING AN ECONOMIC DEVELOPMENT DEPARTMENT, AND AMENDING TOOELE CITY CODE SECTION 1-6-4 TO REFERENCE THE ECONOMIC DEVELOPMENT DEPARTMENT.

WHEREAS, the Tooele City Charter Section 2-06 empowers the Council to establish City Departments by ordinance; and,

WHEREAS, the Tooele City Charter Section 2-06 and TCC Section 1-6-4(2), respectively, empower the Mayor to “determine the powers and duties to be performed” by City Departments, and to “have direct supervision and responsibility over operations in” the City Departments; and,

WHEREAS, the Council desires to establish an Economic Development Department; and,

WHEREAS, TCC Section 1-6-4(2) currently refers to each City Department by name:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that an Economic Development Department is hereby established; and, that TCC Section 1-6-4 is hereby amended to refer to the Economic Development Department, as shown in the attached Exhibit A.

This Ordinance is necessary for the preservation of the peace, health, safety, welfare, and orderly administration of Tooele City and its residents and businesses, and shall become effective immediately upon approval as authorized by the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 2022.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

Exhibit A

Tooele City Code Section 1-6-4

CHAPTER 6. MAYOR

1-6-1. Mayor and mayor pro tem; vacancy.

1-6-2. Mayor.

1-6-3. Duties.

1-6-4. Powers generally.

1-6-5. Messages.

1-6-6. Officers.

1-6-7. Assistant to mayor. Repealed.

1-6-8. Appointments. Repealed.

1-6-9. Sign for city.

1-6-1. Mayor and mayor pro tem; vacancy.

The chief executive of the City shall be the Mayor, and during the Mayor's temporary absence or disability, the Chairperson of the City Council shall act as Mayor Pro Tem, who during such absence or disability shall possess the power of Mayor. Whenever a vacancy shall happen in the office of Mayor, the Council shall appoint an interim Mayor until the next Municipal election and until a successor is elected and qualified.

(Ord. 2019-07, 04-03-2019) (Ord. 2012-11, 04-04-2012) (Ord. 1967-3, 08-14-1967)

1-6-2. Mayor.

The Mayor shall be the chief executive officer of the City.

(Ord. 1967-3, 08-14-1967)

1-6-3. Duties.

The Mayor shall perform all duties which are or may be prescribed by law or this Code and shall see that they are faithfully executed.

(Ord. 2012-11, 04-04-2012) (Ord. 1967-3, 08-14-1967)

1-6-4. Powers generally.

The Mayor shall exercise within the City limits the power conferred upon the Mayor to suppress disorder and keep peace. The Mayor shall have authority to grant full pardons for violations of the provisions of this Code or to remit so much of any fine or penalty as belongs to the City, together with the costs of prosecution when to the Mayor it shall seem just, reasonable, and a meritorious cause. The Mayor shall report to the Council the number of fines remitted and pardons granted and the reasons therefor. The Mayor may permit the use of the facilities in the City Hall, by proper persons and for proper purposes, but not to interfere with the rights and uses of the City. The Mayor shall have power and authority at all times to examine and inspect the books, records and papers of any officer or agent employed by the City. The Mayor shall have power, when necessary, to call upon every inhabitant of the City over the age of twenty-one (21) years to aid in enforcing the laws and provisions of this Code, in suppressing riots and other disorderly conduct. The Mayor's powers and duties shall include:

(1) To appoint and dismiss from employment all persons employed by the City except for the city recorder or other employees appointed by the Council, and except as conditioned upon Council consent, both as provided by the Charter. All such appointments are to be made on the basis of fitness alone.

(2) To have direct supervision and responsibility over operations in the Finance Department, City Attorney's Office, City Recorder's Office, Human Resources Department, Police Department, Fire Department, City Hall, Community Development Department, Public Works Department, Parks and Recreation Department, Information Technology Department, **Economic Development Department**, and other administrative departments as may be created or amended from time to time. Included as a part thereof, the Mayor shall have direct supervision of the construction, improvements, repairs, and maintenance of streets, sidewalks, alleys, lanes, bridges, and other public highways; of sewers, drains, ditches, culverts, streams and water courses, and gutters and curbs; of all public buildings, boulevards, parks, playgrounds, squares, and other grounds and facilities belonging to the City; and the collection and disposal of waste materials.

(3) To care for and preserve all machinery, tools, appliances, facilities, and property belonging to the City.

(4) To oversee the issuing of building permits, the inspection of buildings, plumbing, and wiring, subject to uniform codes adopted by the City.

(5) To act as the purchasing agent for the City through an authorized designee, to see that city codes and purchasing policies are adhered to, to approve all claims against the City less than \$20,000.00, and to see that all goods purchased by and for the City are received as per contract.

(6) To attend all meetings of the Council with the right to take part in the discussion but not to vote, except in case of a tie vote of the Council; to recommend to the Council for adoption such measures as the Mayor may deem necessary or expedient.

(7) To be the budget officer of the City and, in that capacity, to prepare the annual tentative budget (to be construed as a financial estimate only) and present it to the City Council by the first Wednesday in May, to prepare and present the annual final budget to the City Council as required by state law, and to keep the Council advised as to the financial condition and needs of the City.

(8) To perform such other duties as may be required by ordinance or resolution of the Council or otherwise allowed by the Charter or by State law.

(Ord. 2021-23, 07-21-2021) (Ord. 2019-21, 09-04-2019) (Ord. 2019-07, 04-03-2019) (Ord. 2012-11, 04-04-2012) (Ord. 1995-21, 01-06-1996) (Ord. 1976-23, 11-11-1976) (Ord. 1967-3, 08-14-1967)

1-6-5. Messages.

The Mayor shall from time to time give the Council information relative to the affairs of the City and shall recommend for their consideration such measures as the Mayor may deem expedient.

(Ord. 2019-07, 04-03-2019) (Ord. 1967-3, 08-14-1967)

1-6-6. Officers.

The Mayor shall appoint the following officers: city attorney, treasurer, police chief, fire chief, four members of the Planning Commission, all department heads except the city recorder, and members of advisory boards as provided by this Code, with the consent of the City Council, except as expressly permitted otherwise by the City Code or Utah Code. (The following officers shall be appointed by the Council: city recorder, auditor, annual independent auditor, and three members of the Planning Commission.)

(Ord. 2019-07, 04-03-2019) (Ord. 2012-11, 04-04-2012); (Ord. 1994-56, 01-31-1995) (Ord. 1967-3, 08-14-1967)

1-6-7. Assistant to mayor. Repealed.

(Ord. 2012-11, 04-04-2012)

1-6-8. Appointments. Repealed.

(Ord. 2012-11, 04-04-2012)

1-6-9. Sign for city.

The Mayor shall sign contracts, leases, deeds, and other writings on the part of the City as authorized by resolution of the Council or as required by law. Notwithstanding, the Mayor shall have authority to sign contracts on the part of the City which are administrative in nature and which are for less than \$20,000.00, without further City Council authorization.

(Ord. 2019-07, 04-03-2019) (Ord. 2012-11, 04-04-2012) (Ord. 2000-17, 08-16-2000) (Ord. 1967-3, 08-14-1967)

TOOELE CITY CORPORATION

RESOLUTION 2022-09

A RESOLUTION OF THE TOOELE CITY COUNCIL CONSENTING TO MAYOR WINN'S APPOINTMENT OF JARED STEWART TO THE POSITION OF DIRECTOR OF THE ECONOMIC DEVELOPMENT DEPARTMENT.

WHEREAS, by Ordinance 2022-02, approved on January 19, 2022, the City Council created the Economic Development Department of the City Administration pursuant to its authority under the Tooele City Charter; and,

WHEREAS, Section 2-06 of the Tooele City Charter (amended 2006) states that "The Mayor, shall, with the consent of a majority of the Council, designate a head of each department of City government"; and,

WHEREAS, under Tooele City Code §1-6-4(2), the Mayor exercises "direct supervision and responsibility over operations in the . . . Economic Development Department," including the appointment of qualified employees (§1-6-4(1)); and,

WHEREAS, Mayor Winn desires to appoint Jared Stewart to the position of Director of the Economic Development Department, his employment beginning as Director beginning immediately:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that consent is hereby given by the City Council to Mayor Debra E. Winn's appointment of Jared Stewart to the position of Director of the Economic Development Department, effective immediately.

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

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2022.

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

TOOELE CITY CORPORATION

RESOLUTION 2022-10

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN INTERLOCAL COOPERATION AGREEMENT RE-ESTABLISHING THE TOOELE COUNTY COUNCIL OF GOVERNMENTS.

WHEREAS, Tooele City has participated in the Tooele County Council of Governments (“TCCOG”) since its inception in 1987; and,

WHEREAS, the interlocal cooperation agreement that reorganized TCCOG in 1991 expired on December 31, 2016; and,

WHEREAS, TCCOG has continued to operate since December 31, 2016, and has continued to be beneficial to its members; and,

WHEREAS, it is expedient and appropriate and in the best interest of Tooele City to re-establish TCCOG:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the interlocal agreement attached hereto as Exhibit A is hereby approved and that the Mayor is hereby authorized to execute the interlocal agreement on behalf of Tooele City.

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

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2022.

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

TCCOG Interlocal Agreement

**INTERLOCAL COOPERATION AGREEMENT
RE-ESTABLISHING
THE TOOEE COUNTY COUNCIL OF GOVERNMENTS**

AGREEMENT dated this 1st day of January, 2022, made and entered into by and between the following parties:

Tooele County
Tooele City
Grantsville City
Erda City
City of Wendover
Stockton Town
Town of Rush Valley
Town of Vernon
Tooele County School District
Additional municipalities within Tooele County that may hereafter and during the term of this Agreement become a signatory to this Agreement.

PREAMBLE

The representatives of each party hereto, as empowered by the existing laws of the State of Utah, hereby join together in a voluntary organization to be known as the Tooele County Council of Governments, for the purpose of meeting at regular intervals to discuss and study community challenges of mutual interest and concern, and to develop policy and action recommendations for ratification and implementation by the respective parties. This voluntary organization is a vehicle for closer cooperation and is not a new layer of government. As a voluntary organization of local governments, in the spirit of cooperation, the members seek, by mutual agreement and embracing diverse points of view, solutions to mutual problems for mutual benefit.

1. PURPOSES

The Tooele County Council of Governments (“TCCOG”) is a voluntary organization of local governments created to foster cooperative efforts in resolving problems, policies, and plans that are county-wide in nature. The purposes of TCCOG are:

- (a) to serve as a common forum to identify, discuss, study, and bring into focus, regional and county-wide challenges and opportunities;

- (b) to provide a continuing organizational mechanism to ensure effective communication and coordination among local government agencies;
- (c) to foster, develop, and review policies, plans, and priorities for regional and county-wide growth, development, and conservation, including, but not limited to, the establishment of an area-wide Comprehensive Plan in broad, general goals and principals, encompassing the areas of water supply, land use, housing, transportation, air and water pollution control, and recreational and open space requirements;
- (d) to maintain liaison with other governmental units, groups, or organizations;
- (e) to review and coordinate federal, state, and local programs of area-wide or regional importance with adjoining local governmental units and state agencies;
- (f) to make recommendations for the funding of projects using third-quarter local option sales tax revenues; and
- (g) to appoint municipal representatives to the Tooele County Economic Development Advisory Board.

2. MEMBERSHIP AND REPRESENTATION

Membership in TCCOG shall be instituted by resolution of the governing body of each party entering into and approving this Agreement. TCCOG shall commence when there are at least four parties who approve this Agreement, one of which must be Tooele County. The designation of representatives to serve on TCCOG is the responsibility of each party, by appointment of its governing body, as follows:

- (a) Tooele County shall have three voting representatives;
- (b) Tooele City shall have two voting representatives;
- (c) Each of the other named municipalities shall have one voting representative;
- (d) the Tooele County School District shall have one voting representative;
- (e) municipalities that join TCCOG at a later date shall have one voting representative; and
- (f) the Commanders of Dugway Proving Grounds and Tooele Army Depot, or their appointees, shall serve as ex officio, non-voting representatives.

3. QUORUM

A quorum shall consist of more than 50% of the voting representatives. A quorum must be present to conduct any business of TCCOG. A majority vote of a quorum shall be sufficient to sustain any TCCOG action except as otherwise stated herein.

4. OFFICERS

At the first meeting held each calendar year, the quorum shall elect a Chair and a Vice Chair from among the representatives. Representatives may, from time to time, elect other officers as deemed necessary.

5. MEETINGS

All meetings shall be conducted in accordance with the Utah Open and Public Meetings Act.

Employees of the Tooele County Community Development Department shall serve as support staff for TCCOG.

On or before the Wednesday prior to each regularly scheduled meeting, staff shall email a copy of the agenda and any supporting documentation to each representative.

TCCOG shall meet upon the call of the Chair, or by the petition of three or more representatives.

The Chair shall conduct all TCCOG meetings.

The Vice-Chair shall serve as Chair in the absence of the Chair.

Meetings shall be conducted in accordance with Robert's Rules of Order.

The Chair shall rule on all procedural issues arising at meetings unless a majority of a present quorum reverses the Chair's decision.

All representatives, guests, and members of the public shall treat each other with respect and act at all times in a civil and courteous manner.

This Agreement shall be reviewed at the first meeting in January of every odd-numbered year.

6. RESPONSIBILITIES

TCCOG's responsibilities are:

- (a) to recommend amendments to this Agreement, which shall be approved by a two-thirds majority of the quorum present;
- (b) to annually elect a Chair and Vice-Chair, and to elect other officers as deemed necessary;
- (c) to make assignments to Wasatch Front Regional Council (WFRC) committees;
- (d) to propose, initiate, approve, or carry out any studies, policies, discussions, plans, or other TCCOG matters;
- (e) to prepare and evaluate alternative policies, plans, and programs, and select a consistent set for consideration and adoption by public and private agencies responsible for implementing the programs in TCCOG's planning area;
- (f) to serve in a review capacity to see that federal and state-assisted development projects are consistent with the area-wide plans and programs;
- (g) to coordinate programs of TCCOG with those of adjoining counties and with the WFRC and adjoining regions;
- (h) to review and advise on components of the WFRC regional work program as it affects Tooele County and TCCOG's programs;
- (i) to establish advisory committees as needed to assist in plans, programs, project review;
- (j) to initiate the establishment of cooperative arrangements, including interlocal agreements, among local governments in the region;
- (k) to seek and accept contributions and grants-in-aid;
- (l) to perform other activities as TCCOG may decide; and
- (m) to perform any other duties required by the Interlocal Cooperation Act or any other applicable state statutes.

7. DURATION OF AGREEMENT, WITHDRAWAL

This initial term of this Agreement shall terminate on December 30, 2071. This Agreement may be extended by the approval of the then membership for an additional 50-year term in accordance with state law in effect at the time.

