

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, November 5, 2025 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, the Tooele City Website www.tooelecitey.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Shilo Baker, City Recorder at (435)843-2111 or shilob@tooelecitey.gov.

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecitey> 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@tooelecitey.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 Youth Recognition Awards**
4. **Public Comment Period**
5. **Small Business Development Center Presentation**
Presented by Jess Clifford, SBDC Director Tooele Region
6. **Public Hearing and Motion on Ordinance 2025-29** An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 10 Acres Located at Approximately 900 South Main Street (South Side of SR-36) from Medium Density Residential to High Density Residential
Presented by Andrew Aagard, Community Development Director
7. **Public Hearing and Motion on Ordinance 2025-30** An Ordinance of Tooele City to Amend the Zoning Map, Reassigning the Zoning for Approximately 38 Acres Located at Approximately 900 South Main Street (South Side of SR-36) from R1-7 Residential Zoning District to MR-8 PUD Multi-Family Residential and R1-7 Residential Zoning Districts, and Establishing the Conditions of the One O'clock Hill PUD
Presented by Andrew Aagard, Community Development Director
8. **Resolution 2025-83** A Resolution of the Tooele City Council Approving a Lease Purchase Agreement with PNC Bank National Association for the Lease and Purchase of a Pierce Velocity Aerial Platform Fire Truck (Supplementing Resolution 2025-78)
Presented by Matt McCoy, Fire Chief
9. **Resolution 2025-84** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule to Include Increased Water Meter Costs
Presented by Jamie Grandpre, Public Works Director

10. **Resolution 2025-85** A Resolution of the Tooele City Council Authorizing the Sale of Lot 13 of The Ranch at Pine Canyon Subdivision to Celtic Bank Corporation, Under the Terms of the Prior Agreement Dated November 7, 2019

Presented by John Perez, Economic Development Director

11. **Invoices & Purchase Orders**

Presented by Shilo Baker, City Recorder

12. **Minutes**

~October 15, 2025 Work Meeting

~October 15, 2025 Business Meeting

13. **Adjourn**

Shilo Baker, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Shilo Baker, Tooele City Recorder, at 435-843-2111 or shilob@tooelecity.gov, prior to the meeting.

TOOELE CITY CORPORATION

ORDINANCE 2025-29

AN ORDINANCE OF TOOELE CITY REASSIGNING THE LAND USE DESIGNATION FOR APPROXIMATELY 10 ACRES LOCATED AT APPROXIMATELY 900 SOUTH MAIN STREET (SOUTH SIDE OF SR-36) FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL.

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 Plan amendments for property located at approximately 105 East 1000 North on July 9, 2025, requesting that the Subject Property be re-designated from Medium Density Residential to High Density land uses. (see Staff Report and mapping attached as Exhibit A, and Petition and applicant-submitted information attached as Exhibit B); and,

WHEREAS, the Medium Density Residential land use designation includes the R1-7 Residential, the R1-8 Residential and the R1-10 Residential zoning districts; and,

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

WHEREAS, on October 8, 2025, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted to forward its negative recommendation to the City Council (see Planning Commission draft minutes attached as Exhibit C); and,

WHEREAS, on November 5, 2025, the City Council convened a duly-noticed public hearing:

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

1. this Ordinance and the land use map amendment proposed therein is in the best interest of the City in that it will create additional housing opportunities for residents of Tooele City; and,
2. the Land Use Map is hereby amended for the property located at approximately 900 South Main Street (south side of SR-36) as requested and illustrated in Exhibit B, attached, from the Medium Density Residential land use designation to the High Density Residential land use designation.

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 _____, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, Tooele City Attorney

Exhibit A

Staff Report and Mapping

STAFF REPORT

October 2, 2025

To: Tooele City Planning Commission
Business Date: October 8, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: One O'Clock Subdivision – Land Use Map Amendment Request

Application No.: 2025084
Applicant: Jason Boal, representing Tooele 90, LLC
Project Location: Approximately 900 South Main Street
Zoning: R1-7 Residential Zone
Acreage: 9.96 Acres (Approximately 433,857 ft²)
Request: Request for approval of a Land Use Map Amendment in the R1-7 Residential zone to reassign the land use designation from Medium Density Residential (MDR) to High Density Residential (HDR).

BACKGROUND

This application is a request for approval of a Land Use Map Amendment for approximately 10 acres located at approximately 900 South Main Street. The property is currently zoned R1-7 Residential. The applicant is requesting that a Land Use Map Amendment be approved to reassign the land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) to facilitate development and construction of town house style residential units on the 10 acres of property.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. Properties to the east are designated as MDR and Open Space (OS). Property to the south is designated as OS and MDR. Property to the north is designated as Community Commercial (CC). Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The MDR land use designation is a land use that permits the construction of single-family residential, two-family residential and Accessory Dwelling Units (ADU). The City has three zoning districts that comply with the MDR designation of the Land Use Map. Those are, the R1-7, R1-8 and R1-10 Residential zoning districts. Each zoning district permits a maximum density of about 5 units per acre, give or take a few thousand square feet. The MDR land use designation does NOT permit commercial other than minor ancillary home occupations and it also does not permit the construction of multi-family residential units such as condominiums, townhomes and apartment buildings.

The HDR land use designation is a land use that permits the construction of condominiums, townhomes and apartment buildings. The HDR does not permit the construction of any detached single-family

residential structures, only multi-family residential. The City has four zoning districts that comply with the HDR designation of the Land Use Map. Those are, the MR-8, MR-12, MR-16 and MR-20 Multi-Family Residential zoning districts. Each zoning district varies greatly in density ranging from 8 units per acre up to 20 units per acre. The HDR land use designation does not permit commercial other than some minor ancillary home occupations.

The purpose of the Land Use Map Amendment is to evaluate the use of this property as HDR. Is this an appropriate land use for this property? Is it a benefit to Tooele City to have HDR on this property? That is up to the Planning Commission and City Council to decide.

It should be noted that the developer owns about 178 acres of property but only 37 acres of property immediately adjacent to SR-36 and Settlement Canyon Road have any development potential.

Previous Applications: This property went through a Zoning Map Amendment a few years ago to reassign the zoning to the R1-7 Residential zone to facilitate a large single-family residential rental home development. A Preliminary Subdivision Plan was also submitted and approved by Tooele City. A Final Subdivision Plat was submitted by the applicant but the application included only a handful of lots immediately adjacent to Settlement Canyon Road. That subdivision plat was never recorded and the property has been on the market for sale during that time.

Utilities: One major issue that developers of this property will need to address is the numerous Rocky Mountain Power transmission lines that cross the property. It was previously determined and approved by Rocky Mountain Power that central transmission lines would be moved and co-located with transmissions lines extending along the perimeter of the site immediately adjacent to SR-36 and closer to One O'Clock mountain. Those transmission lines have not been relocated.

Sensitive Area Overlay: This property rests at the terminus of the slope of the Oquirrh Mountains and as such presents some unique geologic considerations such as slope concerns, drainage concerns, alluvial fans, soils, bedrock, seismic faults and so forth. During the original application to change the zoning of the property, studies addressing these concerns were conducted and provided to Tooele City for review. Those studies are still available and still have relevance as the geologic conditions of the property have not changed. Those studies are available for the Planning Commissioners' review if so desired.

It should also be noted that the original Zoning Map Amendment application removed the subject property from the Sensitive Area Overlay district. Those standards and specifications are no longer required for this property, however, many of the sensitive issues still exist and will need to be addressed and reviewed during subdivision development according to the provided studies and recommendations.

Water Rights: This property has a City well located thereon. There is an agreement that was previously made when the City purchased property to build a well that allocated a certain number of water rights to the property owner. However, one stipulation of that agreement is that the water rights must be utilized on the subject property and are not able to be transferred to other properties for use. In short, the available water rights MUST be used on this property. The available amount of water rights does result to a need for increased density in order to fully utilize the available water rights. The City Engineer can provide additional information on water rights if desired by the Commissioners.

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 concerning this application.

1. Studies concerning seismic issues, drainage issues, slope issues, rock fall issues, soil issues and so forth have been conducted and submitted to Tooele City and are available for review if so desired by the Planning Commissioners. These studies will be utilized during subdivision and site plan review processes.
2. The developer actually owns about 178 acres of property but only about 37 acres immediately adjacent to SR-36 and Settlement Canyon Road have any development potential.
3. It is the Planning Commission and City Council's responsibility to determine if this location is suitable for HDR type of land uses. MDR land uses are already permissible on the property. Will a pocket of HDR result in any significant issues that the MDR wasn't already going to create?

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions do not typically review legislative matters such as a LUMA. However, they are very familiar with the property, having reviewed previous land use applications for the property and are familiar with the studies and issues that exist on the property.

Tooele City Fire Department Review. The Tooele City Fire Department does not typically review legislative matters such as a LUMA. However, they are very familiar with the property, having reviewed previous land use applications and are familiar with the studies and issues that exist on the property.

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 Zoning 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 One O’Clock Subdivision Land Use Map Amendment request by Jason Boal, representing Tooele 90, LLC, to reassign the land use designation for approximately 10 acres from Medium Density Residential to High Density Residential , application number 2025084.

1. List any findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the One O’Clock Subdivision Land Use Map Amendment request by Jason Boal, representing Tooele 90, LLC, to reassign the land use designation for approximately 10 acres from Medium Density Residential to High Density Residential , application number 2025084

1. List findings...

EXHIBIT A

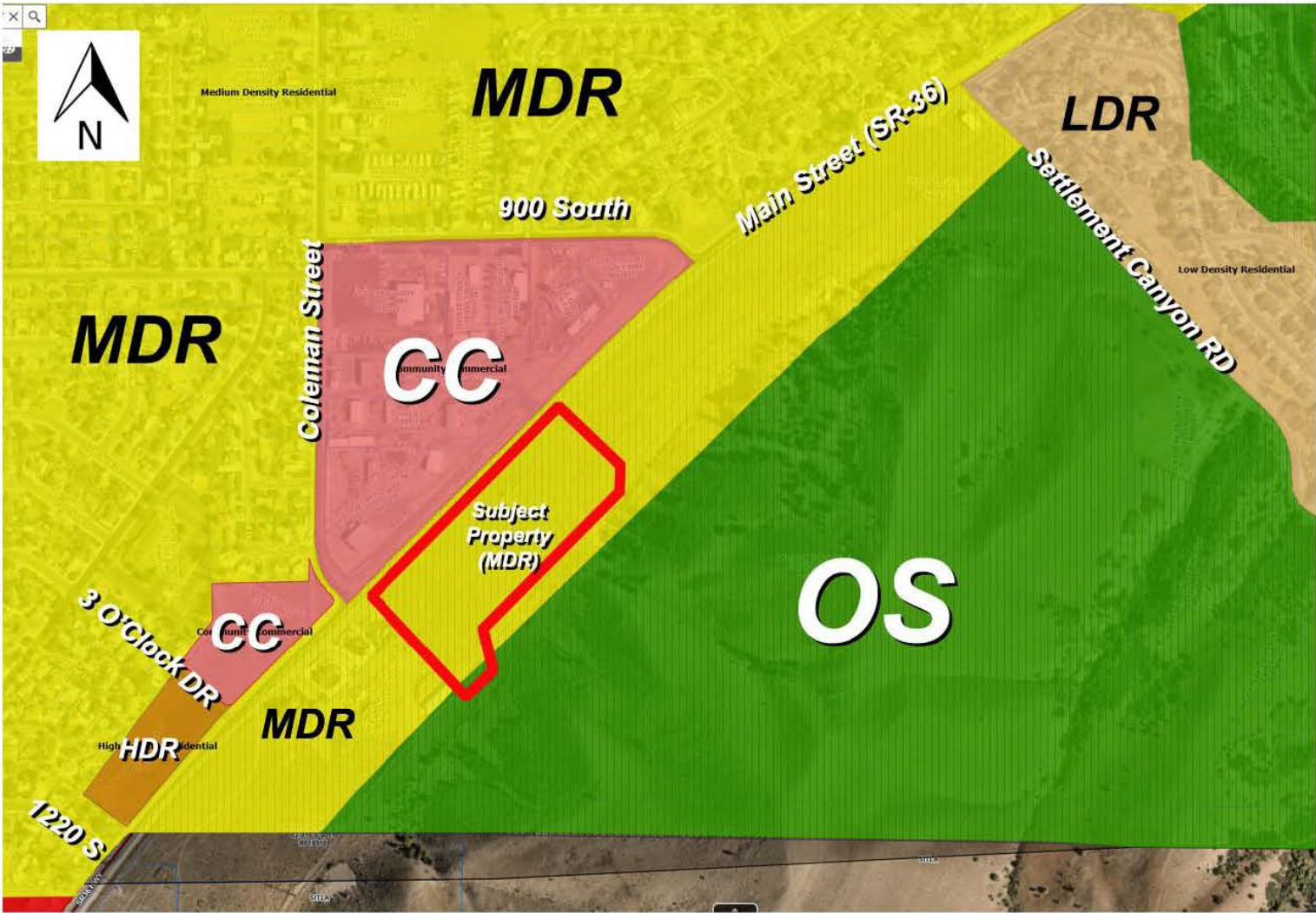
**MAPPING PERTINENT TO THE ONE O'CLOCK SUBDIVISION LAND USE MAP
AMENDMENT**

One O'Clock Hill Subdivision Land Use Map Amendment



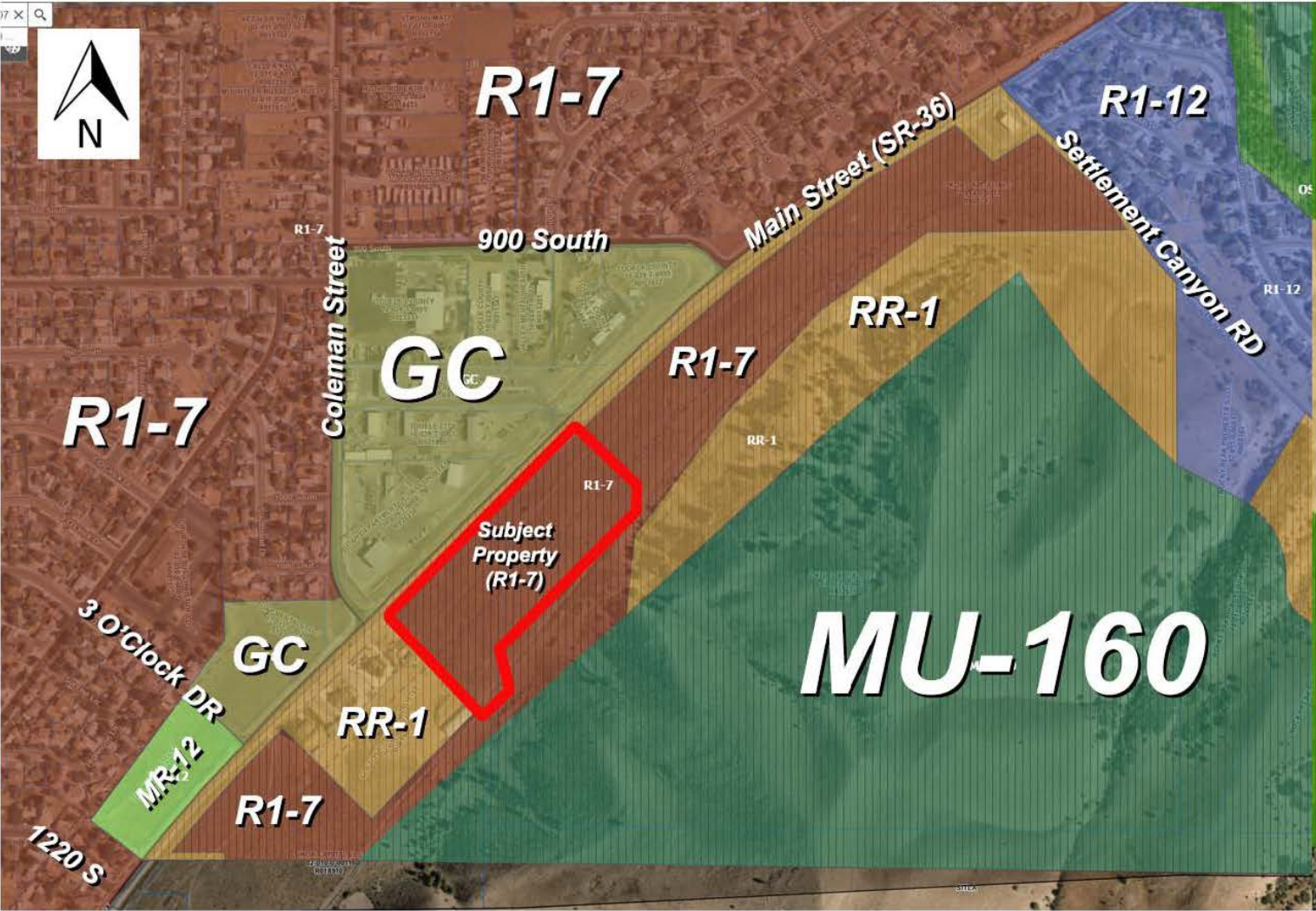
Aerial View

One O’Clock Hill Subdivision Land Use Map Amendment



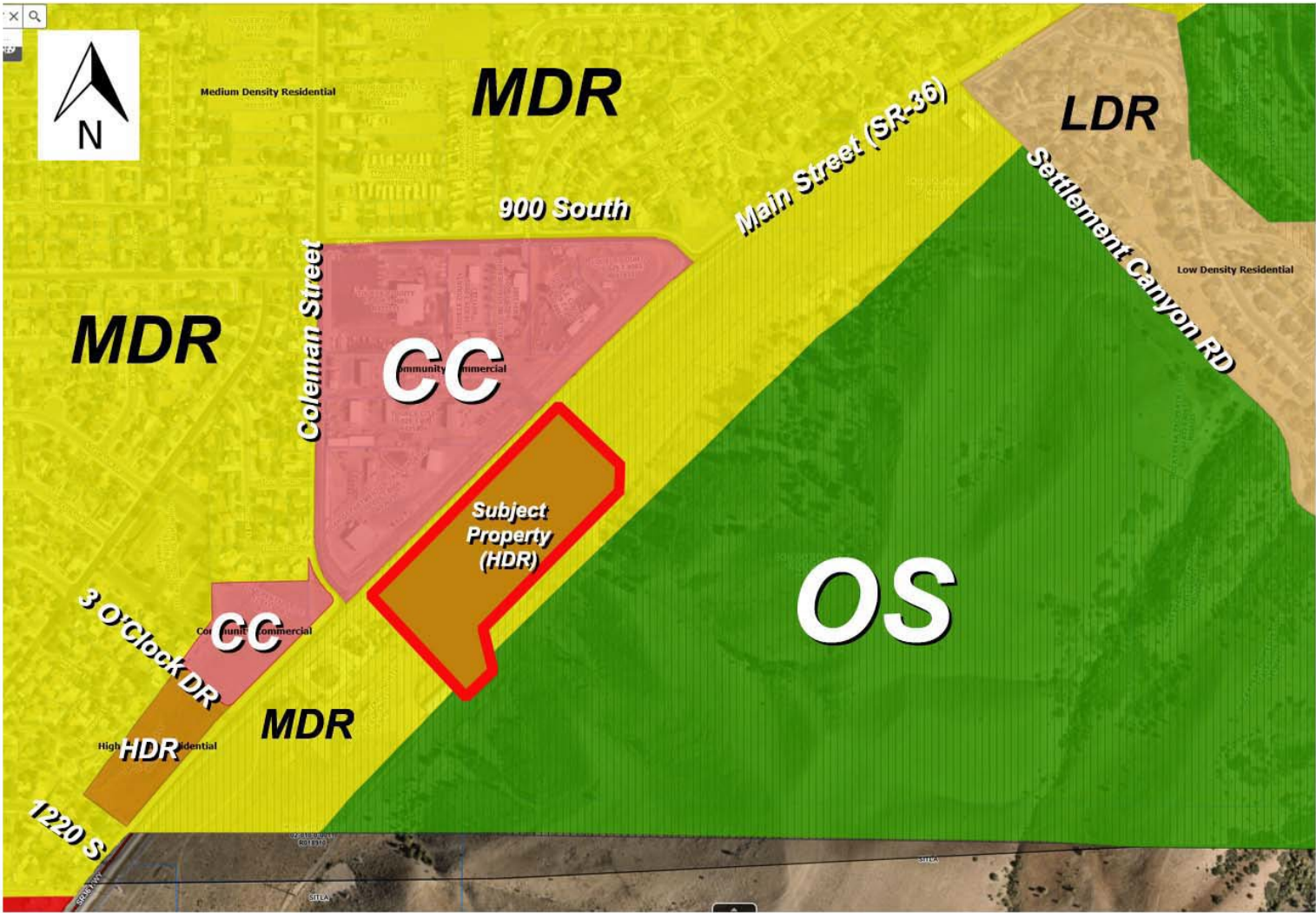
Current Land Use

One O’Clock Hill Subdivision Land Use Map Amendment



Current Zoning

One O’Clock Hill Subdivision Land Use Map Amendment



Proposed Land Use

Exhibit B

Petition and Applicant-Submitted Information

Land Use Map Amendment Application

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



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

Project Information					
Date of Submission: 9/18/2025		Current Land Use Designation: Med Den		Proposed Land Use Designation: High Den	
Project Name: 1 O'clock Hill Subdivision				Parcel #(s): 02-012-0-0005 02-010-0-0011	
Project Address: Approx. SR-36 & Settlement Canyon Rd.				Acres: 16.13	
Brief Project Summary: The proposal is to modify the Land Use Map for 16.13 acres from Medium Density to Hight Density.					
Property Owner(s): OKOA CAPITAL LLC			Applicant(s): Tooele 90, LLC		
Address: 311 SOUTH STATE STREET SUITE 450			Address:		
City: Salt Lake City	State: UT	Zip: 84111	City:	State:	Zip:
Phone:			Phone:		
Contact Person: Jason Boal, AICP (Snell & Wilmer)			Address: 15 W South Temple, Suite 1200		
Phone: 901.257.1917			City: Salt Lake City	State: UT	Zip: 84101
Cellular:	Fax:		Email: jboal@swlaw.com		

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

Note to Applicant:

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

For Office Use Only			
Received By:	Date Received:	Fees:	App. #:

September 18, 2025

Andrew Aagard
Director of Community Development
Tooele City
90 North Main Street, Tooele, UT 84074

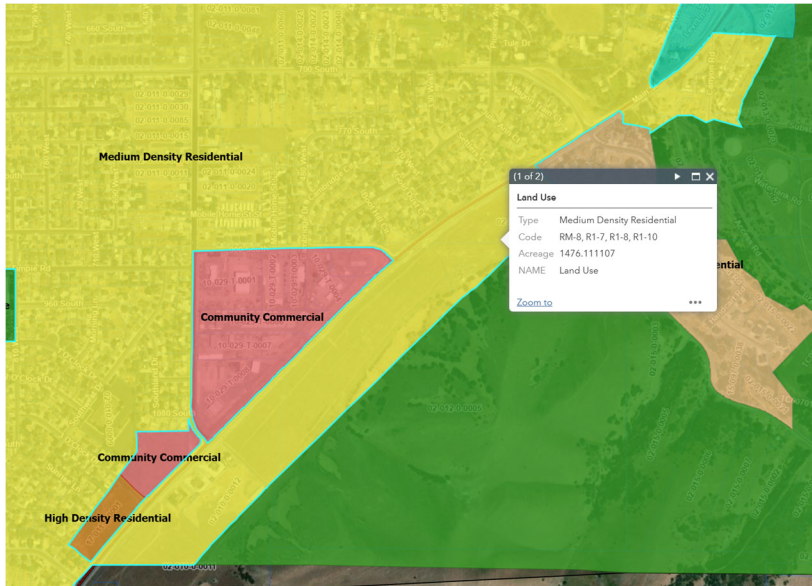
Re: One O’Clock Hill - Proposed Land Use Map Modification from Medium Density to High Density

Dear Mr. Aagard

This firm represents Tooele 90, LLC (“**Tooele 90**”), the developer of the 178.4 acres of real property owned by OKOA Capital, LLC and located at approximately SR-36 and Settlement Canyon Road, Tooele City, Utah (“**Property**”). Tooele 90 previously received approval to subdivide 134 single family residential lots on the Property in 2023. Based on the continuing efforts of the State of Utah and Tooele City to address housing opportunity, Tooele 90 seeks to rezone the Property in order to provides the opportunity for diverse and attainable housing types. We understand the city wishes to modify the Land Use map designation to High Density in conjunction with the rezone application. This letter intends to outline how the High Density designation, is appropriate for the approximately 16.13 acres of the 178.4 Tooele 90 seeks to rezone to MR-8, in order to construct single family attached homes or townhomes.

1. Present Land Use Designation of the Subject Property

The Tooele City General Plan currently designates the subject property as **Medium Density Residential** (*See Tooele City Land Use Map Below*). This designation supports housing at approximately 4–6 units per acre, generally in the form of conventional single-family subdivisions and some limited attached housing. While appropriate at the time of adoption, the Medium Density designation does not fully align with the community’s evolving housing needs, regional growth trends, or the site’s location adjacent to major transportation corridors.



Tooele City Land Use Map

2. Compatibility with Surrounding Land Use Designations

The property is located in a transitional area with a range of existing land use designations and zoning districts. To the northeast is established low-density single-family residential (R1-12). Across SR-36 to the west are residential districts (R1-7 and MR-12) and general commercial zoning. The proposed **High Density Residential** designation is compatible with these surrounding uses because:

- It places higher-intensity housing, townhomes, along SR-36 and Settlement Canyon Road, corridors designed to carry larger volumes of traffic.
- It provides a transition between conventional single-family neighborhoods adjacent to a commercial corridor.
- The new High Density Designation is adjacent to an area that is already designated as High Density.
- It balances density with **11.23 acres of open space** that serve as buffers and community amenities, reducing potential impacts on adjacent lower-density residential areas.

3. Anticipated Use of the Land

The proposed amendment would allow development of a thoughtfully designed, mixed-residential neighborhood that includes:

- **110 townhomes (MR-8 zoning)** providing attached, moderate-density housing options.

- **151 smaller cottage-style single-family lots (R1-7 PUD zoning)** that offer alternatives to larger-lot subdivisions.
- **Significant open space amenities** including trails, parks, and gathering areas that promote community interaction and enhance neighborhood quality of life.

This mix addresses a wide spectrum of housing needs while preserving the character of Tooele's residential areas.

4. Effects on the Property, Surrounding Properties, and Tooele City

For the property itself, the change provides the flexibility to create a cohesive, master-planned development that integrates open space, trails, and diverse housing options.

For surrounding properties, the amendment ensures compatibility by:

- Locating higher-intensity housing near SR-36, reducing traffic impacts on local streets.
- Offering housing types that complement, rather than duplicate, existing stock.

For Tooele City, the proposed designation:

- Expands the range of housing opportunities to better serve residents across income levels.
- Improves the likelihood of expanded UTA service along SR-36 by concentrating residents near transit corridors.
- Enhances community livability through high-quality amenities and efficient infrastructure use.

5. Promotion of Tooele City Goals and Objectives

The proposed High Density Residential designation directly advances the goals of the Tooele City General Plan and Moderate Income Housing Plan:

- **Housing Choice & Affordability:** Creates diverse options—townhomes, smaller single-family lots, and rental opportunities—supporting more attainable housing.
- **Transit-Oriented Growth:** Concentrates residents near an existing UTA bus stop (within $\frac{3}{4}$ mile) and along a major transportation corridor, consistent with regional mobility goals.
- **Balanced Land Use Pattern:** Integrates higher-density housing with open space to ensure a sustainable and livable neighborhood.
- **Resource Conservation:** Directs growth to an area already served by utilities and infrastructure, discouraging sprawl.

- **Community Identity:** Incorporates trails, parks, and gathering areas that foster neighborhood cohesion and strengthen Tooele's identity.
- **Preserve Open Space:** Allows the clustering of development below 1 O'Clock Hill in order to preserve open space important to the community.

Summary

The requested amendment to the Land Use Map from **Medium Density Residential to High Density Residential** provides the regulatory framework to meet Tooele City's housing, transportation, and growth objectives. It enables a master-planned community with diverse housing types, significant open space, and strong connections to regional transportation corridors—ensuring compatibility with adjacent uses while advancing the long-term goals of the City.

The proposed 11.23 acres of open space further supports the land use goals by creating community amenities, enhancing livability, and ensuring a balanced development pattern. The overall density of the property will be 1.48 units per acre, which is lower than the 4-6 units per acre identified for the Medium Density Residential Land Use Category. *See page 3.10 of the Tooele City General Plan.*

Sincerely,

SNELL & WILMER L.L.P.



Jason Boal, AICP

Attachments:

- Proposed Land Use Map Change
- New Land Use Map Legal Description

Exhibit C

Minutes from Planning Commission Meeting
October 8, 2025

Tooele City Planning Commission
Business Meeting Minutes

Date: October 8, 2025

Time: 7:00 p.m.

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

Planning Commissioners

Melanie Hammer
Jon Proctor
Jon Gossett
Chris Sloan
Tyson Hamilton
Weston Jensen
Kelley Anderson

Council Member Liaisons

Councilwoman Maresa Manzione
Councilman Ed Hansen

Staff Present

Andrew Aagard, Community Development Director
Matt Johnson, City Attorney
Paul Hansen, City Engineer

Minutes Prepared by Alicia Fairbourne

1. Pledge of Allegiance

Vice Chairman Sloan called the meeting to order at 7:00 PM and led the Pledge of Allegiance

2. Roll Call

Melanie Hammer, Present
Jon Proctor, Present
Jon Gossett, Present
Chris Sloan, Present
Tyson Hamilton, Present
Weston Jensen, Present
Kelley Anderson, Present

3. Public Hearing and Recommendation on a Land Use Map Amendment request by Tooele 90, LLC to reassign the Land Use Designation for approximately 10 acres located at approximately 900 South Main Street (south side of SR-36) from Medium Density Residential to High Density Residential.

