

## PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, November 20, 2024 at the hour of 7:00 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website [www.utah.gov](http://www.utah.gov), the Tooele City Website [www.tooelecity.gov](http://www.tooelecity.gov), and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or [michellep@tooelecity.gov](mailto:michellep@tooelecity.gov).

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecity> or by going to YouTube.com and searching "Tooele City Channel". If you are attending electronically and would like to submit a comment for the public comment period or for a public hearing item, please email [cmpubliccomment@tooelecity.gov](mailto:cmpubliccomment@tooelecity.gov) anytime up until the start of the meeting. Emails will be read at the designated points in the meeting.

## AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Mayor's Golf Tournament Youth Recreation Grant Awards**
4. **Public Comment Period**
5. **Public Hearing and Motion on Ordinance 2024-32** to Consider a Land Use Map Amendment Request by Wagstaff Investments to Change the Land Use Designation for Approximately 2.1 Acres Located at the NE Corner of Franks Drive and 1000 North from Regional Commercial to Community Commercial  
*Presented by Andrew Aagard, Community Development Director*
6. **Public Hearing and Motion on Ordinance 2024-33** to Consider a Zoning Map Amendment Request by Wagstaff Investments to Re-Assign the Zoning for Approximately 2.1 Acres Located at the NE Corner of Franks Drive and 1000 North from RC Regional Commercial to GC General Commercial  
*Presented by Andrew Aagard, Community Development Director*
7. **Resolution 2024-91** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Business Regulation Civil Citation Appeal Fees  
*Presented by Roger Baker, City Attorney*
8. **Invoices & Purchase Orders**  
*Presented by Michelle Pitt, City Recorder*
9. **Minutes**
  - ~ November 6, 2024 Work Meeting
  - ~ November 6, 2024 Business Meeting
10. **Adjourn**

---

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or [michellep@tooelecity.gov](mailto:michellep@tooelecity.gov), prior to the meeting.

## TOOELE CITY CORPORATION

### ORDINANCE 2024-32

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

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

WHEREAS, the Tooele City General Plan includes various elements, including water, sewer, transportation, and land use. The Tooele City Council adopted the Land Use Element of the Tooele City General Plan, after duly-noticed public hearings, by Ordinance 2020-47, on December 16, 2020, by a vote of 5-0; and,

WHEREAS, the Land Use Element (hereinafter the “Land Use Plan”) of the General Plan establishes Tooele City’s general land use policies, which have been adopted by Ordinance 2020-47 as a Tooele City ordinance, and which set forth appropriate Use Designations for land in Tooele City (e.g., residential, commercial, industrial, open space); and,

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

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

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

WHEREAS, the City received an Amendment Petition for Land Use Map amendment for 2 acres of property located at the north east corner of the intersection of Franks Drive and 1000 North on October 15, 2024, requesting that the Subject Property be reassigned from the Regional Commercial Land Use designation to the GC General Commercial Land Use designation (see Amendment Petition and map attached as Exhibit A, and Staff Report attached as Exhibit B); and,

WHEREAS, the Subject Property is owned by Wagstaff Investments, and is currently designated as Regional Commercial in the Land Use Element of the General Plan; and,

WHEREAS, the Regional Commercial land use designation includes the RC Regional Commercial and RD Research and Development Zoning districts and is a zone that is specific to large scale, regional type of commercial activities, research parks, education facilities, business centers; and,

WHEREAS, the CC Community Commercial land use designation includes the GC General Commercial and NC Neighborhood Commercial zoning districts and is a zone that is specific to smaller scale, neighborhood type of commercial activities such as food services, retail, office, personal services and other such uses convenient to those residing in the area; and,

WHEREAS, on November 13, 2024, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted to forward its recommendation to the City Council (see Planning Commission minutes attached as Exhibit C); and,

WHEREAS, on November 20, 2024, the City Council convened a duly-noticed public hearing:

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

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

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

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

TOOELE CITY COUNCIL

(For)

(Against)

---

---

---

---

---

---

---

---

---

---

ABSTAINING: \_\_\_\_\_

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

---

---

ATTEST:

\_\_\_\_\_  
Michelle Pitt, City Recorder

S E A L

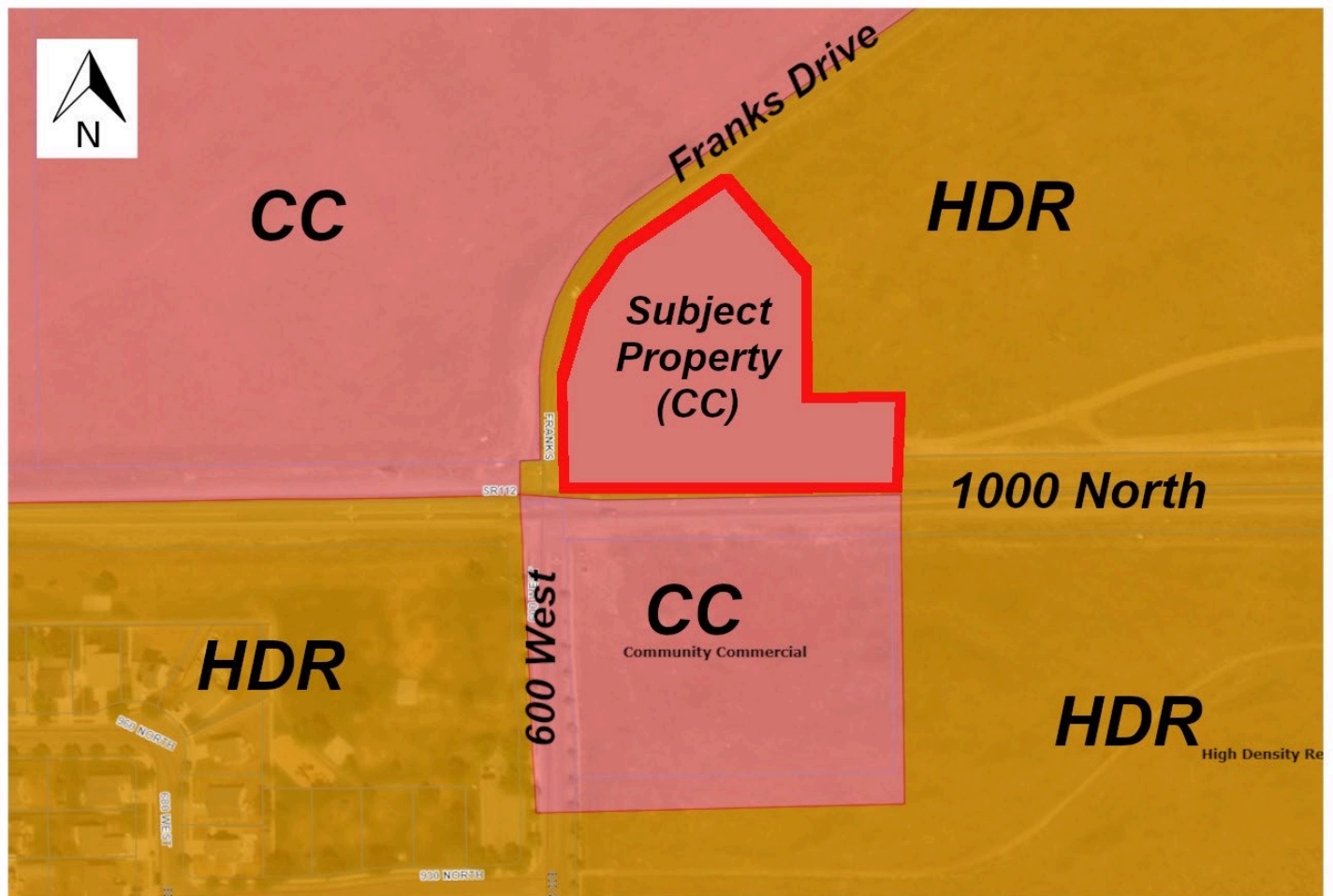
Approved as to Form:

\_\_\_\_\_  
Roger Baker, Tooele City Attorney

## Exhibit A

### Petition and Mapping Pertinent to Zoning Map Amendment

#### *Holiday Oil Land Use Map Amendment*



*Proposed Land Use*

Exhibit B

Staff Report

## STAFF REPORT

November 4, 2024

**To:** Tooele City Planning Commission  
Business Date: November 13, 2024

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard, City Planner / Zoning Administrator

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

Application No.: 2024058  
Applicant: Brent Neel, Wagstaff Investments  
Project Location: Approximately 1000 North 600 West NE  
Zoning: RC Regional Commercial Zone  
Acreage: 2.14 Acres (Approximately 93,218 ft<sup>2</sup>)  
Request: Request for approval of a Land Use Map Amendment in the RC Regional Commercial zone regarding re-assigning the land use designation from Regional Commercial to Community Commercial.

### **BACKGROUND**

This application is a request for approval of a Land Use Map Amendment for approximately 2 acres located at the north east corner of the intersection of 1000 North Franks Drive (600 West at the intersection). The property is currently zoned RC Regional Commercial. The applicant is requesting that a Land Use Map Amendment be approved to re-assign the land use designation from Regional Commercial to Community Commercial to facilitate a zoning map amendment to another commercial zoning district.

### **ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Regional Commercial land use designation for the subject property. The property has been assigned the RC Regional Commercial zoning district. The Regional Commercial zoning designation is identified by the General Plan as a preferred zoning classification for the Regional Commercial land use designation. Properties located to the north and to the east are currently zoned MR-16. Properties to the west are zoned NC Neighborhood Commercial. Properties to the south are zoned GC General Commercial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The applicant is requesting that 2 acres located at the north east corner of the intersection of Franks Drive and 1000 North be re-assigned from the Regional Commercial land use designation to the Community Commercial land use designation. A couple of years ago the Planning Commission may recall that the property was also re-designated at that time from High Density Residential to Regional Commercial to facilitate the construction of a Holiday Oil convenience store and gas station at that intersection. The zoning for the property was ultimately changed to RC Regional Commercial and development proceeded with the convenience store. Since then, a site plan application has been under review and it has been determined that the Regional Commercial zoning district requires a 30 foot front yard landscaping buffer whereas the General Commercial zoning district only requires a 15 foot front yard landscaping buffer. The applicant cannot make the building and gasoline canopies fit onto the site because of the excessive

landscape buffer as required by the RC zoning district. Therefore they are hoping to ultimately change the zoning of the property to GC General Commercial to facilitate a smaller landscaping setback and make the project more viable on the site.

In order to facilitate a Zoning Map amendment to GC General Commercial the Land Use Map of the Tooele City General Plan must first be amended. Currently the Land Use Map designates the property as Regional Commercial. The RC land use designation encourages or requires the RC Regional Commercial zoning district and the RD Research and Development zoning district. Within these commercial zoning districts a convenience store with gasoline sales is permitted with a conditional use permit. Residential uses are not permitted within this zone. The property is currently zoned as required by the Regional Commercial land use designation.

To qualify for the GC zoning district the land use designation must be changed to Community Commercial. Community Commercial is a land use designation that includes the NC Neighborhood Commercial and the GC General Commercial zoning districts. These zoning districts usually, but not always, involve commercial land uses that are oriented more to local users rather than regional. Smaller scale commercial services, food services, personal services and office uses are intended to prevail in the GC General Commercial zoning district.