Any party may withdraw from TCCOG at any time upon giving written notice of withdrawal to TCCOG. Any such withdrawal shall become effective 30 days after written notice is delivered to TCCOG.

TOOELE COUNTY:

ATTEST:

APPROVED AS TO FORM:

Chair, Tooele County Council

Tooele County Clerk

County Attorney

TOOELE CITY:

ATTEST:

APPROVED AS TO FORM:

Mayor

City Recorder

City Attorney

GRANTSVILLE CITY:

ATTEST:

APPROVED AS TO FORM:

Mayor

City Recorder

City Attorney

ERDA CITY:

ATTEST:

APPROVED AS TO FORM:

Chair, City Council

City Recorder

City Attorney

CITY OF WENDOVER:

ATTEST:

APPROVED AS TO FORM:

Mayor

City Recorder

City Attorney

STOCKTON TOWN:

ATTEST:

APPROVED AS TO FORM:

Mayor

Town Recorder

Town Attorney

TOWN OF RUSH VALLEY:

ATTEST:

APPROVED AS TO FORM:

Mayor

Town Recorder

Town Attorney

TOWN OF VERNON:

ATTEST:

APPROVED AS TO FORM:

Mayor

Town Recorder

Town Attorney

**TOOELE COUNTY SCHOOL
DISTRICT:**

ATTEST:

APPROVED AS TO FORM:

President,
Board of Education

Business Administrator

Board Attorney

TOOELE CITY CORPORATION

RESOLUTION 2022-05

A RESOLUTION OF THE TOOELE CITY COUNCIL APPOINTING ALLISON DUNN TO THE TOOELE CITY PLANNING COMMISSION.

WHEREAS, Tooele City Charter Section 5-01 and Tooele City Code §2-3-3 states that there shall be seven members of the Tooele City Planning Commission, three of whom shall be appointed by the City Council, and four of whom shall be appointed by the Mayor; and,

WHEREAS, pursuant to Tooele City Code §2-3-3, the City Council and Mayor may each appoint an alternate Planning Commission member, to act with full authority for an absent member; and,

WHEREAS, all appointments to the Planning Commission extend through December 31st of alternating odd-numbered years in order to preserve a balanced rotation of member terms (TCC §2-3-3); and,

WHEREAS, the City Council desires to appoint Allison Dunn to the Planning Commission as an alternate Commission member, for a four-year term, ending December 31, 2025; and,

WHEREAS, terms of the various members of the Planning Commission are shown on Exhibit A:

NOW, THEREFORE, BE IT ACKNOWLEDGED BY THE TOOELE CITY COUNCIL that Allison Dunn is hereby reappointed to the Planning Commission, for a term ending December 31, 2025, as shown in Exhibit A.

This Resolution shall take effect immediately by authority of the Tooele City Charter, without further publication.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ___ day of _____, 2022.

Exhibit A

Planning Commission Member	Term Begin Date	Term End Date	Date of First Appointment
Matt Robinson (Council)	01-01-2020	12-31-2023	05-19-2010 (alternate)
Melanie Hammer (Mayor)	01-01-2020	12-31-2023	01-01-2010 (alternate)
Tyson Hamilton (Mayor)	01-01-2022	12-31-2025	02-03-2018 (alternate)
Nathan Thomas (Mayor)	02-05-2020	12-31-2023	02-05-2020
Chris Sloan (Council)	01-01-2022	12-31-2025	02-16-2011 (alternate)
Eugene Smith (Mayor)	01-01-2022	12-31-2025	11-18-2020 (alternate)
Weston Jensen (Council)	01-01-2022	12-31-2025	01-20-2021 (alternate)
Melodi Gochis (Alternate) (Mayor)	01-01-2022	12-31-2025	01-01-2022 (alternate)
Allison Dunn (Alternate) (Council)	01-19-2022	12-31-2025	01-19-2022 (alternate)

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to form:

Roger Evans Baker, Tooele City Attorney

TOOELE CITY CORPORATION

RESOLUTION 2022-04

A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY FEE SCHEDULE REGARDING RECORD DUPLICATION FEES.

WHEREAS, Tooele City Code §1-26-1 authorizes the City Council to establish City fees by resolution; and,

WHEREAS, under the tradition council forms of municipal government, Utah Code §10-3-717 authorizes the legislative body (City Council) to exercise certain administrative powers, such as establishing city fees, by resolution; and,

WHEREAS, under the Council-Mayor form of municipal government, established by the Tooele City Charter (2006) and governed by the Charter and Utah Code §10-3b-201 et seq., the Mayor exercises all executive and administrative powers; and,

WHEREAS, Tooele City's historical practice has been for all fees proposed by the Mayor and City Administration to be approved by the City Council by resolution and included in a Tooele City Fee Schedule; and,

WHEREAS, UCA Chapter 63G-2 comprises Utah's Government Records Access and Management Act (GRAMA); and,

WHEREAS, Chapter 1-23 of the Tooele City Code comprises the City's counterpart to GRAMA; and,

WHEREAS, UCA §63G-2-203(1) states: "A governmental entity may charge a reasonable fee to cover the governmental entity's **actual cost of providing a record**. This fee shall be approved by the governmental entity's executive officer," who is the Mayor (emphasis added); and,

WHEREAS, UCA §63G-2-203(2) allows the cost of providing a record to include an hourly staff cost, under certain circumstances; and,

WHEREAS, the cost of providing a record cannot include the cost of classifying a record as Public, Private, Protected, or Controlled (see UCA §63G-2-203(5)); and,

WHEREAS, Tooele City has approved the following ordinance and resolutions establishing and/or revising its GRAMA fees:

- Ordinance 1992-09 (approved August 11, 1992)
- Resolution 2008-14 (approved May 7, 2008)
- Resolution 2012-33 (approved September 5, 2012)

WHEREAS, Tooele City maintains an omnibus Fee Schedule intended to contain all fees, charges, and penalties assessed by Tooele City in its various functions, including GRAMA fees; however, the absence of a fee from the Fee Schedule shall not be deemed to nullify or prohibit the fee charged; and,

WHEREAS, the 2016 General Session of the Utah Legislature enacted [House Bill 300](#), which regulates the use of police body-worn cameras, including the disclosure of body-worn camera footage under GRAMA; and,

WHEREAS, the Tooele City Police Department has determined that the current Fee Schedule is inadequate for assessing and charging fees associated with the reproduction of police body camera footage, and proposes a fee of \$15 for a flash drive and \$40 per hour to prepare disclosable body camera footage as an appropriate and reasonable average for the actual time and cost involved; and,

WHEREAS, the City Administration states that it is not Tooele City's intention to use GRAMA fees to discourage record requests or to generate revenue in excess of the City's costs to reproduce and deliver records, and states the belief that the GRAMA fees in the Fee Schedule, proposed and currently existing, will result in less than 100% cost recovery; and,

WHEREAS, other proposed revisions to the GRAMA fees indicate the obsolescence of certain older media types, e.g., cassette and videocassette tapes:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOEELE CITY COUNCIL that the Tooele City Fee Schedule is hereby amended as shown in Exhibit A to include revised fees related to GRAMA (redlines indicating deletions and additions).

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

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2022.

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

Proposed Revised GRAMA Fees

(Current as of August 13, 2021)

RECORDS

Inspection of Records: No Charge

Copies of Records (black and white):

Size 8.5x11: \$1.00 each for the first 10 copies; \$0.10 per copy thereafter

Size 8.5x14: \$1.50 each for the first 10 copies; \$0.10 per copy thereafter

Size 11x17: \$2.00 each for the first 10 copies; \$0.25 per copy thereafter

Copies of Records (color):

Size 8.5x11: \$1.00 each

Size 8.5x14: \$1.50 each

Size 11x17: \$2.00 each

Scanned Records:

Where a person requests copies of large documents (e.g., plats), which the city can reasonably reproduce only by scanning and printing, the city shall charge \$5.00 per scan in addition to the copy fee. The City is not required to print larger than an 11x17 size.

~~Copy of CD: \$5.00~~

~~Records provided on Copy of CD or DVD: \$10.00~~

~~Records provided on USB drive: \$15.00~~

~~Copy of Audiotape: \$15.00~~

~~Copy of Videotape: \$20.00~~

Copy of Photograph: \$2.50

Copy of Vehicle Accident Report: \$5.00

Postage:

Where a person requests copies to be mailed, the person shall pay the metered cost of postage plus a \$1.00 material and handling fee.

Emailed Records:

The cost for emailed records is the same as for copied records.

Compilation:

Where a person requests records in a form other than that in which the records are maintained, the person shall pay a compilation fee of \$15.00 per hour after the first quarter hour, plus copy charges.

Redactions:

Where a requested record contains private, controlled, or protected information, but is otherwise a public record, the fee for redacted ~~records copies~~ is twice the ~~regular reproduction copy~~ fee ~~established above~~.

Police Body Camera Recordings:

The costs associated with preparing duplications of police body camera recordings

are unique to this record type. Under the authority of UCA 63G-2-203(1) and (2)(a), the fee shall be \$40 per hour of preparation and duplication, plus the DVD/USB fee above.

Effective 5/10/2016

63G-2-203 Fees.

- (1) A governmental entity may charge a reasonable fee to cover the governmental entity's actual cost of providing a record. This fee shall be approved by the governmental entity's executive officer.
- (2)
 - (a) When a governmental entity compiles a record in a form other than that normally maintained by the governmental entity, the actual costs under this section may include the following:
 - (i) the cost of staff time for compiling, formatting, manipulating, packaging, summarizing, or tailoring the record either into an organization or media to meet the person's request;
 - (ii) the cost of staff time for search, retrieval, and other direct administrative costs for complying with a request; and
 - (iii) in the case of fees for a record that is the result of computer output other than word processing, the actual incremental cost of providing the electronic services and products together with a reasonable portion of the costs associated with formatting or interfacing the information for particular users, and the administrative costs as set forth in Subsections (2)(a)(i) and (ii).
 - (b) An hourly charge under Subsection (2)(a) may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request.
 - (c) Notwithstanding Subsections (2)(a) and (b), no charge may be made for the first quarter hour of staff time.
- (3)
 - (a) Fees shall be established as provided in this Subsection (3).
 - (b) A governmental entity with fees established by the Legislature:
 - (i) shall establish the fees defined in Subsection (2), or other actual costs associated with this section through the budget process; and
 - (ii) may use the procedures of Section 63J-1-504 to set fees until the Legislature establishes fees through the budget process.
 - (c) Political subdivisions shall establish fees by ordinance or written formal policy adopted by the governing body.
 - (d) The judiciary shall establish fees by rules of the judicial council.
- (4) A governmental entity may fulfill a record request without charge and is encouraged to do so if it determines that:
 - (a) releasing the record primarily benefits the public rather than a person;
 - (b) the individual requesting the record is the subject of the record, or an individual specified in Subsection 63G-2-202(1) or (2); or
 - (c) the requester's legal rights are directly implicated by the information in the record, and the requester is impecunious.
- (5) A governmental entity may not charge a fee for:
 - (a) reviewing a record to determine whether it is subject to disclosure, except as permitted by Subsection (2)(a)(ii); or
 - (b) inspecting a record.
- (6)
 - (a) A person who believes that there has been an unreasonable denial of a fee waiver under Subsection (4) may appeal the denial in the same manner as a person appeals when inspection of a public record is denied under Section 63G-2-205.
 - (b) The adjudicative body hearing the appeal:

- (i) shall review the fee waiver de novo, but shall review and consider the governmental entity's denial of the fee waiver and any determination under Subsection (4); and
 - (ii) has the same authority when a fee waiver or reduction is denied as it has when the inspection of a public record is denied.
- (7)
- (a) All fees received under this section by a governmental entity subject to Subsection (3)(b) shall be retained by the governmental entity as a dedicated credit.
 - (b) Those funds shall be used to recover the actual cost and expenses incurred by the governmental entity in providing the requested record or record series.
- (8)
- (a) A governmental entity may require payment of past fees and future estimated fees before beginning to process a request if:
 - (i) fees are expected to exceed \$50; or
 - (ii) the requester has not paid fees from previous requests.
 - (b) Any prepaid amount in excess of fees due shall be returned to the requester.
- (9) This section does not alter, repeal, or reduce fees established by other statutes or legislative acts.
- (10)
- (a) Notwithstanding Subsection (3)(c), fees for voter registration records shall be set as provided in this Subsection (10).
 - (b) The lieutenant governor shall:
 - (i) after consultation with county clerks, establish uniform fees for voter registration and voter history records that meet the requirements of this section; and
 - (ii) obtain legislative approval of those fees by following the procedures and requirements of Section 63J-1-504.

Amended by Chapter 90, 2016 General Session

CHAPTER 26. FEES

1-26-1. Fee Establishment Authority.

1-26-2. Fee Appeal Authority.

1-26-1. Fee Establishment Authority.

The City Council is authorized to establish Tooele City fees by resolution, to be incorporated into a Tooele City Fee Schedule, for activities regulated by the City, for applications approved by the City, for permits issued by the City, for services delivered by the City, and otherwise as allowed by law.

(Ord. 2011-16, 08-17-11)

1-26-2. Fee Appeal Authority.

(1) Unless provided otherwise by a specific provision of the Utah Code or Tooele City Code, the Mayor shall be the Appeal Authority for purposes of appealing a City fee.

(2) Unless provided otherwise by a specific provision of the Utah Code or Tooele City Code, all appeals of City fees shall be filed in writing within the later of (a) 10 calendar days of payment of the fees, or (b) if an itemized fee statement has been requested pursuant to U.C.A. §10-9a-510, within 10 calendar days of the City providing the itemized fee statement.

(3) The appellant has the burden of proving that the fee paid does not reflect the reasonable estimated cost of

- (A) regulating the industry
- (B) processing the application
- (C) issuing the permit, or
- (D) delivering the service.

(4) The appellant shall state in the written appeal the full legal and factual basis for the appeal.

(5) The Mayor shall evaluate the merits of the appeal and shall issue a written decision within 15 calendar days of the filing of the appeal. The Mayor's decision shall state its effective date and shall constitute the City's final decision regarding the fee.

(6) The Mayor shall provide a copy of each written decision to the City Council.

(7) The Mayor's decision is subject to District Court review as provided by U.C.A. §10-9a-801 *et. seq.*
(Ord. 2011-16, 08-17-11)

TOOELE CITY CORPORATION

RESOLUTION 2022-06

A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY FEE SCHEDULE FOR CEMETERY FEES.