Mr. Aagard presented the item and explained that the applicant, Tooele 90 LLC, requested a land use map amendment for approximately 10 acres located on the south side of SR-36 at approximately 900 South. The proposed change would reassign the land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) in order to facilitate a future rezone to MR-8 for townhome development. He reviewed the property's history, noting it had previously been rezoned R1-7 and received preliminary subdivision approval for single-family detached homes. However, no further development had taken place aside from a submitted final plat for eight lots. He emphasized that the land use map amendment would apply only to the 10-acre portion in question and was a necessary step before any rezoning could occur. He also noted that several public comments had been received in opposition, citing traffic, infrastructure, and density concerns.

At the request of Commissioner Hamilton, the Planning Commission chose to hear the applicant's presentation prior to opening the public hearing, diverging from their typical order of proceedings. Vice Chair Sloan noted that doing so could help address some of the public's concerns before they were formally raised.

Jason Boal, the applicant's representative, described the proposed development concept, which included cottage homes and townhomes on a portion of the larger 178-acre site. He explained that the proposed density would be offset by open space and the possibility of a conservation easement along the hillside. Mr. Boal stated that the total project density would remain low at approximately 1.5 units per acre when averaged across the entire site. He presented a concept plan including trail networks, potential park amenities, and detailed architectural and layout examples for the proposed housing types. He noted that the townhomes would be platted for individual ownership and that the design included a mix of two- to four-bedroom floorplans. While it had not yet been determined if the project would be for sale or rental, it would offer ownership potential. Parking was planned to meet City requirements, with garages and driveways for each unit.

Mr. Boal also explained the rationale for PUD-related modifications being sought. These included reduced lot widths, adjusted setbacks, and increased lot coverage to accommodate the cottage home format. He stated that traffic and geotechnical studies had been updated to reflect the new layout and that utility easements were under review with Rocky Mountain Power. He emphasized that the product type responded to growing demand for smaller, more affordable single-family homes and that the development aimed to preserve open space and offer public benefits.

Commissioner Anderson inquired about home sizes. Mr. Boal responded that the homes would range from approximately 1,000 to 1,200 square feet. Vice Chair Sloan asked about the status of Rocky Mountain Power easements, whether the lines would be buried, and if parking would be increased. Mr. Boal responded that the previous plan did not involve burying lines and that the current concept included adequate on-site parking. Vice Chair Sloan also asked if the proposal aligned with the property's existing water rights. Mr. Aagard and Mr. Hansen confirmed that the site had approximately 200 acre-feet of water rights and that the increase in density was likely intended to fully utilize that allocation, though no final layout analysis had yet been performed.

At 7:29 p.m., Vice Chair Sloan opened the public hearing.

Wade Hintze expressed opposition to the proposed development, citing concern for wildlife that winters in the area, questioning how a conservation easement would address that issue. He also raised doubts about the city's water availability, noting conflicting messages regarding water shortages. Additionally, he challenged the accuracy of the traffic study, stating that Main Street already experiences significant congestion. He felt that adding more high-density housing in that location would worsen existing problems and was not in the city's best interest.

Rebecca Smith, a nearby resident, expressed serious concerns about the project. She shared that due to drought and water restrictions, her household had removed their lawn, which had become overrun with morning glory and goat heads, and were struggling to maintain a garden. She acknowledged that water

rights might exist for the subject property but questioned the broader issue of overall water availability in the city, particularly given ongoing drought conditions.

Ms. Smith also voiced concerns about speed and safety along SR-36, stating that the speed limit transitions abruptly and remains too high in the area, with drivers often exceeding 50 mph. She referenced a fatal accident at a nearby corner and mentioned large rocks in her yard from previous incidents. She warned that with increased development, the risks of accidents would likely rise.

Additionally, she raised concerns about hillside stability and runoff, particularly in the event of an earthquake. While she acknowledged that a rockfall study had been done, she questioned its adequacy and remained worried about the potential for falling rocks and the impact on wildlife that regularly enters her yard. Ultimately, she opposed the project, stating there was not enough space in the area to support high-density development.

Jennifer Hinton, a long-time resident living near the proposed development, expressed strong opposition to the land use amendment. She noted her deep roots in the area, having lived within a quarter-mile of the property for most of her life. Ms. Hinton, who holds a degree in conservation biology and whose daughter is a mule deer biologist for the state, emphasized the ecological significance of the area, describing it as prime winter habitat for mule deer. She reported a drastic decline in the deer population since nearby development began and raised concerns about increased wildlife-vehicle collisions, which she has tracked over the years.

She criticized real estate developers for lacking long-term investment in the community and urged the Planning Commission to take their responsibility seriously. Ms. Hinton also raised concerns about noise and traffic along SR-36, stating that semi-truck traffic has made it impossible to converse in her own backyard despite the buffer of a cemetery. She invited staff to visit her property to experience the conditions firsthand.

She questioned the validity and scope of the traffic study, asked for clearer details on planned road access, and emphasized the need for a traffic signal at Settlement Canyon Road. Hinton acknowledged that growth is inevitable but stated that high-density development at this location was unwise, even with the proposed conservation easement. She urged the Commission to preserve the character and safety of the community.

Kory Sagendorf, a resident who lived near Coleman Street for about ten years, expressed concerns about the impact of the proposed development on wildlife and public safety. He echoed earlier comments regarding the decline of the mule deer population, particularly in winter months, noting an increase in deer being struck by vehicles. He warned that as development replaces wildlife habitat, children living in the new homes could face similar dangers due to the proximity of the highway. Mr. Sagendorf urged the Planning Commission to consider the safety implications of placing homes so close to a high-speed roadway.

Larry Seals, a longtime Tooele resident living near 480 South, voiced opposition to the proposed high-density zoning. He recommended postponing any additional high-density development until the Midvalley Highway is constructed, suggesting that its completion could provide valuable insight into future traffic patterns. He expressed concern that the added housing would worsen existing traffic congestion, particularly through downtown and along the southern corridor, likely necessitating a new traffic signal and contributing to further backups on Main Street. Seals stated that the current zoning is more appropriate and would allow for a more desirable neighborhood with quarter- or fifth-acre single-family lots. He also cited safety, noise, and the proximity of the site to an already busy two-lane highway as significant issues.

Ruth Brown, a five-year resident of Tooele who relocated from Hawaii, expressed her appreciation for the community but opposition to the proposed land use amendment. She compared Tooele's limited access routes to the one-road-in, one-road-out situation she experienced in Hawaii, noting it as a major

concern. Brown expressed skepticism toward the project's supporting studies, suggesting they were designed to present an overly optimistic view. She aligned herself with earlier speakers and cited concerns about water availability, traffic, safety, and environmental conservation as reasons for her opposition.

There being no further public comments, Vice Chair Sloan closed the floor at 7:42 p.m.

Following public comment, Mr. Boal returned to the podium and clarified that there would be three access points to the site. Two would be to SR-36 and one to Settlement Canyon Road. All of these access points had been previously approved by UDOT. He also indicated that a future connection to a parcel to the south was contemplated via an access easement to allow for long-term connectivity.

Vice Chair Sloan stated that although he had supported the earlier iteration of the project, he now had concerns about current traffic conditions and whether the proposed 20-foot setback from SR-36 provided sufficient buffer for safety and livability. He emphasized that his perspective had changed based on the realities on the ground, despite his general support for property rights. He acknowledged the credibility of the concerns raised by residents and expressed reservations about the appropriateness of the proposed HDR designation at this time.

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the One O'Clock Subdivision Land Use Map Amendment request by Jason Boal, representing Tooele 90, LLC, to reassign the land use designation for approximately 10 acres from Medium Density Residential to High Density Residential, application number 2025084. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Nay"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Nay"; Commissioner Hamilton, "Nay"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Nay"; Vice Chair Sloan, "Nay". The motion failed 5-2.

Motion: Vice Chair Sloan moved to forward a negative recommendation to City Council for the One O'Clock Subdivision Land Use Map Amendment request by Jason Boal, representing Tooele 90, LLC, to reassign the land use designation for approximately 10 acres from Medium Density Residential to High Density Residential, application number 2025084. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Nay"; Commissioner Anderson, "Aye"; Vice Chair Sloan, "Aye". The motion carried 6-1.

Mr. Aagard informed the public that the land use map amendment would likely be considered by the City Council at their November 5 meeting and advised residents to monitor upcoming agendas, noting that separate notice would not be issued for the Council public hearing.

4. Public Hearing and Recommendation on a Zoning Map amendment Request by Tooele 90, LLC to reassign the zoning for approximately 38 acres located at approximately 900 South Main Street (south side of SR36) from R1-7 Residential to MR-8 PUD Multi-family Residential and R1-7 PUD Residential zoning districts and to establish the conditions of the One O'Clock Hill PUD.

Mr. Aagard briefly introduced the zoning map amendment request, noting it followed the prior land use item, which had received a negative recommendation from the Planning Commission. He explained that the request involved reassigning zoning on approximately 38 acres to a combination of R1-7 PUD and MR-8 PUD, with conditions established through a planned unit development overlay. He emphasized that the PUD does not alter permitted uses or densities but allows for flexibility in design standards in exchange for a public benefit. In this case, the applicant proposed a conservation easement over the remainder of the 178-acre property and a public trail along the south. He clarified that this proposal would result in approximately 60 additional units beyond what would be allowed under standard R1-7 zoning. Mr. Aagard explained that it was up to the Planning Commission and City Council to determine whether the proposed conservation easement and trail constituted sufficient public benefit to justify the PUD designation.

In response to Commissioner questions, Mr. Aagard explained that a conservation easement would prohibit future development on the designated area, though it was unclear whether public access would be granted since the land would remain privately owned. He noted that past concepts for the site had included commercial development on top of One O’Clock Hill, and a conservation easement would preclude that type of proposal in the future.

There being no further questions from the Commission, Vice Chair Sloan opened the public hearing at 7:55 p.m.

Kalani Mascherino, a resident of Two O’Clock Drive, raised concerns about traffic, parking, and access to the proposed public trail. She questioned where trail users would park and expressed concern that the development's limited on-site parking could not accommodate additional traffic. She referenced existing congestion at nearby intersections and the cumulative impact of recently approved developments, including a Holiday Oil gas station and additional apartments, which she believed would worsen traffic and safety issues along SR-36. She also referenced a personal vehicle accident and expressed skepticism that the current traffic infrastructure could safely support additional density in the area.

Kortnee Smith, a Tooele-based realtor, opposed the rezone, expressing concern about its long-term effects on infrastructure, safety, the environment, and community character. She stated that Tooele’s infrastructure was already strained and that high-density housing would add pressure to schools, emergency services, and utilities. She also raised concerns about erosion and runoff at the base of the hillside, loss of community identity, and the visual and environmental impacts of building near One O’Clock Hill. She urged the Commission to prioritize infrastructure investment and preservation of the city's landmarks over short-term development gains.

There being no further comments, Vice Chair Sloan closed the floor at 8:02 p.m.

Following the public hearing, Mr. Boal addressed the concerns raised. He reiterated that the proposed conservation easement was intended to preserve One O’Clock Hill and could be tailored to include the most heavily used wildlife areas. He emphasized that the overall project density was approximately 1.5 units per acre, which was significantly lower than typical high-density standards. He asserted that the PUD offered a tangible public benefit by preserving open space and offering community amenities such as trails, park space, and playgrounds. Mr. Boal stated that the applicant was open to considering noise mitigation, xeriscaping, and fencing along SR-36 if those elements would improve the project. He clarified that although the land use designation would allow for higher density, the proposal maintained a balanced layout and offered ownership opportunities for young families. He also clarified that the trail system would be accessible by sidewalk connections, not dedicated trailhead parking, and pointed out several areas within the project that were designated for parks and playgrounds.

Following Mr. Boal’s comments, the Commission discussed the implications of forwarding a recommendation on the PUD despite the previous negative recommendation on the land use map amendment. Mr. Aagard explained that a recommendation could still be made on both the MR-8 and R1-7 PUD portions of the request, as the City Council would make the final decision.

Commissioner Jensen inquired if the water rights were transferrable. Mr. Hansen clarified the history of the water rights agreement, noting that water credits had been purchased by the prior property owner and that if the full allocation was not used on site, the city had agreed to repurchase the unused credits.

Motion: Commissioner Anderson moved to forward a positive recommendation to the City Council for the One O’Clock Hill zoning map amendment request by Jason Boal, representing 1290 LLC to reassign the zoning of the subject property to R1-7 PUD Residential and to adopt the One O’Clock Hill PUD standards proposed in the report, application number 2025085.

Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”;

Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chair Sloan, “Aye”. The motion carried 7-0.

5. **Public Hearing and Decision on a Conditional Use Permit request by Guaranteed Auto and Sales, LLC, to authorize the use of “Automobile Sales and Rental” to occur on .16 acres located at approximately 375 North Main Street in the GC General Commercial Zoning district.**

Mr. Aagard presented the conditional use permit request and explained that the applicant proposed to use the site for auto sales, with access only from Garden Street and no access from Main Street. The property has double frontage and is adjacent to both commercial and residential uses. The applicant anticipated 15 – 20 cars on site, with only two employees – one being the applicant and the other a family member – and proposed installing a steel building for storage.

Staff recommended approval of the permit with standard conditions and additional stipulations to address site-specific concerns. These included requiring a site plan review to assess paving, stormwater management, utility connections, and restroom facilities. Staff also recommended that any future Main Street access be subject to UDOT approval. Conditions were included to ensure lighting would minimize impact on adjacent residential uses and that the eastern portion of the lot be improved to support customer and emergency vehicle access.

Commissioners asked about the visibility and potential confusion caused by the lack of Main Street access, the building plans, and how parking requirements would be calculated. Mr. Aagard explained that a monument sign could be placed along Main Street to direct customers to Garden Street. He confirmed that the Community Development Director determines parking requirements when uses are not explicitly listed in the ordinance and that a site plan would be required to ensure adequate parking and access for emergency services.

Vice Chair Sloan then opened the public hearing at 8:23 p.m.

Bob Johnson, a nearby resident, expressed two primary concerns. First, he noted increasing traffic on Garden Street and suggested the possibility of restricting parking to one side to maintain traffic flow. He referenced another nearby business that experiences tight conditions due to large truck deliveries and limited parking. Second, he raised a fire safety concern, asking whether emergency vehicles – particularly in the case of an electric vehicle fire – could adequately access the property from both Garden Street and Main Street. Mr. Aagard responded that on-street parking would not be permitted and all required parking must be accommodated on-site. He also explained that emergency access and pavement standards would be addressed during the required site plan review and confirmed that the Fire Marshal would ensure compliance with safety regulations. Mr. Johnson concluded by thanking staff for addressing many of his concerns.

There being no further public comments, Vice Chair Sloan closed the floor at 8:27 p.m.

Applicant Karen Martinez, speaking on behalf of her father, clarified that the intent was to operate an auto sales lot – not a body shop – with 15 - 20 vehicles and limited staffing. She confirmed that they did not plan to access Main Street, would place a sign to direct customers, and planned to improve the property and add utilities. Vice Chair Sloan sought clarification on the use, and Ms. Martinez confirmed it would be strictly auto sales.

Motion: Commissioner Hamilton moved to approve the Conditional Use Permit request by Guaranteed Auto and Sales, LLC, to authorize the use of “Automobile Sales and Rental” to occur at the subject property, application number 2025081, based on the findings and subject to conditions 1 through 4 listed in the Staff Report dated October 1, 2025. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chair Sloan, “Aye”. The motion carried 7-0.

6. **Decision on a Preliminary Subdivision Plan request by Entellus, Inc. for the Sage Flats Subdivision consisting of two lots proposed to be located at approximately 3100 North 250 East in the GC General Commercial and MR-20 Multi-Family Residential zoning district on 37.3 acres.**

Mr. Aagard presented the request by Entellus Inc. for preliminary subdivision plan approval for the Sage Flat Subdivision. The property consisted of 37.3 acres and was split between the GC General Commercial and MR-20 Multi-Family Residential zoning districts. The subdivision would create two lots – Lot 1 totaling approximately 19.7 acres in the general commercial zone, and Lot 2 totaling approximately 16.7 acres in the MR-20 zone, which had recently received site plan approval for a residential apartment complex.

The subdivision included the dedication of 250 East, a new north-south street through the center of the property. Both lots far exceeded the minimum lot size requirements for their respective zoning districts. Mr. Aagard confirmed that staff recommended approval, subject to the standard conditions outlined in the staff report. Commissioner Anderson inquired about the amount of acreage designated as general commercial, and Mr. Aagard confirmed it was approximately 19.7 acres.

Motion: Commissioner Proctor moved to approve the Preliminary Subdivision Plan Request by Colby Cain, representing Entellus, Inc. for the Sage Flats Subdivision, application number 2025041, based on the findings and subject to the conditions listed in the Staff Report dated October 1, 2025. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chair Sloan, “Aye”. The motion carried 7-0.

7. **Decision on a request for a six-month site plan approval extension request by Sandroek Development for the 50th Place development proposed to be located at 350 North 50 West in the MR-8 Multi-Family Residential zoning district.**

Mr. Aagard explained that the applicant, Sandroek Development, had requested a six-month extension of a previously approved site plan for the 50th Place development, which was a four-unit townhouse project located at 350 North 50 West in the MR-8 Multi-Family Residential zoning district. The site plan had been originally approved nearly a year ago, and by ordinance, site plan approvals expire after one year if no action is taken. However, the ordinance allows the Planning Commission to grant an extension upon request.

Mr. Aagard noted that the applicant had stayed in contact with staff and still intended to construct the project but was working through some water-related issues. While the ordinance does not specify the length of an allowable extension, Mr. Aagard recommended six months, though the Commission could adjust that period at its discretion. The applicant’s intent was simply to retain their current site plan approval.

Motion: Commissioner Hamilton moved to extend the Site Plan Design Review approval for the 50th Place Multi-Family Residential development for six months from the date of this meeting, October 8, 2025, application number 2024-041. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chair Sloan, “Aye”. The motion carried 7-0.

8. **City Council Reports**

Councilwoman Manzione reported on the Utah League of Cities and Towns conference, noting that topics like infrastructure, transportation, and housing were recurring themes. She highlighted a session on community gathering centers and discussed whether Tooele has sufficient public spaces for such

use. She also mentioned the concept of “citizen academies” to help residents learn more about city operations.

Commissioner Hammer asked whether planning commissioners should attend similar trainings. Councilwoman Manzione shared that some planning commissioners from other cities had attended. Vice Chair Sloan confirmed that training funds were available and encouraged commissioners to participate in upcoming opportunities, such as the Land Use Institute.

9. Business Item – Election of a new Planning Commission chair for the remainder of 2025.

Vice Chair Sloan noted that Chairman Robinson had stepped down, and Mr. Aagard clarified that Commissioner Hamilton was ineligible to serve as Chair due to having served in that role within the past year, though he could be nominated for Vice Chair.

Commissioner Hamilton nominated Chris Sloan to serve as Chair. Commissioner Hammer seconded. There were no objections. Therefore, by acclamation, Commissioner Sloan was elected to serve as Chair.

Commissioner Proctor volunteered to serve as Vice Chair. Commissioner Gossett seconded. There were no objections. Therefore, by acclamation, Commissioner Proctor was elected to serve as Vice Chair.

10. Review and Decision – Minutes of the Planning Commission meeting held September 24, 2025.

There were no corrections to the minutes.

Motion: Commissioner Hammer moved to approve the minutes of the Planning Commission meeting held September 24, 2025. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chair Sloan, “Aye”. The motion carried 7-0.

11. Adjourn

There being no further business, Chairman Sloan adjourned the meeting at 8:41 p.m.

***Note:** The content of the minutes is not intended, nor 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, 2025

Chris Sloan, Tooele City Planning Commission Chair

TOOELE CITY CORPORATION

ORDINANCE 2025-30

AN ORDINANCE OF TOOELE CITY TO AMEND THE ZONING MAP, REASSIGNING THE ZONING FOR APPROXIMATELY 38 ACRES LOCATED AT APPROXIMATELY 900 SOUTH MAIN STREET (SOUTH SIDE OF SR-36) FROM R1-7 RESIDENTIAL ZONING DISTRICT TO MR-8 PUD MULTI-FAMILY RESIDENTIAL AND R1-7 RESIDENTIAL ZONING DISTRICTS, AND ESTABLISHING THE CONDITIONS OF THE ONE O'CLOCK HILL PUD.

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, Tooele City Code Chapter 7-6 constitutes Tooele City’s Planned United Development (PUD) overlay zoning district the purposes of which are stated in §7-6-1, incorporated herein by this reference, and which include, among others, to create opportunities for flexible site planning, to encourage the preservation of open space areas and critical natural areas, and to encourage the provision of special development amenities by the developer; and,

WHEREAS, Tooele 90, LLC, (“the Applicant”) owns approximately 178 acres of land (“the Property”) located at approximately 900 South Main Street (south side of SR-36); and,

WHEREAS, of the 178 acres, only about 38 acres (currently zoned as R1-7) has true

development potential;

WHEREAS, the City received Zoning Map Amendment Application for the 38 acres of the Property, requesting that zoning for approximately 28 acres be re-assigned from R1-7 to R1-7 PUD Residential zoning district, and that the zoning for approximately 10 acres be re-assigned from the R1-7 Residential zoning district to the MR-8 Multi-Family PUD Residential zoning district. (See Staff Report and Mapping attached as Exhibit A, and Petition and Applicant Submitted Information attached as Exhibit B); and,

WHEREAS, as to the proposed R1-7 PUD Residential zoning district (28 acres), the Applicant proposes the following standards that are different from current R1-7 requirements:

1. Minimum lot size of 3,500 square feet;
2. Minimum lot width of 40 feet;
3. Minimum interior lot rear yard setback of 15 feet;
4. Minimum side yard setback of 5 feet;
5. Maximum lot coverage of 31%;
6. Minimum dwelling unit size for cottage homes of 1,000 square feet;
7. Design standards allow for "masonry materials" to include stucco, brick, or stone masonry, and fiber-cement board; and,

WHEREAS, as to the proposed MR-8 PUD Residential zoning district (10 acres), the Applicant proposes the following standards that are different from current MR-8 requirements:

1. Minimum lot width of 20 feet;
2. Rear yard setback for interior townhomes of 12 feet;
3. Side yard setback of 5 feet;
4. Lot coverage of 62%;
5. Minimum dwelling unit size of 1,125 square feet;
6. Design standards allow for stucco, fiber-cement siding, and wood, in addition to cultured brick and stone over at least 40% of the front façade; and,

WHEREAS, the Applicant has further proposed a trail system extending from southwest to northeast that could be available to the public; and,

WHEREAS, the Applicant has further proposed the possibility of placing the remainder of the 178 acres into a perpetual conservation easement so that the property will remain undeveloped open space; and,

WHEREAS, on October 8, 2025, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted to forward its positive recommendation to the City Council as to the rezoning of the subject property to R1-7 PUD Residential and to adopt the correlating One O'Clock Hill PUD standards proposed in the report (see Planning Commission draft minutes attached as Exhibit C); and,

WHEREAS, on November 5, 2025, 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 provide housing opportunities and a conservation easement for the benefit of Tooele City residents; and,

2. the Zoning Map is hereby amended for the property located at approximately 900 South Main Street (south side of SR-36) as requested and illustrated in Exhibit B, attached, from the R1-7 Residential zoning district to the MR-8 Multi-Family PUD and R1-7 PUD Residential zoning districts.

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 _____, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form: _____
Matthew C. Johnson, City Attorney

Exhibit A

Staff Report and Mapping Pertinent to
Land Use Amendment

STAFF REPORT

October 2, 2025

To: Tooele City Planning Commission
Business Date: October 8, 2025

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: One O'Clock Hill Subdivision – Zoning Map Amendment Request

Application No.: 2025085
Applicant: Jason Boal, representing Tooele 90, LLC
Project Location: Approximately 900 South Main Street
Zoning: R1-7 Residential Zone
Acreage: 38 Acres (Approximately 1,655,280 ft²)
Request: Request for approval of a Zoning Map Amendment in the R1-7 Residential zone regarding reassigning the zoning of the subject property to MR-8 PUD Multi-Family Residential and R1-7 PUD Residential.

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 38 acres located at approximately 900 South Main Street. The property is currently zoned R1-7 Residential. The applicant is requesting that a Zoning Map Amendment be approved to re-assign the development to MR-8 PUD Multi-Family Residential and the R1-7 PUD Residential zoning districts to facilitate development on the property as townhomes and detached single-family residential on cottage style lots.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Medium Density Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. The subject property being considered for rezoning is long and narrow extending from south west to north east and is adjacent to wide range of zoning districts. On the north side of the property there is GC General Commercial zoning and R1-7 Residential. To the west properties are zoned GC General Commercial and MR-12 Multi-Family Residential. To the south property is located in unincorporated Tooele County or zoned MU-160 Multiple Use. To the east properties are zoned R1-12 Residential. There is a small pocket of RR-1 zoning located towards the south west portion of the subject property that is not part of this application. Mapping pertinent to the subject request can be found in Exhibit "A" to this report.

The applicant is requesting two zoning districts with this Zoning Map Amendment Application. Nearly 10 acres of the property are proposed to be MR-8 PUD Multi-Family Residential zone with the remaining property being zoned the R1-7 PUD Residential zone. The MR-8 portion of the development will include the construction of attached townhomes. The R1-7 portion will consist of detached single family on cottage style lots.

The application also includes a request to attached to the MR-8 and R1-7 zoning districts a PUD overlay and create the One O’Clock Hill PUD ordinance. A PUD overlay is available to developers to provide reductions in design standards such as building setbacks, lot width, lot sizes, landscaping and architectural standards to enable clustering of development in exchange for a tangible public amenity or benefit. A PUD does not change land uses, nor does it provide additional densities. The densities and land uses of the development shall maintain those as permitted by the underlying zoning districts.

In looking at a concept plan layout of the development one would deduce that it is quite dense. However, the applicant is owner to nearly 178 acres of property but only 38 have any true development potential. Development proposals are predicting approximately 260 units for this property. When considering the units against the size of the property the actual unit density is around 1.5 units per acre.

Site Plan Layout. The applicant has provided a conceptual layout that would be pursued if the zoning is amended and the PUD conditions have been adopted. This site plan is provided strictly for information purposes only. The proposed plan has not been reviewed by DRC Staff for ordinance and development standards compliance and are subject to change accordingly.

PUD Standards. The ordinance requires PUD standards be provided by the applicant and reviewed by the City. PUD standards can be approved if it can be determined that the reduction in lot sizes, setbacks and so forth that provide clustering will result in a net public benefit. The applicant is proposing a trail system extending from south west to north east that could be available to the public. The applicant has also indicated to staff that they are willing to place the remainder of the property into a perpetual conservation easement so that the property will remain undeveloped open space. Whether this is sufficient benefit to the City to consider a PUD, that is for the Planning Commission and City Council to decide.

The following are the PUD standards that the applicant is proposing for the R1-7 portion of the development. These are the standards that are different from current R1-7 requirements:

1. Minimum lot size of 3,500 square feet.
2. Minimum lot width of 40 feet.
3. Minimum interior lot rear yard setback of 15’.
4. Minimum side yard setback of 5’.
5. Maximum lot coverage of 31%.
6. Minimum dwelling unit size of 1,125 square feet.

The following are the PUD standards that the applicant is proposing for the MR-8 portion of the development. These are the standards that are different from current MR-8 requirements:

1. Minimum lot width of 20 feet.
2. Rear yard setback for interior townhomes of 12 feet.
3. Side yard setback of 5 feet.
4. Lot coverage of 62%.
5. Minimum dwelling unit size of 1,125 square feet.

It should be noted that the applicant’s PUD documents include architectural elevations for the townhomes and the cottage lot homes. However, no architectural standards have been provided in the body of the PUD text. The elevations alone are not sufficient enough alone to establish architectural standards in the PUD. Therefore the elevations provided are samples of what the developer intends to build within the development but are not sufficient to codify specific PUD architectural standards.

Previous Applications: This property went through a Zoning Map Amendment a few years ago to reassign the zoning to the R1-7 Residential zone to facilitate a large single-family residential rental home

development. A Preliminary Subdivision Plan was also submitted and approved by Tooele City. A Final Subdivision Plat was submitted by the applicant but the application included only a handful of lots immediately adjacent to Settlement Canyon Road. That subdivision plat was never recorded and the property has been on the market for sale during that time.

Utilities: One major issue that developers of this property will need to address is the numerous Rocky Mountain Power transmission lines that cross the property. It was previously determined and approved by Rocky Mountain Power that central transmission lines would be moved and co-located with transmissions lines extending along the perimeter of the site immediately adjacent to SR-36 and closer to One O’Clock mountain. Those transmission lines have not been relocated.

Sensitive Area Overlay: This property rests at the terminus of the slope of the Oquirrh Mountains and as such presents some unique geologic considerations such as slope concerns, drainage concerns, alluvial fans, soils, bedrock, seismic faults and so forth. During the original application to change the zoning of the property, studies addressing these concerns were conducted and provided to Tooele City for review. Those studies are still available and still have relevance as the geologic conditions of the property have not changed. Those studies are available for the Planning Commissioners’ review if so desired.

It should also be noted that the original Zoning Map Amendment application removed the subject property from the Sensitive Area Overlay district. Those standards and specifications are no longer required for this property, however, many of the sensitive issues still exist and will need to be addressed and reviewed during subdivision development according to the provided studies and recommendations.