As far as land uses go, the property is 2 acres. The City isn't going to see any large scale regional style commercial uses, business parks, educational centers, shopping centers or research parks on this property. The property is also surrounded on three sides by residential and this proposed convenience store and gas station will receive significant use from those residing in the area. The Community Commercial land use designation on this property is an appropriate land use designation.

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

*Site Plan Layout.* The applicant has submitted a site plan for review, however, staff has not included the site plan in the report as staff does not want the discussion to be centered on site plan design. This is a Land Use Map amendment and the focus needs to be on the property being designated from Regional Commercial (regional activities and uses) to Community Commercial (local activities and uses).

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

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



## **REVIEWS**

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

1. Both the Regional Commercial and Community Commercial land use designations permit commercial uses and prohibit residential uses.
2. The most significant difference between the Regional Commercial and the Community Commercial is project scale. Hence the reason for the greater landscaping requirement in the Regional Commercial. It is anticipated that projects in the Regional Commercial would be much larger than the 2 acre subject property.
3. For a smaller commercial property such as the subject property the Community Commercial land use designation is a better fit.

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

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

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

## **STAFF RECOMMENDATION**

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

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

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

10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

### **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Holiday Oil Land Use Map Amendment Request by Brent Neel, representing Wagstaff Investments, LLC reassigning 2 acres located at 1000 North Franks Drive to the Community Commercial Land Use designation, application number 2024058, based on the findings and subject to the conditions listed in the Staff Report dated November 3, 2022:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a positive recommendation to the City Council for the Holiday Oil Land Use Map Amendment Request by Brent Neel, representing Wagstaff Investments, LLC reassigning 2 acres located at 1000 North Franks Drive to the Community Commercial Land Use designation, application number 2024058, based on the following findings:”

1. List findings...

## Exhibit C

### Planning Commission Minutes

## TOOELE CITY CORPORATION

### ORDINANCE 2024-33

#### **AN ORDINANCE OF TOOELE CITY REASSIGNING THE ZONING FOR APPROXIMATELY 2 ACRES OF PROPERTY LOCATED AT THE NORTH EAST CORNER OF THE INTERSECTION OF FRANKS DRIVE AND 1000 NORTH FROM RC REGIONAL COMMERCIAL TO GC GENERAL COMMERCIAL.**

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

WHEREAS, the Tooele City General Plan includes various elements, including water, sewer, transportation, and land use. The Tooele City Council adopted the Land Use Element of the Tooele City General Plan, after duly-noticed public hearings, by Ordinance 2020-47, on December 16, 2020, by a vote of 5-0; and,

WHEREAS, the Land Use Element (hereinafter the “Land Use Plan”) of the General Plan establishes Tooele City’s general land use policies, which have been adopted by Ordinance 2020-47 as a Tooele City ordinance, and which set forth appropriate Use Designations for land in Tooele City (e.g., residential, commercial, industrial, open space); and,

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

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

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

WHEREAS, the City received an Amendment Petition for a Zoning Map amendment for 2 acres of property located at the north east corner of the intersection of Franks Drive and 1000 North on October 15, 2024, requesting that the Subject Property be reassigned from the RE Regional Commercial zone to the GC General Commercial zone (see Amendment Petition and map attached as Exhibit A, and Staff Report attached as Exhibit B); and,

WHEREAS, the Subject Properties are owned by Wagstaff Investments and are currently designated as Community Commercial in the Land Use Element of the General Plan; and,

WHEREAS, the Community Commercial land use designation includes the GC General Commercial and the NC Neighborhood Commercial zoning districts; and,

WHEREAS, the GC General Commercial zoning district permits many of the same commercial uses as the RC Regional Commercial zoning district with the greatest difference between the two zoning districts being project scale and size; and,

WHEREAS, the GC General Commercial zoning district is generally more conducive to local type of commercial uses on smaller properties; and,

WHEREAS, on November 13, 2024, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted to forward its recommendation to the City Council (see Planning Commission minutes attached as Exhibit C); and,

WHEREAS, on November 20, 2024, the City Council convened a duly-noticed public hearing:

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

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

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

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

TOOELE CITY COUNCIL

(For)

(Against)

---

---

---

---

---

---

---

---

---

---

ABSTAINING: \_\_\_\_\_

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

---

---

ATTEST:

\_\_\_\_\_  
Michelle Pitt, City Recorder

S E A L

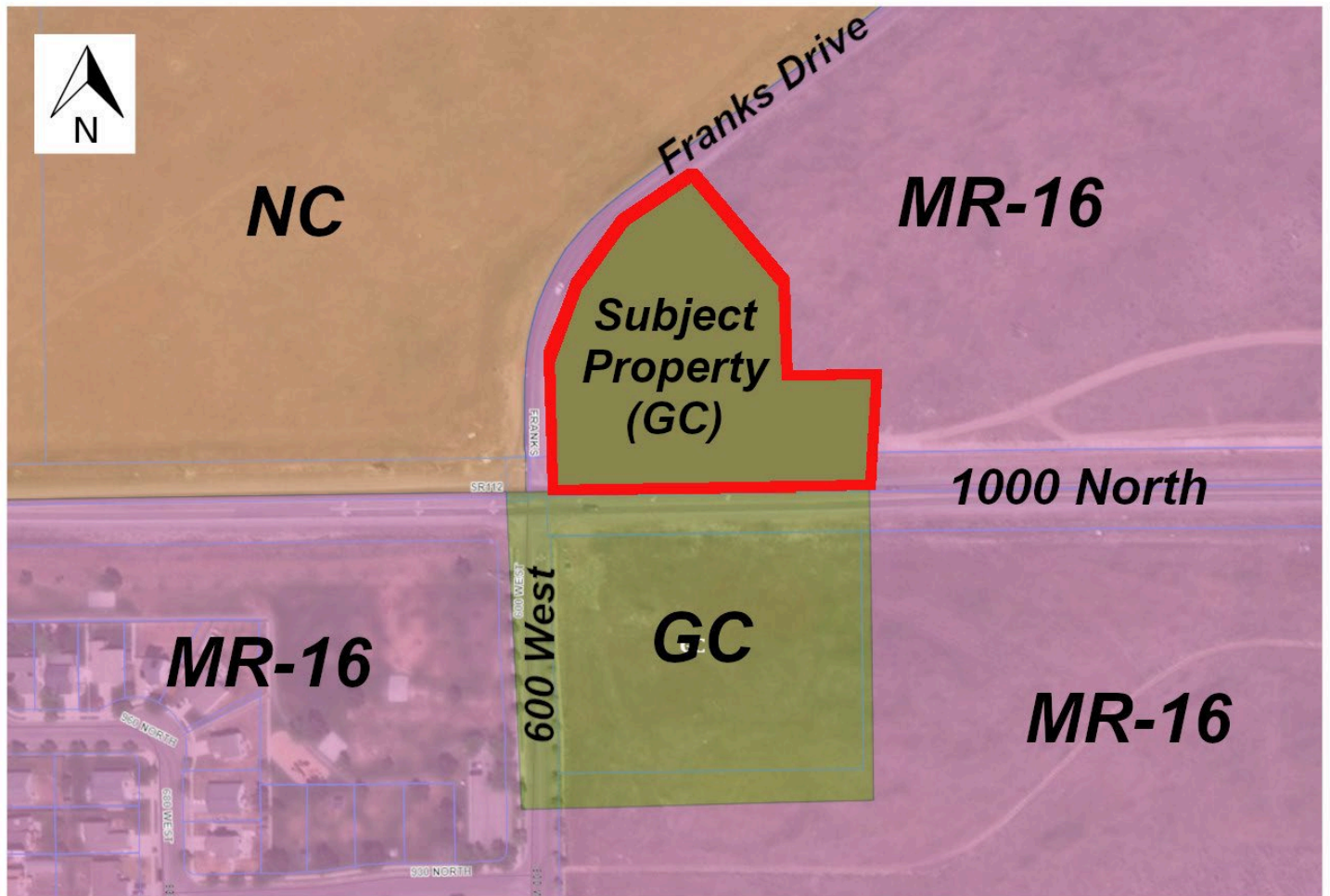
Approved as to Form:

\_\_\_\_\_  
Roger Baker, Tooele City Attorney

## Exhibit A

### Petition and Mapping Pertinent to Zoning Map Amendment

#### *Holiday Oil Zoning Map Amendment*



*Proposed Zoning*

Exhibit B

Staff Report



## STAFF REPORT

November 4, 2024

**To:** Tooele City Planning Commission  
Business Date: November 13, 2024

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard, City Planner / Zoning Administrator

**Re: Holiday Oil – Zoning Map Amendment Request**

Application No.: 2024057  
Applicant: Brent Neel, representing Wagstaff Investments, LLC  
Project Location: 1000 North Franks Drive (NE Corner)  
Zoning: RC Regional Commercial Zone  
Acreage: 2 Acres (Approximately 87,120 ft<sup>2</sup>)  
Request: Request for approval of a Zoning Map Amendment in the Regional Commercial zone regarding re-assigning the zoning of the property from RC Regional Commercial to GC General Commercial.

### **BACKGROUND**

This application is a request for approval of a Zoning Map Amendment for approximately 2 acres located at the north east corner of the intersection of 1000 North and Franks Drive. The property is currently zoned RC Regional Commercial. The applicant is requesting that a Zoning Map Amendment be approved to re-assign the zoning of the 2 acre property to GC General Commercial in order to facilitate the construction of a convenience store with gasoline services.

### **ANALYSIS**

General Plan and Zoning. The Land Use Map of the General Plan calls for the Regional Commercial land use designation for the subject property. The property has been assigned the RC Regional Commercial zoning district. The Regional Commercial zoning designation is identified by the General Plan as a preferred zoning classification for the Regional Commercial land use designation. Properties located to the north and to the east are currently zoned MR-16. Properties to the west are zoned NC Neighborhood Commercial. Properties to the south are zoned GC General Commercial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Tooele City recently amended its Land Use Map in regards to the 2 acre subject property. The Land Use Map now designates the property to be Regional Commercial. The Regional Commercial Land Use designation emphasizes or recommends two commercial zones. The RD Research and Development zone and the RC Regional Commercial zone. The RC zoning district is a zone that involves commercial uses that are more regional in scale instead of local uses, meaning, those that utilize the services provided come from the region at large, and not just the neighborhoods nearby. The City’s ordinance defines the RC zone as: *“The Regional Commercial District is established to provide for large scale commercial and other uses that have a regional influence and that may be areas of high traffic generation, because of the nature of the use, the diversity of uses, or the size of the activity. The Regional Commercial (RC) District is designed to provide areas for intensive retail commercial uses, such as retail shopping centers, large retail outlets, large office buildings, entertainment uses, public uses and quasi-public uses and related*

*activities. This District shall be located so as to be able to provide the services and infrastructure available to meet the demands of intensive commercial uses. This District will be located in proximity to major roads and transportation corridors to facilitate access by the private automobile and public transportation. This District encourages creative site planning and design for activities and uses that will provide commercial and other services to residents of the Tooele Valley and adjoining areas. All buildings and structures within this District will be attractively designed and incorporate a design theme through architectural design elements. These areas should also provide amenities for the use of city residents and patrons including open space and trail features, mass transit terminals and other amenities.”*

The problem the applicant is experiencing with the RC Regional Commercial zoning district is that the zone is tailored for large scale commercial activities. Activities that will be regionally utilized such as a large shopping center, office park, research park, educational centers and so forth. It is anticipated that properties in this zone would have sufficient space to create enticing and aesthetically pleasing landscapes. As such the landscaping requirement in the RC Regional Commercial zone is greater than what is found in the GC General Commercial zone.