WHEREAS, Tooele City Code §1-26-1 authorizes the City Council to establish City fees by resolution for activities regulated by the City and services provided by the City; and,

WHEREAS, Utah Code §10-3-717 authorizes the City Council to exercise administrative powers, such as establishing city fees and regulating the use of city property, by resolution; and,

WHEREAS, under the Council-Mayor form of municipal government, established and governed by the Tooele City Charter (2006) and Utah Code §10-3b-201 et seq., the Mayor exercises all executive and administrative powers; however, it has been the practice of Tooele City for all fees proposed by the Mayor and City Administration to be approved by the City Council by resolution and included in a Tooele City Fee Schedule; and,

WHEREAS, Tooele City owns and maintains a cemetery and charges fees for cemetery services to approach recouping City costs associated with burials; and,

WHEREAS, the City Administration recommends adding a fee for multiple cremation interments, a service not currently reflected in the Fee Schedule, as shown in Exhibit A:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Tooele City Fee Schedule is hereby amended to include the proposed Cemetery fee shown in Exhibit A attached hereto.

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

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2022.

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

Proposed Cemetery Fee



TOOELE CITY CEMETERY FEE SCHEDULE

Effective January 1, 2022 ?

	<u>RESIDENT</u>	<u>NON-RESIDENT</u>
<i>RIGHT TO BURIAL:</i>		
RIGHT TO BURIAL	\$600.00	\$1,000.00
RIGHT TO BURIAL (BLOCKS 15 - 20)		
FLAT STONE SITES	\$600.00	\$1,000.00
UPRIGHT STONE SITES	\$900.00	\$1,300.00
RIGHT TO BURIAL BABY/CREMATION SITES	\$250.00	\$300.00
 <i>OPENING & CLOSING OF GRAVE:</i>		
REGULAR GRAVE	\$300.00	\$300.00
BABY GRAVE or CREMATION	\$200.00	\$200.00
CREMATION - TWO OR MORE AT ONE TIME	\$300.00	\$300.00
 <i>AFTER HOURS BURIAL :</i>		
For funerals arriving after 2:30 p.m.	\$200.00	\$200.00
 <i>SATURDAY BURIAL:</i>		
	\$300.00	\$300.00
 <i>DISINTERMENT:</i>		
BODY/REGULAR GRAVE	\$1,000.00	\$1,000.00
CREMATION REMAINS	\$500.00	\$500.00
 <i>CERTIFICATE TRANSFER:</i>		
	\$50.00	\$50.00
 <i>HEADSTONE SETTING:</i>		
FLAT OR FLUSH STONES	\$50.00	\$50.00
UPRIGHT STONES	\$50.00	\$50.00
 <i>RE-PURCHASE BURIAL RIGHTS :</i>		
Original purchase price will be refunded when copy of receipt or Cemetery Certificate is presented	\$150.00	\$150.00 (Refund without proof)

TOOELE CITY CORPORATION

RESOLUTION 2022-07

A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY FEE SCHEDULE REGARDING GOLF COURSE FEES.

WHEREAS, Tooele City Code §1-26-1 authorizes the City Council to establish City fees by resolution; and,

WHEREAS, under the tradition council forms of municipal government, Utah Code §10-3-717 authorizes the legislative body (City Council) to exercise certain administrative powers, such as establishing city fees, by resolution; and,

WHEREAS, under the Council-Mayor form of municipal government, established by the Tooele City Charter (2006) and governed by the Charter and Utah Code §10-3b-201 et seq., the Mayor exercises all executive and administrative powers; and,

WHEREAS, Tooele City's historical practice has been for all fees proposed by the Mayor and City Administration to be approved by the City Council by resolution and included in a Tooele City Fee Schedule; and,

WHEREAS, Tooele City owns and operates the Oquirrh Hills Golf Course, for which the City charges user fees, and the City Administration recommends that those fees be amended, as shown in the attached Exhibit A, to better cover City operation and maintenance costs without exceeding the market:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Tooele City Fee Schedule is hereby amended as shown in Exhibit A to include revised golf course fees.

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

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2022.

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

Proposed Golf Course Fees

Oquirrh Hills	Current Rates	Proposed Rates	Last Increase
Green Fees: Regular			
9 Holes (Weekday)	\$11	\$12	2017
18 Holes (Weekday)	\$20	\$22	2017
9 Holes (Weekend/Holiday)	\$12	\$13	2017
18 Holes (Weekend/ Holiday)	\$22	\$24	2017
Green Fees: Senior/Military			
9 Holes (Weekday)	\$8	\$9	2017
18 Holes (Weekday)	\$15	\$17	2017
9 Holes (Weekend/Holiday)	\$9	\$10	2017
18 Holes (Weekend/ Holiday)	\$16	\$18	2017
Green Fees: Junior			
9 Holes (Weekday)	\$5	\$6	2017
18 Holes (Weekday)	\$9	\$11	2017
9 Holes (Weekend/Holiday)	\$6	\$7	2017
18 Holes (Weekend/ Holiday)	\$11	\$13	2017
Season Passes			
10 Punch: Regular	\$80	\$100	2017
10 Punch: Senior/Military	\$70	\$80	2017
10 Punch: Junior	\$40	\$50	2017
20 Punch: Regular	\$140	\$180	2017
20 Punch: Senior/Military	\$130	\$150	2017
20 Punch: Junior	\$75	\$80	2017
Season Pass: Regular	\$500	\$600	2017
Season Pass: Senior/Military	\$400	\$500	2017
Season Pass: Junior	\$250	\$300	2017
Season Pass Family (2 People)		\$1,000	2017
Season Pass: Family(Add Child)		\$100	2017
Players Pass			
9 Holes	\$5	\$7	2019
18 Holes	\$10	\$14	2019
Trail Fee			
Season Trail Fee (Existing)	\$225	\$300	2017
Season Trail Fee (New)	\$250	\$300	2017
Daily Trail Fee (9 Holes)	\$4.00	\$5	2017
Daily Trail Fee (18 Holes)	\$6	\$7	2017
Cart Storage			
Gas Golf Carts	\$125	\$200	2017
Electric Golf Carts	\$150	\$250	2017
Rentals			
Club Rentals (9 Holes)	\$8	\$10	2017
Club Rentals (18 Holes)	\$10	\$10	2017

Oquirrh Hills	Current Rates	Proposed Rates	Last Increase	Stansbury GC
Green Fees: Regular				Green Fees: Regular
9 Holes (Weekday)	\$11	\$12	2017	9 Holes (Weekday)
18 Holes (Weekday)	\$20	\$22	2017	18 Holes (Weekday)
9 Holes (Weekend/Holiday)	\$12	\$13	2017	9 Holes (Weekend)
18 Holes (Weekend/ Holiday)	\$22	\$24	2017	18 Holes (Weekend)
Green Fees: Senior/Military				Green Fees: Senior
9 Holes (Weekday)	\$8	\$9	2017	9 Holes (Weekday) No Sr. Rate
18 Holes (Weekday)	\$15	\$17	2017	18 Holes (Weekday) No Sr. Rate
9 Holes (Weekend/Holiday)	\$9	\$10	2017	9 Holes (Weekend) No Sr. Rate
18 Holes (Weekend/ Holiday)	\$16	\$18	2017	18 Holes (Weekend) No Sr. Rate
Green Fees: Junior				Green Fees: Jr Rate on Weekday
9 Holes (Weekday)	\$5	\$6	2017	9 Holes (Weekday)
18 Holes (Weekday)	\$9	\$11	2017	18 Holes(Weekday)
9 Holes (Weekend/Holiday)	\$6	\$7	2017	9 Holes (Weekend) No Jr. Rate
18 Holes (Weekend/ Holiday)	\$11	\$13	2017	18 Holes (Weekend) No Jr. Rate
Season Passes				Season Passes
10 Punch: Regular	\$80	\$100	2017	10 Punch: Regular
10 Punch: Senior/Military	\$70	\$80	2017	10 Punch: Senior/Military
10 Punch: Junior	\$40	\$50	2017	10 Punch: Junior
20 Punch: Regular	\$140	\$180	2017	20 Punch: Regular
20 Punch: Senior/Military	\$130	\$150	2017	20 Punch: Senior/Military
20 Punch: Junior	\$75	\$80	2017	20 Punch: Junior
Season Pass: Regular	\$500	\$600	2017	Season Pass: Regular
Season Pass: Senior/Military	\$400	\$500	2017	Season Pass: Senior/Military
Season Pass: Junior	\$250	\$300	2017	Season Pass: Junior
Season Pass Family (2 People)		\$1,000	2017	Season Pass Family (2 People)
Season Pass: Family(Add Child)		\$100	2017	Season Pass: Family(Add Child)
Players Pass				Players Pass
9 Holes	\$5	\$7	2019	9 Holes
18 Holes	\$10	\$14	2019	18 Holes
Trail Fee				Trail Fee

Season Trail Fee (Existing)	\$225	\$300	2017	Season Trail Fee (Existing)
Season Trail Fee (New)	\$250	\$300	2017	Season Trail Fee (New)
Daily Trail Fee (9 Holes)	\$4.00	\$5	2017	Daily Trail Fee (9 Holes)
Daily Trail Fee (18 Holes)	\$6	\$7	2017	Daily Trail Fee (18 Holes)
Cart Storage				Cart Storage
Gas Golf Carts	\$125	\$200	2017	Gas Golf Carts
Electric Golf Carts	\$150	\$250	2017	Electric Golf Carts
Rentals				Rentals
Club Rentals (9 Holes)	\$8	\$10	2017	Club Rentals (9 Holes)
Club Rentals (18 Holes)	\$10	\$10	2017	Club Rentals (18 Holes)

Current Rates	Glendale (Salt Lake City GC)	Current Rates	Mountain Dale (Salt Lake CityGC)
	Green Fees: Regular		Green Fees: Regular
\$14	9 Holes (Weekday)	\$17	9 Holes (Weekday)
\$23	18 Holes (Weekday)	\$34	18 Holes (Weekday)
\$19	9 Holes (Weekend)	\$17	9 Holes (Weekend)
\$28	18 Holes (Weekend)	\$34	18 Holes (Weekend)
	Green Fees: Senior		Green Fees: Senior
N/A	9 Holes (Weekday)	\$14	9 Holes (Weekday)
N/A	18 Holes (Weekday)	\$28	18 Holes (Weekday)
N/A	9 Holes (Weekend)	\$17	9 Holes (Weekend)
N/A	18 Holes (Weekend)	\$34	18 Holes (Weekend)
s Only	Green Fees: Junior		Green Fees: Junior
\$5	9 Holes (Weekday)	\$9	9 Holes (Weekday)
\$10	18 Holes(Weekday)	\$18	18 Holes (Weekday)
N/A	9 Holes (Weekend)	\$17	9 Holes (Weekend)
N/A	18 Holes (Weekend)	\$34	18 Holes (Weekend)
N/A			
N/A			
N/A			
\$220			
\$190			
N/A			
\$600		1900	
\$450		1500	
\$300			
\$1,150			
\$300			
N/A			
N/A			

\$250				
\$250				
\$4				
\$6				
N/A				
N/A				
\$6				
\$12				

TOOELE CITY CORPORATION

RESOLUTION 2022-02

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT WITH PHIL'S GLASS, INC., FOR REMOVAL AND REPLACEMENT OF THE PARKS AND RECREATION BUILDING EXTERIOR WINDOWS AND DOORS.

WHEREAS, Tooele City purchased the abandoned medical family practice building ("Building") located at 255 South 100 East in Tooele City; and,

WHEREAS, Tooele City intends to remodel the Building for future Tooele Community Arts Rooms, a Cemetery Office, and a Parks and Recreation Office; and,

WHEREAS, due to years of vacancy and vandalism, all the Building's exterior windows and doors need to be replaced in order to secure the Building from trespassers, animals, and weather, and to prepare the Building for its new uses; and,

WHEREAS, Tooele City solicited bids in compliance with State law and Tooele City procurement policy; and,

WHEREAS, Phil's Glass, Inc., submitted the lowest responsive responsible (and only) bid, with a total cost proposal of \$97,253.00 (see Exhibit A); and,

WHEREAS, the City Administration requests an additional approximately 5% (\$4,747.00) as contingency for change orders for changed conditions which may arise during the project, as reviewed and approved by the Mayor:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL the City Council hereby approves an agreement (attached as Exhibit B) with Phil's Glass, in the amount of \$97,253.00, for removal and replacement of the Building's exterior windows and doors as part of the remodeling of the Building for a new Parks and Recreation Office, and an additional approximately 5% (\$4,747) contingency is hereby approved which may be used for changed conditions as reviewed and approved by the Mayor.

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

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this _____ day of _____, 2022.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

Exhibit A

Bid Tabulation

Exhibit B

Agreement: Phil's Glass, Inc.

Parks Building Exterior Windows & Doors Project, Bid Results

CONTRACTOR	BID AMOUNT
Phils Glass	\$97,253.00



00 52 00

AGREEMENT

TOOELE CITY CORPORATION, a municipal corporation of the State of Utah, (hereinafter "City"), and Phils Glass, Inc. of 635 North Main, Tooele, Utah 84074, a(n) Corporation, (hereinafter "Contractor") enter into this Agreement on the _____ day of _____, 2022 (the "Effective Date").

Now, therefore, in consideration of the promises contained in this Agreement, the City and the Contractor agree to the following:

1. Services (Scope of Work). The Contractor shall provide the following services to the City:

Parks Building - Exterior Window and Door Replacement Project:

Work of this Construction Contract comprises the removal and replacement of the existing exterior windows and doors at the Tooele City Parks Building, and the addition of key card access control on three of the main exterior doors.