Water Rights: This property has a City well located thereon. There is an agreement that was previously made when the City purchased property to build a well that allocated a certain number of water rights to the property owner. However, one stipulation of that agreement is that the water rights must be utilized on the subject property and are not able to be transferred to other properties for use. In short, the available water rights MUST be used on this property. The available amount of water rights does result to a need for increased density in order to fully utilize the available water rights. The City Engineer can provide additional information on water rights if desired by the Commissioners.

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 not issued the following comments concerning this application.

1. Studies concerning seismic issues, drainage issues, slope issues, rock fall issues, soil issues and so forth have been conducted and submitted to Tooele City and are available for review if so desired by the Planning Commissioners. These studies will be utilized during subdivision and site plan review.
2. The developer actually owns about 178 acres of property but only about 37 acres immediately adjacent to SR-36 and Settlement Canyon Road have any development potential.

Engineering & Public Works Review. The Tooele City Engineering and Public Works Divisions do not typically review legislative matters such as a Zoning Map Amendment. However, they are very familiar with the property, having reviewed previous land use applications for the property and are familiar with the studies and issues that exist on the property.

Tooele City Fire Department Review. The Tooele City Fire Department does not typically review legislative matters such as a ZMA. However, they are very familiar with the property, having reviewed previous land use applications and are familiar with the studies and issues that exist on the property.

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.

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 Zoning 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 One O’Clock Hill Subdivision Zoning Map Amendment request by Jason Boal, representing Tooele 90, LLC to re-assign the zoning of the subject property to the MR-8 PUD Multi-Family Residential and R-17 PUD Residential and to adopt the One O’Clock Hill PUD Standards as proposed in this report, application number 2025085”.

1. List any additional findings and conditions...

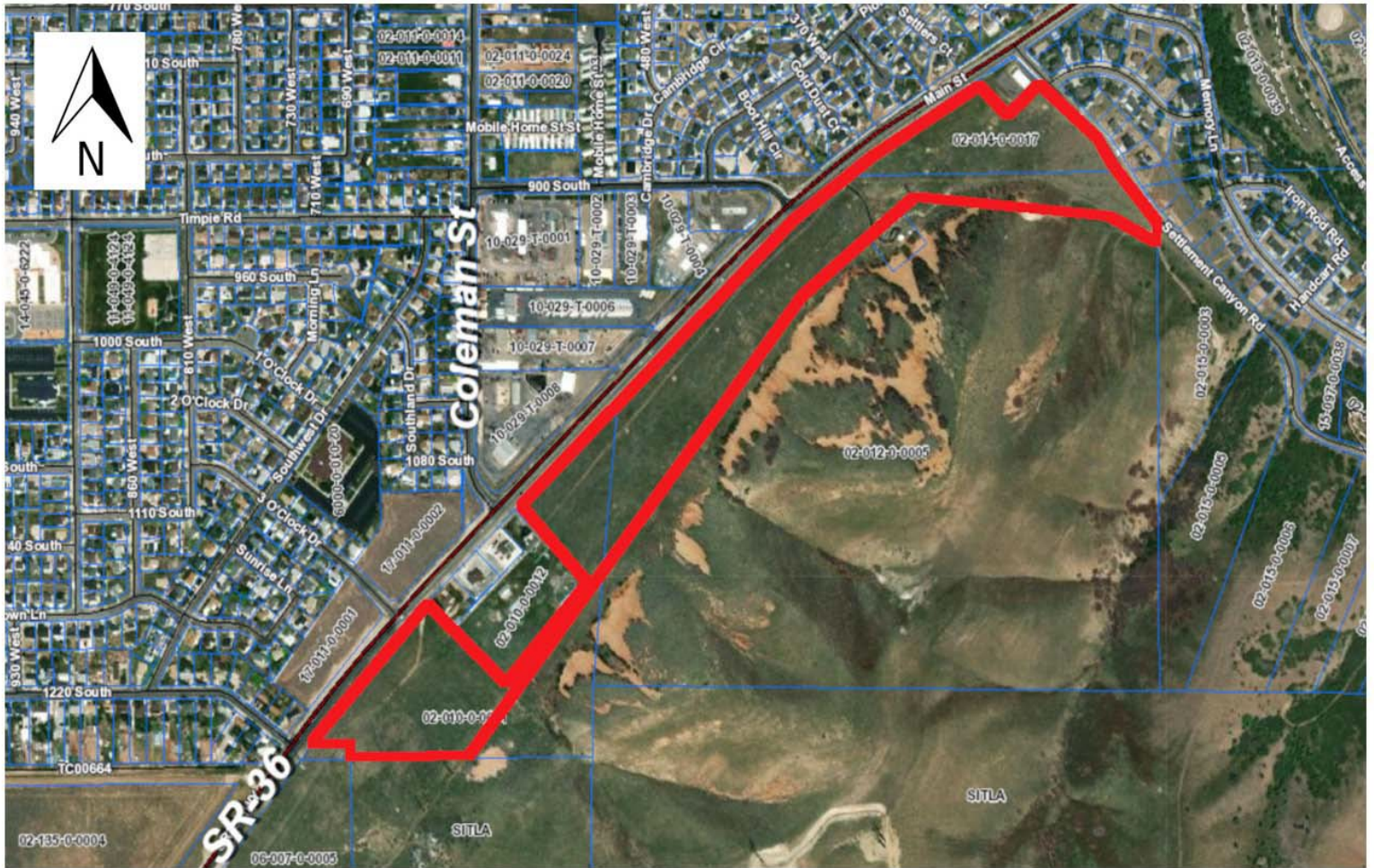
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the One O’Clock Hill Subdivision Zoning Map Amendment request by Jason Boal, representing Tooele 90, LLC to re-assign the zoning of the subject property to the MR-8 PUD Multi-Family Residential and R-17 PUD Residential and to adopt the One O’Clock Hill PUD Standards as proposed in this report, application number 2025085”.

1. List findings...

EXHIBIT A

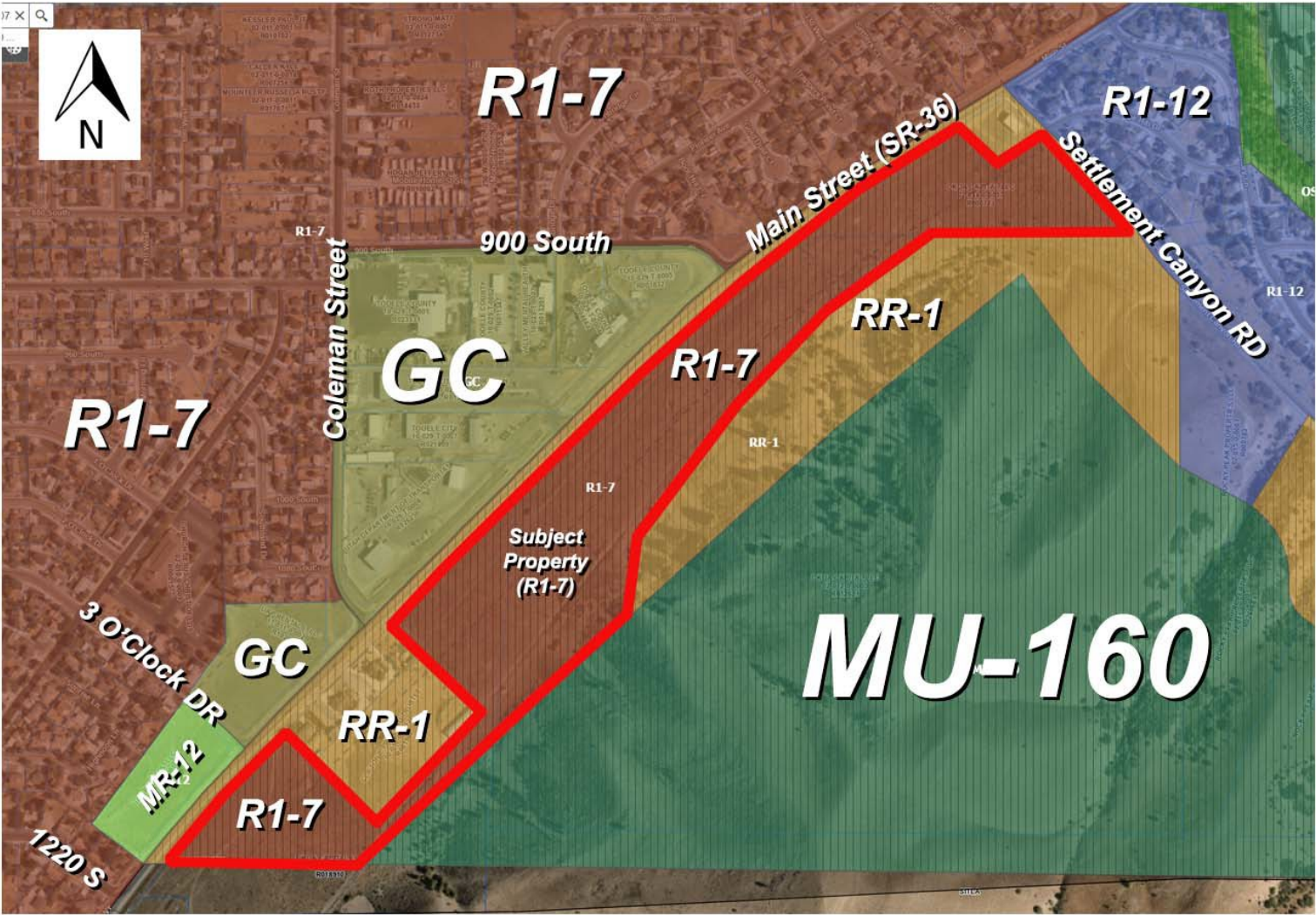
MAPPING PERTINENT TO THE ONE O'CLOCK HILL SUBDIVISION ZONING MAP AMENDMENT

One O'Clock Hill Subdivision Zoning Map Amendment



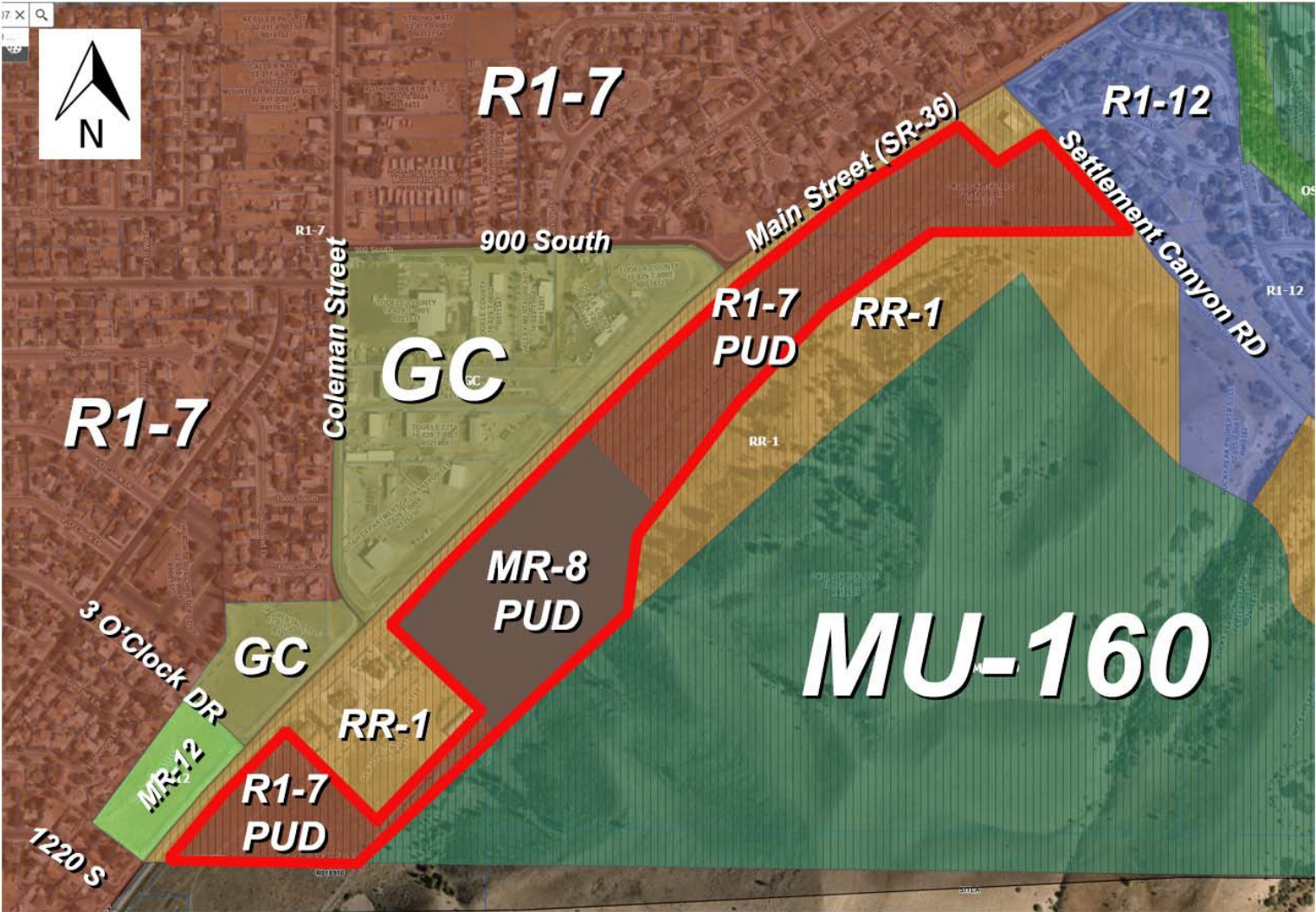
Aerial View

One O’Clock Hill Subdivision Zoning Map Amendment



Current Zoning

One O’Clock Hill Subdivision Zoning Map Amendment



Proposed Zoning

Exhibit B

Amendment Petition and
Applicant Submitted Information

Zoning Map Amendment Application

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



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

Project Information					
Date of Submission:		Current Zoning: R1-7		Proposed Zoning: MR-8 & R1-7 PUD	
Project Name: One O'Clock Subdivision				Parcel #(s): 02-012-0-0005 02-014-0-0017, 02-010-0-0011	
Project Address: Approx. SR-36 & Settlement Canyon Rd.					
Does the proposed Zoning Comply with the General Plan: ☒ YES ☐ NO					
Brief Project Summary: The proposal is to rezone 38 acres from R1-7 to MR-8 (18 acres) and R1-7 PUD (20 acres) with 11.12 acres of open space.					
Property Owner(s): OKOA CAPITAL LLC			Applicant(s): Tooele 90, LLC		
Address: 311 SOUTH STATE STREET SUITE 450			Address:		
City: Salt Lake City	State: UT	Zip: 84111	City:	State:	Zip:
Phone:			Phone:		
Contact Person: Jason Boal, AICP (Snell & Wilmer)			Address: 15 W South Temple, Suite 1200		
Phone: 801.257.1917			City: Salt Lake City	State: UT	Zip: 84101
Cellular:		Fax:		Email: jboal@swlaw.com	

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

Note to Applicant:

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

For Office Use Only			
Received By:	Date Received:	Fees:	App. #:

September 18, 2025

Andrew Aagard
Director of Community Development
Tooele City
90 North Main Street, Tooele, UT 84074

Re: One O’Clock Hill - Proposed Rezone: R1-7 to MR-8

Dear Mr. Aagard

This firm represents Tooele 90, LLC (“**Tooele 90**”), the developer of the 178.4 acres of real property owned by OKOA Capital, LLC and located at approximately SR-36 and Settlement Canyon Road, Tooele City, Utah (“**Property**”). Tooele 90 previously received approval to subdivide 134 single family residential lots on the Property in 2023. Based on the continuing efforts of the State of Utah and Tooele City to address housing opportunity, Tooele 90 seeks to rezone the Property in order to provides the opportunity for diverse and attainable housing types. This letter intends to clarify the compatibility of the proposed rezone with the existing area and Tooele City plans.

1. Present Zoning of the Property

Approximately 38 acres of the 178.40-acre property is currently zoned R1-7 (Single-Family Residential, minimum 7,000 sq. ft. lots). This zoning supports conventional single-family development but does not provide the flexibility to accommodate a range of housing types or the open space features envisioned in Tooele City’s General Plan and Moderate-Income Housing Plan and desired by the community.

2. Consistency with Current Land Use Designation

The General Plan designates the subject property as Medium Density Residential. We have submitted an application to modify the Land Use Map of the MR-8 portion of the development to High Density. The proposed mix of MR-8 (16.13 acres for 110 townhomes) and R1-7 PUD (18.51 acres for 151 smaller cottage lots, in a future application) is consistent with this designation by introducing diverse residential types while preserving neighborhood character.

The proposed 11.23 acres of open space further supports the land use goals by creating community amenities, enhancing livability, and ensuring a balanced development pattern. The overall density of the property will be 1.48 units per acre, which is lower than the 4-6 units per acre identified for the Medium Density Residential Land Use Category. *See page 3.10 of the Tooele City General Plan.*

3. Compatibility with Surrounding Zoning

The area to the northeast of the Property is an established R1-12. Across SR-36 to the west has residentially zoned R1-7 and MR-12, as well as GC (general commercial) zoning. The introduction of MR-8 townhomes and R1-7 PUD cottage lots (future application) in this location provides an efficient use of developable land with adequate access and public utilities. By clustering housing types and incorporating significant open space, the proposal ensures compatibility and buffers between

different residential forms. The majority of the property will remain as MU-160 zoning.

4. 4. Suitability for the Existing Property

The property's size and configuration allow for a thoughtful master-planned approach. The MR-8 designation supports the townhome component, creating a moderate-density residential area well-suited to the site's access and infrastructure. The future R1-7 PUD designation will allow smaller cottage-style lots that remain consistent with the overall residential character, while the 11.23 acres of open space create shared amenities, trail connections, and gathering areas. The *One O'Clock Hill Traffic Impact Study* prepared by Hales Engineering analyzed access at Settlement Canyon Road and Main Street (SR-36) and evaluated future (2025 and 2030) traffic conditions with the project. The study concluded that the site can be accommodated by the existing roadway network, with recommended storage lengths and minor intersection improvements ensuring efficient and safe operations during peak hours. These findings confirm that the property's location and available access support the proposed land uses, reinforcing the suitability of the site for a cohesive residential community.

5. Promotion of Tooele City Goals and Objectives

The proposed rezoning supports Tooele City's General Plan and its Moderate Income Housing Plan through the following contributions:

A. Moderate Income Housing Plan

1. Strategy One – Higher Density Zoning Amendments

Action Alignment: This rezone request is for a higher-density zoning designation (MR-8) and the ability to cluster smaller single family lots (R1-7 PUD, future application), enabling the development of 110 townhomes and 154 cottage lots. While affordability is ultimately developer-driven, this zoning provides the regulatory framework necessary for a broader housing supply and potential rental opportunities.¹

Barrier Consideration: Recognizing that higher density does not guarantee affordability, this project nonetheless provides the flexibility for townhome and smaller cottage lot development, which typically meets market demand for more moderately priced housing compared to conventional single-family lots.

2. Strategy Two – Proximity to Major Transportation Corridors and Transit Routes

Action Alignment: The property is within ¾ mile of an existing UTA bus stop and

¹ "Also the MDR Medium Density Residential zone, which has since been reconfigured into the MR-8 Multi-Family Residential zone, supporting eight dwelling units per acre has 4.25 available acres suitable for affordable housing. The R1-7 Residential zone, supporting 5 units per acre with 2,227.66 available acres, and the R1-8 Residential zone, supporting 4.5 units per acre with 39.52 available acres, are the most suitable zones for affordable single-family homes." Tooele City General Plan, pg. 4.20 - 4.21

increases the probability of bus service being expanded further south to serve this and other projects. The proposed rezoning leverages this access by locating medium-density housing where transit connectivity exists, consistent with the City's ordinance direction.

Barrier Consideration: While the City cannot mandate affordability, this rezone provides opportunity for housing types with greater potential to serve moderate-income households.

B. General Plan Goals

Goal #1 – Assortment of Commerce and Housing Opportunities

- Provides a wide range of housing opportunities, including townhomes and smaller single-family cottage lots to complement the existing housing inventory which largely consists of traditional single-family homes.
- Encourages quality development with open space amenities that strengthen Tooele's unique identity and high quality of life.
- Accommodates controlled residential growth in a manner compatible with surrounding neighborhoods.

Goal #2 – Regional Coordination

- With the additional residential density, there is an increased possibility of UTA expanding Route 451 further south to serve this project. Currently the nearest bus stop is less than $\frac{3}{4}$ of a mile from the project.
- Relates housing density to existing regional mobility corridors.

Goal #3 – Mobility and Accessibility

- Incorporates open space, trails, and pedestrian connections to promote non-motorized travel within and between neighborhoods.
- Supports compact development patterns that reduce reliance on automobiles.
- Places higher-intensity residential uses in a location where expanded transit routes are a possibility.

Goal #4 – Balance of Land Uses

- Ensures a balanced land use pattern by integrating diverse housing opportunities with shared community amenities.
- Supports affordability through a variety of unit types and development patterns.
- Provides high-quality public amenities (11.23 acres of open space) at efficient service levels.

Goal #5 – Resource Conservation

- Concentrates growth within a defined area, discouraging sprawl and conserving land and infrastructure resources.
- Integrates drainage ways and open space into the neighborhood design to protect water quality and natural systems.

Goal #6 – Appropriate Transitions

- Provides a gradual transition from conventional R1-12 single-family neighborhoods to townhomes and cottage lots.
- Uses open space and thoughtful design to buffer different land use intensities.

Goal #7 – Sense of Community

- Establishes neighborhood identity through parks, trails, and gathering areas.
- Utilizes PUD principles to create innovative cottage lot housing.
- Strengthens community interaction by providing amenities and design standards consistent with neighborhood character.

Goal #8 – Integration with Physical and Natural Environment

- Sensitively integrates open spaces and natural features into neighborhood design.
- Focuses higher-intensity residential uses along transportation networks, with lower-intensity uses adjoining established neighborhoods.

Summary

The proposed rezoning of **16.13** acres from R1-7 to **MR-8** and a future application for a R1-7 PUD (18.51 acres) designation, with 11.23 acres of open space, directly advances Tooele City's Moderate Income Housing Plan strategies and General Plan goals. The rezoning provides opportunities for diverse and attainable housing types in locations supported by adequate access, while maintaining neighborhood compatibility and enhancing community quality of life.

October 1, 2025

Andrew Aagard
Director of Community Development
Tooele City
90 North Main Street, Tooele, UT 84074

Re: One O'Clock Hill - Proposed PUD Rezone

Dear Mr. Aagard

This firm represents Tooele 90, LLC ("**Tooele 90**"), the developer of the 178.4 acres of real property owned by OKOA Capital, LLC and located at approximately SR-36 and Settlement Canyon Road, Tooele City, Utah ("**Property**"). Tooele 90 previously received approval to subdivide 134 single family residential lots on the Property in 2023. Based on the continuing efforts of the State of Utah and Tooele City to address housing opportunity, Tooele 90 seeks to rezone a portion of the to MR-8 (9.96 acres for 110 townhomes) and a PUD be applied to 34.64 acres of the property (R1-7 24.68 acres for 151 smaller cottage lots, MR-8 - 9.96 acres for 110 townhomes) in order to provides the opportunity for diverse and attainable housing types. This letter intends to clarify the compatibility of the proposed PUD with the existing area and Tooele City plans.

Introduction

This application requests the establishment of a Planned Unit Development (PUD) Overlay District for approximately 36.64 acres of the larger 178.40 acres in Tooele City. The PUD designation is sought to allow a thoughtfully master-planned residential community that includes a mix of townhomes (MR-8 zoned) smaller cottage-style lots (R1-7 zoned), and significant open space amenities. The PUD approach provides the flexibility needed to meet Tooele City's General Plan and Moderate-Income Housing Plan goals, while ensuring compatibility with surrounding neighborhoods. The overall density of the project will be 1.48 units per acre, which is lower than the 5 units per acre that is permitted in a R1-7 PUD and 8 units per acre that is permitted in the MR-8 PUD. (See *Tooele City Code §7-14-4, Table 2*).

The following narrative demonstrates how the proposed PUD satisfies the standards for approval, including property suitability, availability of public services, efficiency of service delivery, provision of community amenities, compatibility with surrounding land uses, and the overall benefit to the health, safety, and welfare of the community.

PUD Evaluation Criteria (Tooele City Code §7-6-4)

(a) Suitability of the Properties for a PUD Overlay District Designation

The property's size, location, and configuration make it ideally suited for a PUD designation. With 9.96 acres planned for MR-8 townhomes, 24.68 acres for future R1-7 cottage lots, and including 11 acres of open space, the development achieves a balanced design that could not be accomplished under

conventional zoning. The PUD framework ensures flexible lot standards, clustering of housing types, and preservation of meaningful open space to create a cohesive and livable neighborhood.

(b) Adequacy of Public Services and Facilities

Public services and facilities are available or can be extended to serve the site. Utilities, including water, sewer, storm drainage, and power, are accessible. The One O’Clock Hill Traffic Impact Study prepared by Hales Engineering confirms that the existing roadway network—particularly Settlement Canyon Road and SR-36—can accommodate anticipated traffic with minor improvements. These findings demonstrate that the necessary services and infrastructure exist to support the PUD.

(c) Efficiency in the Delivery of City-Provided Services

The PUD provides a compact development pattern that supports efficient delivery of City services such as police, fire, utilities, and roadway maintenance. By clustering residential uses within a defined boundary and providing strong connectivity to existing corridors, the PUD reduces the per-unit cost of public service delivery compared to more dispersed development patterns.

(d) Provision of Additional Amenities Compared to Conventional Development

Through the PUD framework, approximately 11.23 acres of open space, parks, trails, and community gathering areas will be incorporated into the neighborhood design. These amenities go beyond what would typically be provided in a conventional subdivision. The inclusion of diverse housing types—townhomes and cottage lots—further enhances the neighborhood’s value by meeting community needs for housing variety and livability. Additionally, by moving the available density and water rights to a small portion of the property, it preserves the remaining approximately 130 acres of 1 O’clock Hill. Tooele 90 is willing to discuss the possibility of a conservation easement on a portion of the property, if the city would like to explore this option.

(e) Impacts on Nearby and Adjoining Properties

The proposed PUD has been designed with sensitivity to surrounding uses. To the northeast, the transition from R1-12 single-family homes to townhomes and cottage lots is buffered with open space and thoughtful design features. To the west, across SR-36, the proposal is compatible with R1-7, MR-12, and General Commercial zoning. By clustering development and maintaining MU-160 zoning over much of the site, the PUD protects the rights, enjoyment, and values of neighboring properties.

(f) Public Health, Safety, Welfare, and Overall Community Benefit

The proposed PUD delivers broad benefits to Tooele City. It advances General Plan goals by providing housing diversity, integrating open space and natural features, supporting walkability, providing public trails and encouraging non-motorized transportation. It conserves land and infrastructure resources by concentrating growth in a defined area, while enhancing neighborhood identity and community interaction. These outcomes strengthen public health, safety, and welfare, and ensure the long-term success of the community.

Proposed PUD Dimensional Requirements

The proposed dimensional requirement of the PUD include:

	R1-7	PUD Proposed R1-7 Cottage Lots
Minimum Lot Size	7,000 sq. ft.	3,500 sq. ft.
Minimum Lot With	35'	35'
Minimum Lot With at front setback	60'	40'
Setbacks		
Front	20'	20'
Rear Yard		
Open space behind	20'	20'
Along Hwy 36	20'	25'
Cottage lot behind	20'	15'
Side	6'	5'
Corner side yard		20'
Lot coverage	35%	31%
Minimum Dwelling Size (2-car)	1,125 sq. ft.	1,000 sq. ft.

	MR-8	PUD Proposed MR-8 Townhomes
Minimum Lot Size	NA	NA
Minimum Lot With	35'	20'
Setbacks		
Front	20'-25'	20'-25'
Rear Yard		
Exterior townhomes	25'	25'
Interior townhomes	25'	12.5'
Side	6'	5'
Corner side yard	15'	15'
Lot coverage	35%	62%
Minimum Dwelling Size (2-car)	1,125 sq. ft.	1,125 sq. ft.

PUD Design Regulations

The proposed development has been designed to comply with the Tooele City Design Standards for Multifamily Residential Development (Chapter 11a), with one (1) exception.

- We are requesting that the exterior materials requirement of 7-11a-18(1) and 7-11a-18(3) be modified to permit stucco, fiber cement siding and wood, in addition to cultured brick and stone over at least 40% percent of the front facade.

The development is also designed to comply with Single-Family Residential Standards (Chapter 11b) applicable within a Planned Unit Development with two (2) exceptions.

- We are requesting that the term “masonry materials” used in 7-11b include “stucco, brick or stone masonry, and fiber-cement board as defined in 3.D of Table 1.
- The building size for the cottage home be reduced to 1,000 square feet of habitable space from the 1,100 square feet requirement found in 7-11b-5(6)(a).

The project reflects the stated purpose and scope (Section §7-11a-2 and Section §7-11b-3) by creating a high-quality residential environment that protects property values, integrates with surrounding neighborhoods, and promotes walkability and livability.

The general provisions and procedures (Sections §7-11a-3 and §7-11b-4) have been followed in preparing and submitting the application, including context analysis (§7-11a-5) to ensure appropriate transitions to adjacent land uses.

Building placement complies with orientation standards (§7-11a-6), establishing primary entrances oriented toward streets and open spaces, while vertical and horizontal alignment standards (§7-11a-7 and §7-11a-8) are met through varied rooflines, façade articulation, and modulation that break up building massing. Generous windows (§7-11a-9) provide natural light and visual interest, while entries and project entrances (§7-11a-10 and 7-11a-11) are emphasized with covered porches, architectural detailing, and pedestrian-scaled features.