As such the applicant is trying to place a convenience store with gasoline services on the 2 acre property and has encountered difficulty getting the project to fit on the property and still meet the 30 foot deep front yard landscaping requirement of the RC Regional Commercial zone. The GC General Commercial zone has a reduced front yard landscaping requirement and requires only 15 feet. It is anticipated that the additional 15 feet will enable the developer to fit all buildings and gasoline canopies and pumps within the required setbacks and buffers.

The RC zone permits many of the same commercial uses as the GC zone so a change in zoning doesn't result in a different land use. Think of the zones in terms of scale. The RC is for big commercial where the GC is more for local commercial or smaller scale activities. The 2 acre parcel size is the main limiting factor guaranteeing there will not be any regional scale activities occurring on the subject property.

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

Site Plan Layout. The applicant has submitted a site plan for review, however, staff has not included the site plan in the report as staff does not want the discussion to be centered on site plan design. This is a Zoning Map amendment and the focus needs to be on the property being designated as RC Regional Commercial (regional activities and uses) or GC General Commercial (local activities and uses).

Criteria For Approval. The criteria for review and potential approval of a Zoning Map 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 Zoning Map Amendment submission and has issued the following comments:

- 1. Both the RC Regional Commercial and GC General Commercial zoning districts permit commercial uses and prohibit residential uses.
- 2. The most significant difference between the RC Regional Commercial and the GC General Commercial is project scale. Hence the reason for the greater landscaping requirement in the Regional Commercial. It is anticipated that projects in the Regional Commercial would be much larger than the 2 acre subject property.
- 3. For a smaller commercial property such as this the GC General Commercial zoning district is actually a more viable zoning district.

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

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

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

## **STAFF RECOMMENDATION**

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

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

- 1. The effect of the proposed application on the character of the surrounding area.
- 2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
- 3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
- 4. The degree to which the proposed application is consistent with the requirements and

5. provisions of the Tooele City Code.
6. The suitability of the properties for the uses proposed.
7. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
8. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
9. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
10. The overall community benefit of the proposed amendment.
11. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

## **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Holiday Oil Zoning Map Amendment Request by Brent Neel, representing Wagstaff Investments, LLC, reassigning 2 acres located at 1000 North Franks Drive to the GC General Commercial zoning district, application number 2024057, based on the findings and subject to the conditions listed in the Staff Report dated December 1, 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 Holiday Oil Zoning Map Amendment Request by Brent Neel, representing Wagstaff Investments, LLC reassigning 2 acres located at 1000 North Franks Drive to the GC General Commercial zoning district, application number 2024057, based on the following findings:”

1. List findings...

## Exhibit C

### Planning Commission Minutes

## **TOOELE CITY CORPORATION**

### **RESOLUTION 2024-91**

#### **A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY FEE SCHEDULE REGARDING BUSINESS REGULATION CIVIL CITATION APPEAL 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 §10-3-718 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; and,

WHEREAS, on August 21, 2024, the City Council approved Ordinance 2024-22 and amended Tooele City Code Sections 5-1-33, 5-2-14, 5-3-19, 5-4-7, 5-6-7, 5-7a-12, 5-16-8, 5-21-11, 5-22-8 and enacted Tooele City Code Section 5-26-11, establishing civil citations and penalties for business regulation violations; and,

WHEREAS, the Tooele City Fee Schedule has established a \$25 appeal fee for appeals from the following civil citations: sidewalk civil infractions; APWA civil penalties; garbage civil penalties; nuisance civil citations; special event permit decisions; water restriction violations; and, parking violations (see the current Fee Schedule appeal fees for administrative appeals in the attached Exhibit A); and,

WHEREAS, consistent with other established appeal fees from civil citations, the City Administration recommends adopting a \$25 appeal fee for appeals from nuisance civil citations:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Tooele City Fee Schedule is hereby amended to add a \$25 appeal fee for appeals from nuisance civil citations issued under TCC Section 5-1-33.

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 \_\_\_\_\_, 2024.

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

### Administrative Appeal Fees



## **ADMINISTRATIVE APPEALS**

<b>Appeals to the Administrative Hearing Officer</b>			
<b>City Code Provision</b>	<b>Decision Type</b>	<b>Decision Maker</b>	<b>Appeal Fee*</b>
1-27-5	Zoning decisions	Zoning Administrator, Community Development Director	\$150
2-4-3(1)(a), 7-1-9(1)(a)	Zoning decisions	Community Development staff	\$150
2-4-3(1)(b), 7-1-9(1)(b)	Variances	NA	\$150
2-4-3(2)	Nonconforming use decisions	Zoning Administrator, Community Development Director	\$150
3-6-1 et seq.	Fire Code abatement	Fire Code officer	\$150
3-7-9	False alarm appeals	Fire enforcement official	\$150
4-11-22	Sidewalk civil infractions	City staff	\$25
4-17-4	APWA civil penalties	Public Works Director	\$25
5-1-29	Business license revocation	Business License Specialist	\$150
6-5b-8	Dangerous animal decisions	Police Chief	\$75
7-5-11	Conditional use permits	Planning Commission	\$150
7-25-32	Sign decisions	Community Development Director	\$150
8-3-16	Garbage civil penalties	Finance Department	\$25
8-4-9 et seq.	Nuisance abatement	Administrative code enforcement officer	\$150
8-4-7	Nuisance civil citations	Administrative code enforcement officer	\$25

8-11-17(4)	POTW pretreatment decisions	Public Works Director	\$500
8-16-10	Special event permit decisions	Mayor	\$25
9-4-16	Water restriction violation citations	Finance employee, Police officer	\$25
10-3-32	Parking citations	Police officer	\$25

\*Appeal fee to be refunded upon successful appeal.