2. Disclaimer of Right of Control. Contractor shall perform its duties competently. The City disclaims any right to control the Contractor's performance of the Services.
3. Compensation.
 - a. Rate. The City shall pay the Contractor the sum of **\$97,253.00** for fully performing the Services, pursuant to invoice.
 - b. Total Cost Contract. This Agreement is a "Total Cost Contract." The contract Rate includes all costs and expenses associated with the provision of the Services.
 - c. No Benefits. The parties specifically agree that as an independent contractor, Contractor neither claims nor is entitled to benefits accorded City employees.
4. Term of Agreement. Contractor shall fully perform the Services by **June 30, 2022**.
5. Termination. The City may terminate this Agreement at any time. Should the City terminate this Agreement prior to the Services being fully performed, the City shall pay for those Services performed.
6. Indemnification and Insurance.
 - a. Contractor Liability Insurance. Contractor shall obtain and maintain liability insurance in the amount of at least \$250,000.
 - b. Contractor Indemnification. Contractor shall indemnify and hold the City and its agents harmless from all claims of liability for injury or damage caused by any act or omission of Contractor or its agents in performance of this Agreement.
 - c. Contractor Workers Compensation Insurance. Contractor shall purchase and maintain workers compensation insurance for all of its employees. If Contractor is a sole proprietor, Contractor shall purchase and maintain workers

- compensation insurance or obtain an exclusion from Workers Compensation Fund of Utah.
- d. Evidence of Contractor Insurance. Contractor shall provide written evidence of liability insurance and workers compensation insurance or exclusion to the City within ten (10) days of the Effective Date. The City will not make any payments under this Agreement until it receives from Contractor the evidence of insurance.
 - e. Status Verification Indemnification. Contractor shall indemnify and hold the City and its agents harmless from all claims resulting from any violation of immigration status verification obligations contained in U.C.A. §63G-11-103 et seq.
 - f. Post-Retirement Release. Contractor shall release the City from all claims related to any alleged violation of State of Utah post-retirement employment rules, and shall complete and return to the City the attached certification and release.
7. Business License. Contractor shall obtain a Tooele City business license as required by Tooele City Code §5-1-1 *et seq.*
 8. Complete Agreement. This Agreement is the only agreement or understanding between the parties, and may be modified or amended only by a written document signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

TOOELE CITY CORPORATION

CONTRACTOR

Debra E. Winn, Tooele City Mayor

Signature

Print Name/Title: _____

Attest:

Michelle Y. Pitt, Tooele City Recorder

SEAL

Approved as to form:

Roger Evans Baker, Tooele City Attorney

(Revised 10/22/2020)

STAFF REPORT

January 6, 2022

To: Tooele City Planning Commission
Business Date: January 12, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Grand Storage – Minor Subdivision Request

Application No.: P20-1134
Applicant: Sam Clegg
Project Location: 77 North 1100 West
Zoning: RR-1 Residential Zone & LI Light Industrial Zone
Acreage: 10 Acres (Approximately 437,147 ft²)
Request: Request for approval of a Minor Subdivision in the RR-1 Residential and LI Light Industrial zones regarding the creation of one residential lot.

BACKGROUND

This application is a request for approval of a Minor Subdivision for approximately 10 acres located at 77 North 1100 West. The property is currently zoned RR-1 Residential and LI Light Industrial. The applicant is requesting that a Minor Subdivision be approved to facilitate the separation of a residential lot from the storage unit facility and the construction of a residential home.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Light Industrial land use designation for the subject property. The property involved in the subdivision currently has two zoning districts. The larger lot is currently zoned LI Light Industrial and maintains the storage unit facility. The smaller of the two lots is zoned RR-1 Residential, a zone that permits one unit per each 1 acre lot. The RR-1 Residential zoning designation is not identified by the General Plan as a preferred zoning classification for the Light Industrial land use designation. Properties to the north of the subject property are zoned RR-1 Residential. Properties to the east are zoned RR-1. Properties to the south and west are currently zoned LI Light Industrial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The proposed subdivision creates two lots out of a single 10 acre parcel. Lot 1 is the parcel that currently bears the LI Light Industrial zoning district and will maintain the existing storage unit facility. Lot 1 will maintain 9.01 acres. Lot 2 will maintain 1.02 acres and currently bears the RR-1 Residential zoning district. This subdivision will facilitate ownership changes and the construction of a new single-family residential home. Each lot within this subdivision meets or exceeds the minimum lot size and lot width requirements of each lot’s respective zoning districts.

The subdivision does not create any non-conforming situations for the existing storage unit facility buildings located to the north and to the west of the residential lot. Each building greatly exceeds minimum building setback requirements for the LI Light Industrial zone as well as the setback requirements when adjacent to a single-family residential zone, which, in this case, would be 20 feet.

Frontage improvements such as curb, gutter, sidewalk and right-of-way dedication have already been completed and are in place. You may have noticed that the meandering sidewalk does extend outside of the public right-of-way along the frontage of Lot 2. The meandering extensions of the sidewalk are located within the 10 foot public utility easement along the frontage which easement has been determined sufficient to cover the public use and maintenance of the sidewalk as it rests on private property.

Criteria For Approval. The criteria for review and potential approval of a Minor Subdivision request follows the general same procedure as a Final Plat Subdivision and that procedure can be found in Sections 7-19-10 and 11 of the Tooele City Code.

REVIEWS

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

1. Each lot meets or exceeds the minimum lot size and lot width requirements of each lots' respective zoning district.
2. The subdivision does not create any non-conformities created regarding the existing storage unit buildings located adjacent to a residential zone and use.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Minor Subdivision by Sam Clegg, application number P20-1134, subject to the following conditions:

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

This recommendation is based on the following findings:

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

5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Grand Storage Minor Subdivision Request by Sam Clegg, for the purpose of subdividing 10 acres into two lots located at 77 North 1100 West, application number P20-1134, based on the findings and subject to the conditions listed in the Staff Report dated January 6, 2022:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Grand Storage Minor Subdivision Request by Sam Clegg, for the purpose of subdividing 10 acres into two lots located at 77 North 1100 West, application number P20-1134, based on the following findings:”

1. List findings...

EXHIBIT A

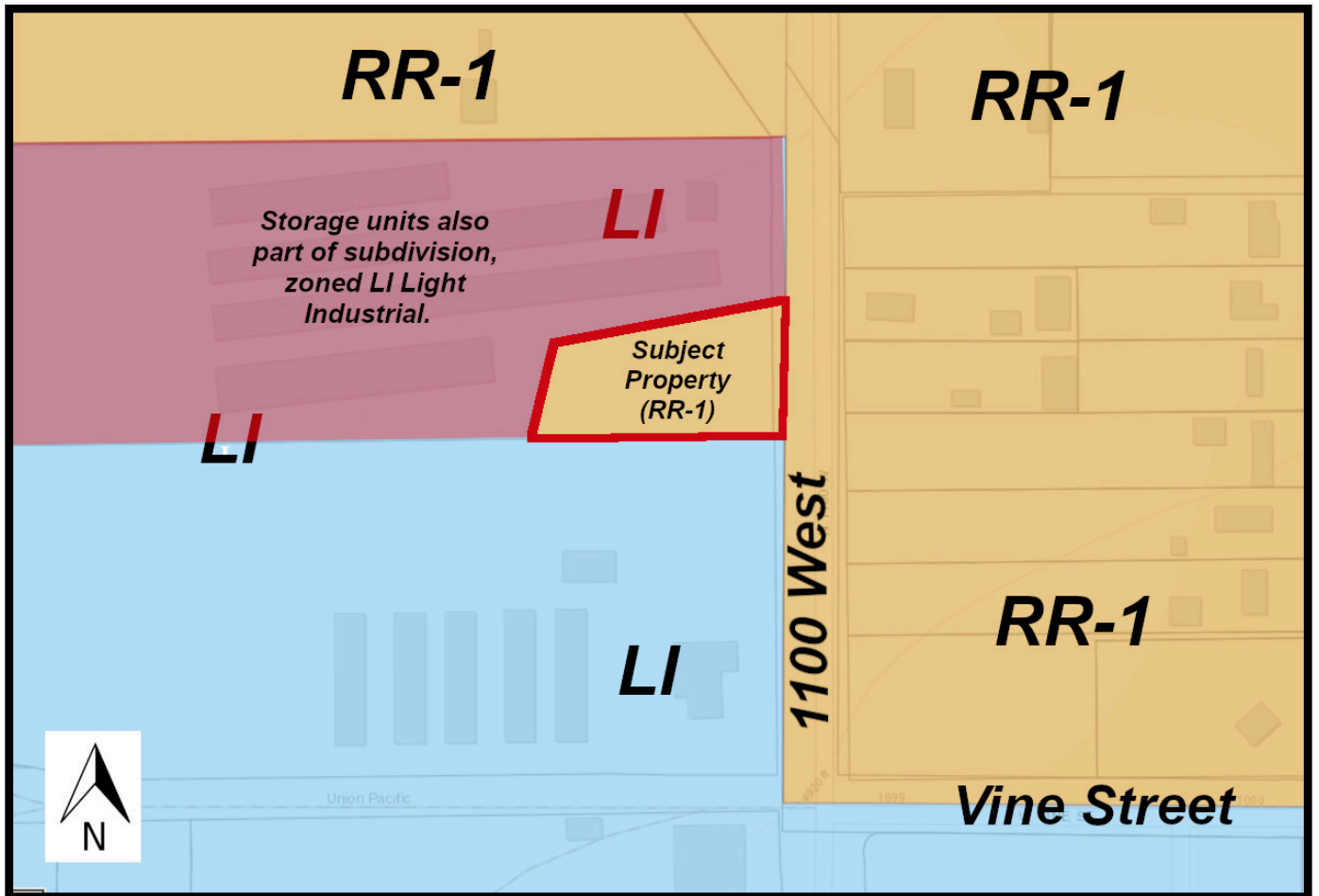
MAPPING PERTINENT TO THE GRAND STORAGE MINOR SUBDIVISION

Grand Storage Minor Subdivision



Aerial View

Grand Storage Minor Subdivision



Current Zoning

EXHIBIT B
PROPOSED DEVELOPMENT PLANS

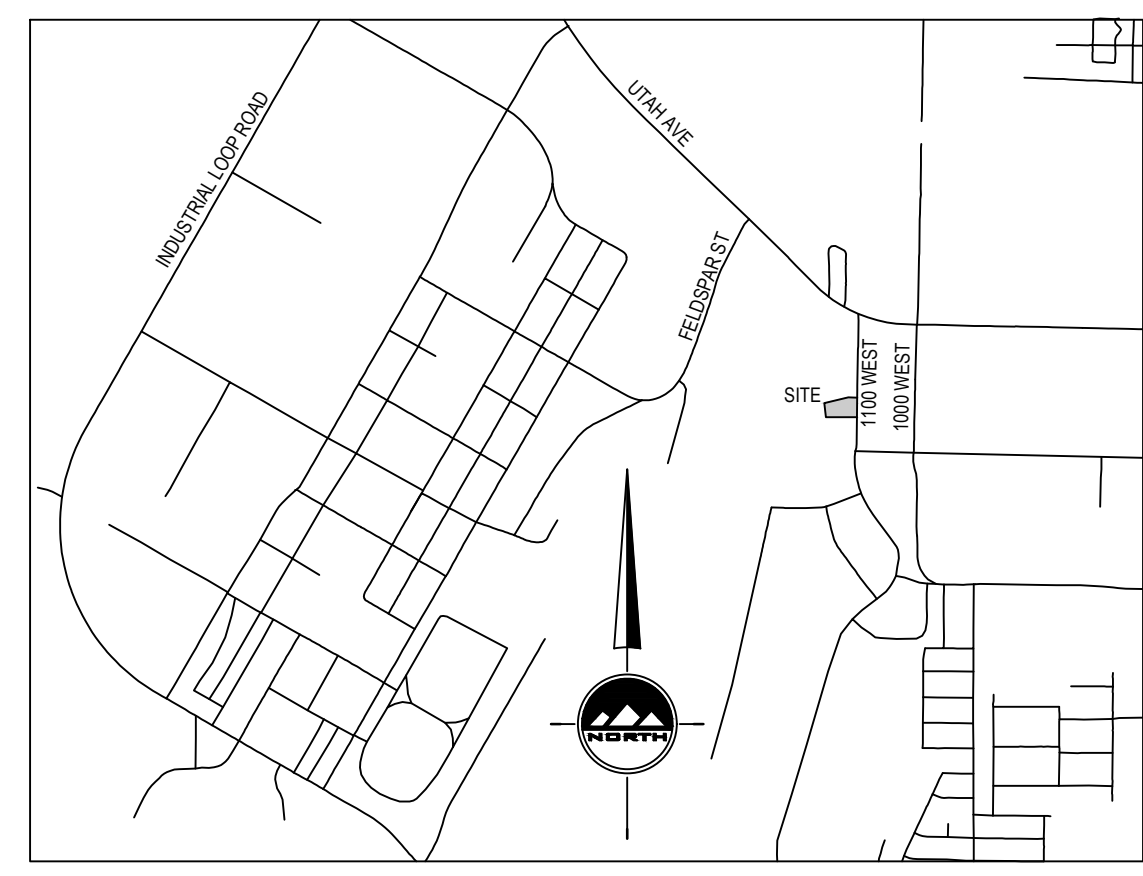


CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE COMMENCEMENT OF ANY
CONSTRUCTION.
Call before you dig.