The landscaping (§7-11a-12) will incorporate trees, shrubs, and groundcover to enhance public areas and buffer parking, which has been designed for safe parking and circulation (§7-11a-13 and §7-11a-13.1). Signage and lighting (§7-11a-14 and §7-11a-15) are modest and compliant, reinforcing community character and dark-sky principles. All utilities (§7-11a-16) will be placed underground, with attractive fencing (§7-11a-17) designed to screen private areas while maintaining visibility for safety.

The proposed dwelling units will use durable, high-quality materials and color schemes (§7-11a-18 and §7-11b-5) that are compatible with Tooele’s character. The site also includes well-designed common areas and pedestrian pathways (§7-11a-22 and §7-11a-23) to create a connected, livable neighborhood.

Taken together, these design elements ensure the project not only meets but embraces the City’s design standards, supporting the goals of Chapter 11a and 11b by delivering a community that is attractive, functional, and enduring.

Conclusion

The proposed PUD Overlay District represents a well-planned, balanced approach to growth in Tooele City. It ensures the suitability of the property for development, confirms that adequate services exist, supports efficient service delivery, and provides amenities that enhance quality of life. It is designed to be compatible with surrounding neighborhoods and delivers clear public benefits consistent with the General Plan and Moderate-Income Housing Plan.

For these reasons, the proposed PUD designation should be considered an important step toward achieving Tooele City's vision for sustainable growth, housing diversity, and community well-being.

Sincerely,

SNELL & WILMER L.L.P.



Jason Boal, AICP

Attachments:

- Revised Zoning Map Changes
- Revised Zone Legal Description
- Concept elevations of proposed dwellings

PUD ZONE
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S. L.B.& M., TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

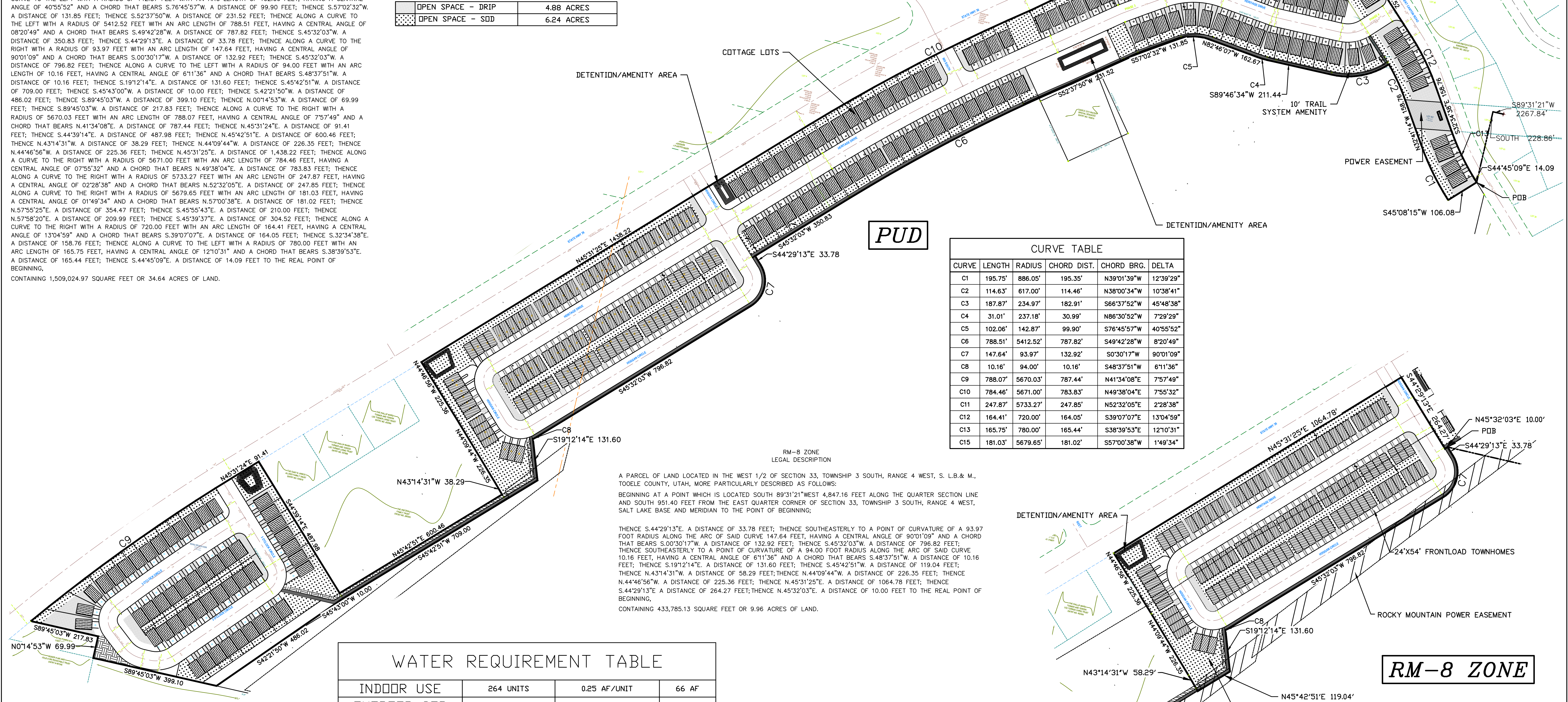
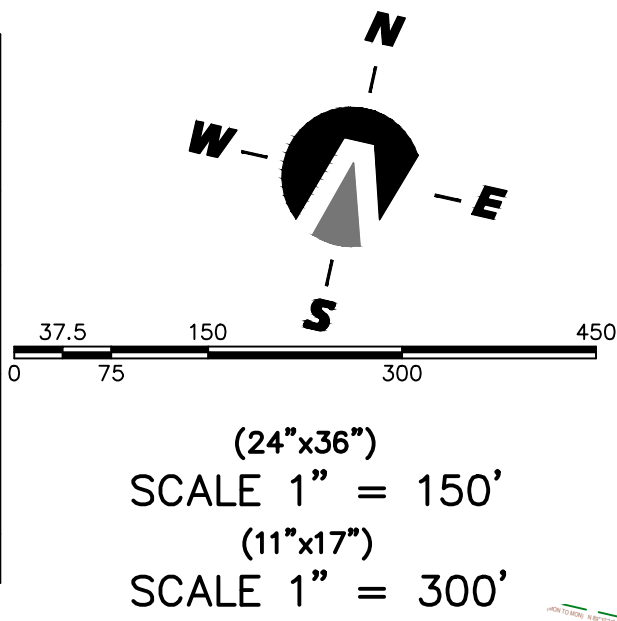
BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°31'21"WEST 2,677.84 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 228.86 FEET FROM THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING;

THENCE S.45°08'15"W. A DISTANCE OF 106.08 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 886.05 FEET WITH AN ARC LENGTH OF 195.75 FEET, HAVING A CENTRAL ANGLE OF 12°39'29" AND A CHORD THAT BEARS N.39°01'39"W. A DISTANCE OF 195.35 FEET; THENCE N.32°41'14"W. A DISTANCE OF 158.76 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 617.00 FEET WITH AN ARC LENGTH OF 114.63 FEET, HAVING A CENTRAL ANGLE OF 10°38'41" AND A CHORD THAT BEARS N.38°00'34"W. A DISTANCE OF 114.46 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 234.97 FEET WITH AN ARC LENGTH OF 187.87 FEET, HAVING A CENTRAL ANGLE OF 45°48'38" AND A CHORD THAT BEARS S.66°37'52"W. A DISTANCE OF 182.91 FEET; THENCE S.89°46'34"W. A DISTANCE OF 211.44 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 237.18 FEET WITH AN ARC LENGTH OF 31.01 FEET, HAVING A CENTRAL ANGLE OF 07°29'29" AND A CHORD THAT BEARS N.86°30'52"W. A DISTANCE OF 30.99 FEET; THENCE N.82°46'07"W. A DISTANCE OF 162.67 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 142.87 FEET WITH AN ARC LENGTH OF 102.06 FEET, HAVING A CENTRAL ANGLE OF 40°55'52" AND A CHORD THAT BEARS S.76°45'57"W. A DISTANCE OF 99.90 FEET; THENCE S.57°02'32"W. A DISTANCE OF 131.85 FEET; THENCE S.52°37'50"W. A DISTANCE OF 231.52 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 5412.52 FEET WITH AN ARC LENGTH OF 788.51 FEET, HAVING A CENTRAL ANGLE OF 08°20'49" AND A CHORD THAT BEARS S.49°42'28"W. A DISTANCE OF 787.82 FEET; THENCE S.45°32'03"W. A DISTANCE OF 350.83 FEET; THENCE S.44°29'13"E. A DISTANCE OF 33.78 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 93.97 FEET WITH AN ARC LENGTH OF 147.64 FEET, HAVING A CENTRAL ANGLE OF 90°01'09" AND A CHORD THAT BEARS S.00°30'17"W. A DISTANCE OF 132.92 FEET; THENCE S.45°32'03"W. A DISTANCE OF 796.82 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 94.00 FEET WITH AN ARC LENGTH OF 10.16 FEET, HAVING A CENTRAL ANGLE OF 6°11'36" AND A CHORD THAT BEARS S.48°37'51"W. A DISTANCE OF 10.16 FEET; THENCE S.19°12'14"E. A DISTANCE OF 131.60 FEET; THENCE S.45°42'51"W. A DISTANCE OF 709.00 FEET; THENCE S.45°43'00"W. A DISTANCE OF 10.00 FEET; THENCE S.42°21'50"W. A DISTANCE OF 466.02 FEET; THENCE S.89°45°03"W. A DISTANCE OF 399.10 FEET; THENCE N.00°14'53"W. A DISTANCE OF 69.99 FEET; THENCE S.89°45°03"W. A DISTANCE OF 217.83 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5670.03 FEET WITH AN ARC LENGTH OF 788.07 FEET, HAVING A CENTRAL ANGLE OF 7°57'49" AND A CHORD THAT BEARS N.41°34'08"E. A DISTANCE OF 787.44 FEET; THENCE N.45°31'24"E. A DISTANCE OF 91.41 FEET; THENCE S.44°39'14"E. A DISTANCE OF 487.98 FEET; THENCE N.45°42'51"E. A DISTANCE OF 600.46 FEET; THENCE N.43°14'31"W. A DISTANCE OF 38.29 FEET; THENCE N.44°09'44"W. A DISTANCE OF 226.35 FEET; THENCE N.44°46'56"W. A DISTANCE OF 225.36 FEET; THENCE N.45°31'25"E. A DISTANCE OF 1,438.22 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5671.00 FEET WITH AN ARC LENGTH OF 784.46 FEET, HAVING A CENTRAL ANGLE OF 07°55'32" AND A CHORD THAT BEARS N.49°38'04"E. A DISTANCE OF 783.83 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5733.27 FEET WITH AN ARC LENGTH OF 247.87 FEET, HAVING A CENTRAL ANGLE OF 02°28'38" AND A CHORD THAT BEARS N.52°32'05"E. A DISTANCE OF 247.85 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5679.65 FEET WITH AN ARC LENGTH OF 181.03 FEET, HAVING A CENTRAL ANGLE OF 01°49'34" AND A CHORD THAT BEARS N.57°00'38"E. A DISTANCE OF 181.02 FEET; THENCE N.57°55'25"E. A DISTANCE OF 354.47 FEET; THENCE S.45°55'43"E. A DISTANCE OF 210.00 FEET; THENCE N.57°58'20"E. A DISTANCE OF 209.99 FEET; THENCE S.45°39'37"E. A DISTANCE OF 304.52 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 720.00 FEET WITH AN ARC LENGTH OF 164.41 FEET, HAVING A CENTRAL ANGLE OF 13°04'59" AND A CHORD THAT BEARS S.39°07'07"E. A DISTANCE OF 164.05 FEET; THENCE S.32°34'38"E. A DISTANCE OF 158.76 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 780.00 FEET WITH AN ARC LENGTH OF 165.75 FEET, HAVING A CENTRAL ANGLE OF 12°10'31" AND A CHORD THAT BEARS S.38°39'53"E. A DISTANCE OF 165.44 FEET; THENCE S.44°45'09"E. A DISTANCE OF 14.09 FEET TO THE REAL POINT OF BEGINNING,

CONTAINING 1,509,024.97 SQUARE FEET OR 34.64 ACRES OF LAND.

TABULATIONS						
		UNITS	SETBACKS			
			FRONT	REAR	SIDE	NOTES:
	24'X52' FRONT LOAD TOWNHOMES	110	25	25	—	
	42' WIDE COTTAGE LOTS	154	20	20	5	- REAR LOTS ALONG HIGHWAY HAVE A 25' SETBACK - COTTAGE LOTS LOCATED ON THE SOUTH END THAT ARE BACK TO BACK USED A 15' SETBACK.
	OVERALL TOTAL	264				

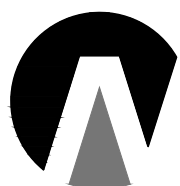
	OPEN SPACE - DRIP	4.88 ACRES
	OPEN SPACE - SDD	6.24 ACRES



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	195.75'	886.05'	195.35'	N39°01'39"W	12°39'29"
C2	114.63'	617.00'	114.46'	N38°00'34"W	10°38'41"
C3	187.87'	234.97'	182.91'	S66°37'52"W	45°48'38"
C4	31.01'	237.18'	30.99'	N86°30'52"W	7°29'29"
C5	102.06'	142.87'	99.90'	S76°45'57"W	40°55'52"
C6	788.51'	5412.52'	787.82'	S49°42'28"W	8°20'49"
C7	147.64'	93.97'	132.92'	S0°30'17"W	90°01'09"
C8	10.16'	94.00'	10.16'	S48°37'51"W	6°11'36"
C9	788.07'	5670.03'	787.44'	N41°34'08"E	7°57'49"
C10	784.46'	5671.00'	783.83'	N49°38'04"E	7°55'32"
C11	247.87'	5733.27'	247.85'	N52°32'05"E	2°28'38"
C12	164.41'	720.00'	164.05'	S39°07'07"E	13°04'59"
C13	165.75'	780.00'	165.44'	S38°39'53"E	12°10'31"
C15	181.03'	5679.65'	181.02'	S57°00'38"W	1°49'34"

WATER REQUIREMENT TABLE			
INDOOR USE	264 UNITS	0.25 AF/UNIT	66 AF
OUTDOOR SDD	6.24 ACRES	4.00 AF/AC	24.96 AF
OUTDOOR DRIP	4.88 ACRES	2.00 AF/AC	7.76 AF
TOTAL WATER REQUIRED FOR PROJECT			98.72 AF

5				DESIGNED BY:		DATE:	
4				DRAWN BY:		DATE:	
3				CHECKED BY:		DATE:	
2				APPROVED:		DATE:	
1				COGO FILE:		DATE:	
NO.	REVISIONS	BY	DATE	REV. COGO FILE:		DATE:	
K:\3-25-024-00 1 O'Clock Hill Tooele\CADD\Design\CONCEPT 13 TOWNHOMES.dwg9-30-2023.dwg 10/1/2025 9:42 AM							



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

1 O'CLOCK SUBDIVISION

CONCEPT 12 — BOUNDARIES

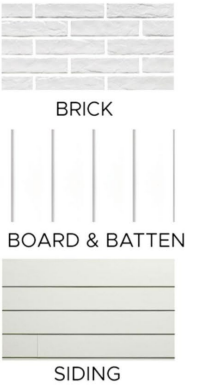
TOOELE, UTAH

JOB NO.
3-25-024

SHEET NO.
C-12

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

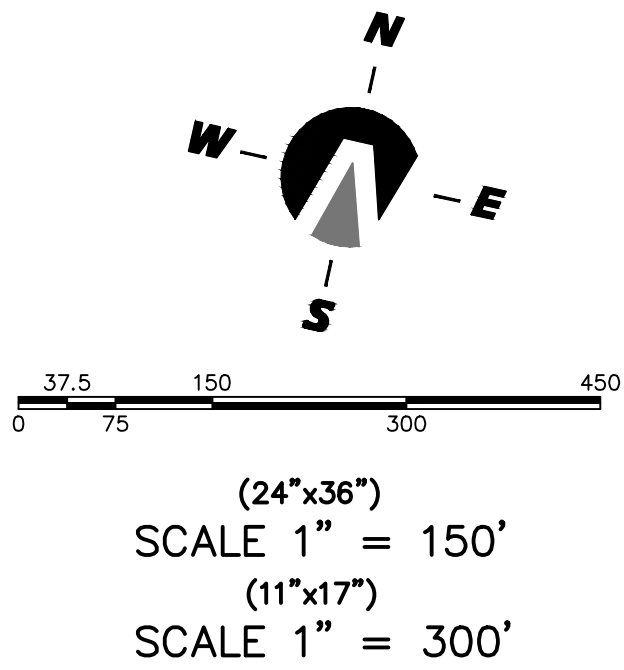
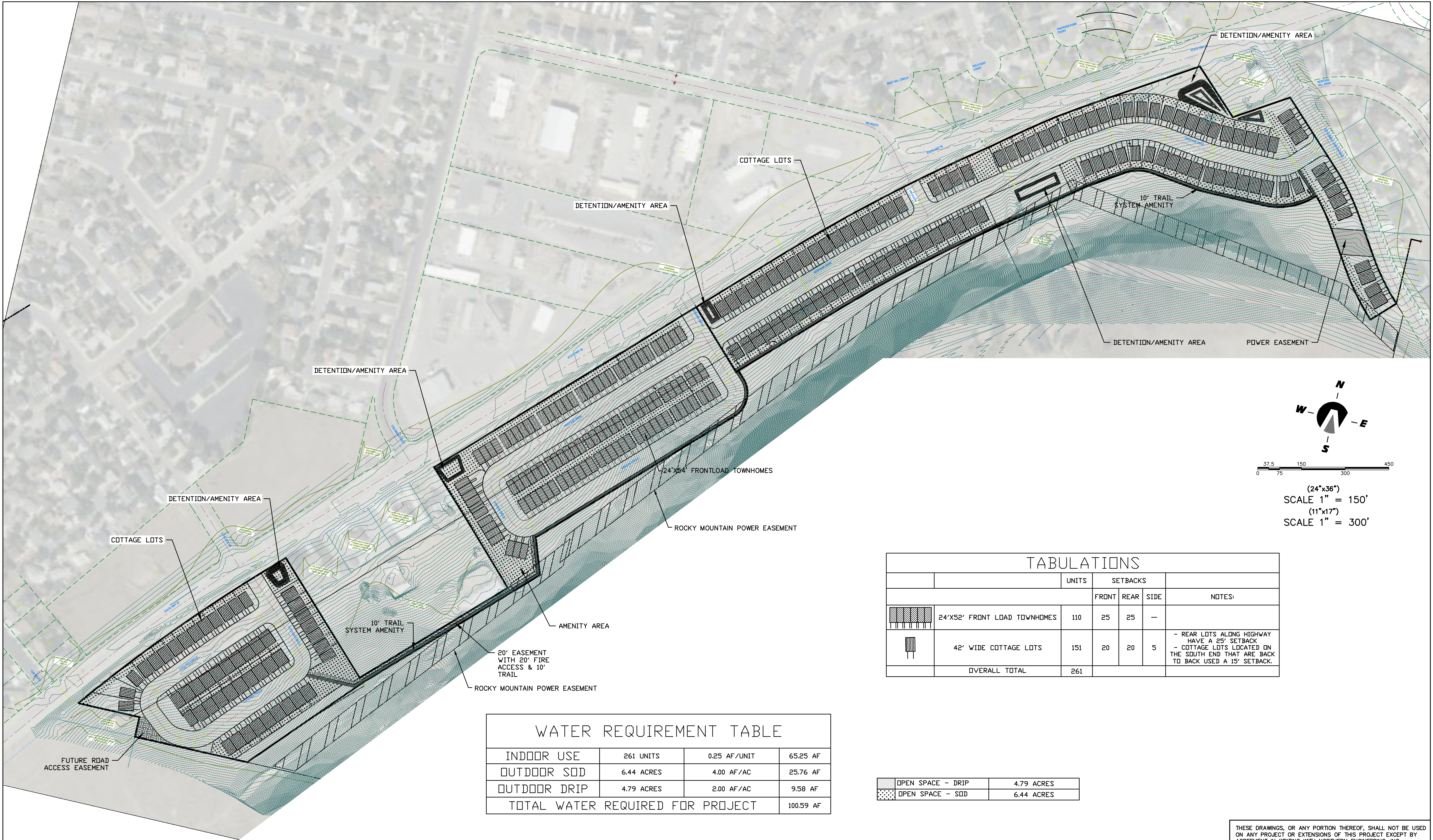
One O'Clock Hill - Proposed PUD Townhome Concept Elevations



One O'Clock Hill - Proposed PUD Cottage Homes Concept Elevations



Proposed Site Plan



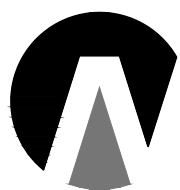
TABULATIONS						
		UNITS	SETBACKS			NOTES
			FRONT	REAR	SIDE	
	24'X52' FRONT LOAD TOWNHOMES	110	25	25	—	
	42' WIDE COTTAGE LOTS	151	20	20	5	- REAR LOTS ALONG HIGHWAY HAVE A 25' SETBACK - COTTAGE LOTS LOCATED ON THE SOUTH END THAT ARE BACK TO BACK USED A 15' SETBACK.
	OVERALL TOTAL	261				

WATER REQUIREMENT TABLE			
INDOOR USE	261 UNITS	0.25 AF/UNIT	65.25 AF
OUTDOOR SOD	6.44 ACRES	4.00 AF/AC	25.76 AF
OUTDOOR DRIP	4.79 ACRES	2.00 AF/AC	9.58 AF
TOTAL WATER REQUIRED FOR PROJECT			100.59 AF

	OPEN SPACE - DRIP	4.79 ACRES
	OPEN SPACE - SOD	6.44 ACRES

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:
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ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

1 O'CLOCK SUBDIVISION

CONCEPT 12

TOOELE, UTAH

JOB NO.
3-25-024

SHEET NO.
C-12

Exhibit C

Minutes from Planning Commission Meeting
October 8, 2025

Tooele City Planning Commission
Business Meeting Minutes

Date: October 8, 2025

Time: 7:00 p.m.

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

Planning Commissioners

Melanie Hammer
Jon Proctor
Jon Gossett
Chris Sloan
Tyson Hamilton
Weston Jensen
Kelley Anderson

Council Member Liaisons

Councilwoman Maresa Manzione
Councilman Ed Hansen

Staff Present

Andrew Aagard, Community Development Director
Matt Johnson, City Attorney
Paul Hansen, City Engineer

Minutes Prepared by Alicia Fairbourne

1. Pledge of Allegiance

Vice Chairman Sloan called the meeting to order at 7:00 PM and led the Pledge of Allegiance

2. Roll Call

Melanie Hammer, Present
Jon Proctor, Present
Jon Gossett, Present
Chris Sloan, Present
Tyson Hamilton, Present
Weston Jensen, Present
Kelley Anderson, Present

3. Public Hearing and Recommendation on a Land Use Map Amendment request by Tooele 90, LLC to reassign the Land Use Designation for approximately 10 acres located at approximately 900 South Main Street (south side of SR-36) from Medium Density Residential to High Density Residential.

Mr. Aagard presented the item and explained that the applicant, Tooele 90 LLC, requested a land use map amendment for approximately 10 acres located on the south side of SR-36 at approximately 900 South. The proposed change would reassign the land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) in order to facilitate a future rezone to MR-8 for townhome development. He reviewed the property's history, noting it had previously been rezoned R1-7 and received preliminary subdivision approval for single-family detached homes. However, no further development had taken place aside from a submitted final plat for eight lots. He emphasized that the land use map amendment would apply only to the 10-acre portion in question and was a necessary step before any rezoning could occur. He also noted that several public comments had been received in opposition, citing traffic, infrastructure, and density concerns.

At the request of Commissioner Hamilton, the Planning Commission chose to hear the applicant's presentation prior to opening the public hearing, diverging from their typical order of proceedings. Vice Chair Sloan noted that doing so could help address some of the public's concerns before they were formally raised.

Jason Boal, the applicant's representative, described the proposed development concept, which included cottage homes and townhomes on a portion of the larger 178-acre site. He explained that the proposed density would be offset by open space and the possibility of a conservation easement along the hillside. Mr. Boal stated that the total project density would remain low at approximately 1.5 units per acre when averaged across the entire site. He presented a concept plan including trail networks, potential park amenities, and detailed architectural and layout examples for the proposed housing types. He noted that the townhomes would be platted for individual ownership and that the design included a mix of two- to four-bedroom floorplans. While it had not yet been determined if the project would be for sale or rental, it would offer ownership potential. Parking was planned to meet City requirements, with garages and driveways for each unit.

Mr. Boal also explained the rationale for PUD-related modifications being sought. These included reduced lot widths, adjusted setbacks, and increased lot coverage to accommodate the cottage home format. He stated that traffic and geotechnical studies had been updated to reflect the new layout and that utility easements were under review with Rocky Mountain Power. He emphasized that the product type responded to growing demand for smaller, more affordable single-family homes and that the development aimed to preserve open space and offer public benefits.

Commissioner Anderson inquired about home sizes. Mr. Boal responded that the homes would range from approximately 1,000 to 1,200 square feet. Vice Chair Sloan asked about the status of Rocky Mountain Power easements, whether the lines would be buried, and if parking would be increased. Mr. Boal responded that the previous plan did not involve burying lines and that the current concept included adequate on-site parking. Vice Chair Sloan also asked if the proposal aligned with the property's existing water rights. Mr. Aagard and Mr. Hansen confirmed that the site had approximately 200 acre-feet of water rights and that the increase in density was likely intended to fully utilize that allocation, though no final layout analysis had yet been performed.

At 7:29 p.m., Vice Chair Sloan opened the public hearing.

Wade Hintze expressed opposition to the proposed development, citing concern for wildlife that winters in the area, questioning how a conservation easement would address that issue. He also raised doubts about the city's water availability, noting conflicting messages regarding water shortages. Additionally, he challenged the accuracy of the traffic study, stating that Main Street already experiences significant congestion. He felt that adding more high-density housing in that location would worsen existing problems and was not in the city's best interest.

Rebecca Smith, a nearby resident, expressed serious concerns about the project. She shared that due to drought and water restrictions, her household had removed their lawn, which had become overrun with morning glory and goat heads, and were struggling to maintain a garden. She acknowledged that water

rights might exist for the subject property but questioned the broader issue of overall water availability in the city, particularly given ongoing drought conditions.

Ms. Smith also voiced concerns about speed and safety along SR-36, stating that the speed limit transitions abruptly and remains too high in the area, with drivers often exceeding 50 mph. She referenced a fatal accident at a nearby corner and mentioned large rocks in her yard from previous incidents. She warned that with increased development, the risks of accidents would likely rise.

Additionally, she raised concerns about hillside stability and runoff, particularly in the event of an earthquake. While she acknowledged that a rockfall study had been done, she questioned its adequacy and remained worried about the potential for falling rocks and the impact on wildlife that regularly enters her yard. Ultimately, she opposed the project, stating there was not enough space in the area to support high-density development.

Jennifer Hinton, a long-time resident living near the proposed development, expressed strong opposition to the land use amendment. She noted her deep roots in the area, having lived within a quarter-mile of the property for most of her life. Ms. Hinton, who holds a degree in conservation biology and whose daughter is a mule deer biologist for the state, emphasized the ecological significance of the area, describing it as prime winter habitat for mule deer. She reported a drastic decline in the deer population since nearby development began and raised concerns about increased wildlife-vehicle collisions, which she has tracked over the years.

She criticized real estate developers for lacking long-term investment in the community and urged the Planning Commission to take their responsibility seriously. Ms. Hinton also raised concerns about noise and traffic along SR-36, stating that semi-truck traffic has made it impossible to converse in her own backyard despite the buffer of a cemetery. She invited staff to visit her property to experience the conditions firsthand.

She questioned the validity and scope of the traffic study, asked for clearer details on planned road access, and emphasized the need for a traffic signal at Settlement Canyon Road. Hinton acknowledged that growth is inevitable but stated that high-density development at this location was unwise, even with the proposed conservation easement. She urged the Commission to preserve the character and safety of the community.

Kory Sagendorf a resident who lived near Coleman Street for about ten years, expressed concerns about the impact of the proposed development on wildlife and public safety. He echoed earlier comments regarding the decline of the mule deer population, particularly in winter months, noting an increase in deer being struck by vehicles. He warned that as development replaces wildlife habitat, children living in the new homes could face similar dangers due to the proximity of the highway. Mr. Sagendorf urged the Planning Commission to consider the safety implications of placing homes so close to a high-speed roadway.

Larry Seals a longtime Tooele resident living near 480 South, voiced opposition to the proposed high-density zoning. He recommended postponing any additional high-density development until the Midvalley Highway is constructed, suggesting that its completion could provide valuable insight into future traffic patterns. He expressed concern that the added housing would worsen existing traffic congestion, particularly through downtown and along the southern corridor, likely necessitating a new traffic signal and contributing to further backups on Main Street. Seals stated that the current zoning is more appropriate and would allow for a more desirable neighborhood with quarter- or fifth-acre single-family lots. He also cited safety, noise, and the proximity of the site to an already busy two-lane highway as significant issues.