---

*Disclaimer: All fees are subject to change by legislative or administration decision. The absence of a fee on this Schedule, or the presence of an incorrect fee, does not relieve any person of the requirement to pay the correct fee for the service rendered.*

## Tooele City Council Work Meeting Minutes

**Date:** Wednesday, November 6, 2024

**Time:** 5:30 pm

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

### **City Council Members Present:**

Justin Brady  
David McCall  
Ed Hansen  
Melodi Gochis  
Maresa Manzione

### **City Employees Present:**

Mayor Debbie Winn  
Adrian Day, Police Department Chief  
Michelle Pitt, City Recorder  
Loretta Herron, Deputy City Recorder  
Matthew Johnson, Assistant City Attorney  
Andrew Aagard, Community Development Director  
Jamie Grandpre, Public Works Director  
Chase Randall, Librarian  
Darwin Cook, Parks and Recreation Director  
John Perez, Economic Development Director  
Paul Hansen, City Engineer  
Shannon Wimmer, Finance Director

Minutes prepared by Michelle Pitt

### **1. Open City Council Meeting**

Chairman Brady opened the meeting at 5:30 p.m.

### **2. Roll Call**

Justin Brady, Present  
Maresa Manzione, Present  
Ed Hansen, Present  
David McCall, Present  
Melodi Gochis, Present

### **3. Mayor's Report**

The Mayor thanked the Council Members, Tooele City Royalty, and staff for attending the downtown trick-or-treat. It was a great event and very well attended. There was tremendous support from police and fire departments.

There will be a full day event on Saturday, November 30<sup>th</sup>, with the Santa Parade, Small Business Day, carols and cookies with Santa at the Ritz Theater, and the lighting of Veterans Park.

The Mayor announced that Droubay Road is paved and now open. Residents are allowed to drive on it but the project is not yet fully complete.

### **4. Council Members' Reports**

Council Member McCall attended the trick-or-treat event.

Council Member Hansen didn't have anything to report.

Council Member Gochis stated that she attended the library board meeting where they discussed the library card policy, standard of conduct, and strategic plan. She also attended and volunteered at the Deseret Peak Temple Open House.

Council Member Manzione stated that there were 135,000 visitors to the temple. She read stories at the library for story time. She expressed appreciation for the library and the all the events they do there. She reported that the RDA has been talking a lot about their business park property. The RDA will be talking with the Council more about that in the future. There are a lot of upcoming events at the Ritz Theater. Some of the events are to help buy a new popcorn machine and others are free.

Chairman Brady said that he attended a lot of the same events already reported. He also attended a Council of Aging meeting and the North Tooele City Special Service District meeting. The Perry Group is getting close to annexing into the District. There are three board members whose terms will expire at the end of the year. All three of them would like to serve on the Board again.

### **5. Discussion Items**

#### **A. Desert Rose Business Lofts Zoning Map Amendment by Amy Johnson to Rezone 4.9 Acres Located at Approximately 105 East 10000 North from RR-1 Residential to MU-G Mixed Use General**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented that this matter recently came to the Council as a land use amendment. This is on the work meeting tonight to talk about the zoning map amendment. This is a 4.9 acre parcel on 1000 North and East Main Street. The land use designation is mixed use, as amended

by the Council a few weeks ago. It is currently zoned as rural residential. The applicant is asking it to be rezoned to mixed use general. The applicant is proposing this amendment to facilitate a townhome mixed use. On the ground floor would be a business and the owner would reside upstairs. Mixed use general does permit this type of use. It is a unique request because Tooele City doesn't currently have this type of use. The access to this site is limited because there is median which only allows a right-in or right-out access. These businesses located in this area would be more destination-type businesses.

Chairman Brady asked if the mixed use general zoning limits the number of housing units. Mr. Aagard answer that it doesn't.

Council Member Manzione said that this piece of property is hard and that she doesn't love the mixed use zoning. She felt like the City could find something better that would fit the needs of the applicant and the City. Mr. Aagard said that the mixed use is very liberal.

Council Member Gochis asked if there was sufficient parking for the residents and business customers. Mr. Aagard answered that the applicant would have to comply with parking requirements.

Council Member Hansen said that the City has created zones in the past to fit certain situations. He would be more apt to do something like that rather than apply the mixed use zoning. Access to the area is an issue. Mr. Aagard answered that staff could look into other zoning possibilities for the Council. The applicant submitted the request for a MU-G, but City staff could put together another suggestion if the Council wanted that. Mr. Aagard suggested an overlay, with an underlying zone, or a new zoning.

Council Member McCall requested that staff look at what has been done in other cities and then pattern after that. He also didn't like that it's only a right-in and right-out access. There is a piece of property on the east side and he wondered if that piece could be connected to this property so that a road could be put in to provide a turn there.

The applicant, Amy Johnson, said that she would research the suggestions made by Council Member McCall. She went on to say that other cities have used the mixed use zoning instead of using an overlay. Other cities she has worked with such as Bluffdale and Brigham City have attached a Development Agreement, and inside the Development Agreement is the overlay, or other conditions tied to the property. She explained that there was overflow parking, instead of the T-bone that was shown on the map.