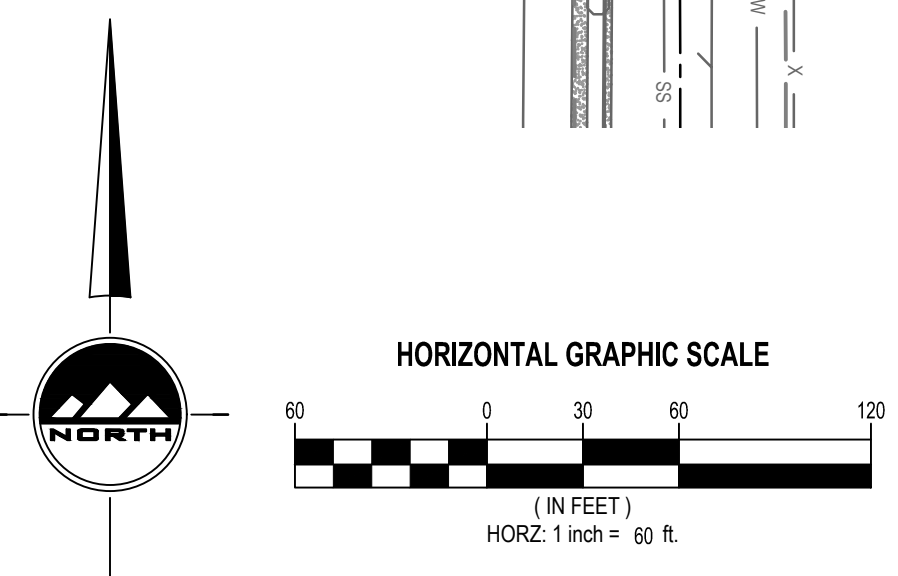
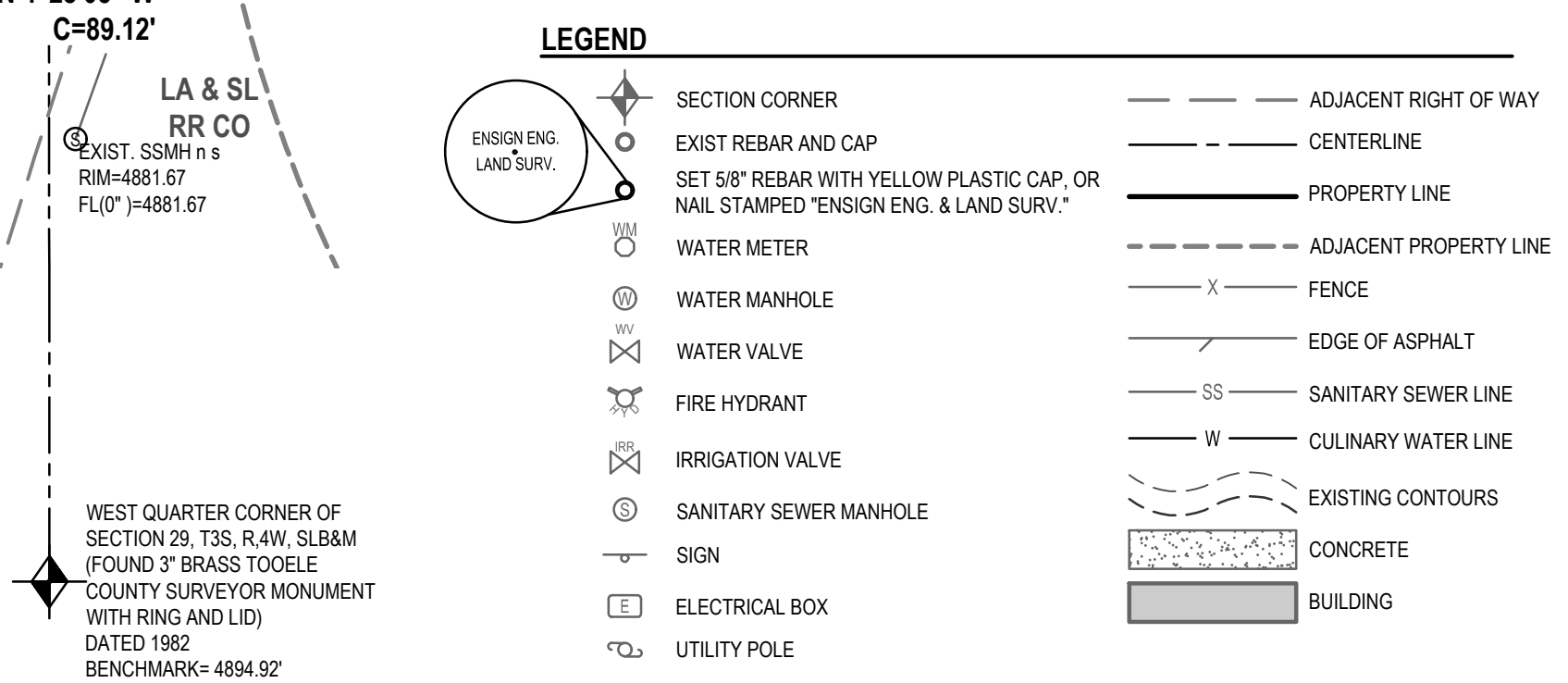
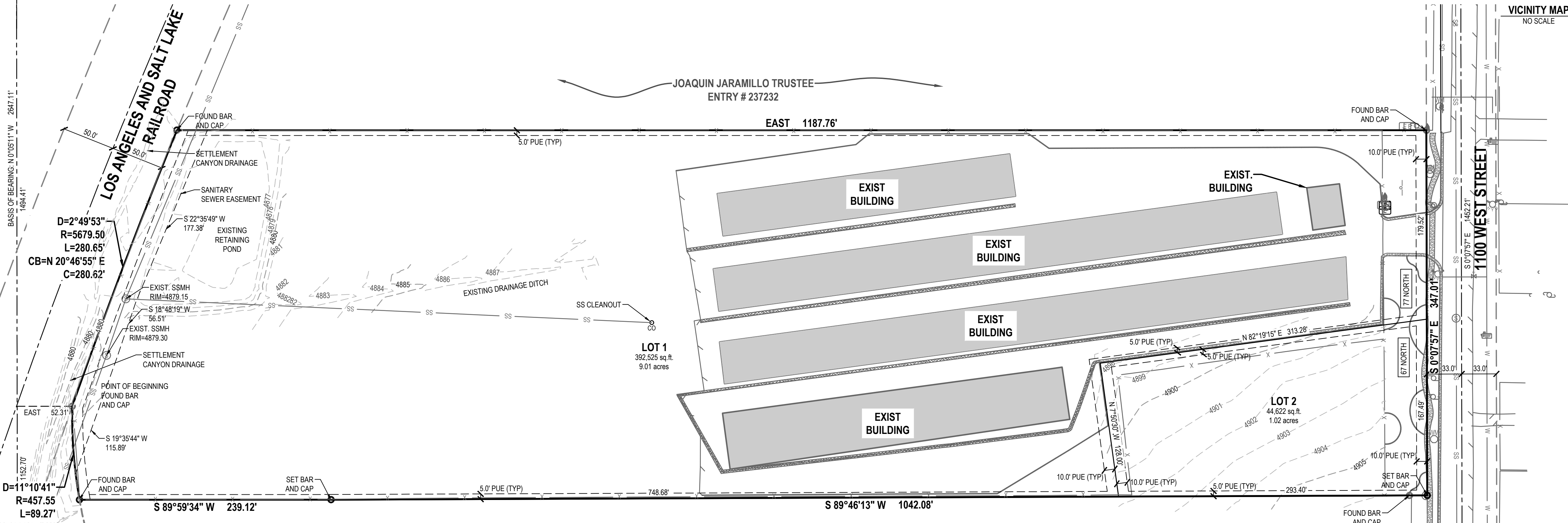
BENCHMARK
WEST QUARTER CORNER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4894.92'

**PRELIMINARY PLAT
GRAND STORAGE MINOR SUBDIVISION**

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



NORTHWEST CORNER OF
SECTION 29, T3S, R4W, SLB8M
(FOUND 3" BRASS TOOELE
COUNTY SURVEYOR MONUMENT
WITH RING AND LID)
DATED 1982

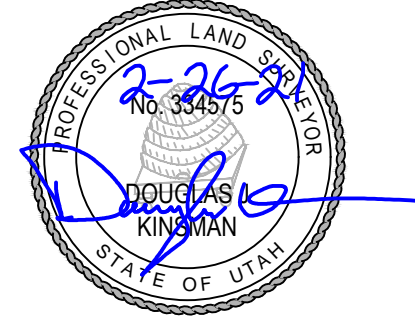


DEVELOPER
SAMUEL CLEGG CONSTRUCTION
444 PIONEER AVENUE
TOOELE, UT. 84074
435-496-9096

SURVEYOR'S CERTIFICATE
I, Douglas J. Kinsman do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 as prescribed under laws of the State of Utah. Further, I 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, hereafter to be known as Grand Storage Minor 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 requirements of the applicable zoning ordinances.

Surveyed Description
The basis of bearing for this survey is the line between the found monuments at the Northwest Corner and the West Quarter Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 0°05'11" West 2647.11 feet.
A parcel of land, situate in the Northwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the easterly line of the Right-of-Way of Los Angeles and Salt Lake Railroad, which is located North 0°05'11" West 1152.70 feet and East 52.31 feet from the found West Quarter Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:
thence northeasterly 280.65 feet along the arc of a 5679.50 foot radius curve to the right (center bears South 70°38'01" East and the long chord bears North 20°46'55" East through a central angle of 02°49'53") along Right-of-Way;
thence East 1187.76 feet to a point on the westerly line of 1100 West Street;
thence South 0°07'57" East 347.01 feet along said road;
thence South 89°46'13" West 1042.08 feet;
thence South 89°59'34" West 239.12 feet;
thence northwesterly 89.27 feet along the arc of a 457.55 foot radius curve to the right (center bears North 79°56'35" East and the long chord bears North 04°28'05" West through a central angle of 11°10'41"), to the Point of Beginning.

Parcel contains: 437,147 square feet, or 10.04 acres.
Date: **FEBRUARY 26 2021**
Douglas J. Kinsman
License no. 334575



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, hereafter known as the
GRAND STORAGE MINOR SUBDIVISION
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: Grand Storage LLC, Harold Eborn
By: _____

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

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH County of Tooele J.S.S.
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: _____
RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH County of Tooele J.S.S.
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 _____ 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.

**PRELIMINARY PLAT
GRAND STORAGE MINOR SUBDIVISION**
LOCATED IN THE NORTHWEST QUARTER
OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

COMCAST
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE COMCAST CABLE
COMCAST

SCHOOL DISTRICT
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY SCHOOL DISTRICT
TOOELE COUNTY SCHOOL DISTRICT

CHIEF OF POLICE
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY CHIEF OF POLICE.
TOOELE CITY CHIEF OF POLICE

CENTURY LINK
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE CENTURY LINK.
CENTURY LINK

FIRE CHIEF
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY FIRE DEPARTMENT.
TOOELE CITY FIRE CHIEF

CITY COUNCIL
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY COUNCIL.
CHAIRMAN TOOELE CITY COUNCIL

ENSIGN
TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
www.ensigneng.com

SHEET 1 OF 1
PROJECT NUMBER: T00014C
MANAGER: D. KINSMAN
DRAWN BY: J. SHAW
CHECKED BY: D. KINSMAN
DATE: 2/26/21

TOOELE CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE CITY PLANNING COMMISSION
ATTEST: CITY 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 PUE 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 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.
APPROVED THIS _____ DAY OF _____, 20____ BY _____ TITLE - _____
ROCKY MOUNTAIN POWER

DOMINION ENERGY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
APPROVED THIS _____ DAY OF _____, 20____ BY _____ TITLE - _____
DOMINION ENERGY

COUNTY RECORDER
REVIEWED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY RECORDER AS TO DESCRIPTION OF RECORD.
TOOELE COUNTY RECORDER

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

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

POST MASTER
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE POST MASTER
POST MASTER

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

PARKS DEPARTMENT
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY PARKS DEPARTMENT.
TOOELE CITY PARKS DEPARTMENT

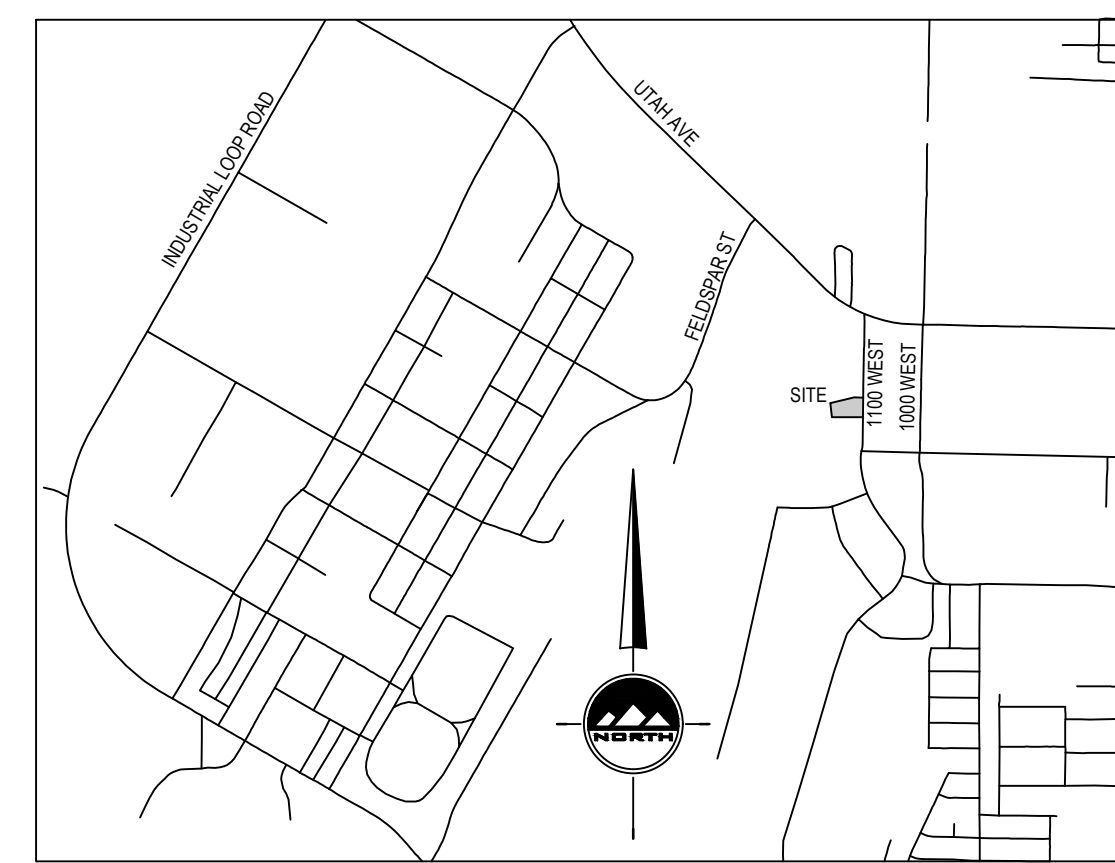
CITY ATTORNEY'S APPROVAL
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY ATTORNEY.
TOOELE CITY ATTORNEY



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

FINAL PLAT GRAND STORAGE MINOR SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE
I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 334575, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as Grand Storage Minor Subdivision and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Surveyed Description

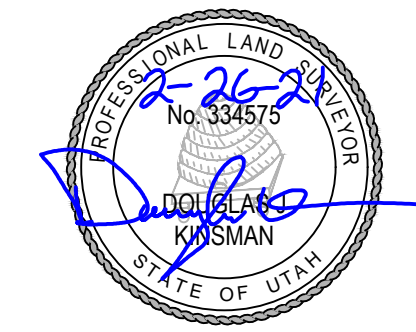
The basis of bearing for this survey is the line between the found monuments at the Northwest Corner and the West Quarter Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 0°05'11" West 2647.11 feet.

A parcel of land, situate in the Northwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the easterly line of the Right-of-Way of Los Angeles and Salt Lake Railroad, which is located North 0°05'11" West 1152.70 feet and East 52.31 feet from the found West Quarter Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:
thence northeasterly 280.65 feet along the arc of a 5679.50 foot radius curve to the right (center bears South 70°38'01" East and the long chord bears North 20°46'55" East through a central angle of 02°49'53") along Right-of-Way;
thence East 1187.76 feet to a point on the westerly line of 1100 West Street;
thence South 0°07'57" East 347.01 feet along said road;
thence South 89°46'13" West 1042.08 feet;
thence South 89°59'34" West 239.12 feet;
thence northwesterly 89.27 feet along the arc of a 457.55 foot radius curve to the right (center bears North 79°56'35" East and the long chord bears North 04°28'05" West through a central angle of 11°10'41"), to the Point of Beginning.

Parcel contains: 437,147 square feet, or 10.04 acres.

FEBRUARY 26 2021

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 herein described tract of land and hereby cause the same to be divided into lots, together with public utility easements as set forth hereafter to be known as:

GRAND STORAGE MINOR SUBDIVISION

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

In witness whereof I have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: Grand Storage LLC, Harold Edom _____ By: _____

By: _____ By: _____

INDIVIDUAL 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 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: _____

NOTARY PUBLIC _____ RESIDING IN _____ 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.