Ruth Brown, a five-year resident of Tooele who relocated from Hawaii, expressed her appreciation for the community but opposition to the proposed land use amendment. She compared Tooele's limited access routes to the one-road-in, one-road-out situation she experienced in Hawaii, noting it as a major

concern. Brown expressed skepticism toward the project's supporting studies, suggesting they were designed to present an overly optimistic view. She aligned herself with earlier speakers and cited concerns about water availability, traffic, safety, and environmental conservation as reasons for her opposition.

There being no further public comments, Vice Chair Sloan closed the floor at 7:42 p.m.

Following public comment, Mr. Boal returned to the podium and clarified that there would be three access points to the site. Two would be to SR-36 and one to Settlement Canyon Road. All of these access points had been previously approved by UDOT. He also indicated that a future connection to a parcel to the south was contemplated via an access easement to allow for long-term connectivity.

Vice Chair Sloan stated that although he had supported the earlier iteration of the project, he now had concerns about current traffic conditions and whether the proposed 20-foot setback from SR-36 provided sufficient buffer for safety and livability. He emphasized that his perspective had changed based on the realities on the ground, despite his general support for property rights. He acknowledged the credibility of the concerns raised by residents and expressed reservations about the appropriateness of the proposed HDR designation at this time.

Motion: Commissioner Proctor moved to forward a positive recommendation to the City Council for the One O'Clock Subdivision Land Use Map Amendment request by Jason Boal, representing Tooele 90, LLC, to reassign the land use designation for approximately 10 acres from Medium Density Residential to High Density Residential, application number 2025084. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, "Nay"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Nay"; Commissioner Hamilton, "Nay"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Nay"; Vice Chair Sloan, "Nay". The motion failed 5-2.

Motion: Vice Chair Sloan moved to forward a negative recommendation to City Council for the One O'Clock Subdivision Land Use Map Amendment request by Jason Boal, representing Tooele 90, LLC, to reassign the land use designation for approximately 10 acres from Medium Density Residential to High Density Residential, application number 2025084. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Proctor, "Aye"; Commissioner Gossett, "Aye"; Commissioner Hamilton, "Aye"; Commissioner Jensen, "Nay"; Commissioner Anderson, "Aye"; Vice Chair Sloan, "Aye". The motion carried 6-1.

Mr. Aagard informed the public that the land use map amendment would likely be considered by the City Council at their November 5 meeting and advised residents to monitor upcoming agendas, noting that separate notice would not be issued for the Council public hearing.

4. Public Hearing and Recommendation on a Zoning Map amendment Request by Tooele 90, LLC to reassign the zoning for approximately 38 acres located at approximately 900 South Main Street (south side of SR36) from R1-7 Residential to MR-8 PUD Multi-family Residential and R1-7 PUD Residential zoning districts and to establish the conditions of the One O'Clock Hill PUD.

Mr. Aagard briefly introduced the zoning map amendment request, noting it followed the prior land use item, which had received a negative recommendation from the Planning Commission. He explained that the request involved reassigning zoning on approximately 38 acres to a combination of R1-7 PUD and MR-8 PUD, with conditions established through a planned unit development overlay. He emphasized that the PUD does not alter permitted uses or densities but allows for flexibility in design standards in exchange for a public benefit. In this case, the applicant proposed a conservation easement over the remainder of the 178-acre property and a public trail along the south. He clarified that this proposal would result in approximately 60 additional units beyond what would be allowed under standard R1-7 zoning. Mr. Aagard explained that it was up to the Planning Commission and City Council to determine whether the proposed conservation easement and trail constituted sufficient public benefit to justify the PUD designation.

In response to Commissioner questions, Mr. Aagard explained that a conservation easement would prohibit future development on the designated area, though it was unclear whether public access would be granted since the land would remain privately owned. He noted that past concepts for the site had included commercial development on top of One O’Clock Hill, and a conservation easement would preclude that type of proposal in the future.

There being no further questions from the Commission, Vice Chair Sloan opened the public hearing at 7:55 p.m.

Kalani Mascherino, a resident of Two O’Clock Drive, raised concerns about traffic, parking, and access to the proposed public trail. She questioned where trail users would park and expressed concern that the development's limited on-site parking could not accommodate additional traffic. She referenced existing congestion at nearby intersections and the cumulative impact of recently approved developments, including a Holiday Oil gas station and additional apartments, which she believed would worsen traffic and safety issues along SR-36. She also referenced a personal vehicle accident and expressed skepticism that the current traffic infrastructure could safely support additional density in the area.

Kortnee Smith, a Tooele-based realtor, opposed the rezone, expressing concern about its long-term effects on infrastructure, safety, the environment, and community character. She stated that Tooele’s infrastructure was already strained and that high-density housing would add pressure to schools, emergency services, and utilities. She also raised concerns about erosion and runoff at the base of the hillside, loss of community identity, and the visual and environmental impacts of building near One O’Clock Hill. She urged the Commission to prioritize infrastructure investment and preservation of the city's landmarks over short-term development gains.

There being no further comments, Vice Chair Sloan closed the floor at 8:02 p.m.

Following the public hearing, Mr. Boal addressed the concerns raised. He reiterated that the proposed conservation easement was intended to preserve One O’Clock Hill and could be tailored to include the most heavily used wildlife areas. He emphasized that the overall project density was approximately 1.5 units per acre, which was significantly lower than typical high-density standards. He asserted that the PUD offered a tangible public benefit by preserving open space and offering community amenities such as trails, park space, and playgrounds. Mr. Boal stated that the applicant was open to considering noise mitigation, xeriscaping, and fencing along SR-36 if those elements would improve the project. He clarified that although the land use designation would allow for higher density, the proposal maintained a balanced layout and offered ownership opportunities for young families. He also clarified that the trail system would be accessible by sidewalk connections, not dedicated trailhead parking, and pointed out several areas within the project that were designated for parks and playgrounds.

Following Mr. Boal’s comments, the Commission discussed the implications of forwarding a recommendation on the PUD despite the previous negative recommendation on the land use map amendment. Mr. Aagard explained that a recommendation could still be made on both the MR-8 and R1-7 PUD portions of the request, as the City Council would make the final decision.

Commissioner Jensen inquired if the water rights were transferrable. Mr. Hansen clarified the history of the water rights agreement, noting that water credits had been purchased by the prior property owner and that if the full allocation was not used on site, the city had agreed to repurchase the unused credits.

Motion: Commissioner Anderson moved to forward a positive recommendation to the City Council for the One O’Clock Hill zoning map amendment request by Jason Boal, representing 1290 LLC to reassign the zoning of the subject property to R1-7 PUD Residential and to adopt the One O’Clock Hill PUD standards proposed in the report, application number 2025085.

Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”;

Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chair Sloan, “Aye”. The motion carried 7-0.

5. **Public Hearing and Decision on a Conditional Use Permit request by Guaranteed Auto and Sales, LLC, to authorize the use of “Automobile Sales and Rental” to occur on .16 acres located at approximately 375 North Main Street in the GC General Commercial Zoning district.**

Mr. Aagard presented the conditional use permit request and explained that the applicant proposed to use the site for auto sales, with access only from Garden Street and no access from Main Street. The property has double frontage and is adjacent to both commercial and residential uses. The applicant anticipated 15 – 20 cars on site, with only two employees – one being the applicant and the other a family member – and proposed installing a steel building for storage.

Staff recommended approval of the permit with standard conditions and additional stipulations to address site-specific concerns. These included requiring a site plan review to assess paving, stormwater management, utility connections, and restroom facilities. Staff also recommended that any future Main Street access be subject to UDOT approval. Conditions were included to ensure lighting would minimize impact on adjacent residential uses and that the eastern portion of the lot be improved to support customer and emergency vehicle access.

Commissioners asked about the visibility and potential confusion caused by the lack of Main Street access, the building plans, and how parking requirements would be calculated. Mr. Aagard explained that a monument sign could be placed along Main Street to direct customers to Garden Street. He confirmed that the Community Development Director determines parking requirements when uses are not explicitly listed in the ordinance and that a site plan would be required to ensure adequate parking and access for emergency services.

Vice Chair Sloan then opened the public hearing at 8:23 p.m.

Bob Johnson, a nearby resident, expressed two primary concerns. First, he noted increasing traffic on Garden Street and suggested the possibility of restricting parking to one side to maintain traffic flow. He referenced another nearby business that experiences tight conditions due to large truck deliveries and limited parking. Second, he raised a fire safety concern, asking whether emergency vehicles – particularly in the case of an electric vehicle fire – could adequately access the property from both Garden Street and Main Street. Mr. Aagard responded that on-street parking would not be permitted and all required parking must be accommodated on-site. He also explained that emergency access and pavement standards would be addressed during the required site plan review and confirmed that the Fire Marshal would ensure compliance with safety regulations. Mr. Johnson concluded by thanking staff for addressing many of his concerns.

There being no further public comments, Vice Chair Sloan closed the floor at 8:27 p.m.

Applicant Karen Martinez, speaking on behalf of her father, clarified that the intent was to operate an auto sales lot – not a body shop – with 15 - 20 vehicles and limited staffing. She confirmed that they did not plan to access Main Street, would place a sign to direct customers, and planned to improve the property and add utilities. Vice Chair Sloan sought clarification on the use, and Ms. Martinez confirmed it would be strictly auto sales.

Motion: Commissioner Hamilton moved to approve the Conditional Use Permit request by Guaranteed Auto and Sales, LLC, to authorize the use of “Automobile Sales and Rental” to occur at the subject property, application number 2025081, based on the findings and subject to conditions 1 through 4 listed in the Staff Report dated October 1, 2025. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chair Sloan, “Aye”. The motion carried 7-0.

6. **Decision on a Preliminary Subdivision Plan request by Entellus, Inc. for the Sage Flats Subdivision consisting of two lots proposed to be located at approximately 3100 North 250 East in the GC General Commercial and MR-20 Multi-Family Residential zoning district on 37.3 acres.**

Mr. Aagard presented the request by Entellus Inc. for preliminary subdivision plan approval for the Sage Flat Subdivision. The property consisted of 37.3 acres and was split between the GC General Commercial and MR-20 Multi-Family Residential zoning districts. The subdivision would create two lots – Lot 1 totaling approximately 19.7 acres in the general commercial zone, and Lot 2 totaling approximately 16.7 acres in the MR-20 zone, which had recently received site plan approval for a residential apartment complex.

The subdivision included the dedication of 250 East, a new north-south street through the center of the property. Both lots far exceeded the minimum lot size requirements for their respective zoning districts. Mr. Aagard confirmed that staff recommended approval, subject to the standard conditions outlined in the staff report. Commissioner Anderson inquired about the amount of acreage designated as general commercial, and Mr. Aagard confirmed it was approximately 19.7 acres.

Motion: Commissioner Proctor moved to approve the Preliminary Subdivision Plan Request by Colby Cain, representing Entellus, Inc. for the Sage Flats Subdivision, application number 2025041, based on the findings and subject to the conditions listed in the Staff Report dated October 1, 2025. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chair Sloan, “Aye”. The motion carried 7-0.

7. **Decision on a request for a six-month site plan approval extension request by Sandroek Development for the 50th Place development proposed to be located at 350 North 50 West in the MR-8 Multi-Family Residential zoning district.**

Mr. Aagard explained that the applicant, Sandroek Development, had requested a six-month extension of a previously approved site plan for the 50th Place development, which was a four-unit townhouse project located at 350 North 50 West in the MR-8 Multi-Family Residential zoning district. The site plan had been originally approved nearly a year ago, and by ordinance, site plan approvals expire after one year if no action is taken. However, the ordinance allows the Planning Commission to grant an extension upon request.

Mr. Aagard noted that the applicant had stayed in contact with staff and still intended to construct the project but was working through some water-related issues. While the ordinance does not specify the length of an allowable extension, Mr. Aagard recommended six months, though the Commission could adjust that period at its discretion. The applicant’s intent was simply to retain their current site plan approval.

Motion: Commissioner Hamilton moved to extend the Site Plan Design Review approval for the 50th Place Multi-Family Residential development for six months from the date of this meeting, October 8, 2025, application number 2024-041. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chair Sloan, “Aye”. The motion carried 7-0.

8. **City Council Reports**

Councilwoman Manzione reported on the Utah League of Cities and Towns conference, noting that topics like infrastructure, transportation, and housing were recurring themes. She highlighted a session on community gathering centers and discussed whether Tooele has sufficient public spaces for such

use. She also mentioned the concept of “citizen academies” to help residents learn more about city operations.

Commissioner Hammer asked whether planning commissioners should attend similar trainings. Councilwoman Manzione shared that some planning commissioners from other cities had attended. Vice Chair Sloan confirmed that training funds were available and encouraged commissioners to participate in upcoming opportunities, such as the Land Use Institute.

9. **Business Item – Election of a new Planning Commission chair for the remainder of 2025.**

Vice Chair Sloan noted that Chairman Robinson had stepped down, and Mr. Aagard clarified that Commissioner Hamilton was ineligible to serve as Chair due to having served in that role within the past year, though he could be nominated for Vice Chair.

Commissioner Hamilton nominated Chris Sloan to serve as Chair. Commissioner Hammer seconded. There were no objections. Therefore, by acclamation, Commissioner Sloan was elected to serve as Chair.

Commissioner Proctor volunteered to serve as Vice Chair. Commissioner Gossett seconded. There were no objections. Therefore, by acclamation, Commissioner Proctor was elected to serve as Vice Chair.

10. **Review and Decision – Minutes of the Planning Commission meeting held September 24, 2025.**

There were no corrections to the minutes.

Motion: Commissioner Hammer moved to approve the minutes of the Planning Commission meeting held September 24, 2025. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Proctor, “Aye”; Commissioner Gossett, “Aye”; Commissioner Hamilton, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; Vice Chair Sloan, “Aye”. The motion carried 7-0.

11. **Adjourn**

There being no further business, Chairman Sloan adjourned the meeting at 8:41 p.m.

***Note:** The content of the minutes is not intended, nor 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, 2025

Chris Sloan, Tooele City Planning Commission Chair

TOOELE CITY CORPORATION

RESOLUTION 2025-83

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING A LEASE PURCHASE AGREEMENT WITH PNC BANK NATIONAL ASSOCIATION FOR THE LEASE AND PURCHASE OF A PIERCE VELOCITY AERIAL PLATFORM FIRE TRUCK (*SUPPLEMENTING RESOLUTION 2025-78*).

WHEREAS, the City Administration and City Council desire to maintain an up-to-date and well-functioning set of fire safety equipment over the long term in the interest of public safety; and,

WHEREAS, City Council by Resolution 2025-78 approved of a Lease Purchase Agreement for a Pierce Velocity Aerial Platform Fire Truck;

WHEREAS, City Administrative learned of adjustments and additions needed to be made by resolution in order to effectuate the Lease Purchase Agreement approved by Resolution 2025-78;

WHEREAS, *PNC Bank National Association ("PNC")* has presented a proposal letter ("Exhibit A") for a Lease Purchase Agreement, whereby Tooele City may purchase a Pierce Velocity Aerial Platform Fire Truck gradually over time (see also credit application attached as Exhibit B), *whereby PNC shall act as Lessor under one or more Master Lease-Purchase Agreements ("Leases")*; and,

WHEREAS, *PNC's* price terms include a total value price of \$2,272,293.54 which would include a down payment of \$500,000.00, and a total financed amount of \$1,772,293.54 to be paid over seven years with an interest rate of 4.49 % and an annual payment of \$300,650.76:

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

1. the proposal letter attached as Exhibit A is hereby approved and the Mayor is authorized to execute *one or more Master Lease-Purchase Agreements* with *PNC Bank National Association* for the total value price of \$2,272,293.54, under the terms described in Exhibit A.
2. the Mayor is authorized to execute the credit application attached as Exhibit B.
3. *the City's obligations under the Leases shall be subject to annual appropriation or renewal by the Governing Body as set forth in each Lease and the City's obligations under the Leases shall not constitute general obligations of the City or indebtedness under the Constitution or laws of the State of Utah;*

4. *as to each Lease, the City reasonably anticipates to issue not more than \$10,000,000 of tax-exempt obligations (other than "private activity bonds" which are not "qualified 501(c)(3) bonds") during the current calendar year in which each such Lease is issued and hereby designates each Lease as a qualified tax-exempt obligation for purposes of Section 265(b) of the Internal Revenue Code of 1986, as amended*

This Resolution is in the best interest of the general welfare of Tooele City and 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 _____, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, City Attorney

Exhibit A

Proposal Letter

Siddons Martin Emergency Group, LLC
7285 S. 700 West
Midvale, UT 84047
Business Number 221B



August 4, 2025

Matt McCoy, Fire Chief
TOOELE CITY FIRE DEPARTMENT
90 N MAIN ST
TOOELE, UT 84074

Proposal For: 2025, Tooele City, 100' Mid Mount

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to TOOELE CITY FIRE DEPARTMENT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB TOOELE CITY FIRE DEPARTMENT and training on operation and use of the apparatus.

Description	Amount
Qty. 1 - 1185 - Pierce-Custom Velocity Aerial, Platform 100'	
(Unit Price - \$2,489,219.00)	
Delivery within 49-50 months of order date	
QUOTE # - SMEG-0010162-0	
Vehicle Price	\$2,489,219.00
Full Prepay Discount	(\$346,925.46)
Loose Equipment/Build Out	\$130,000.00
1185 - UNIT TOTAL	\$2,272,293.54
SUB TOTAL	\$2,272,293.54
Sourcwell	\$0.00
TOTAL	\$2,272,293.54

Price guaranteed until 9/20/2025

Additional: 'Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.'

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Utah. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,



Joshua Evertsen

I, _____, the authorized representative of TOOELE CITY FIRE DEPARTMENT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date



Pierce Financing Options



Josh Evertson

Pierce
Velocity Aerial



Tooele City
Fire Department



Lease Purchase with Prepayment Discounts



		Date	5 Year Lease Purchase	7 Year Lease Purchase	10 Year Lease Purchase
Pierce Apparatus:	(1) Velocity Aerial	August 2025	Order/Lease Start	Order/Lease Start	Order/Lease Start
Estimated Delivery:	Per Contract	August 2026	\$514,440.31	\$385,470.45	\$291,563.33
Cost:	\$2,489,219.00	August 2027	\$514,440.31	\$385,470.45	\$291,563.33
Loose Equipment/Build Out:	\$130,000.00	August 2028	\$514,440.31	\$385,470.45	\$291,563.33
Total Cost:	\$2,619,219.00	August 2029	\$514,440.31	\$385,470.45	\$291,563.33
Full Prepayment Discount:	\$346,925.46	August 2030	\$514,440.31	\$385,470.45	\$291,563.33
Total Price After Discounts:	\$2,272,293.54	August 2031		\$385,470.45	\$291,563.33
Total Amount Financed:	\$2,272,293.54	August 2032		\$385,470.45	\$291,563.33
		August 2033			\$291,563.33
		August 2034			\$291,563.33
		August 2035			\$291,563.33
		Rate	4.28%	4.49%	4.81%
		Effective Rate:	-0.60%	0.75%	2.00%

* Rates as of August 4, 2025 and are fixed at closing.

* **Effective rate** is the rate based on the price of the apparatus excluding prepayment discounts. It's what the rate needs to fall to at the time of delivery to obtain the lease payment available today with the 100% prepayment discount.



FINANCIAL SOLUTIONS





Lease Purchase with Prepayment Discounts and Downpayment



		Date	5 Year Lease Purchase	7 Year Lease Purchase	10 Year Lease Purchase
Pierce Apparatus:	(1) Velocity Aerial	August 2025	Order/Lease Start	Order/Lease Start	Order/Lease Start
Estimated Delivery:	Per Contract	August 2026	\$401,241.84	\$300,650.76	\$227,407.16
Cost:	\$2,489,219.00	August 2027	\$401,241.84	\$300,650.76	\$227,407.16
Loose Equipment/Build Out:	\$130,000.00	August 2028	\$401,241.84	\$300,650.76	\$227,407.16
Total Cost:	\$2,619,219.00	August 2029	\$401,241.84	\$300,650.76	\$227,407.16
Full Prepayment Discount:	\$346,925.46	August 2030	\$401,241.84	\$300,650.76	\$227,407.16
Total Price After Discounts:	\$2,272,293.54	August 2031		\$300,650.76	\$227,407.16
Down Payment:	\$500,000.00	August 2032		\$300,650.76	\$227,407.16
Total Amount Financed:	\$1,772,293.54	August 2033			\$227,407.16
		August 2034			\$227,407.16
		August 2035			\$227,407.16
		Rate	4.28%	4.49%	4.81%
		Effective Rate:	-1.80%	-0.17%	1.30%

* Rates as of August 4, 2025 and are fixed at closing.

* **Effective rate** is the rate based on the price of the apparatus excluding prepayment discounts. It's what the rate needs to fall to at the time of delivery to obtain the lease payment available today with the 100% prepayment discount.



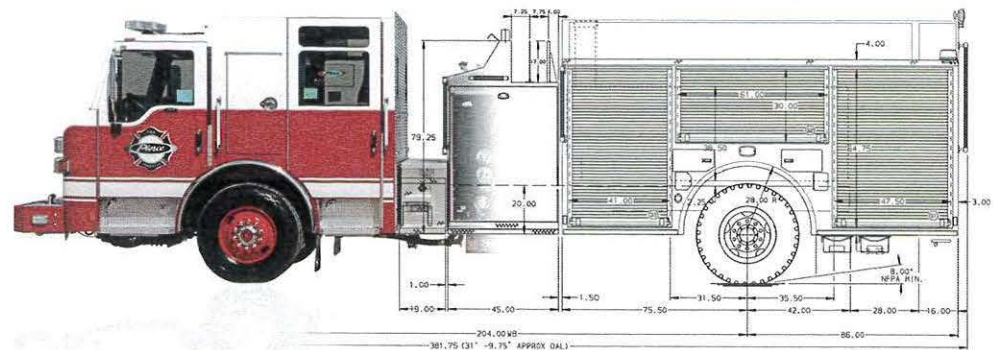
FINANCIAL SOLUTIONS



All kinds of plans for all kinds of departments

- 🔥 The same logic behind our custom chassis applies to our financial services: Tailor the product to the department, not the other way around.
- 🔥 Through the Pierce Financial Solutions program, PNC Bank provides the industry's most extensive line of lease plans for fleet replacement. With industry-leading tax-exempt rates, zero documentation fees, flexible payment plans and quick approvals that can bypass voter referendums, we make it easy to get behind the wheel of your new Pierce.
- 🔥 Pierce and PNC Bank partner to provide a tax-exempt municipal leasing program that has financed > \$1.5 Billion in Pierce Apparatus!

Customized Financing



For a One-of-a-Kind Customized Apparatus.

The Pierce Program Advantage



- 🔥 Financing from PNC Bank (4th largest bank-owned leasing company in U.S.)
- 🔥 Flexible payment structures to meet your budget requirements
- 🔥 Deferred payment option to simplify budgeting
- 🔥 Industry's most extensive lines of lease plans for fleet replacement
- 🔥 Prepay program to lower payments and eliminate interest rate risk
- 🔥 100% Financing with no documentation fees
- 🔥 Highly Competitive tax-exempt interest rates
- 🔥 Dedicated Account Executive to assist you through the entire financing process



Finance Program Options

Lease Purchase Plan

With a lease purchase plan, you can purchase the apparatus gradually over time. This allows you to use available capital for operations or other needs. At the end of the lease, you can purchase the apparatus for just \$1. Terms for this plan range from 2 to 15 years (10 years for apparatus with commercial chassis).



Choose a lease purchase if:

You prefer ownership of the apparatus and need to spread capital costs over time.

Turn-In Lease Plan

The turn-in lease plan contains a "balloon payment" for the estimated resale value of the apparatus at the end of the lease. A department has two options at lease term:

1. Purchase the apparatus by paying off or refinancing the "balloon payment."
2. Return the apparatus to Pierce and lease a new Pierce apparatus (Pierce pays off the balloon payment).

Terms for this plan range from 2 to 10 years of use. This lease contains mileage and apparatus condition provisions, with 10,000 and 15,000 annual mileage options available.

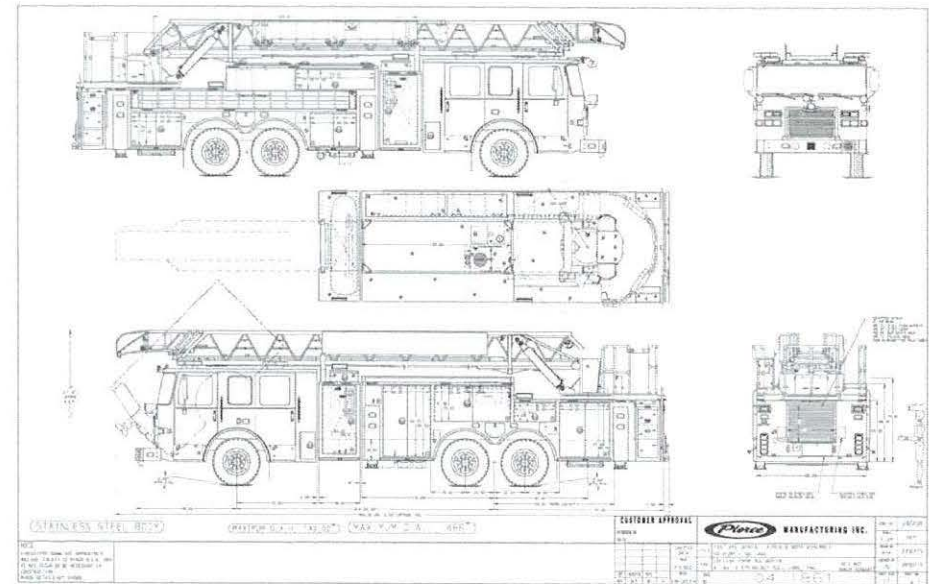


Choose a turn-in lease if:

You want to pay for the use of the apparatus over the lease term and need a flexible, cost-effective fleet management program.

Lease Start Options

- 🔥 Tooele City Fire can start the financing at any time from the date of order to the date of delivery
- 🔥 Tooele City Fire will receive all remaining Pierce prepay discounts from the financing start date to the date of delivery.



Making Lease Payments Prior To Delivery

Lease payments made prior to delivery have two layers of protection:

1. Pierce Performance Bond

Ensures that the customer will receive the apparatus in accordance with the terms of the contract agreement. Guarantees one year warranty will be performed.

2. PNC “Four Party Agreement” in lease contract

If Pierce fails to deliver Equipment, then Pierce shall pay to Lessee the Lessee’s payments and the amount owed to PNC (the lease is refunded).





Program Contacts



Tom Whitmer
Director, Customer Finance
twhitmer@piercemfg.com
920.267.1256



Matthew Titel
Manager, Customer Finance
mtitel@piercemfg.com
920.810.9343



Kim Simon
Vice President – Account Executive
kim.simon@pnc.com
614.670.3994



Exhibit B

Credit Application

CREDIT APPLICATION

[SPELL](#) [CLEAR](#) [SAVE](#) [PRINT](#)

Applicant Instructions: ALL fields are required to be completed to the best of the applicant's knowledge. If not applicable, please enter 'N/A', 'None' or numerical zero(s), as appropriate. To complete, applicant may tab through each of the form fields upon data entry or select individual fields.

Note: The completed application form must be digitally signed at bottom prior to submission. Once the form has been digitally signed and saved, the applicant will no longer be able to edit the application.

Applicant General Information

Legally Registered Applicant / Borrower Name				Federal Tax ID	
Applicant Legal Address (PO Box is not acceptable)		City	State -Select-	Zip 00000	County
Billing Address (If different from above)		City	State -Select-	Zip 00000	County
Website Address			# of Years in Existence ☐ Less than 5 Years ☐ 5-20 Years ☐ 20+ Years		

Contact Information

Applicant / Borrower	Primary Contact Name	Title	Email Address	Mobile Phone # (000) 000-0000	Office Phone # (000) 000-0000
	Secondary Contact Name	Title	Email Address	Mobile Phone # (000) 000-0000	Office Phone # (000) 000-0000
Financial Inquiries	Primary Contact Name	Title	Email Address	Mobile Phone # (000) 000-0000	Office Phone # (000) 000-0000
Attorney	Name of Law Firm	Address	City	State -Select-	Zip 00000
	Attorney Name	Email Address	Mobile Phone # (000) 000-0000	Office Phone # (000) 000-0000	
Insurance	Name of Insurance Company	Address	City	State -Select-	Zip 00000
	Name of Agent	Email Address	Mobile Phone # (000) 000-0000	Office Phone # (000) 000-0000	

Finance Request Details

Please enter the equipment to be financed in the table below. Attach an addendum if additional space is needed.					
Detailed description of vehicle or other equipment type.	# of Units	Where will new equipment be located?			
Description 1	0	Address, City, State, Zip 1			
Description 2	0	Address, City, State, Zip 2			
Description 3	0	Address, City, State, Zip 3			
Description 4	0	Address, City, State, Zip 4			
Will any of the new vehicles <u>replace</u> existing fleet vehicles? ☐ Yes ☐ No ☐ N/A If yes, enter below what year / model of vehicles are being replaced and why?					
Will any of the new vehicles be <u>additions</u> to the existing fleet? ☐ Yes ☐ No ☐ N/A If yes, enter below why are the additional vehicle(s) required?					
Estimated total cost of equipment to be financed	\$ 0.00	Estimated finance request amount	\$ 0.00		
Cash down payment (if applicable)	\$ 0.00	Requested Term (In months)	0		
Trade-in Amount (if applicable)	\$ 0.00	Requested first payment due date	<< Click in box to enter date.		
		Requested Payment Frequency	☐ Annual ☐ Semi-Annual ☐ Quarterly ☐ Monthly		
What will be the source(s) of repayment for the requested financing?					