Council Member Gochis asked Ms. Johnson if there were restrictions with ownership and rentals of either the living portion or the business. Ms. Johnson said that would depend on the City because some cities don't want rentals. Those are things that could be spelled out in the development agreement.

Council Member Gochis asked if this development would have an HOA. Ms. Johnson answered that yes, this would need an HOA.

Mr. Aagard said his office could draft a development agreement if the Council was interested in that. Mr. Aagard said that the Council could create a zone for this specific property and that there were no restrictions on what to call the zoning.

Chairman Brady reiterated that parking and access was a huge concern. He said that he was okay with a specific zoning assigned to this development.

Mr. Aagard said that this is set for a public hearing at the next Planning Commission meeting and then will be on the next Council Work meeting. He will work with the applicant and see what they can come up with.

**B. Mountain View Annexation Petition Request by Jason Harris of JRG Development LLC to Annex Approximately 40 Acres Located at Approximately 1400 East Smelter Road into Tooele City**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented that Mr. Harris has submitted this annexation petition and is working through some of the official notices required before it comes before the City.

The annexation is for 40 acres east of the Oquirrh Hills Golf Course. It is a flat piece of property that has frontage on Smelter Road. This property is on the annexation policy plan and can be considered by the City without changes to the annexation plan. It is currently zoned R1-7. The proposal is for 78 lots, single family homes, of 17,000 to 26,000 square feet. The applicant has provided drainage and traffic studies but other studies are needed.

Jason Harris, of JRG Development, handed out a project summary the Council. He said he felt this annexation would benefit the City as a whole. Chairman Brady said that the layout as it was had no open space, trails, parks or anything that would benefit the community as a whole. He said he would like to see larger lots and less homes there, and at least a trail component that would connect to other trails. He asked about water rights. Mr. Harris answered that they were looking at the trail on Droubay and Smelter to see if there was enough area to connect to. They were also looking at maps, to see if there was an easement at the golf course that could begin a trail to gain access to Middle Canyon along the golf course. He further explained that the map provided was a very general plat map to get some comments from the Council.

Council Member Manzione said that she was at the predevelopment meeting where this was discussed and that she had some of the same concerns. Mr. Harris said that they were exploring having this as a gated community which could attract some affluent homeowners in the community. They were looking at placing a trail on the west boundary and have it accessible to all the community.

Chairman Brady asked if he would be willing to have less houses. Mr. Harris answered yes, but he also wants to maximize the use of the area. He would like to have an HOA to have it look proper and keep it looking proper.

Council Member McCall said that the homes to the west were really nice homes and asked how these homes compare to those. Mr. Harris answered that these would be as large or larger than the ones to the west. He added that he had a number of water rights, but needs to acquire additional rights.

Council Member Gochis said she also attended the predevelopment meeting and that she had the same desires to have some amenities that would benefit the community.

Mr. Aagard reviewed the steps and process for annexation for the Council.

Chairman Brady recessed the meeting to go to the RDA meeting at 6:14 p.m.

The meeting reconvened at 6:25 p.m.

6. **Closed Meeting** to discuss litigation, property acquisition, and/or Personnel

**Council Member Gochis motioned to close the meeting.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

No minutes were taken during the closed portion of the meeting.

7. **Adjourn**

Chairman Brady adjourned the meeting at 6:50 p.m.

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

Approved this \_\_\_\_ day of November, 2024

---

Justin Brady, City Council Chair

## **Tooele City Council Business Meeting Minutes**

**Date:** Wednesday, November 6, 2024

**Time:** 7:00 p.m.

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

### **City Council Members Present:**

Justin Brady  
Maresa Manzione  
Dave McCall  
Melodi Gochis

### **City Employees Present:**

Mayor Debbie Winn  
Adrian Day, Police Department Chief  
Michelle Pitt, City Recorder  
Loretta Herron, Deputy City Recorder  
Matthew Johnson, City Assistant Attorney  
Darwin Cook, Parks and Recreation Director  
Andrew Aagard, Community Development Director  
Shannon Wimmer, Finance Director  
Jamie Grandpre, Public Works Director  
Paul Hansen, City Engineer  
Chase Randall, Library Director  
John Perez, Economic Development Director  
Matthew McCoy, Fire Chief

Minutes prepared by Michelle Pitt

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

### **1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Brady.

### **2. Roll Call**

Justin Brady, Present  
Maresa Manzione, Present  
Melodi Gochis, Present  
Dave McCall, Present  
Ed Hansen, Excused



**3. Mayor's Youth Recognition Awards**

Mayor Debbie Winn and Chief Day presented Youth Recognition Awards to the following: Salilipa Tautuaa, Braitlynne Labbee, and Ryder Gonzales.

**4. Public Comment Period**

The public hearing was opened. No one came forward. The public hearing was closed.

**5. Public Hearing regarding EPA Grant Funds for Clean Up at 126 North Broadway**

*Presented by John Perez, Economic Development Director*

Mr. Perez explained that the two parcels on the east side of Broadway are included in this grant. The grant includes the removal of the existing building, the shed, and 6-8 inches of soil on these parcels. The grant also includes the cost of writing the grant and \$9000 in travel to attend EPA training events.

The public hearing was opened and a Teams Meeting was available for the public to join. There was no comment from the public and no one joined the Teams Meeting.

**6. Ordinance 2024-30 An Ordinance of Tooele City Repealing Tooele City Code Title 1 Chapter 21 Regarding Bail Commissioners**

*Presented by Matt Johnson, City Assistant Attorney*

Mr. Johnson stated that Title 1 Chapter 21 gives the Mayor the authority to appoint bail commissioners. Tooele City doesn't do that; the State of Utah does. City staff is recommending that this Chapter is repealed.