LIMITED LIABILITY COMPANY 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 _____ 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: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

FINAL PLAT GRAND STORAGE MINOR SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

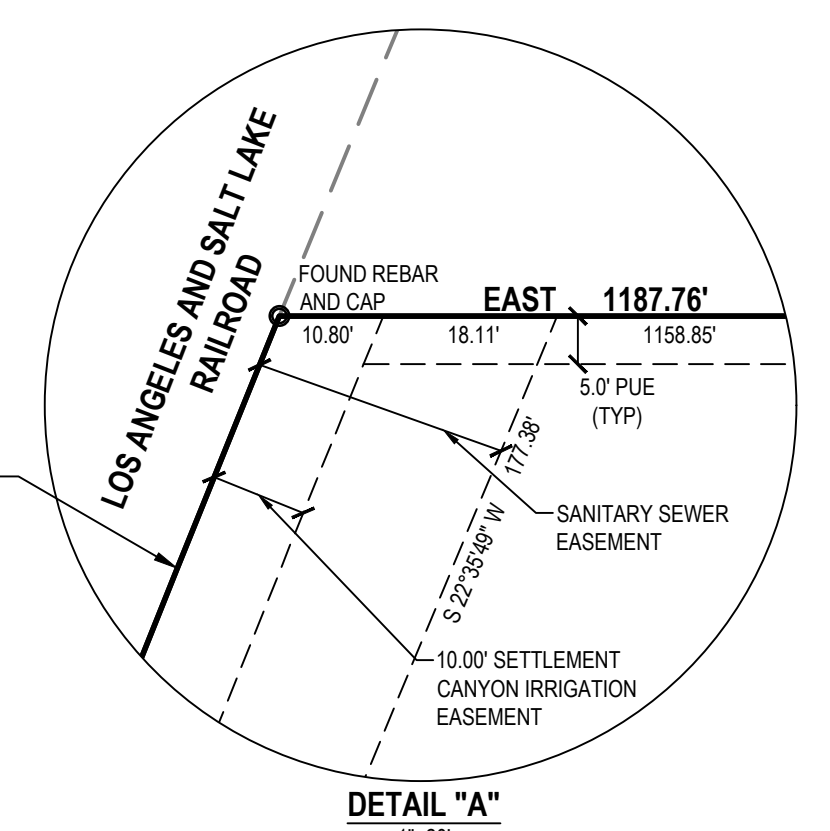
RECORDED # _____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE

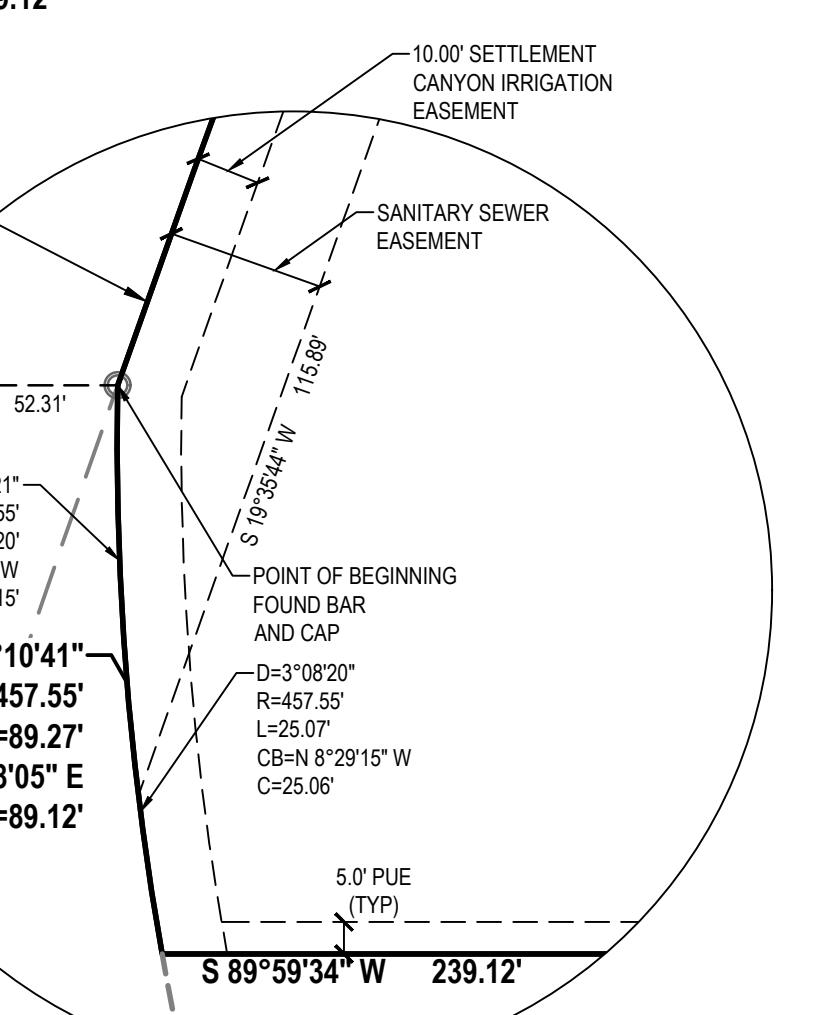
REQUEST OF: _____

DATE: _____ TIME: _____

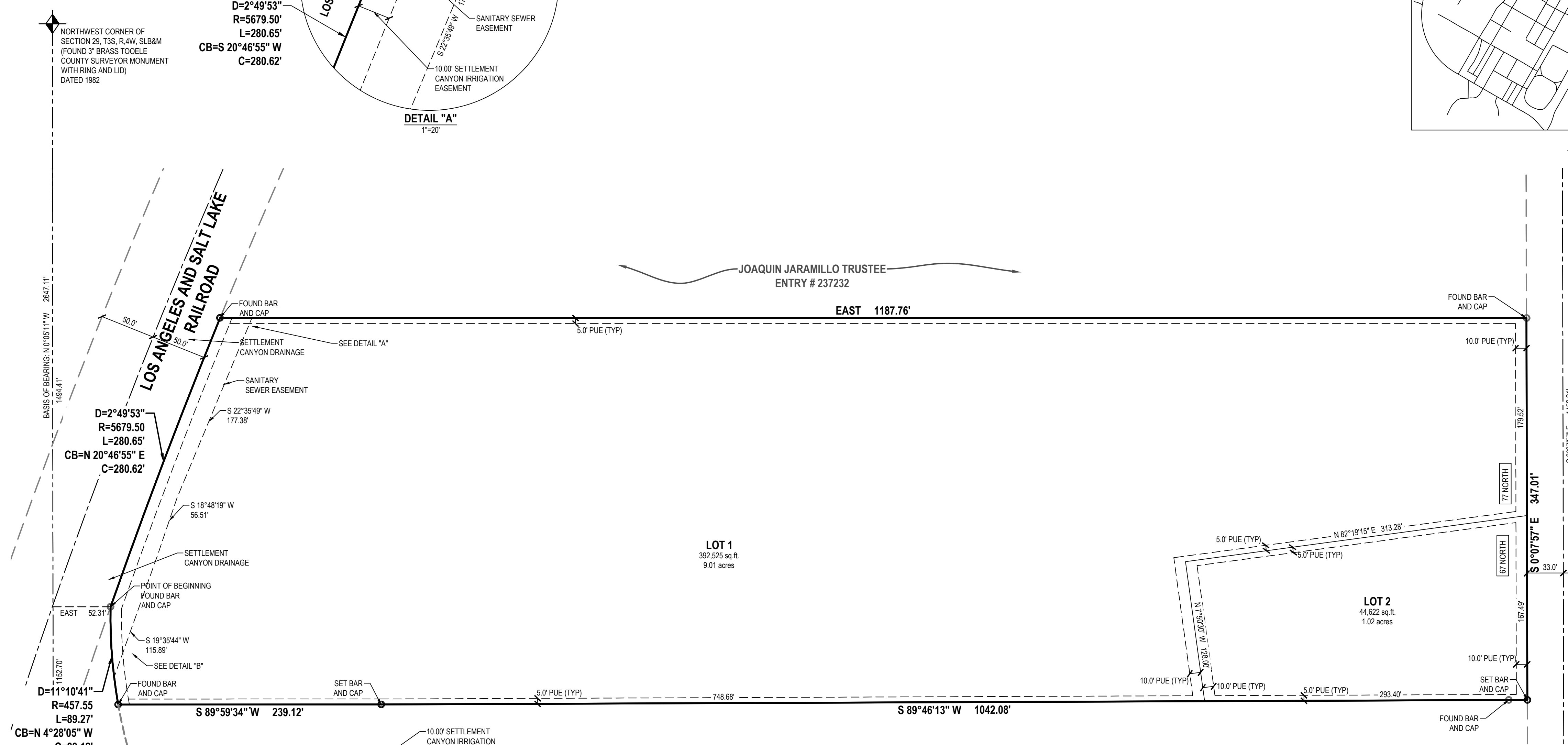
FEES _____ TOOELE COUNTY RECORDER



DETAIL "A"
1"=20'



DETAIL "B"
1"=40'



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- ENSGN ENG. & LAND SURV.
- PUBDE= PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE- EASEMENTS

HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 60 ft.

ENSGN
TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
www.ensgn.com

DEVELOPER
SAMUEL CLEGG CONSTRUCTION
444 PIONEER AVENUE
TOOELE, UT. 84074
435-496-9096

SHEET 1 OF 1
PROJECT NUMBER: T00014C
MANAGER: D. KINSMAN
DRAWN BY: J. SHAW
CHECKED BY: D. KINSMAN
DATE: 2/26/21

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 PUE 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 ANY 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 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20____ BY _____ TITLE _____
ROCKY MOUNTAIN POWER

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION 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 IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____ BY _____ TITLE _____
DOMINION ENERGY

CITY COUNCIL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY COUNCIL

TOOELE CITY ENGINEER APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY ENGINEER

TOOELE CITY ENGINEER _____

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY COMMUNITY DEVELOPMENT

CHAIRMAN TOOELE CITY COUNCIL _____

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY HEALTH DEPT. _____

COUNTY TREASURER APPROVAL

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

TOOELE COUNTY TREASURER _____

PLANNING COMMISSION

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY PLANNING COMMISSION

CHAIRMAN TOOELE CITY PLANNING COMMISSION _____

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY SURVEY DEPARTMENT.
RECORD OF SURVEY FILE #2020-0100

TOOELE COUNTY SURVEY DIRECTOR _____

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
BY THE TOOELE CITY ATTORNEY.

TOOELE CITY ATTORNEY _____

TOOELE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE

REQUEST OF: _____

DATE: _____ TIME: _____

FEES _____ TOOELE COUNTY RECORDER

STAFF REPORT

January 5, 2022

To: Tooele City Planning Commission
Business Date: January 12, 2022

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: TP Tooele – Minor Subdivision Request

Application No.: P21-963
Applicant: Rod Engar
Project Location: 200 West 1000 North (north west corner)
Zoning: GC General Commercial Zone
Acreage: 18.1 Acres (Approximately 790,191 ft²)
Request: Request for approval of a Minor Subdivision request in the GC General Commercial zone regarding the subdivision of land into two large lots for future development.

BACKGROUND

This application is a request for approval of a Minor Subdivision for approximately 18 acres located at north west corner of the intersection at 200 West 1000 North. The property is currently zoned GC General Commercial. The applicant is requesting that a Minor Subdivision be approved to facilitate change of ownership and future development of the parcels as various residential and commercial uses.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the High Density land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. The GC General Commercial zoning designation is not identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. To the north properties are assigned the MR-16 Multi-Family Residential and GC General Commercial zoning. To the east properties are zoned GC General Commercial. South of the subject property land is zoned R1-7 Residential and GC General Commercial. To the west there is a Tooele City owned parcel that is zoned MR-16 Multi-Family Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. This is a fairly simple subdivision request that proposes to split the large 18 acre parcel into two lots. The purpose of this subdivision at this time is to enable a change in ownership of the properties. There is no development proposed for the properties at this time but it is anticipated the City will see proposals for development in the near future. Right-of-way improvements, utilities, water rights conveyances and other pertinent development related issues will be addressed during site plan development of the properties.

The subdivision proposes two lots, lot 1 will maintain 14 acres and lot 2 will be 4.1 acres. Each lot exceeds minimum lot width and lot size requirements of the GC General Commercial zoning district.

The lots have considerable frontage on 1000 North which is a UDOT controlled right-of-way. Before the subdivision was placed on the Planning Commission agenda Staff required the applicant to contact and receive documentation from UDOT stating that an access to 1000 North from Lot 1 will be approved when development occurs on that lot. UDOT did provide a written email stating that an access will be approved. There is also a corridor access agreement with UDOT that indicates an access at about 300 West. 200 West is a Tooele City controlled right-of-way.

Criteria For Approval. The criteria for review and potential approval of a Minor Subdivision request follows the general same procedure as a Final Plat Subdivision and that procedure can be found in Sections 7-19-10 and 11 of the Tooele City Code.

REVIEWS

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

1. This subdivision creates lots for the purposes of ownership and facilitates future commercial and residential development only.
2. Right-of-way improvements, utilities, water rights and other critical development related issues will be addressed during the site plan development of each parcel.
3. UDOT has guaranteed an access to lot 1 from 1000 North will be approved.
4. Both lots within the subdivision greatly exceed all lot size and lot width requirements of the GC General Commercial zoning district.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Minor Subdivision by Rod Engar, application number P21-963, subject to the following conditions:

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

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Master Plan.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.