For tax-exempt transactions, has or will Applicant / Borrower be issuing more than \$10 million in tax-exempt debt within the current calendar year?	☐ Yes ☐ No
--	--

Fire Department or District Information

Service Areas	Primary Service Area		Secondary Service Area				
	Square Mileage: 0	Population: 0	Square Mileage: 0	Population: 0			
	Communities / Areas Covered:		Communities / Areas Covered:				
	Number of Fire Stations: 0	Staffing: # Paid: 0	, # Volunteer(s): 0				
Current Fleet	# Pumpsers 0	# Ladders 0	# Brush Trucks 0	# Rescue 0	# Ambulances 0	# Other 0	(describe) If applicable
Fire Chief	Name:		# of Years in current role: 0	# of Years with Applicant / Borrower: 0			
	Mobile Phone #: (000) 000-0000		Office Phone #: (000) 000-0000		Email Address:		

Financial and Other Information**Complete for Governmental Applicants Only (i.e., Fire Districts, Cities, Towns, other municipalities)**

Revenues	Primary Source:	% of total revenues: 0 %		
	Secondary Source:	% of total revenues: 0 %		
Taxable Assessed Valuation (TAV)	TAV: \$ 0.00	as of most recent FYE Date:	Current TAV: \$ 0.00	Year: 0
Tax Rates	Current Tax Rate: 0.00 %	Last Rate Increase Date:	and percent: 0.00 %	

Complete for Not-for-Profit Volunteer Fire Departments and Other Entity types Only

Please identify annual source(s) of funding for operations by % of total revenues. Total distribution should equal 100%.

Contractual Revenues	0 % of total	Describe: Source 1
Grants	0 % of total	Describe: Source 2
Donations	0 % of total	Describe: Source 3
Fundraisers / Other	0 % of total	Describe: Source 4

Other Information

Agency Ratings (if applicable)	Moody's - -Select-	S&P - -Select-	Fitch - -Select-
Date most recent fiscal year-end (FYE) audit report of financial statements available?			
Has applicant issued any new debt since the last FYE report provided? ☐ Yes ☐ No			
If yes, describe:			
Other subsequent material financial events, if any? ☐ Yes ☐ No			
If yes, describe:			

Additional contacts, comments, or other clarifications

None

USA PATRIOT Act Notice: IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT. To help the U.S. government fight the funding of terrorism and Money Laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person that opens an account. What this means: when a Borrower opens an account, the Bank will ask for the business name, business address, taxpayer identifying number and other information that will allow the Bank to identify the Borrower, such as organizational documents. For some businesses and organizations, the Bank may also need to ask for identifying information and documentation relating to certain individuals associated with the business or organization, including the individuals name, address, date of birth and other information that will help the Bank identify such person. The Bank may also ask to see such person's driver's license or other official documents to identify such person.

Important information about phone calls, texts, prerecorded and email messages: By providing telephone number(s) to PNC, its affiliates or designees now or at any later time you authorize PNC and/or its affiliates and designees to contact you regarding your account(s) with PNC or its affiliates whether such accounts are your individual accounts or business accounts for which you are a contact at such numbers using any means, including but not limited to placing calls using an automated dialing system to cell phone or VoIP numbers or leaving prerecorded messages or sending text messages even if charges may be incurred for the calls or text messages. Any phone call with us may be monitored or recorded by us for quality control and training purposes.

Email Communication: By providing your email address, you consent and agree to receive electronic mail from PNC, its affiliates and designees.

Data Policy: By signing below, you agree that PNC, its agents and representatives, may collect and process your personal information accordance with the PNC Privacy Policy located at <https://www.pnc.com/en/privacy/privacy-policy.html>

By executing and submitting this application, you (a) confirm you have reviewed all of the information contained herein in full, (b) certify that all provided information is true and correct, and (c) authorize PNC or its designee to obtain all available credit reports and similar information for the purposes of considering this application and any update, renewal, review or extension of any credit facility.

Applicant / Borrower - Print Name	Applicant / Borrower - Title	Applicant / Borrower - Signature	Date
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Signature Required: To add a digital signature to PDF form, navigate to the fountain pen icon  in the Adobe task bar above and click the icon to select 'Add Signature' option. Applicant can choose to either 'Type' or 'Draw' their digital signature using the mouse. Upon signing, click the 'Apply' button and navigate to the 'Signature' box at bottom of form. Click the box to drop-in the signature.

TOOELE CITY CORPORATION

RESOLUTION 2025-84

A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY FEE SCHEDULE TO INCLUDE INCREASED WATER METER COSTS.

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, the City requires builders to pay the City, at the time of building permit issuance, for water meters which the City has purchased and stored for purposes of meter quality and uniformity; and,

WHEREAS, current water meter costs are as follows:

<u>Meter Size</u>	<u>Meter Cost</u>	<u>Meter Size</u>	<u>Meter Cost</u>
¾"	\$402	3"	\$2,365
1"	\$455	4"	\$3,960
1½"	\$1,629	6"	\$6,691
2"	\$1,848		

WHEREAS, the cost for water meters has risen, and the City Administration asks the City Council to amend the Fee Schedule to include the new meter costs, as follows:

<u>Meter Size</u>	<u>Meter Cost</u>	<u>Meter Size</u>	<u>Meter Cost</u>
¾"	\$424	3"	\$2,540
1"	\$484	4"	\$4,259
1½"	\$1,805	6"	\$7,203
2"	\$2,051		

WHEREAS, the new meter costs represent the City's actual cost of acquiring the water meters, with accompanying hardware, such as, gaskets, bolts, washers, nuts, and lock nuts, rounded up to the nearest dollar:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOEELE CITY COUNCIL that the Tooele City Fee Schedule is hereby amended to include the new water meter costs specified above.

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 _____, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, City Attorney

TOOELE CITY CORPORATION

RESOLUTION 2025-85

A RESOLUTION OF THE TOOELE CITY COUNCIL AUTHORIZING THE SALE OF LOT 13 OF THE RANCH AT PINE CANYON SUBDIVISION TO CELTIC BANK CORPORATION, UNDER THE TERMS OF THE PRIOR AGREEMENT DATED NOVEMBER 7, 2019.

WHEREAS, UCA Section 10-8-2(1)(a) provides, in pertinent part, “A municipal legislative body may: . . . sell . . . real . . . property for the benefit of the municipality”; and,

WHEREAS, by an agreement dated November 7, 2019, (“Prior Agreement” attached as Exhibit A) and in connection with a settlement agreement dated December 8, 2011, Tooele City acquired from Celtic Bank Corporation (“Celtic Bank”) Lot 13 of the Ranch at Pine Canyon Subdivision; and,

WHEREAS, under paragraph 16 of the Prior Agreement, Celtic Bank retained a right of first refusal to purchase Lot 13 from the City in the event the City decides to sell Lot 13 without developing a municipal well on Lot 13; and,

WHEREAS, as part of the Prior Agreement, the parties agreed that, should Celtic Bank exercise its right under paragraph 16, the purchase price would be the appraised amount, minus the sum of \$75,000 (representing the pro-rata share of infrastructure and utility improvements in the subdivision servicing Lot 13), minus fifteen percent (15%); and,

WHEREAS, the City desires to sell Lot 13 without developing a municipal well; and,

WHEREAS, Celtic Bank desires to exercise its right to purchase Lot 13 for the amount described above; and,

WHEREAS, Integra Realty Resources appraised the value of Lot 13 at \$360,000; and,

WHEREAS, given the above appraisal, the purchase amount as calculated as described under paragraph 16 of the Prior Agreement is \$242,250, with an additional a \$1,000 for splitting the appraisal cost, for a total purchase price of \$243,250; and,

WHEREAS, it is in the best interest of Tooele City to sell Lot 13 because the revenue is needed for Tooele City governmental purposes; and,

WHEREAS, acknowledging the requirements under UCA Section 10-8-2(4) and TCC Section 1-25-2, the nature of this sale is bound by the terms of the Prior Agreement:

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

1. the City Administration is hereby authorized to sell Lot 13 of The Ranch at Pine Canyon Subdivision to Celtic Bank Corporation for the amount of \$243,250; and,
2. the Mayor is hereby authorized to sign all documents necessary to close on the sale of Lot 13 of The Ranch at Pine Canyon Subdivision.

This Resolution shall take effect immediately upon passage, 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 _____, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to form:

Matthew C. Johnson, Tooele City Attorney

Exhibit A

Agreement With Celtic Bank Corporation
Dated November 7, 2019

AGREEMENT

This Agreement is made this 11th day of November 2019 (the "Effective Date") by and between Tooele City Corporation, a Utah municipal corporation (the "City") and Celtic Bank Corporation, a Utah corporation (the "Developer"). The City and the Developer may also be individually and collectively referred to herein as a "Party" or the "Parties."

RECITALS

A. The Parties entered into a Settlement Agreement dated December 8, 2011, under which the City was to acquire (i) Lot 17 of the Murray Flats Subdivision, in Pine Canyon, Tooele County, consisting of 5.278 acres ("Lot 17") and (ii) a right-of-way through the Murray Flats Subdivision to access Lot 17 from Church Wood Drive in Pine Canyon, Tooele County (the "Right-of-Way"). A copy of the recorded Murray Flats Subdivision plat is attached hereto and incorporated herein as Exhibit A.

B. The City paid the agreed-upon sum of \$92,500, as determined by appraisal valuation dated April 18, 2011, for Lot 17.

C. The City acquired Lot 17 by "Stipulation and Joint Motion for Entry of, and Final Judgment of Condemnation." (See Entry #365105, January 25, 2012.) The City acquired the Right-of-Way by "Right-of-Way and Easement Grant." (See entry #365104, January 25, 2012.) The legal descriptions of Lot 17 and the Right-of-Way are attached hereto and incorporated herein as Exhibits B and C.

D. The Developer desires to re-plat the property comprised of the Murray Flats Subdivision and to replace it with a new plat called The Ranch at Pine Canyon Subdivision (the "New Subdivision").

E. The Developer proposes that the City convey Lot 17 to the Developer in partial exchange for which the Developer would convey lot 13 ("Lot 13") of the New Subdivision to the City. Lot 13 consists of 4.700 acres, 0.578 acres less than Lot 17. The difference in acreage between Lot 17 and Lot 13 shall be referred to as the "Land Delta." A copy of the New Subdivision is attached hereto and incorporated herein as Exhibit D. The legal description of Lot 13 is attached hereto and incorporated herein as Exhibit E.

F. The Parties desire to set forth the terms and conditions of their agreement to exchange Lot 17 for Lot 13 and other transaction elements, as described below.

NOW THEREFORE, in consideration of the foregoing recitals, the covenants below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Recitals. The above Recitals are hereby incorporated into and made a part of this Agreement.

2. Global Consideration. The various considerations described herein shall be deemed global consideration, and no particular item of consideration shall be in exchange for any other particular item of consideration.

3. Escrow Agent. The "Escrow Agent" shall be Marta Hansen of Security Title, located at 1485 North 30 West, Suite D1 in Tooele City, phone number (435) 843-8884. The Escrow Agent will be charged with following the escrow instructions set forth herein. Should the Escrow Agent at any time during the duration of the Agreement terminate escrow services, the Parties shall cooperate to select a new escrow agent, if such services are deemed necessary.

4. Lot 17 Deed. Within 30 calendar days after the Effective Date, the City shall cause an executed quit-claim deed for Lot 17 (the "Lot 17 Deed") to be delivered to the Escrow Agent, conveying Lot 17 to the Developer.

5. Lot 13 Deed. Within 30 calendar days after the Effective Date, the Developer shall cause an executed warranty deed for Lot 13 (the "Lot 13 Deed"), to be delivered to the Escrow Agent, conveying Lot 13 to the City.

6. Land Delta. Within 30 calendar days after the Effective Date, the Developer shall deliver to the Escrow Agent the cash sum of \$30,000, representing the fair-market-value payment for the Land Delta.

7. Right-of-Way. Within 30 calendar days after the Effective Date, the City shall cause an executed easement and right-of-way abandonment document for the Right-of-Way to be delivered to the Escrow Agent, conveying the Right-of-Way to the Developer.

8. Conduit Easement. The Developer shall prepare and convey to Tooele City Corporation, at no cost to the City, a Conduit Easement for the installation of power conduit (the "Conduit"). The Conduit Easement shall connect Church Wood Drive and Lot 13, within the New Subdivision rights-of-way (whether public or private) in the most direct route feasible. The Conduit Easement shall be depicted on the New Subdivision final plat and shall be deemed conveyed to the City upon recordation of the New Subdivision final plat.

9. Power Conduit. The City shall have the right to install the Conduit within the Conduit Easement. The Conduit shall be the property of the City, and only the City shall have the right to utilize the Conduit.

10. Water Line Easement. The Developer shall prepare and convey to Tooele City Corporation, at no cost to the City, a Water Line Easement for the installation of a water transmission line (the "Water Line"). The Water Line Easement shall connect Church Wood Drive and Lot 13, within the New Subdivision rights-of-way (whether public or private) in the most direct route feasible. The Water Line Easement shall be depicted on the New Subdivision final plat and shall be deemed conveyed to the City upon recordation of the New Subdivision final plat.

11. Water Line. The City shall have the right to install the Water Line within the Water Line Easement. The Water Line shall be the property of the City, and only the City shall have the right to utilize the Water Line.

12. Subdivision Improvements. The City shall have no duty or obligation to pay any amounts for public or private improvements made to and within the New Subdivision, except as expressly identified herein.

13. New Subdivision Plat. The fully-executed, recordable New Subdivision final plat shall be delivered to the Escrow Agent within 15 calendar days of its formal approval by the County Commission.

14. Releases from Escrow - Recordation.

- a. Right-of-Way Abandonment. The Right-of-Way abandonment document shall be recorded by the Escrow Agent immediately prior to the recordation of the Lot 17 Deed. The Developer shall be responsible for the costs of recordation.
- b. Lot 17 Deed. The Lot 17 Deed shall be recorded by the Escrow Agent immediately prior to the recordation of the New Subdivision final plat. The Developer shall be responsible for the costs of recordation.
- c. New Subdivision Plat. The New Subdivision final plat, approved and fully executed by the County Commission, shall be recorded by the Escrow Agent within 5 business days of delivery to the Escrow Agent. The Developer shall be responsible for the costs of recordation.
- d. Lot 13 Deed. The Lot 13 Deed shall be recorded by the Escrow Agent immediately following the recordation of the New Subdivision final plat. The City shall be responsible for the costs of recordation, if any.
- e. Land Delta Payment. Upon recordation of the documents enumerated in 14.a.-14.d., above, the Escrow Agent shall deliver the \$30,000 Land Delta payment, minus escrow fees and costs as described below, to the City.
- f. Settlement Statement. After delivery of the Land Delta to the City, the Escrow Agent shall deliver a settlement statement, together with copies of documents recorded pursuant to this Agreement, to the Parties.

15. Escrow Fees and Costs. The Parties shall each pay 50% of the cost of the Escrow Agent fees. The Developer and the City shall pay all applicable recordation fees, as described above. Each of the Parties shall bear their own document preparation fees.

16. Right of First Refusal. The Developer shall have a right of first refusal to purchase Lot 13 from the City in the event the City decides to sell Lot 13 without developing a municipal well on Lot 13. The purchase price shall be the fair market value of Lot 13 as determined by appraisal obtained by the City, minus the sum of \$75,000 (representing the pro-rata share of infrastructure and utility improvements in the New Subdivision servicing Lot 13), minus 15%. By way of illustration only, if Lot 13 is appraised at \$300,000 at the time of sale, the right-of-first-refusal price will be \$300,000 minus \$75,000 minus 15% = \$191,250. The Developer's right of first refusal shall expire 15 years after the Effective Date. The Parties shall each pay 50% of the appraisal price.

17. Capacity to Execute. Each individual signing below represents and warrants that he or she is duly authorized to execute this Agreement on behalf of the Party for whom he or she is signing and to bind that Party to the covenants and obligations contained herein.

18. Binding on Successors. This Agreement is binding upon and will inure to the benefit of the Parties hereto and their respective heirs, legal representatives, successors, assigns, officers, members, managers, employees, representatives, attorneys, agents, and any and all businesses related to, owned or controlled, in whole or in part, by any of the Parties.

19. Non-Transfer/Non-Assignment of Claims. The Parties represent and warrant that no portion of any claim or cause of action that each has or may have against the other has been transferred or assigned in any manner.

20. Survival. The Parties acknowledge and agree that all agreements, obligations, prohibitions, warranties, and representations that are created in this Agreement will survive the execution and delivery of this Agreement and notwithstanding the execution and delivery of this Agreement, the releases herein will continue in full force and effect.

21. Entire Agreement. This Agreement contains the entire agreement of the Parties as to its subject matter; it may not be changed orally, but may be changed only by an agreement in writing signed by the Parties. Except as expressly set forth in this Agreement, the Parties have not made and do not make any other representations, warranties, statements, promises or agreements to each other.

22. Attorney Fees. In any action to enforce or interpret the terms of this Agreement, the prevailing party shall recover from the unsuccessful party reasonable attorney fees and costs (including those incurred in connection with appeal), the amount of which will be fixed by the Court and made a part of any judgment rendered.

23. Counterparts. This Agreement may be executed in counterparts which, when taken together, shall constitute one agreement.

24. Governing Law. This Agreement will be construed in accordance with and governed by the laws of the State of Utah.

25. Severability. The provisions of this Agreement are severable, and if any part of it is found unenforceable, the other parts will remain fully valid and enforceable.

26. Waiver of Jury Trial. The Parties irrevocably waive any and all right to trial by jury in any legal proceeding arising out of or relating to this contract and the transactions contemplated herein.

27. Additional Actions. Each Party hereto will execute and/or cause to be delivered to each other any and all instruments or documents and will take such actions as may be reasonably requested for the purpose of carrying out this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth above.

TOOELE CITY CORPORATION

CELTIC BANK CORPORATION

By: Debra E. Winn
Print Name: Debra E. Winn
Its: Mayor

By: Cody Deeter
Print Name: Cody Deeter
Its: AGENT

ATTEST:

Michelle Y. Pitt
Michelle Y. Pitt, Tooele City Recorder 

Approved as to Form:

Roger Evans Baker
Roger Evans Baker, Tooele City Attorney

Exhibit A

Murray Flats Subdivision Plat

FINAL PLAT MURRAY FLATS SUBDIVISION PHASE 1

A SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 12
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN;
PINE CANYON TOWNSHIP, TOOELE COUNTY, UTAH

ATLANTIC RICHFIELD CO.

ATLANTIC RICHFIELD CO.

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



PROJECT SITE

SHEETS SUBDIVISION

LOTS 1, 3, 7, 8, 11, 12, 13, 14, AND 15
ARE WITHIN THE HEALTH DEPARTMENT'S
TWO TO FOUR FEET SOIL FEASIBILITY STUDY
THE MAXIMUM DEPTHS PERTAINING TO
DRAINAGE ARE AS FOLLOWS:

LOT #	DEPTH
1	36"
3	48"
7	48"
8	36"
11	48"
12	36"
13	48"
14	36"
15	36"

RECORD OF SURVEY NUMBER

08-0126-01

FOUND TOOELE COUNTY DEPENDENT
RESURVEY MONUMENT REPRESENTING
THE WEST QUARTER CORNER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
BRASS CAP MONUMENT

FOUND TOOELE COUNTY DEPENDENT
RESURVEY MONUMENT, WITNESS CORNER TO
THE NORTHWEST CORNER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
BRASS CAP MONUMENT

CORPORATE ACKNOWLEDGMENT

ON THE 29th DAY OF April, A.D. 2009, PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY
OF SALT LAKE, IN THE STATE OF UTAH, Richard Palmer, a corporation, AFTER BEING
DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Authorized Representative
Richard Palmer, a corporation, IN THE STATE OF UTAH, WHO THAT HE
SIGNED THE OWNERS' DEDICATION FOR AND IN BEHALF OF
SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID
CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC RESIDING IN
Salt Lake City
MY COMMISSION EXPIRES 7-2-2012

COUNTY HEALTH DEPT.

APPROVED THIS 5th DAY OF March A.D. 2009 BY THE TOOELE COUNTY HEALTH DEPT.

TOOELE COUNTY HEALTH DEPARTMENT

LINE	LENGTH	BEARING
1	10.81	N 77° 37' 37" W
2	10.81	N 77° 37' 37" W

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	BEARING
C1	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C2	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C3	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C4	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C5	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C6	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C7	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C8	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C9	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C10	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C11	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C12	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C13	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C14	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C15	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C16	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C17	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C18	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C19	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C20	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C21	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C22	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C23	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C24	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C25	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C26	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C27	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C28	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C29	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C30	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C31	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C32	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C33	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C34	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C35	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C36	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C37	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C38	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C39	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C40	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C41	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C42	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C43	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C44	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C45	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C46	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C47	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C48	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C49	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C50	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C51	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C52	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C53	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C54	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C55	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C56	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C57	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C58	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C59	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C60	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C61	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C62	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C63	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C64	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C65	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C66	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C67	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C68	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C69	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C70	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C71	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C72	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C73	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C74	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C75	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C76	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C77	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C78	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C79	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C80	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C81	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C82	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C83	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C84	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C85	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C86	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C87	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C88	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C89	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C90	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C91	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C92	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C93	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C94	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C95	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C96	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C97	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C98	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C99	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W
C100	13.00	33.48	88.36	33.48	N 77° 37' 37" W	N 77° 37' 37" W

LEGEND

- PROPOSED ROAD MONUMENT
- EXISTING POLE
- FOUND SECTION CORNER
- SECTION CORNER NOT FOUND
- FOUND WITNESS CORNER MONUMENT

NORTH TOOELE COUNTY
FIRE DEPARTMENT

APPROVED THIS 12th DAY OF
March, A.D. 2009

BY: [Signature]
DEPUTY NORTH TOOELE COUNTY FIRE DEPT.

PLANNING COMMISSION

APPROVED THIS 2nd DAY OF
March, A.D. 2009 BY THE PINE CANYON
TOWNSHIP PLANNING COMMISSION

BY: [Signature]
CHAIRMAN PINE CANYON TOWNSHIP PLANNING COM.

TOOELE COUNTY ENGINEERING

APPROVED THIS 2nd DAY OF
March, A.D. 2009

BY: [Signature]
DIRECTOR, TOOELE COUNTY ENGINEERING DEPT.

TOOELE COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS OFFICE HAS
EXAMINED THIS PLAT AND IT IS CORRECT
IN ACCORDANCE WITH THE INFORMATION ON FILE
RECORD # 08-0126-01

DATE: March 2, 2009
TOOELE COUNTY SURVEYOR

TOOELE COUNTY ATTORNEY

APPROVED AS TO FORM THIS 11th DAY OF
March, A.D. 2009

BY: [Signature]
TOOELE COUNTY ATTORNEY

TOOELE COUNTY TREASURER

APPROVED THIS 5th DAY OF
March, A.D. 2009

BY: [Signature]
TOOELE COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, BYRON M. COFF, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR
HOLDING CERTIFICATE NUMBER 248723
AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY
AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON
THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO
LOTS AND STREETS HEREINAFTER TO BE KNOWN AS MURRAY FLATS SUBDIVISION, PHASE 1
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS
SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WEST BOUNDARY OF NEW LINE 20 CHURCH WOOD DRIVE, SAID POINT BEING MONUMENT 26.34
FEET AND MONUMENT 26.34 FEET AND MONUMENT 26.34 FEET, BEING A POINT FROM A POWER BRASS CAP MONUMENT BEING THE
WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
AND MONUMENT 26.34 FEET, BEING A POINT FROM A POWER BRASS CAP MONUMENT BEING THE
W

Exhibit B

Legal Description of Lot 17

EXHIBIT **B**

A PARCEL OF PROPERTY FORMERLY KNOWN AS LOT 17 OF MURRAY FLATS
PHASE 1 SUBDIVISION MORE FULLY DESCRIBED AS:

BEGINNING AT A POINT WHICH IS NORTH, 519.72 FEET AND EAST, 2646.622 FEET FROM A FOUND BRASS CAP MONUMENT BEING THE WITNESS CORNER TO THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID MONUMENT BEING NORTH, 2190.88 FEET FROM THE FOUND BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 75°18'03" WEST, 492.183 FEET; THENCE 141.972 FEET NORTHEASTERLY ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 36°54'46" EAST, 111.09 FEET); THENCE 31.816 FEET NORTHWESTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 08°05'14" WEST, 30.980 FEET); THENCE NORTH 14°41'57" EAST, 279.707 FEET; THENCE 167.565 FEET NORTHEASTERLY ALONG THE ARC OF A 800.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 08°41'55" EAST, 167.260 FEET); THENCE SOUTH 82°56'35" EAST, 322.971 FEET; THENCE SOUTH 00°16'33" WEST, 640.608 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.278 ACRES

Former Tax ID 17-021-0-0017

Exhibit C

Legal Description of Right-of-Way

EXHIBIT C

(PERMANENT RIGHT-OF-WAY AND GRANT OF EASEMENT)

BEGINNING AT A POINT WHICH IS NORTH, 1195.547 FEET AND EAST, 100.769 FEET FROM A FOUND BRASS CAP MONUMENT BEING THE WITNESS CORNER TO THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID MONUMENT BEING NORTH, 2190.88 FEET FROM THE FOUND BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 15°31'34" EAST, 60.280 FEET; THENCE SOUTH 80°00'00" EAST, 748.421 FEET; THENCE 27.236 FEET SOUTHEASTERLY ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 76°27'12" EAST, 27.22 FEET); THENCE SOUTH 72°54'24" EAST, 1039.498 FEET; THENCE 92.843 FEET SOUTHEASTERLY ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 65°31'07" EAST, 92.590 FEET); THENCE 71.923 FEET SOUTHEASTERLY ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 66°42'56" EAST, 71.650 FEET); THENCE SOUTH 75°18'03" EAST, 122.164 FEET; THENCE 23.562 FEET NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 59°41'57" EAST, 21.21 FEET); THENCE NORTH 14°41'57" EAST, 56.414 FEET; THENCE SOUTH 75°18'03" EAST, 60.00 FEET; THENCE 31.816 FEET SOUTHEASTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 08°05'14" EAST, 30.98 FEET); THENCE 141.972 FEET SOUTHWESTERLY ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 36°54'46" WEST, 111.09 FEET); THENCE NORTH 75°18'03" WEST, 167.164 FEET; THENCE 89.904 FEET NORTHWESTERLY ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 66°42'56" WEST, 89.57 FEET); THENCE 77.369 FEET NORTHWESTERLY ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 65°31'07" WEST, 77.16 FEET); THENCE NORTH 72°54'24" WEST, 1039.498 FEET; THENCE 19.808 FEET NORTHWESTERLY ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 76°27'12" WEST, 19.80 FEET); THENCE NORTH 80°00'00" WEST, 754.226 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.148 ACRES

Exhibit D

Ranches at Pine Canyon Subdivision Plat

[illegible][illegible]

CURVE #	LENGTH	POLE	TANGENT	OSI #	CHORD BEARING	CURVE LENGTH
C1	234.65	490.85	128.17	38 37° 36"	167° 41' 30"	234.65
C2	244.48	490.85	115.25	27° 59' 40"	168° 28' 12"	234.65
C3	188.85	490.85	88.51	1° 13' 21"	169° 56' 40"	188.85
C4	87.57	70.25	86.56	77° 32' 30"	169° 56' 40"	87.57
C5	189.24	70.25	86.56	87° 48' 30"	164° 07' 27"	86.56
C6	141.88	70.25	79.96	87° 48' 30"	164° 07' 27"	141.88
C7	298.33	1000.00	115.76	63° 46'	84° 37' 59"	298.33
C8	180.19	1000.00	79.31	60° 15' 11"	84° 37' 59"	180.19
C9	110.36	70.25	79.31	60° 15' 11"	167° 57' 30"	86.53
C10	188.25	1000.00	86.53	73° 32' 17"	167° 57' 30"	188.25
C11	84.57	86.53	86.53	86° 49' 45"	167° 57' 30"	86.53
C12	133.57	86.53	86.53	86° 49' 45"	167° 57' 30"	133.57

PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ IN _____ BY THE TOOELE COUNTY PLANNING COMMISSION.	TOOELE COUNTY ATTORNEY APPROVED THIS _____ DAY OF _____ IN _____ BY _____
_____ TOOELE COUNTY PLANNING COMMISSION	_____ TOOELE COUNTY ATTORNEY

NORTH TOOELE COUNTY FIRE DEPARTMENT	TOOELE COUNTY ENGINEERING
APPROVED THIS _____ DAY OF _____	APPROVED THIS _____ DAY OF _____
_____ 30 _____	_____ 30 _____

TOOELE COUNTY SURVEY DEPT. APPROVED THIS _____ DAY OF _____ _____	TOOELE COUNTY TREASURER APPROVED THIS _____ DAY OF _____ _____
---	--

COUNTY HEALTH DEPT.
APPROVED THIS _____ DAY
OF _____ BY _____
THE TOWNE COUNTY HEALTH DEPT.

SHEET NUMBER

_____ is a person who is planning to _____ at _____
_____ by _____ Place _____ OF OFFICIAL RECORDS.

Exhibit E

Legal Description of Lot 13

EXHIBIT E

All of Lot 13 in The Ranch at Pine Canyon Subdivision also described as a parcel of land located in the South half of Section 12, Township 3 North, Range 4 West, Salt Lake Base & Meridian, thence as follows:

Beginning at a point being N.70°44' 29"E. 2123.13 feet from the witness corner to the Northwest Corner of said Section 13; thence Northeasterly 163.89 feet along a curve to the left with a 60.00 foot radius, through a central angle of 156° 30' 24", the chord of which bears N. 26° 03' 57" E. 117.49 feet; thence Northerly 45.72 feet along a curve to the right with a 40.00 foot radius, through a central angle of 65° 29' 38", the chord of which bears N. 19° 26' 27" W. 43.27 feet; thence Northerly 136.28 feet along a curve to the left with a 830.00 foot radius, through a central angle of 09° 44' 36", the chord of which bears N. 08° 36' 08" E. 136.13 feet; thence S.86°06'06"E. 581.90 feet; thence S.00°06'15"E. 404.46 feet; thence N.75°40'51"W. 659.35 feet to the point of beginning.