**Council Member Manzione motioned to approve Ordinance 2024-30; An Ordinance of Tooele City Repealing Tooele City Code Title 1 Chapter 21 Regarding Bail Commissioners.**

Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**7. Ordinance 2024-31 An Ordinance of Tooele City Updating the City Fire Code by Amending Tooele City Code Title 3 Chapter 1 and Repealing Tooele City Code Title 3 Chapter 2**

*Presented by Matt Johnson, City Assistant Attorney, and Matt McCoy, Fire Chief*

Mr. Johnson said that Chief McCoy took the initiative to go through the City Fire Code. There was a complete overhaul of Chapter 1. City staff is recommending adopting the new Chapter 1, and repealing Chapter 2.

**Council Member McCall motioned to approve Ordinance 2024-31; An Ordinance of Tooele City Updating the City Fire Code by Amending Tooele City Code Title 3 Chapter 1 and Repealing Tooele City Code Title 3 Chapter 2.** Council Member Manzione seconded the

motion. The vote was as follows: Council Member McCall, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**8. Resolution 2024-88 A Resolution of the Tooele City Council Adopting an Amended 2024 Public Infrastructure District Policy**

*Presented by Matt Johnson, Assistant City Attorney*

Mr. Johnson stated that the Public Infrastructure District Policy allows the City to finance public infrastructure systems. Tooele City developed their policy in 2022 for application in large new commercial and industrial areas. The City can now consider public improvements serving residential developments in addition to commercial. This amended policy now allows a developer to request a PID and the Council can decide whether to grant it or not.

**Council Member Gochis motioned to approve Resolution 2024-88; A Resolution of the Tooele City Council Adopting an Amended 2024 Public Infrastructure District Policy.**

Council Member Manzione seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**9. Resolution 2024-87 A Resolution of the Tooele City Council Approving an Agreement with Christensen & Griffith Construction for Construction of the Library Book Cover Awning Project**

*Presented by Chase Randall, Library Director*

Mr. Randall explained that this project is for the northern side of the library where there is a book drop. The north side of the roof has a giant slope which gets a lot of snow. There's a small awning there but there's also a path there which patrons and staff use as they go to the book drop. With this project, they would tear out the old awning cover and install a new one. They will have to take out a tree, but the project will improve the experience for staff and patrons.

**Council Member Gochis motioned to approve Resolution 2024-87; A Resolution of the Tooele City Council Approving an Agreement with Christensen & Griffith Construction for Construction of the Library Book Cover Awning Project.**

Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**10. Resolution 2024-89 A Resolution of the Tooele City Council Approving an Agreement with Big T Recreation for Installation of a Playground and Sand Box at Settlers Park**

*Presented by Darwin Cook, Parks and Recreation Director*

Mr. Cook stated that the Council had earlier given approval to replace the playground at Settler's Park. Big T had provided several different playground options but they didn't quite fit the area. In this park there's an old enclosure within the pavilion that housed a swing set that didn't meet safety requirements. The enclosure was in great condition so the Parks Department wanted to keep it. Because of a hurricane in Florida, there were some playgrounds cancelled, and there were some discounts offered. One of these cancelled playgrounds fit within what was wanted at Settler's Park and is available at a discounted price. This is a PAR tax project and Big T is a state contractor.

**Council Member Manzione motioned to approve Resolution 2024-89; A Resolution of the Tooele City Council Approving an Agreement with Big T Recreation for Installation of a Playground and Sand Box at Settlers Park.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**11. Resolution 2024-90 A Resolution of the Tooele City Council Approving an Agreement with All-Tech Electric for the 2024 Well House Generator Installation Project**

*Presented by Jamie Grandpre, Public Works Director*

Mr. Grandpre explained that in the past we had a grant and resolutions were brought to the Council for generators, and then the conduit pads, and it was now time to get the generators wired. This was put out to bid, but the City did not receive any bids. Public Works reached out to some of the contractors; one didn't want to give a bid, one was a supply house, and two were working on bids. All-Tech was able to get a bid in for \$621,260.00 which is for 9 generators. Some of the generators require some equipment that could be out a year, so they'd like to get the parts ordered as soon as possible. The time for the contract to be completed will have to be extended. This will be funded out of enterprise funds.

**Council Member McCall motioned to approve Resolution 2024-90; A Resolution of the Tooele City Council Approving an Agreement with All-Tech Electric for the 2024 Well House Generator Installation Project.** Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**12. Resolution 2024-86 A Resolution of the Tooele City Council Approving a Three-Year Agreement with Ace Recycling and Disposal for Collection, Transportation, and Disposal of Residential Refuse and Recyclable Materials**

*Presented by Michelle Pitt, City Recorder*

Ms. Pitt stated that Tooele City has contracted with Ace Recycling and Disposal since 1993. The most recent contract with Ace will expire on December 31<sup>st</sup> of this year. Ace has asked for a

new three-year agreement on the same terms as the 2022 agreement. City administration is recommending a new agreement with Ace.

Dawn, from Ace, introduced some of the truck drivers. She added that the drivers take really good care of the City. She talked about how many of their employees work and live in Tooele County.

**Council Member Manzione motioned to approve Resolution 2024-86; A Resolution of the Tooele City Council Approving a Three-Year Agreement with Ace Recycling and Disposal for Collection, Transportation, and Disposal of Residential Refuse and Recyclable Materials.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

### **13. Invoices and Purchases Orders**

There were no invoices or purchase orders presented.

### **14. Minutes**

There were no changes to the minutes.

**Council Member Gochis motioned to approve the October 16, 2024 Business Meeting Minutes.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

### **15. Adjourn**

Chairman Brady adjourned the meeting at 7:39 p.m.

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

Approved this \_\_\_\_ day of November, 2024

---

Justin Brady, City Council Chair