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

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the TP Tooele Minor Subdivision Request by Rod Engar for the purpose of subdividing one 18 acre parcel into two lots at 200 West 1000 North, application number P21-963, based on the findings and subject to the conditions listed in the Staff Report dated January 5, 2022:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the TP Tooele Minor Subdivision Request by Rod Engar for the purpose of subdividing one 18 acre parcel into two lots at 200 West 1000 North, application number P21-963, based on the findings and subject to the conditions listed in the Staff Report dated January 5, 2022:”

1. List findings...

EXHIBIT A

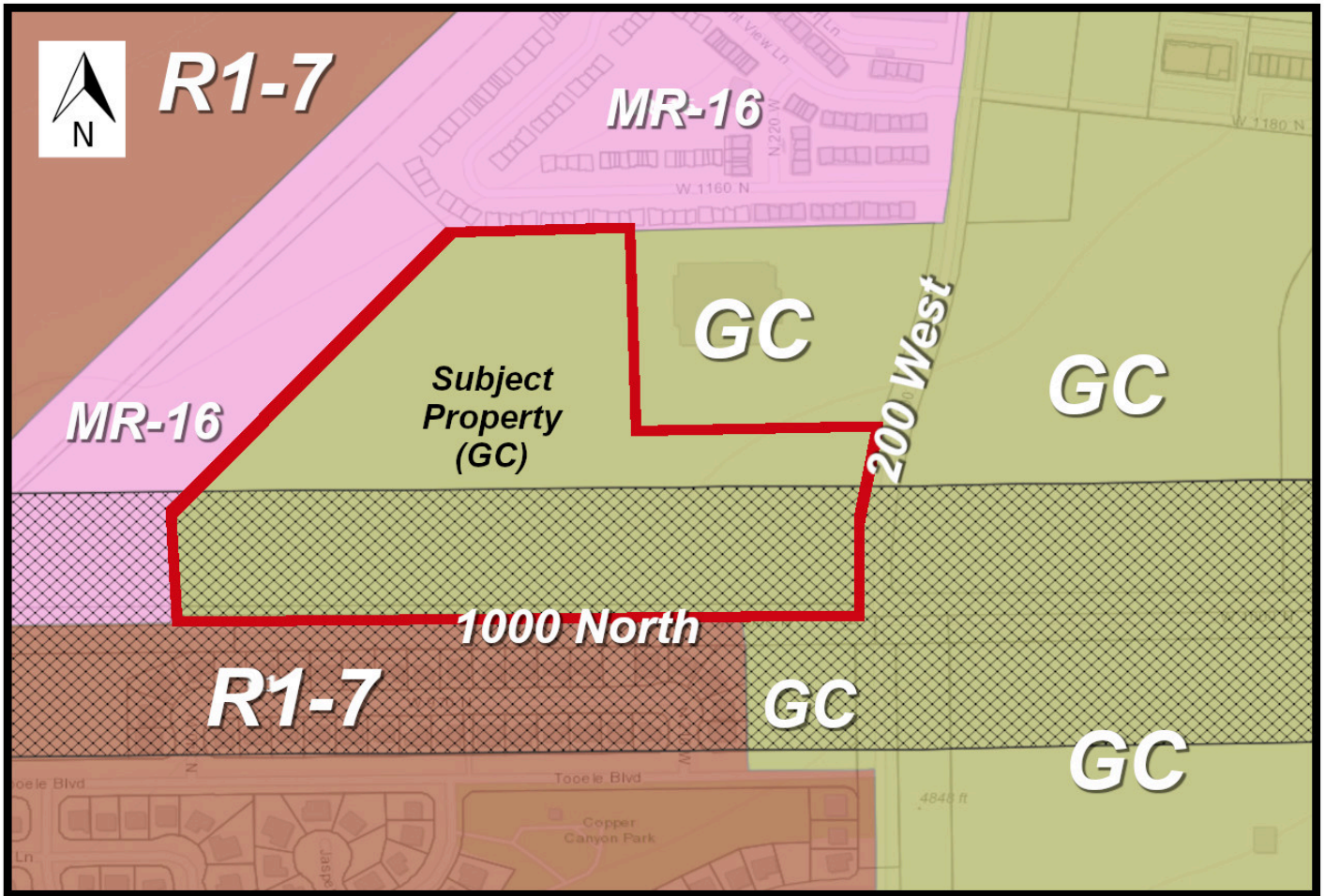
MAPPING PERTINENT TO THE TP TOOELE MINOR SUBDIVISION

TP Tooele Minor Subdivision



Aerial View

TP Tooele Minor Subdivision

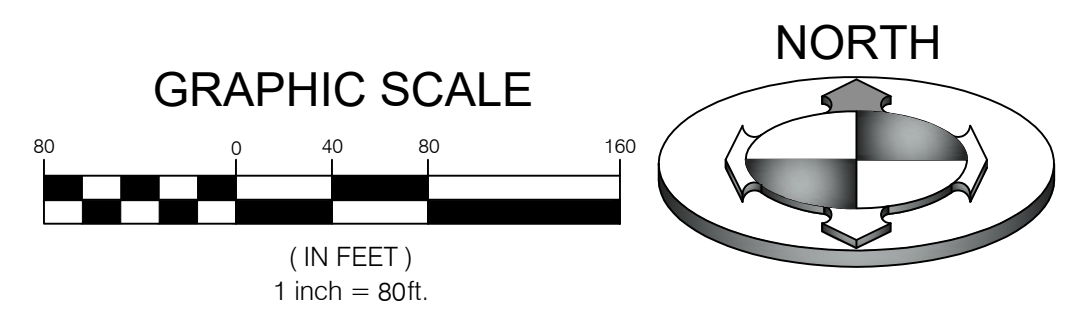


Current Zoning

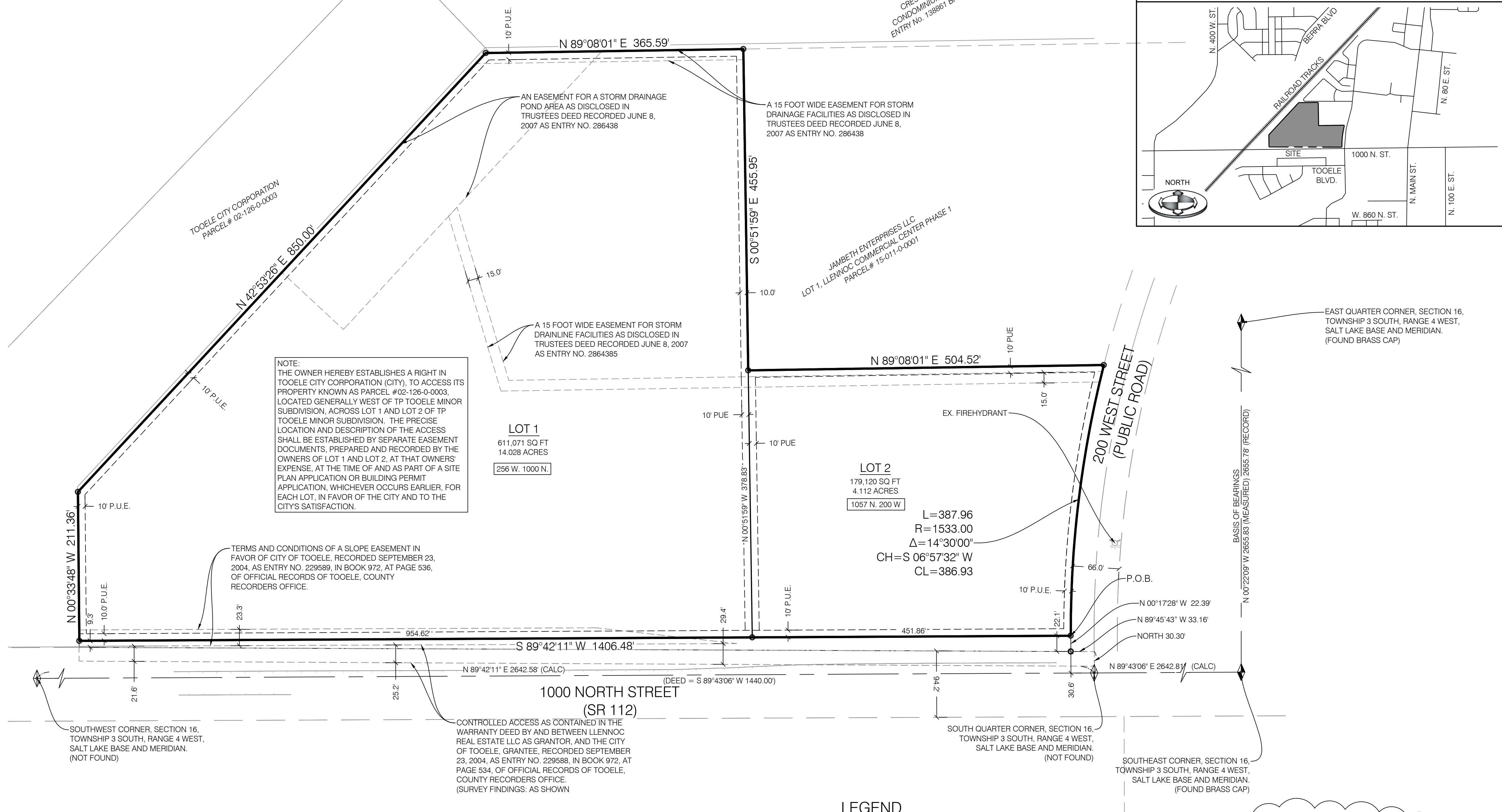
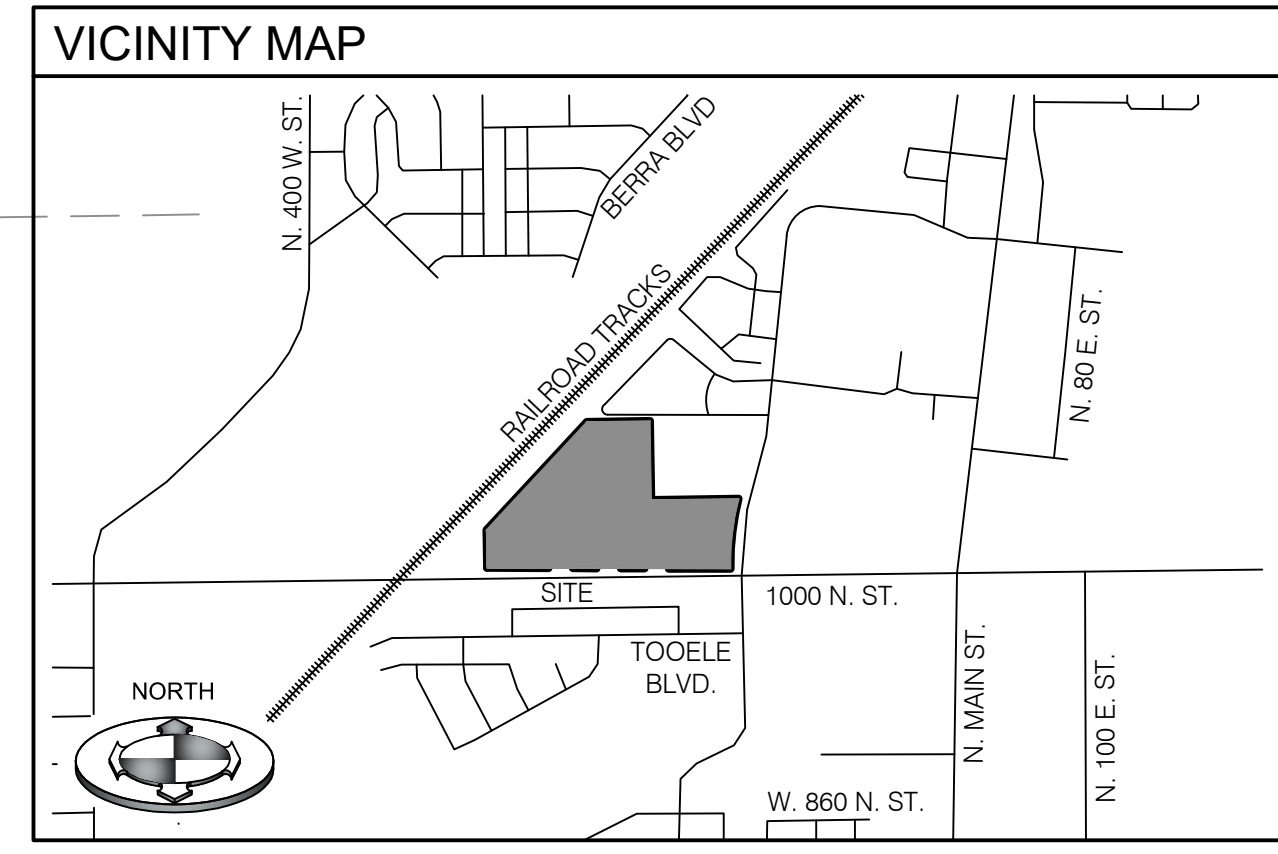
EXHIBIT B
PROPOSED DEVELOPMENT PLANS

TP TOOEE MINOR SUBDIVISION

LOCATED IN THE SOUTHEAST & THE SOUTHWEST QUARTERS
OF SECTION 16 TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOEE COUNTY



CRESCENT COURT
CONDOMINIUMS AMENDED
ENTRY No. 138861 BK 594 Pg 62



NOTE:
THE OWNER HEREBY ESTABLISHES A RIGHT IN
TOOELE CITY CORPORATION (CITY), TO ACCESS ITS
PROPERTY KNOWN AS PARCEL #02-126-0-0003,
LOCATED GENERALLY WEST OF TP TOOEE MINOR
SUBDIVISION, ACROSS LOT 1 AND LOT 2 OF TP
TOOELE MINOR SUBDIVISION. THE PRECISE
LOCATION AND DESCRIPTION OF THE ACCESS
SHALL BE ESTABLISHED BY SEPARATE EASEMENT
DOCUMENTS, PREPARED AND RECORDED BY THE
OWNERS OF LOT 1 AND LOT 2, AT THAT OWNERS
EXPENSE, AT THE TIME OF AND AS PART OF A SITE
PLAN APPLICATION OR BUILDING PERMIT
APPLICATION, WHICHEVER OCCURS EARLIER, FOR
EACH LOT, IN FAVOR OF THE CITY AND TO THE
CITY'S SATISFACTION.

TERMS AND CONDITIONS OF A SLOPE EASEMENT IN
FAVOR OF CITY OF TOOEE, RECORDED SEPTEMBER 23,
2004, AS ENTRY NO. 229589, IN BOOK 972, AT PAGE 536,
OF OFFICIAL RECORDS OF TOOEE, COUNTY
RECORDERS OFFICE.

L=387.96
R=1533.00
Δ=14°30'00"
CH=S 06°57'32" W
CL=386.93



SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD
LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS
AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE
COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH
SECTION 17-23-17, HAVE MEASURED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND
INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS TP TOOEE
MINOR SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE
GROUND AS SHOWN ON THIS PLAT.

TP TOOEE MINOR SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN
ON THIS PLAT.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT NORTH 30.30 FEET AND NORTH 89°45'43" WEST 33.16 FEET AND NORTH
00°17'28" WEST 22.39 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH
89°42'11" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 1000 NORTH STREET (UDOT
STATE ROAD 112) 1406.48 FEET; THENCE NORTH 00°33'48" WEST 211.36 FEET TO THE TOOEE
CITY PROPERTY; THENCE NORTH 42°53'26" EAST ALONG SAID TOOEE CITY PROPERTY 850.00
FEET; THENCE NORTH 89°08'01" EAST 365.59 FEET TO THE NORTHWEST CORNER OF LOT 1,
LLENNOG COMMERCIAL CENTER PHASE 1 SUBDIVISION AS FILED WITH THE OFFICE OF THE
TOOELE COUNTY RECORDER; THENCE SOUTH 00°51'59" EAST ALONG SAID LINE 455.95 FEET TO
THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°08'01" EAST ALONG THE SOUTH
LINE OF SAID LOT 1, 504.52 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 200
WEST STREET; A PUBLIC ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG
THE ARC OF A 1533.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 06°57'32" WEST
386.93 FEET) AN ARC DISTANCE OF 387.96 FEET TO THE POINT OF BEGINNING.