Exhibit B

Appraisal of Lot 13,
The Ranch at Pine Canyon Subdivision

Appraisal of Real Property

Lot 13, The Ranch at Pine Canyon Subdivision

Single Family Residential Lot

2062 N Dapple Dr

Tooele, Tooele County, Utah 84074

Prepared For:

Tooele City

Date of the Report:

September 30, 2025

Report Format:

Appraisal Report

IRR - Salt Lake City

File Number: 160-2025-1267EC

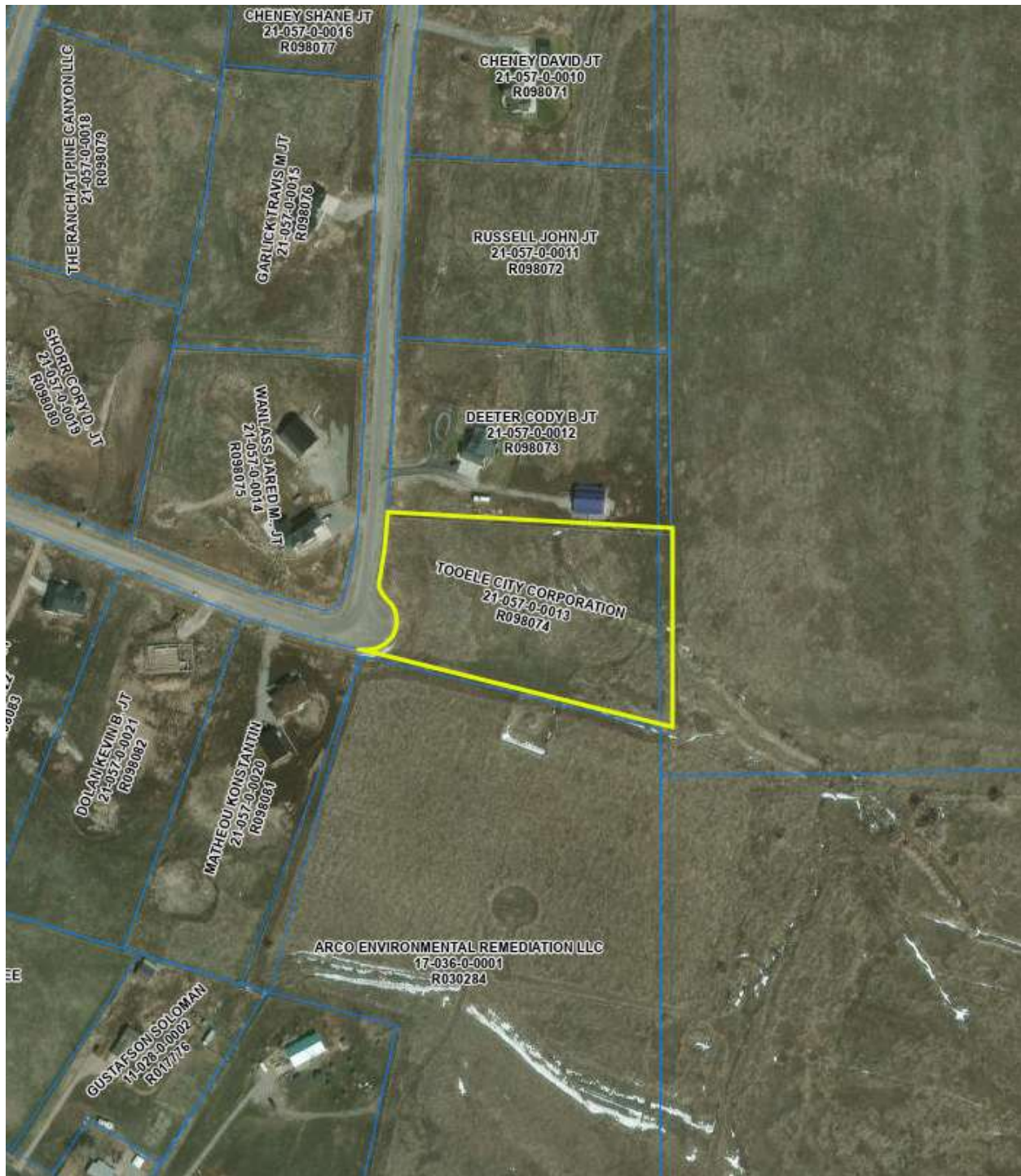


Subject Photographs



Lot 13, The Ranch at Pine Canyon Subdivision
2062 N Dapple Dr
Tooele, Utah

Aerial Image





September 30, 2025

Mrs. Debbie Winn
Tooele City
90 North Main Street
Tooele City, UT 84074

SUBJECT: Market Value Appraisal
 Lot 13, The Ranch at Pine Canyon Subdivision
 2062 N Dapple Dr
 Tooele, Tooele County, Utah 84074
 IRR - Salt Lake City File No. 160-2025-1267EC

Mrs. Winn:

Integra Realty Resources – Salt Lake City is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop the following opinion of value:

- The market value as is of the fee simple interest in the subject property as of the effective date of the appraisal, September 25, 2025

The client for the assignment is Tooele City. The intended user of this report is Tooele City. The intended use of the report is for Internal planning purposes. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

The subject is a parcel of vacant land containing an area of 4.70 acres or 204,732 square feet. The property is zoned RR-5, Rural Residential, which permits large-lot single family residential.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, and applicable state appraisal regulations.

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards

Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinion of value is as follows:

Value Conclusion

Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	September 25, 2025	\$360,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

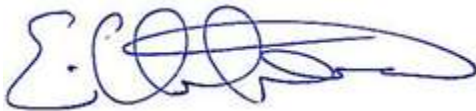
1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Salt Lake City



Eric B. Christensen
Utah Certified General Real Estate Appraiser
#5491821-CG00
Telephone: (801) 558-2518
Email: echristensen@irr.com



Darrin W. Liddell, MAI, AI-GRS, CCIM
Utah Certified General Real Estate Appraiser
#6077208-CG00
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Email: dliddell@irr.com

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Quality Assurance

IRR Quality Assurance Program

At IRR, delivering a quality report is a top priority. Integra has an internal Quality Assurance Program in which managers review material and pass an exam in order to attain IRR Certified Reviewer status. By policy, every Integra valuation assignment is assessed by an IRR Certified Reviewer who holds the MAI designation, or is, at a minimum, a named Director with at least ten years of valuation experience.

This quality assurance assessment consists of reading the report and providing feedback on its quality and consistency. All feedback from the IRR Certified Reviewer is then addressed internally prior to delivery. The intent of this internal assessment process is to maintain report quality.

Designated IRR Certified Reviewer

An internal quality assurance assessment was conducted by an IRR Certified Reviewer prior to delivery of this appraisal report. This assessment should not be construed as an appraisal review as defined by USPAP.

Executive Summary

Property Name	Lot 13, The Ranch at Pine Canyon Subdivision
Address	2062 N Dapple Dr Tooele, Tooele County, Utah 84074
Property Type	Single Family Residential Lot
Owner of Record	Tooele City Corporation
Tax ID	21-057-0-0013
Land Area	4.70 acres; 204,732 SF
Zoning Designation	RR-5, Rural Residential
Highest and Best Use	Residential use
Exposure Time; Marketing Period	1-3 months; 1-3 months
Effective Date of the Appraisal	September 25, 2025
Date of the Report	September 30, 2025
Property Interest Appraised	Fee Simple
Sales Comparison Approach	
Number of Sales	4
Range of Sale Dates	Feb 24 to Jul 25
Range of Prices per Property (Unadjusted)	\$350,000 - \$410,000
Market Value Conclusion	\$360,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than Tooele City may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Identification of the Appraisal Problem

Subject Description

The subject is a parcel of vacant land containing an area of 4.70 acres or 204,732 square feet. The property is zoned RR-5, Rural Residential, which permits large-lot single family residential. A legal description of the parcel is provided below.

Property Identification	
Property Name	Lot 13, The Ranch at Pine Canyon Subdivision
Address	2062 N Dapple Dr Tooele, Utah 84074
Tax ID	21-057-0-0013
Owner of Record	Tooele City Corporation
Legal Description	LOT 13, THE RANCH AT PINE CANYON SUBDIVISION, A SUBDIVISION OF TOOELE COUNTY.
Census Tract Number	1307.01

Sale History

No known sales or transfers of ownership have taken place within a three-year period prior to the effective appraisal date.

Based on a review of available information, no other sale or transfer of ownership has taken place within a three-year period prior to the effective appraisal date.

Appraisal Purpose

The purpose of the appraisal is to develop the following opinion of value:

- The market value as is of the fee simple interest in the subject property as of the effective date of the appraisal, September 25, 2025

The date of the report is September 30, 2025. The appraisal is valid only as of the stated effective date or dates.

Value Type Definitions

The definitions of the value types applicable to this assignment are summarized below.

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;

2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Appraisal Premise Definitions

The definitions of the appraisal premises applicable to this assignment are specified as follows.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.²

Property Rights Definitions

The property rights appraised which are applicable to this assignment are defined as follows.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.³

Client and Intended User(s)

The client and intended user is Tooele City. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

Intended Use

The intended use of the appraisal is for Internal planning purposes. The appraisal is not intended for any other use.

Applicable Requirements

This appraisal report conforms to the following requirements and regulations:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute;
- Applicable state appraisal regulations.

¹ Code of Federal Regulations, Title 12, Chapter I, Part 34.42h; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

³ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

Report Format

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis used to develop the opinion of value.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Appraiser Competency

No steps were necessary to meet the competency provisions established under USPAP. The assignment participants have appraised several properties similar to the subject in physical, locational, and economic characteristics, and are familiar with market conditions and trends; therefore, appraiser competency provisions are satisfied for this assignment. Appraiser qualifications and state credentials are included in the addenda of this report.

Scope of Work

Introduction

The appraisal development and reporting processes require gathering and analyzing information about the assignment elements necessary to properly identify the appraisal problem. The scope of work decision includes the research and analyses necessary to develop credible assignment results, given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

To determine the appropriate scope of work for the assignment, the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors were considered. The concluded scope of work is described below.

Research and Analysis

The type and extent of the research and analysis conducted are detailed in individual sections of the report. The steps taken to verify comparable data are disclosed in the addenda of this report. Although effort has been made to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Subject Property Data Sources

The legal and physical features of the subject property, including size of the site, flood plain data, seismic zone designation, property zoning, existing easements and encumbrances, access and exposure, and condition of the improvements (as applicable) were confirmed and analyzed.

The financial data of the subject, including occupancy statistics reports, historical income/expense figures, and tax and assessment records was analyzed. This information, as well as trends established by confirmed market indicators, is used to forecast future performance of the subject property.

Contacts

In addition to public records and other sources cited in this appraisal, information pertaining to the subject was obtained from the following party: Debbie Winn.

Inspection

Details regarding the property inspection conducted as part of this appraisal assignment are summarized as follows:

Property Inspection		
Party	Inspection Type	Inspection Date
Eric B. Christensen	On-site	September 25, 2025
Darrin W. Liddell, MAI, AI-GRS, CCIM	None	—

Valuation Methodology

Three approaches to value are typically considered when developing a market value opinion for real property. These are the cost approach, the sales comparison approach, and the income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

In developing an opinion of value for the subject, only the sales comparison approach is used. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Economic Analysis

Tooele County Area Analysis

Tooele County is located in Utah. It is 6,941 square miles in size and has a population density of 12 persons per square mile.

Population

Tooele County has an estimated 2025 population of 86,024, which represents an average annual 3.4% increase over the 2020 census of 72,698. Tooele County added an average of 2,665 residents per year over the 2020-2025 period, and its annual growth rate exceeded the State of Utah rate of 1.3%.

Looking forward, Tooele County's population is projected to increase at a 2.1% annual rate from 2025-2030, equivalent to the addition of an average of 1,916 residents per year. Tooele County's growth rate is expected to exceed that of Utah, which is projected to be 1.0%.

Population Trends					
	Population			Compound Ann. % Chng	
	2020 Census	2025 Estimate	2030 Projection	2020 - 2025	2025 - 2030
Tooele County	72,698	86,024	95,605	3.4%	2.1%
Utah	3,271,616	3,484,888	3,656,429	1.3%	1.0%
USA	331,449,281	337,643,652	345,735,705	0.4%	0.5%

Source: Claritas

Employment

Total employment in Tooele County was estimated at 20,688 jobs at year-end 2024. Between year-end 2014 and 2024, employment rose by 5,868 jobs, equivalent to a 39.6% increase over the entire period. There were gains in employment in eight out of the past ten years. Tooele County's rate of employment growth over the last decade surpassed that of Utah, which experienced an increase in employment of 31.0% or 410,942 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Tooele County unemployment rate has been slightly higher than that of Utah, with an average unemployment rate of 3.4% in comparison to a 3.2% rate for Utah. A higher unemployment rate is a negative indicator.

Recent data shows that the Tooele County unemployment rate is 3.3% in comparison to a 3.0% rate for Utah, a negative sign for the Tooele County economy but one that must be tempered by the fact that Tooele County has outperformed Utah in the rate of job growth over the past two years.



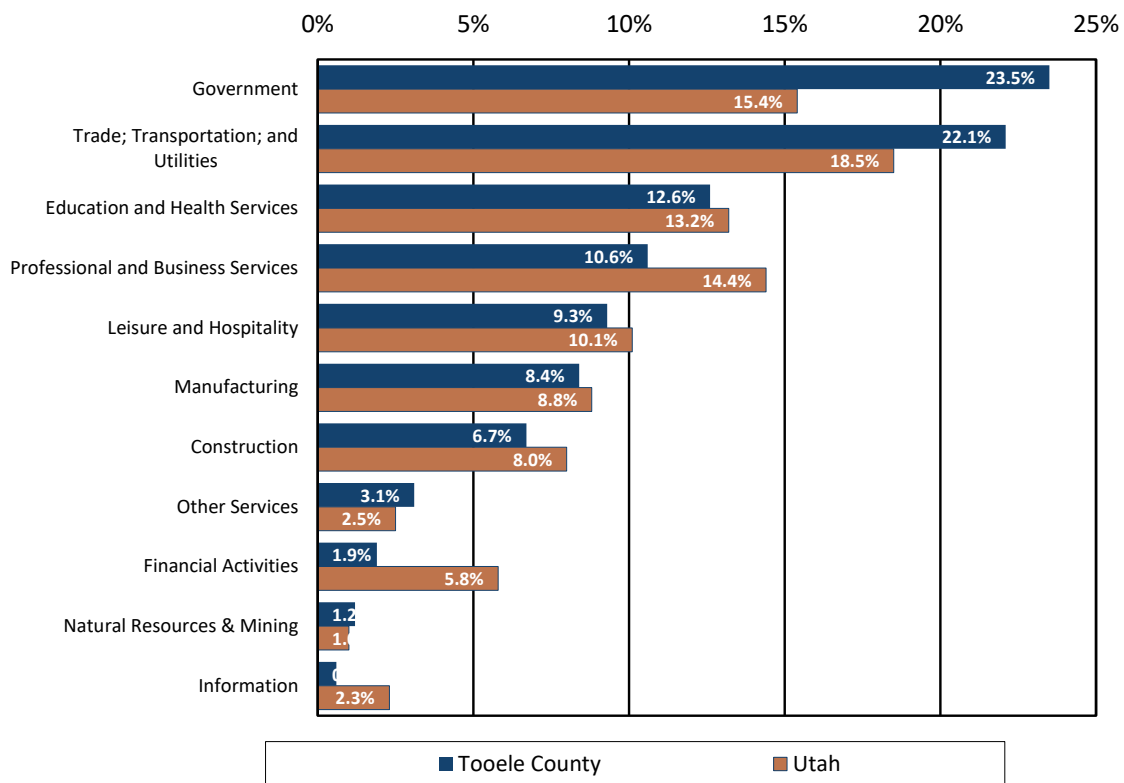
Employment Trends						
Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Tooele County	% Change	Utah	% Change	Tooele County	Utah
2014	14,820		1,324,820		4.6%	3.6%
2015	15,180	2.4%	1,375,435	3.8%	4.0%	3.5%
2016	16,075	5.9%	1,414,274	2.8%	3.6%	3.3%
2017	16,480	2.5%	1,464,873	3.6%	3.4%	3.2%
2018	16,427	-0.3%	1,510,695	3.1%	3.1%	2.9%
2019	16,636	1.3%	1,547,895	2.5%	2.7%	2.5%
2020	18,929	13.8%	1,557,825	0.6%	4.8%	4.9%
2021	19,691	4.0%	1,623,923	4.2%	2.8%	2.8%
2022	19,850	0.8%	1,679,034	3.4%	2.4%	2.4%
2023	19,298	-2.8%	1,713,155	2.0%	2.6%	2.7%
2024	20,688	7.2%	1,735,762	1.3%	3.2%	3.2%
Overall Change 2014-2024	5,868	39.6%	410,942	31.0%		
Avg Unemp. Rate 2014-2024					3.4%	3.2%
Unemployment Rate - April 2025					3.3%	3.0%

Source: U.S. Bureau of Labor Statistics and Moody's Analytics. Employment figures are from the Quarterly Census of Employment and Wages (QCEW). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Employment Sectors

The composition of the Tooele County job market is depicted in the following chart, along with that of Utah. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Tooele County jobs in each category.

Employment Sectors - 2024



Source: U.S. Bureau of Labor Statistics and Moody's Analytics

Tooele County has greater concentrations than Utah in the following employment sectors:

1. Government, representing 23.5% of the Tooele County payroll employment compared to 15.4% for Utah as a whole. This sector includes employment in local, state, and federal government agencies.
2. Trade; Transportation; and Utilities, representing 22.1% of the Tooele County payroll employment compared to 18.5% for Utah as a whole. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.
3. Other Services, representing 3.1% of the Tooele County payroll employment compared to 2.5% for Utah as a whole. This sector includes establishments that do not fall within other defined categories, such as private households, churches, and laundry and dry cleaning establishments.
4. Natural Resources & Mining, representing 1.2% of the Tooele County payroll employment compared to 1.0% for Utah as a whole. Agriculture, mining, quarrying, and oil and gas extraction are included in this sector.

Tooele County is underrepresented in the following sectors:

1. Education and Health Services, representing 12.6% of the Tooele County payroll employment compared to 13.2% for Utah as a whole. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
2. Professional and Business Services, representing 10.6% of the Tooele County payroll employment compared to 14.4% for Utah as a whole. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.
3. Leisure and Hospitality, representing 9.3% of the Tooele County payroll employment compared to 10.1% for Utah as a whole. This sector includes employment in hotels, restaurants, recreation facilities, and arts and cultural institutions.
4. Manufacturing, representing 8.4% of the Tooele County payroll employment compared to 8.8% for Utah as a whole. This sector includes all establishments engaged in the manufacturing of durable and nondurable goods.

Major Employers

Major employers in Tooele County are shown in the following table.

Major Employers - Tooele County	
Name	Number of Employees
1 Tooele School District	2000-2999
2 Wal-Mart	1000-1999
3 Dept of Defense	1000-1999
4 Tooele County	250-499
5 Purple Innovation	250-499
6 Sportsman's Distribution	250-499
7 Mountain West Medical Center	250-499
8 Tooele City	250-499
9 US Magnesium	250-499
10 Clean Harbors Aragonite	100-249

Source: Utah Department of Workforce Services

Gross Domestic Product

Gross Domestic Product (GDP) is a measure of economic activity based on the total value of goods and services produced in a defined geographic area, and annual changes in Gross Domestic Product (GDP) are a gauge of economic growth.

Economic growth, as measured by annual changes in GDP, has been considerably lower in Tooele County than Utah overall during the past decade. Tooele County has grown at a 1.6% average annual rate while the State of Utah has grown at a 4.5% rate. Tooele County continues to underperform Utah. GDP for Tooele County rose by 2.0% in 2023 while Utah's GDP rose by 3.7%.

Tooele County has a per capita GDP of \$27,544, which is 58% less than Utah's GDP of \$65,479. This means that Tooele County industries and employers are adding relatively less value to the economy than their counterparts in Utah.

Gross Domestic Product				
	(\$,000s)		(\$,000s)	
Year	Tooele County	% Change	Utah	% Change
2013	1,932,991	—	145,026,900	—
2014	1,828,047	-5.4%	150,076,300	3.5%
2015	1,786,637	-2.3%	155,431,500	3.6%
2016	1,790,946	0.2%	162,528,200	4.6%
2017	1,751,142	-2.2%	172,075,000	5.9%
2018	1,800,683	2.8%	182,106,000	5.8%
2019	1,824,118	1.3%	192,760,600	5.9%
2020	1,983,980	8.8%	194,750,200	1.0%
2021	2,159,321	8.8%	210,446,900	8.1%
2022	2,217,306	2.7%	217,442,500	3.3%
2023	2,262,344	2.0%	225,459,400	3.7%
Compound % Chg (2013-2023)		1.6%		4.5%
GDP Per Capita 2023	\$27,544		\$65,479	

Source: U.S. Bureau of Economic Analysis (BEA) and Moody's Analytics; data released December 2024.

The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2017 dollars.

Household Income

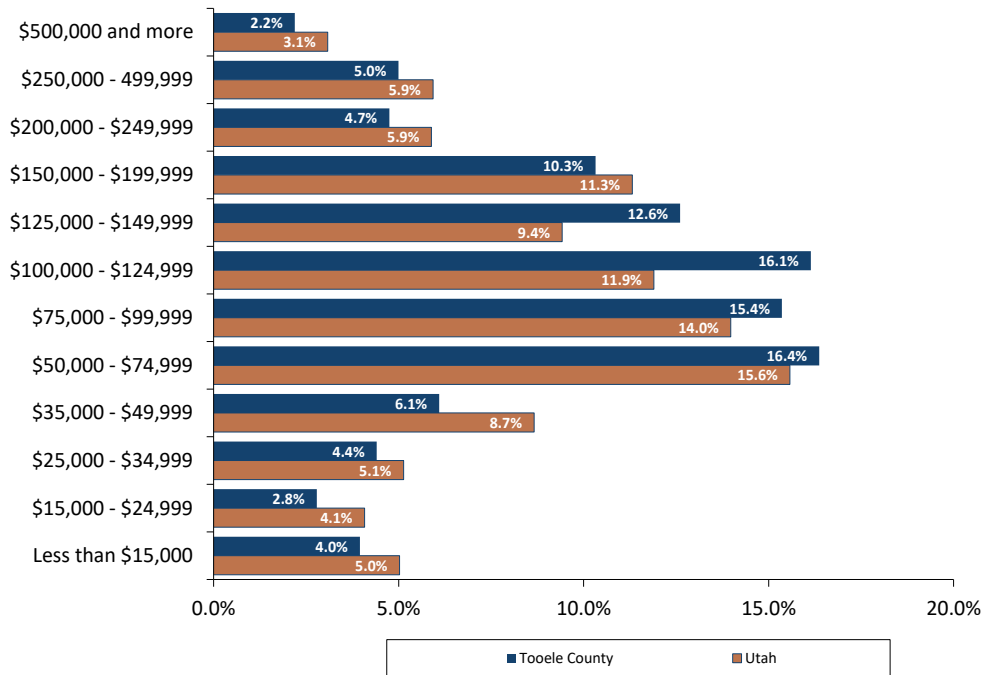
Tooele County has a higher level of household income than Utah. Median household income for Tooele County is \$101,555, which is 6.5% greater than the corresponding figure for Utah.

Median Household Income - 2025	
	Median
Tooele County	\$101,555
Utah	\$95,337
Comparison of Tooele County to Utah	+ 6.5%

Source: Claritas

The following chart shows the distribution of households across twelve income levels. Tooele County has a greater concentration of households in the middle income levels than Utah. Specifically, 60% of Tooele County households are between the \$50,000 - \$150,000 levels in household income as compared to 51% of Utah households. A lesser concentration of households is apparent in the lower income levels, as 17% of Tooele County households are below the \$50,000 level in household income versus 23% of Utah households.

Household Income Distribution - 2025

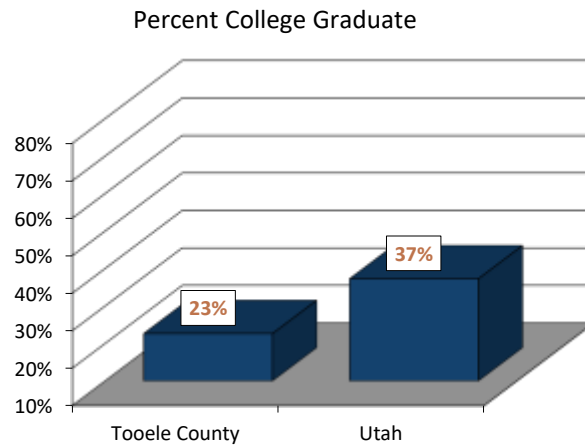


Source: Claritas

Education and Age

Residents of Tooele County have a lower level of educational attainment than those of Utah. An estimated 23% of Tooele County residents are college graduates with four-year degrees, versus 37% of Utah residents. People in Tooele County are similar in age to their Utah counterparts. The median age of both Tooele County and Utah is 33 years.

Education Levels - 2025



Source: Claritas

Conclusion

The Tooele County economy will benefit from a growing population base and a higher level of median household income. Tooele County experienced growth in the number of jobs over the past decade, and it is reasonable to assume that employment growth will occur in the future. It is anticipated that the Tooele County economy will improve and employment will grow, strengthening the demand for real estate.

Area Map



Surrounding Area Analysis

The subject is in the northeastern part of the Tooele Valley in an unincorporated area of Tooele County known as Pine Canyon. This area is part of the Tooele County submarket. Adjacent communities include Erda to the north and Grantsville to the west with the Oquirrh Mountains to the east. Area boundaries and delineation are indicated in the following table. A map identifying the location of the property follows this section.

Boundaries & Delineation	
Boundaries	
Market Area	Tooele County
Submarket	Tooele City
Area Type	Small Town - Non Metro
Delineation	
North	Erda Way
South	1000 North
East	Oquirrh Mountains
West	Highway 36

Access and Linkages

Primary access and linkages to the subject area, including highways, roadways, public transit, traffic counts, and airports, are summarized in the following table.

Access & Linkages	
Vehicular Access	
Major Highways	Interstate 80
Primary Corridors	State Route 36/Main Street
Vehicular Access Rating	Average
Public Transit	
Providers	Utah Transit Authority
Transit Access Rating	Below Average
Airport(s)	
Distance	30 miles
Driving Time	35 minutes
Primary Transportation Mode	Automobile

Primary access to the area is provided by State Route 36/Main Street which is 4 miles west of the subject and runs north/south through the Tooele Valley.

Furthermore, the Tooele City Central Business District (CBD), the economic and cultural center of the region, is approximately 5 miles southwest of the property.

Demand Generators

The typical generators of demand affecting the subject property and its market are discussed and analyzed below.

Life Cycle

Real estate is affected by cycles involving development trends within a market area as well as market and economic forces. Trends in demand for development in a particular market are described by the Market Area Life Cycle, while market and economic trends are described by the Real Estate Cycle.

A Market Area Life Cycle typically evolves through four stages⁴:

- Growth – a period during which the market area gains public favor and acceptance
- Stability – a period of equilibrium without marked gains or losses
- Decline – a period of diminishing demand
- Revitalization – a period of renewal, redevelopment, modernization, and increasing demand

The subject's market area is in the stability stage of the Market Area Life Cycle.

The Real Estate Cycle also impacts a neighborhood. The stages of the Real Estate Cycle include:

- Expansion – Sustained growth in demand, increasing construction
- Decline – Positive but falling demand, increasing vacancy
- Recession – Falling demand, decreasing vacancy
- Recovery – Increasing demand, decreasing vacancy

The subject is in the decline state of the Real Estate Cycle.

Population and Income

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

⁴ *The Appraisal of Real Estate, 14th Edition*. (2013). Appraisal Institute

Surrounding Area Demographics					
2025 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Tooele County	Utah
Population 2020	245	12,747	36,693	72,698	3,271,616
Population 2025	276	14,718	42,266	86,024	3,484,888
Population 2030	301	16,193	46,454	95,605	3,656,429
Compound % Change 2020-2025	2.4%	2.9%	2.9%	3.4%	1.3%
Compound % Change 2025-2030	1.7%	1.9%	1.9%	2.1%	1.0%
Households 2020	73	3,706	11,534	22,087	1,057,252
Households 2025	83	4,346	13,345	26,051	1,131,873
Households 2030	91	4,809	14,688	28,929	1,190,446
Compound % Change 2020-2025	2.6%	3.2%	3.0%	3.4%	1.4%
Compound % Change 2025-2030	1.9%	2.0%	1.9%	2.1%	1.0%
Median Household Income 2025	\$125,636	\$96,874	\$94,321	\$101,555	\$95,337
Average Household Size	3.3	3.3	3.1	3.3	3.0
College Graduate %	25%	17%	19%	23%	37%
Owner Occupied %	92%	84%	80%	82%	69%
Renter Occupied %	8%	16%	20%	18%	31%
Median Owner Occupied Housing Value	\$503,644	\$427,484	\$428,801	\$478,169	\$562,209
Median Year Structure Built	2000	1998	1996	2000	1993
Average Travel Time to Work in Minutes	37	33	33	33	24
Source: Claritas					

As shown above, the current population within a 3-mile radius of the subject is 14,718, and the average household size is 3.3. Population in the area has grown since the 2020 census, and this trend is projected to continue over the next five years. Compared to Tooele County overall, the population within a 3-mile radius is projected to grow at a slower rate.