CONTAINS 790,191 S.F. OR 18.140 ACRES
2 LOTS

OWNER'S DEDICATION AND CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT WE/I, THE _____ UNDERSIGNED OWNER(S) OF
THE ABOVE TRACT OF LAND ABOVE HAVING CAUSED SAME TO BE DIVIDED INTO LOTS TO BE
HEREAFTER KNOWN AS:

TP TOOEE MINOR SUBDIVISION
STATE OF UTAH } s.s.
County of _____ }
THE UNDERSIGNED OWNER HEREBY CONVEYS TO TOOEE CITY AND TO ANY AND ALL PUBLIC
UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND
DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND FOR
THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE
UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS
PLAT TO THE PARTIES INDICATED AND OF THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, I/WE, HAVE HEREUNTO SET MY/OUR HAND(S) THIS ____ DAY OF
_____, 20__.
TP TOOEE, LLC. _____ GREG HAERR
BY: _____ PRINT NAME

ACKNOWLEDGMENT
ON THIS ____ DAY OF _____, IN THE YEAR 2021, BEFORE ME _____, A NOTARY
PUBLIC, PERSONALLY APPEARED _____ THE _____ OF TP
TOOELE, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING
TP TOOEE MINOR SUBDIVISION AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID TP TOOEE, LLC, AND
ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.
MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME (SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

TP TOOEE MINOR SUBDIVISION
LOCATED IN THE SOUTHEAST & THE SOUTHWEST QUARTERS OF
SECTION 16 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE
AND MERIDIAN
TOOELE CITY, TOOEE COUNTY, UTAH **SHEET 1 OF 1**

ROCKY MOUNTAIN POWER COMPANY
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR
EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES
WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE
NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT
THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH
STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE.
THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN
THE PUE AT THE LOT OWNERS EXPENSE OR THE UTILITY MAY REMOVE SUCH
STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT
STRUCTURE BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH
INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL
OF THE UTILITIES WITH FACILITIES IN THE PUE.
APPROVED THIS ____ DAY OF _____ A.D. 20__
BY: _____
TITLE: _____

DOMINION ENERGY COMPANY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF
CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS.
DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE
THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION
OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES
PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE
ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS
CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS
DEDICATION AND DOES NOT CONSTITUTE A GUARANTEE OF
PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION
PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT
1-800-366-8532
APPROVED THIS ____ DAY OF _____ A.D. 20__
BY: _____
TITLE: _____

TOOELE COUNTY SURVEYOR
APPROVED THIS ____
DAY OF _____, A.D., 20__
ROS# _____

TOOELE COUNTY SURVEY DIRECTOR

- LEGEND**
- EX. FIRE HYDRANT
 - SECTION CORNER (NOT FOUND)
 - SECTION CORNER (BRASS CAP MONUMENT)
 - BOUNDARY CORNER (SET REBAR & CAP 'BENCHMARK ENG.')
 - BOUNDARY LINE
 - ADJACENT PROPERTY
 - CENTERLINE OF ROAD
 - EASEMENT PU & DE
 - LOT LINE
 - SECTION LINE

CITY NOTE:
THIS PLAT IS SOLELY FOR THE PURPOSE OF ESTABLISHING
PROPERTY LINES FOR OWNERSHIP. THIS PLAT DOES NOT
ENTITILE ANY DEVELOPMENT OR CONSTRUCTION.
ALL ENTITLEMENTS AND DEVELOPABILITY MUST BE
ESTABLISHED THROUGH FURTHER LAND USE
APPLICATIONS AND APPROVALS ACCORDING TO THE
TOOELE CITY CODE.

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

COUNTY HEALTH DEPARTMENT
APPROVED THIS ____ DAY
OF _____, A.D., 20__ BY THE TOOEE
HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

COUNTY TREASURER
APPROVED AS TO FORM THIS ____
DAY OF _____, A.D., 20__
BY THE TOOEE COUNTY TREASURER.

TOOELE COUNTY TREASURER

CITY ATTORNEY
APPROVED AS TO FORM THIS ____
DAY OF _____, A.D., 20__

TOOELE CITY ATTORNEY

CITY ENGINEER
APPROVED AS TO FORM THIS ____
DAY OF _____, A.D., 20__

CITY ENGINEER

COMMUNITY DEVELOPMENT
APPROVED AS TO FORM THIS ____
DAY OF _____, A.D., 20__

TOOELE CITY COMMUNITY DEVELOPMENT

PLANNING COMMISSION
APPROVED THIS ____ DAY OF
_____, A.D., 20__, BY THE TOOEE
CITY PLANNING COMMISSION.

CHAIRMAN TOOEE CITY PLANNING COMM.

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

ATTEST: CITY RECORDER

TOOELE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF TOOEE, RECORDED AND
FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____

TOOELE COUNTY RECORDER

Tooele City Council Work and RDA Work Meeting Minutes

Date: Wednesday, January 5, 2022

Time: 5:30 p.m.

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

City Council Members Present:

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

David McCall

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Darwin Cook, Parks and Recreation Director

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Paul Hansen, Tooele Engineer

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Kami Perkins, HR Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Vice-Chairman Hansen called the meeting to order at 5:30 p.m.

2. Roll Call

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

3. Mayor's Report

Mayor Winn stated they had a swearing in of two Council members, Manzione and McCall. As well as herself for another term. She stated the City has an End of Warranty and the bonds will be released for the Golf course view subdivision. She stated when sales tax reports come in, it takes about two months for them to come through. She stated July through October, the City's sales tax is up approximately 14%. She stated she presented to the Tooele County Council

proposition for the par tax. She stated every ten years; the County has the option to place that opinion on the ballot. She stated if the County chooses not to do that, Tooele City has the option to put it on the ballot. She stated they will need to do an official resolution, but seemed favorable. The Mayor reported the snowpack and water levels currently in our mountains are approximately 90% of the average from last year. She stated last year the City was at 48%.

4. Council Member's Report

Council Member Manzione stated she attended the special Planning Commission meeting, met with developers, and attended the RDA Executive board meeting.

Council Member Graf stated he attended the Tooele City Holiday luncheon, swearing in of Mayor Winn and Council Members, and the Work Session for the County Commission.

Council Member Brady stated he attended the Holiday Employee Luncheon and the RDA Executive meeting.

Council Member Hansen welcomed Council Member McCall. He stated he attended the Downtown Alliance meeting where they visited many local businesses, and the Par tax meeting with Tooele County.

5. Discussion on Selection of Tooele City Council Commission and Board Appointments for 2022

The Council discussed and assigned Commission and Board appointments for 2022; a copy of those appointments are attached.

6. Discussion on Bulk Water System

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre stated at the Water Reclamation plant, they sell bulk water. He stated with culinary water, they do not sell it off the fire hydrants. He stated last year was a busy year with many permits being taken out. He stated by taking out a permit, they basically have unlimited gallons for a low price without having a way to meter it. He stated various companies pull up to fill up their trucks through the designated fire hydrant. He stated moving forward, it will be the same property just on the other side of the fence. He stated they want to put a bulk water delivery system. They would come in, get a permit, and receive a pin to help meter and track accountability. He stated an option would be to have a top or side fill options. He stated one of the units they are looking at the Portalogic, model FS63. It has a heater, meter, and backflow device. He stated he had the City Engineer lay out a basic site plan. He stated with the current plan, they will have to remove a tree, but will plant six more in its place.

Council Member Graf asked about the cost. He stated by making something more efficient is great, but they want to make sure their revenue is more than the cost.

Mr. Grandpre stated the cost for the unit is \$35,000. He stated it does not include the minor improvements that have to be made to the property. He stated in 2021, they made \$5,464 in \$50 permits. They do not know how much water they used.

Council Member Graf asked if the system is going to change. He stated if it is a permit system, is it one cost you get unlimited or one cost you get X number.

Mr. Grandpre stated they charge \$50 for one-month use. He stated for unlimited gallons. He stated they tried to figure out the approximate water usage.

Council Member Graf asked if they will change the rate so it is equable for any vendor.

Mr. Grandpre stated they are using old permits that have a \$50 minimum charge or \$1.50 per unit of water, which is 750 gallons of water. He stated instead of charging them just the \$50, they have been asking for an approximate of gallons. He stated if the approximate gallons are below the \$50, they charge them the \$50. If it is over the \$50, they charge them by gallons.

Council Member Manzione asked of it is metered, it would not be approximated anymore, if they would charge them the \$50 minimum.

Mr. Grandpre stated they would do the \$50 minimum and sell the water in blocks.

Council Member Graf stated looking at the models and historical trends, would the City be able to recoup this. He stated looking at the trends from last year, it would take up to seven years to recoup the money spent. He stated he wants to be able to justify spending the amount that they won't get back quickly.

Mr. Grandpre stated when they started doing it on the approximate gallon tiered system, they have not gotten much data. He stated revenue wise, they will be more than \$5000, if they can charge for every drop of water being used.

Council Member Hansen asked about the rate they came up with, if they compared it to other locations.

Mr. Grandpre stated he is not sure where the \$50 came from. He stated it is something they can look at to see if the City should be charging more.

Council Member Hansen stated it is \$35,000 for the unit, but there has to be more done to the property.

Mr. Grandpre stated there are minor improvements to the property. He stated he estimates it to be less than \$100,000 for the entire project.

Mayor Winn stated it is approved in the fee schedule for those numbers. She stated they are working on a study for the secondary water.

Council Member Manzione stated she likes the idea of the water conservation part and metering. She asked where the money is coming from.

Mr. Grandpre stated this item will come from secondary water. He stated there is money in that fund that hasn't been used.

Council Member Brady asked if the water comes from the ponds at the Golf Course.

Mr. Grandpre stated it comes directly from the plant.

Council Member Hansen stated the additional stuff is minimal, but then estimated \$65,000. He stated it seems to be a lot of money.

Mr. Grandpre stated there is piping, road way, and fencing that needs to be done. He stated he is throwing out a number.

Council Member Brady stated the unit he presented is \$35,000.

Mr. Grandpre stated the quote for that one is \$35,500.

Council Member Brady asked if that includes the overflow.

Mr. Grandpre stated the overflow would be an additional cost. If they supply it and ship it, the shipping cost is pricey. He stated they want to find someone local to put it together.

Council Member Brady asked how many contractors would be using the secondary water.

Mr. Grandpre stated there were quiet a few permits taken out in 2021.

Council Member Brady asked if staff has to help them fill up or if they can fill themselves. He stated is concern is that it is being abused by not being metered.

Mr. Grandpre stated they have heard people say they thought it was free water.

Council Member McCall stated he would like to see them contact other cities before metering it to see what they are charging. He stated \$50 seems on the cheap side.

Mr. Grandpre stated Grantsville has two of them.

Council Member Brady asked if they know what they charge.

Mr. Grandpre stated he does not, but believes it is close to the current water rates.

Council Member Brady stated it would look nicer.

Council Member Hansen stated to move forward and work out the cost and finer details.

Mr. Grandpre stated they talked about bringing an invoice to the Council for just the unit. He stated they will get a detailed cost.

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

Council Member Manzione motioned to move to a closed meeting to discuss personnel.

Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

The meeting moved to closed session.

Those in attendance during the closed meeting: Mayor Debbie Winn, Council Member Brady, Council Member Graf, Council Member Manzione, Council Member Hansen, and Council Member McCall.

No minutes were taken during this portion of the meeting.

8. Adjourn

Vice-Chairman Hansen adjourned the meeting at 6:20 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 January, 2022

Justin Brady, City Council Chair

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, January 5, 2022

Time: 7:00 p.m.

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

City Council Members Present:

Dave McCall

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Darwin Cook, Parks and Recreation Director

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Paul Hansen, Tooele Engineer

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jared Stewart, Economic Development Coordinator

Kami Perkins, HR Director

Minutes prepared by Katherin Yei

Vice-Chairman Hansen called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Michelle Pitt, Tooele City Recorder.

2. Roll Call

Tony Graf, Present

Dave McCall, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

3. Selection of City Council/Redevelopment Agency Chair and Vice Chair Positions

Council Member Hansen stated each year they select a new Council Chair. He asked for nominations.

Council Member Graf motioned to nominate Council Member Brady as City Council Chair. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

Council Member Manzione motioned to nominate Council Member Hansen as City Council Vice-Chair. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

Council Member Brady motioned to nominate Council Member Manzione as RDA Chair. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

Council Member Graf motioned to nominate Council Member McCall as RDA Vice-Chair. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

4. Resolution 2022-01 A Resolution of the Tooele City Council Reappointing Michelle Y. Pitt as City

Recorder of Tooele City for a Term of Two Years

Presented by Ed Hansen, City Council Member

Council Member Hansen stated his appreciation for Ms. Pitt.

Council Member Brady motioned to approve Resolution 2022-01. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

4a. Swearing in of Michelle Pitt as City Recorder

Presented by Holly Potter, Deputy City Recorder

Ms. Potter Swore in Ms. Michelle Pitt as City Recorder.

Mayor Winn stated Ms. Pitt is in charge of taking care of all documents that come into the City. She stated her appreciation.

5. Swearing in of the Tooele City Fire Department Officers Fire Chief Jed Colovich, First Assistant Chief Kip Childs, Second Assistant Chief Matthew McCoy

Presented by Michelle Pitt, City Recorder

Ms. Pitt swore in Fire Department Officers Fire Chief Jed Colovich, First Assistant Chief Kip Childs, Second Assistant Chief Matthew McCoy.

Mayor Winn stated her appreciation for Tooele City Volunteer Fire Department and its leadership.

6. Mayor's Youth Recognition Awards

Presented by Debbie Winn, Mayor & Stacy Smart, Communities That Care Supervisor

Mayor Winn, Stacy Smart, and Chief Day presented the Mayor's Youth Recognition Awards to the following students:

Alia Hafen
Adelyn Grant

7. Public Comment Period

No one came forward during the public hearing. Council Member Brady closed it.

8. Ordinance 2022-01 An Ordinance of the Tooele City Council Establishing the Dates, Times, and Places of its Public Meetings in 2022

Presented by Michelle Pitt, City Recorder

Ms. Pitt stated they need to establish the dates, times, and places for the public meetings in 2022, with a minimum of one per month. She stated they propose they hold the meetings on the first and third Wednesdays of every month, with work meetings beginning at 5:30pm and the business meetings starting at 7:00pm.

Council Member Manzione motioned to approve Ordinance 2022-01. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

9. Minutes

December 15, 2021

There are no changes to the minutes.

Council Member McCall abstained from the vote.

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

10. Invoices

Ms. Pitt presented the following invoices:

Phillips Heavy Equipment to repair an engine for a truck in the streets department in the amount of \$23,153.84.

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

11. Adjourn

Chairman Brady adjourned the meeting at 7:30pm.

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 January, 2022

Justin Brady, City Council Chair