Median household income is \$96,874, which is lower than the household income for Tooele County. Residents within a 3-mile radius have a lower level of educational attainment than those of Tooele County, while median owner-occupied home values are considerably lower.

Land Use

Predominant land uses in the immediate vicinity of the subject include a mix of industrial and commercial uses. Land use characteristics of the area are summarized below.

Surrounding Area Land Uses	
Character of Area	Small Town - Non Metro
Predominant Age of Improvements (Years)	New to 30 years
Predominant Quality and Condition	Average
Approximate Percent Developed	30%
Infrastructure and Planning	Average
Predominant Location of Undeveloped	All directions
Prevailing Direction of Growth	North

Immediate Surroundings

North	Single Family Residential
South	Vacant land, Single Family Residential
East	Vacant land, Single Family Residential
West	Single Family Residential

Outlook and Conclusions

The area is in the stability stage of its life cycle. Given the history of the area and the growth trends, it is anticipated that property values will increase over the long term.

In comparison to other areas in the region, the area is rated as follows:

Surrounding Area Ratings

Highway Access	Below Average
Demand Generators	Average
Convenience to Support Services	Below Average
Convenience to Public Transit	Below Average
Employment Stability	Average
Neighborhood Amenities	Average
Police and Fire Protection	Average
Barriers to Competitive Entry	Average
Price/Value Trends	Stable
Property Compatibility	Average

Surrounding Area Map



Property Analysis

Land Description and Analysis

Location

The property is located on the east side of Dapple Drive at the point where it connects to Pinto Parkway. The subject has an interior location.

Land Area

The following table summarizes the subject's land area.

Land Area Summary			
Tax ID	SF	Acres	Legal Description
21-057-0-0013	204,732	4.70	LOT 13, THE RANCH AT PINE CANYON SUBDIVISION, A SUBDIVISION OF TOOELE COUNTY.
Source: Public Records			

Shape and Dimensions

The site is irregular in shape, with dimensions of approximately ± 345 feet in width and ± 600 feet in depth. Site utility based on shape and dimensions is average.

Topography

The site is gently sloping. The topography does not result in any particular development limitations.

Drainage

No particular drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that surface water collection, both on-site and in public streets adjacent to the subject, is adequate.

Flood Hazard Status

The following table indicates applicable flood hazard information for the subject property, as determined by review of available flood maps obtained from the Federal Emergency Management Agency (FEMA).

Flood Hazard Status

Community Panel Number	49045C1675C
Date	November 18, 2009
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No

FEMA Zone X: Areas determined to be outside the 500-year flood plain.

Seismic Hazard Status

Based on review of available liquefaction maps obtained from the Utah Geological Survey, the subject is located in an area of very low risk of significant seismic activity.

Environmental Hazards

An environmental assessment report was not provided for review, and during the inspection, no obvious signs of contamination on or near the subject were observed. However, environmental issues are beyond the scope of expertise of the assignment participants. It is assumed the property is not adversely affected by environmental hazards.

Ground Stability

A soils report was not provided for review. Based on the inspection of the subject and observation of development on nearby sites, there are no apparent ground stability problems. However, soils analyses are beyond the scope of expertise of the assignment participants. It is assumed the subject's soil bearing capacity is sufficient to support a variety of uses, including those permitted by zoning.

Streets, Access and Frontage

Details pertaining to street access and frontage are provided in the following table.

Streets, Access and Frontage

Street	Dapple Dr
Frontage Feet	345
Paving	Asphalt
Curbs	None
Sidewalks	None
Lanes	2 way, 1 lane each way
Direction of Traffic	North/South
Condition	Good
Traffic Levels	Low
Signals/Traffic Control	None
Access/Curb Cuts	Adequate
Visibility	Average

Utilities

Utilities available to the subject are summarized below.

Utilities	
Service	Provider
Water	Well, Lincoln Cullinary
Sewer	Septic
Electricity	Rocky Mountain Power
Natural Gas	Enbridge Gas
Local Phone	Multiple providers

Zoning

The subject is within the LI, Rural Residential zone, which is intended to “provide locations for light industrial assembly and manufacturing uses that produce no appreciable negative impact to adjacent properties”. The following table summarizes the applicable zoning requirements affecting the subject.

Zoning Summary	
Zoning Jurisdiction	Tooele County
Zoning Designation	RR-5
Description	Rural Residential
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	large-lot single family residential
Category	Zoning Requirement
Minimum Lot Area	Minimum lot size is 5 acres (217,800 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
Minimum Street Frontage (Feet)	50 feet
Minimum Lot Width (Feet)	220 feet
Minimum Setbacks (Feet)	Front: 30 feet; Side: 20 feet; Rear: 50 feet
Maximum Building Height	35 feet
Maximum Site Coverage	10%
Parking Requirement	2 spaces for each residential dwelling unit
Source: Tooele County Zoning Ordinance	

According to the local planning department, there are no pending or prospective zoning changes.

Interpretation of zoning ordinances is beyond the scope of expertise of the assignment participants. An appropriately qualified land use attorney should be engaged if a determination of compliance is required.

Other Land Use Regulations

There are no other known land use regulations that would affect the property.

Easements, Encroachments and Restrictions

A current title report was not provided for review. There are no apparent easements, encroachments, or restrictions that would adversely affect value. This valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Conclusion of Site Analysis

Overall, the physical characteristics and the availability of utilities result in a functional site, suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include large-lot single family residential. No other restrictions on development are apparent.



View of property facing southeast



View of property facing east



Street Scene

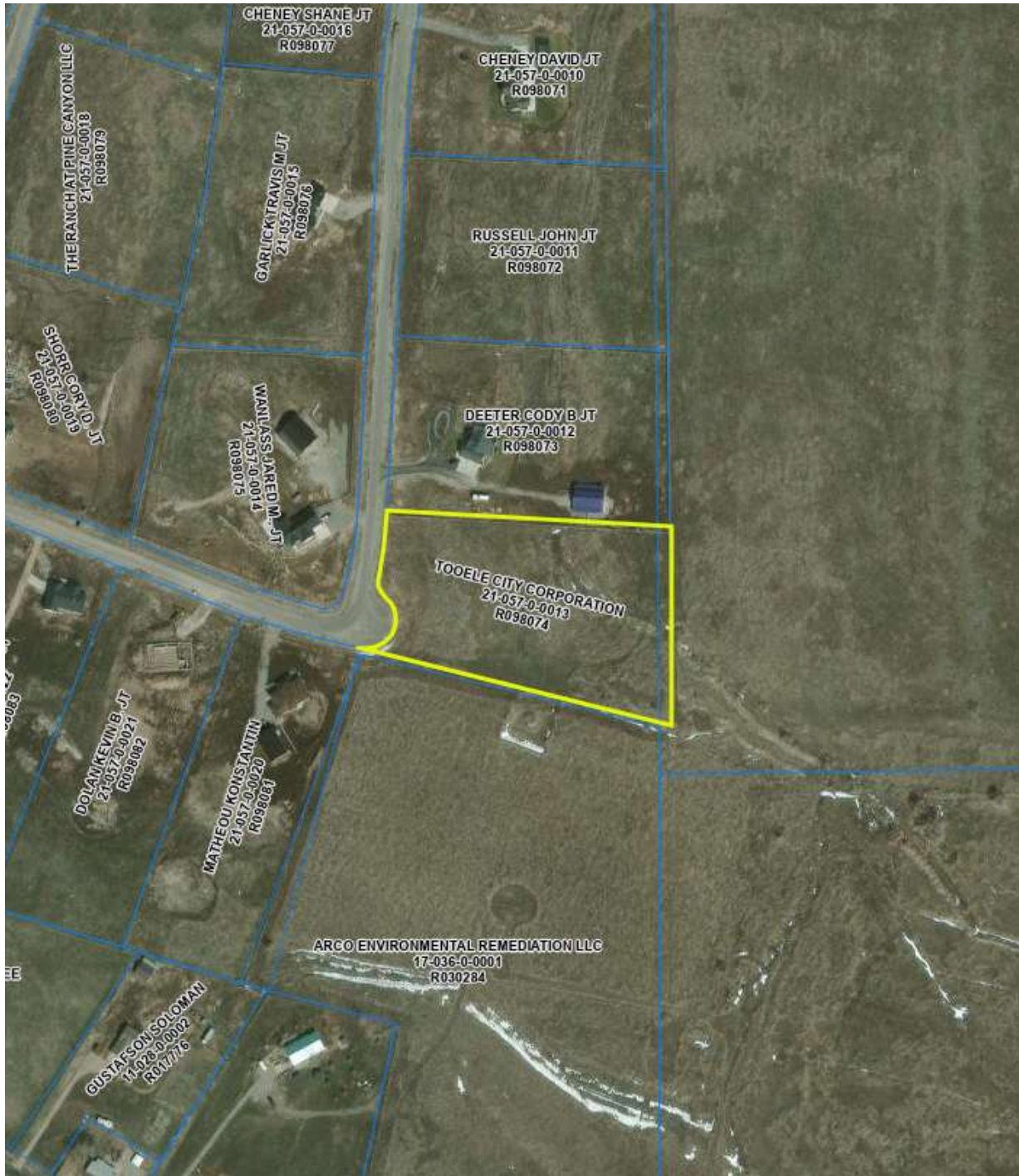


Street Scene



Street Scene

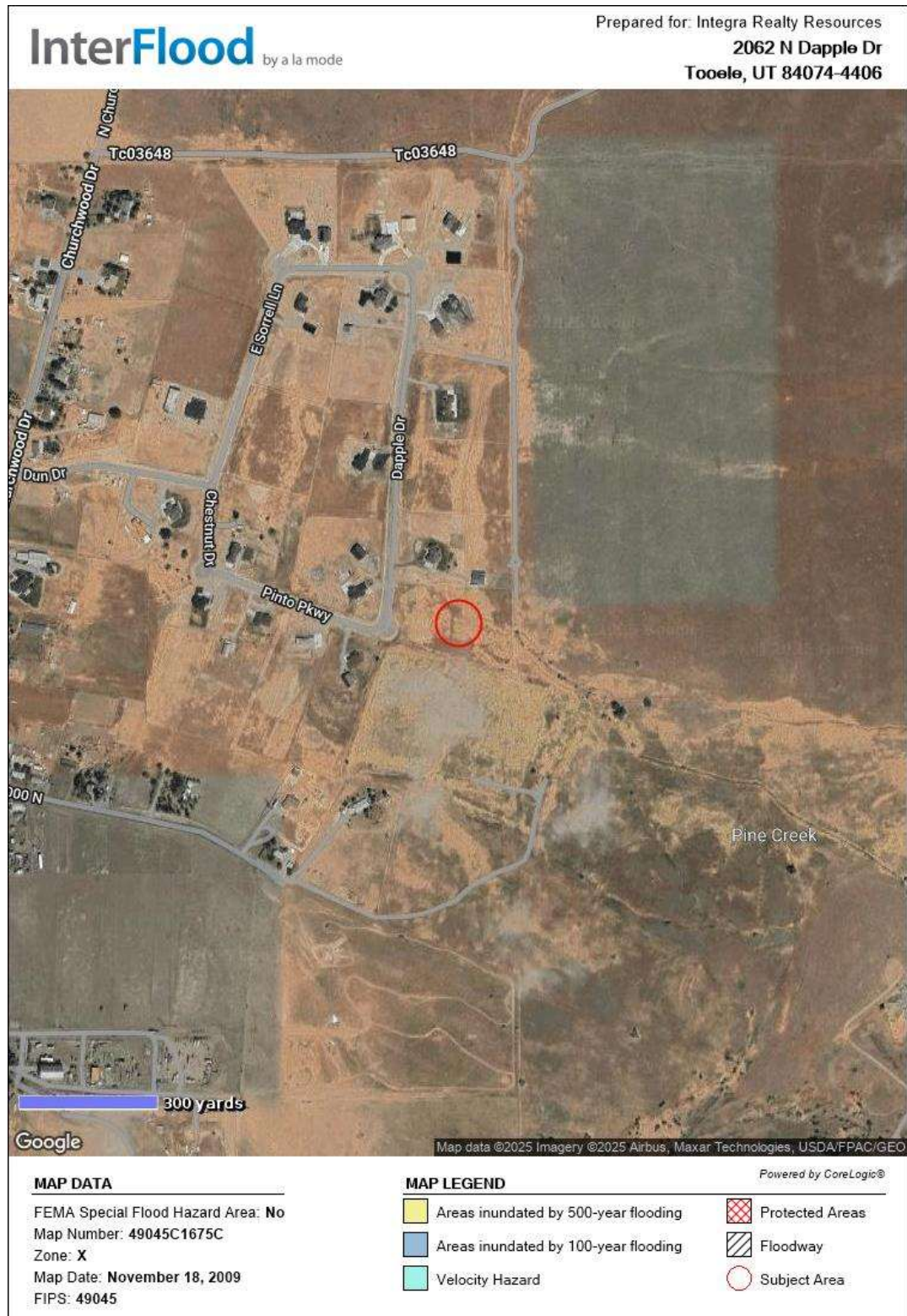
Aerial Image



Plat Map

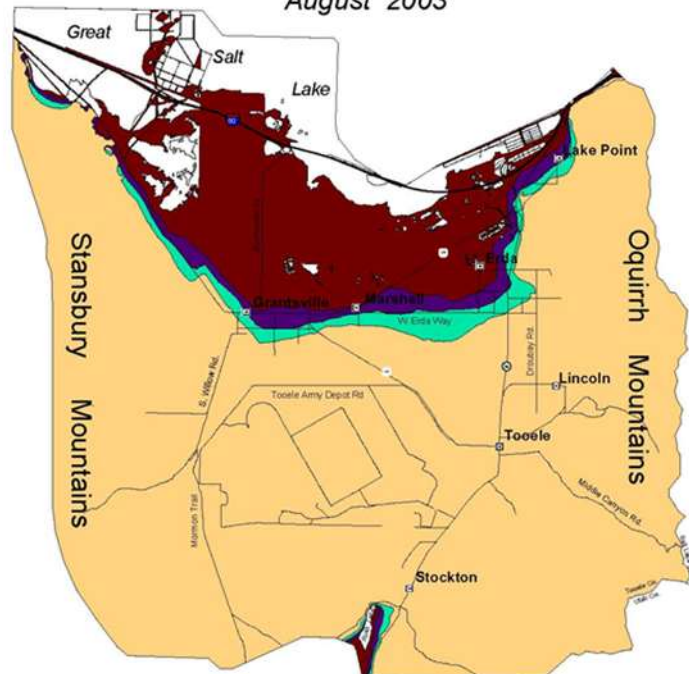


Flood Hazard Map



Liquefaction Hazard Map

Liquefaction Susceptibility Map for Tooele Valley
Tooele County, Utah
Utah Geological Survey
Public Information Series 80
August 2003



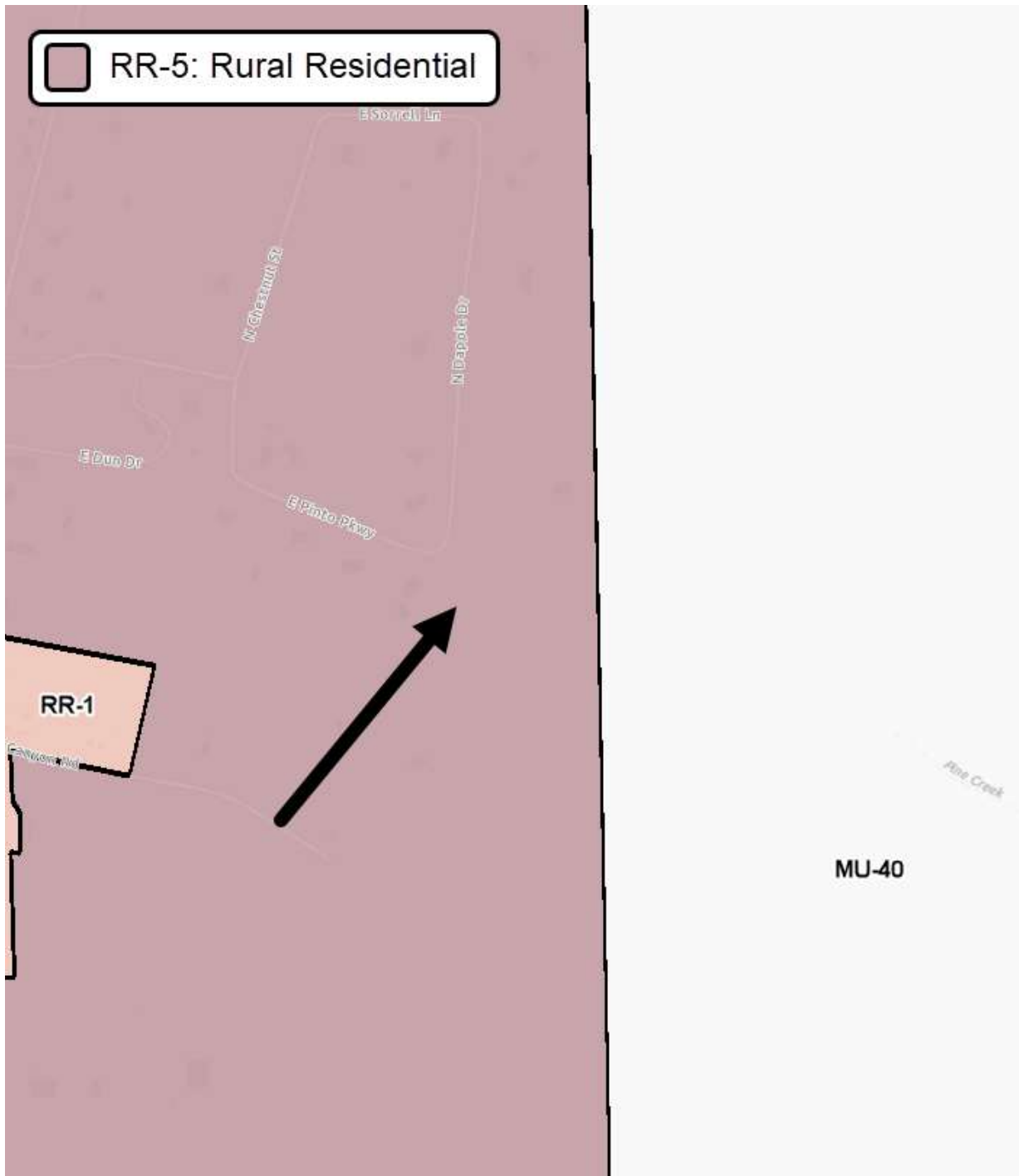
This map is for general reference only.

Base map from U.S. Geological Survey 30x60-minute topographic quadrangles of Tooele, Rush Valley, and Bonneville Salt Flats. Liquefaction susceptibility map from Black, B.D., Solomon, D.J., and Harty, K.M., 1999, Geologic and geologic hazards of Tooele Valley and the West Desert Hazardous Industry Area, Tooele County, Utah; Utah Geological Survey Special Survey Study 96, 65 p., scale 1:100,000.

Digitally compiled by Kami Bremner and Deanna Halseth
Utah Geological Survey



Zoning Map



Real Estate Taxes

Real estate tax assessments are administered by Tooele County and are estimated by jurisdiction on a case-by-case basis. Real estate taxes in this state and this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. Taxes in Utah are calculated by applying a tax rate to taxable value. Taxable value is a percentage of the assessor's estimate of market value. The tax rate varies depending on a given county's budget.

The subject parcel is owned by Tooele City and is tax exempt.

Real estate taxes and assessments for the current tax year are shown in the following table.

Taxes and Assessments - 2024						
Tax ID	Assessed Value			Taxes and Assessments		
	Land	Improvements	Total	Ad Valorem Tax Rate	Taxes	Total
21-057-0-0013	\$328,750	\$0	\$328,750	1.270800%	Exempt	Exempt

Based on the concluded market value of the subject, the assessed value appears low.

Highest and Best Use

The highest and best use of a property is the reasonably probable use resulting in the highest value and represents the use of an asset that maximizes its productivity.

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as though vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Vacant

First, the property is evaluated as though vacant, with no improvements.

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for residential use.

Legally Permissible

The site is zoned RR-5, Rural Residential. Permitted uses include large-lot single family residential. This is primarily an industrial zone. There are no apparent legal restrictions, such as easements or deed restrictions, effectively limiting the use of the property. Given prevailing land use patterns in the area, only residential use is given further consideration in determining highest and best use of the site, as though vacant.

Financially Feasible

Based on the accompanying analysis of the market, there is currently adequate demand for residential use in the subject's area. It appears a residential use on the site would have a value commensurate with its cost. Therefore, residential use is considered to be financially feasible.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than residential use. Accordingly, residential use, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

Conclusion

Development of the site for residential use is the only use which meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as though vacant.

Most Probable Buyer

Taking into account the characteristics of the site, as well as area development trends, the probable buyer is a builder.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

To develop an opinion of the subject's land value, as though vacant and available to be developed to its highest and best use, the sales comparison approach is used. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties. The research focused on transactions within the following parameters:

- Location: Tooele County, Utah
- Size: 5 acres or less
- Use: Low Density Residential
- Transaction Date: February 2024 to Present

For this analysis, price per overall sale price is used as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table:

Summary of Comparable Land Sales						
No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning	\$/SF Land
1	Lot 15, Heritage Estates 2175 N. Lincoln Ln. Tooele Tooele County UT Comments: Ensign Commercial Group sold this 2.55-acre lot to a private investor for \$1,331,112, or \$522,005 per acre. The property was zoned CG at the time of sale.	Feb-24 Recorded	\$350,000	217,800 5.00	RR-5	\$1.61
2	Lot 14, The Ranches 1475 E. Spring Canyon Rd. Tooele Tooele County UT	Nov-24 Recorded	\$400,000	206,474 4.74	RR-5	\$1.94
3	Lot 5, Meadowbrook 1451 E. Meadowbrook Dr. Tooele Tooele County UT	Mar-25 Recorded	\$350,000	204,732 4.70	RR-5	\$1.71
4	Lot 1, The Ranches at Pine Canyon 2068 E. Dun Dr. Tooele Tooele County UT	Jul-25 Listing	\$410,000	205,168 4.71	RR-5	\$2.00
Subject Lot 13, The Ranch at Pine Canyon Subdivision Tooele, UT				204,732 4.70	RR-5	

Comparable Land Sales Map





Sale 1
Lot 15, Heritage Estates



Sale 2
Lot 14, The Ranches



Sale 3
Lot 5, Meadowbrook



Sale 4
Lot 1, The Ranches at Pine Canyon

Adjustment Factors

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factors	
Effective Sale Price	Accounts for atypical economics of a transaction, such as demolition cost, expenditures by the buyer at time of purchase, or other similar factors. Usually applied directly to sale price on a lump sum basis.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale, related-parties transaction.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Location	Market or submarket area influences on sale price; surrounding land use influences; convenience to transportation facilities; traffic counts.
Street Orientation	Ease of site access; visibility from main thoroughfares; corner/interior lots
Size	Inverse relationship that often exists between parcel size and unit value.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.
Utilities	Utilities readily available for development on or near the site.
Entitlements	The specific level of governmental approvals attained pertaining to development of a site.

Analysis and Adjustment of Sales

Adjustments are based on a rating of each comparable sale in relation to the subject. The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of both analyses. Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is sufficient data to perform a paired sales analysis.

While percentage adjustments are presented in the adjustment grid, they are based on qualitative judgment rather than empirical research, as there is not sufficient data to develop a sound quantitative estimate. Although the adjustments appear to be mathematically precise, they are

merely intended to illustrate an opinion of typical market activity and perception. With the exception of market conditions, the adjustments are based on a scale, with a minor adjustment in the range of 1-5% and a substantial adjustment considered to be 20% or greater.

The rating of each comparable sale in relation to the subject is the basis for the adjustments. If the comparable is superior to the subject, its sale price is adjusted downward to reflect the subject's relative attributes; if the comparable is inferior, its price is adjusted upward.

Adjustments are considered for the following factors, in the sequence shown below.

Real Property Rights Conveyed

All of the sales are in the fee simple estate. No adjustments are necessary.

Financing Terms

For this analysis, no adjustments are necessary.

Conditions of Sale

Sale 4 represents a property listing. Actual sales prices are typically below the asking price. A downward adjustment is applied. No adjustments are required for the remaining sales.

Market Conditions

The sales took place from February 2024 to July 2025. In my study of market conditions for competitive properties (4 to 6 acre lots) in the competitive market area of northeastern Tooele County, the median lot sale price for the most recent 12 months was \$350,000; the median lot sale price for prior 12 months was also \$350,000. This represents a stable trend in the market with no change in median sale price over the 24 month study period.

Location

All of the sales are reasonably similar to the subject and require no adjustment.

Physical Characteristics

This adjustment category generally reflects differences such as site size, functional utility, zoning, street orientation, and availability of utilities. Appropriate adjustments are discussed and applied.

Street Orientation: All of the sales are similar to the subject and require no adjustment.

Size: The comparables range from 4.70 to 5.00 acres in size. All of the sales is similar to the subject and requires no adjustments.

Shape and Topography: Each of the comparables has a shape, topography and functionality that is similar to the subject. No adjustments are necessary.

Zoning: All of the sales are similar to the subject and require no adjustment.

Utilities: Sales 1, 3 and 4 are similar to the subject and requires no adjustments. Sale 2 includes a 400 foot deep well with 10" casings and a pump. This is superior to the subject and a downward adjustment is necessary.

Entitlements/Infrastructure: All of the sales are similar to the subject as finished lots and require no adjustment. was raw land at the time of sale and is inferior to the subject. Upward adjustments are applied.

Adjustments Summary

The sales are compared to the subject and adjusted to account for material differences that affect value. The following table summarizes the adjustments applied to each sale.

Land Sales Adjustment Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Name	Lot 13, The Ranch at Pine Canyon Subdivision	Lot 15, Heritage Estates	Lot 14, The Ranches	Lot 5, Meadowbrook	Lot 1, The Ranches at Pine Canyon
Address	2062 N Dapple Dr	2175 N. Lincoln Ln.	1475 E. Spring Canyon Rd.	1451 E. Meadowbrook Dr.	2068 E. Dun Dr.
City	Tooele	Tooele	Tooele	Tooele	Tooele
County	Tooele	Tooele	Tooele	Tooele	Tooele
State	Utah	UT	UT	UT	UT
Sale Date		Feb-24	Nov-24	Mar-25	Jul-25
Sale Status		Recorded	Recorded	Recorded	Listing
Sale Price		\$350,000	\$400,000	\$350,000	\$410,000
Square Feet	204,732	217,800	206,474	204,732	205,168
Acres	4.70	5.00	4.74	4.70	4.71
Sale Price		\$350,000	\$400,000	\$350,000	\$410,000
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		—	—	—	—
Financing Terms		Cash to seller -	Cash to seller -	Cash to seller	—
% Adjustment		—	—	—	—
Conditions of Sale		—	—	—	-10%
% Adjustment		—	—	—	—
Market Conditions	9/25/2025	Feb-24	Nov-24	Mar-25	Jul-25
Annual % Adjustment	Variable	—	—	—	—
Cumulative Adjusted Price		\$350,000	\$400,000	\$350,000	\$369,000
Location		—	—	—	—
Street Orientation		—	—	—	—
Size		—	—	—	—
Shape and Topography		—	—	—	—
Zoning		—	—	—	—
Utilities		—	-10%	—	—
Entitlements/Infrastructure		—	—	—	—
Net \$ Adjustment		\$0	-\$40,000	\$0	\$0
Net % Adjustment		0%	-10%	0%	0%
Final Adjusted Price		\$350,000	\$360,000	\$350,000	\$369,000
Overall Adjustment		0%	-10%	0%	-10%
Range of Adjusted Prices		\$350,000 - \$369,000			
Average		\$357,250			
Indicated Value		\$360,000			

Land Value Conclusion

Prior to adjustments, the sales reflect a range of \$350,000 - \$410,000 per overall sale price. After adjustment, the range is narrowed to \$350,000 - \$369,000 per overall sale price, with an average of \$357,250 per overall sale price.

Based on the preceding analysis, the land value conclusion for the subject is presented as follows:

Land Value Conclusion

Indicated Value	\$360,000
-----------------	-----------

Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion is as follows:

Value Conclusion

Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	September 25, 2025	\$360,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the appraisal. Based on our review of recent sales transactions for similar properties and our analysis of supply and demand in the local market, it is our opinion that the probable exposure time for the subject at the concluded market value stated previously is 1-3 months.

Marketing Time

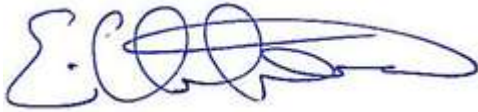
Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. As we foresee no significant changes in market conditions in the near term, it is our opinion that a reasonable marketing period for the subject is likely to be the same as the exposure time. Accordingly, we estimate the subject's marketing period at 1-3 months.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Darrin W. Liddell, MAI, AI-GRS, CCIM, did not make a personal inspection of the property that is the subject of this report. Eric B. Christensen has personally inspected the subject.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Darrin W. Liddell, MAI, AI-GRS, CCIM has completed the continuing education program for Designated Members of the Appraisal Institute.

A stylized, cursive signature in blue ink, appearing to read 'E. Christensen'.

Eric B. Christensen
Utah Certified General Real Estate Appraiser
#5491821-CG00

A cursive signature in blue ink, clearly legible as 'Darrin W. Liddell'.

Darrin W. Liddell, MAI, AI-GRS, CCIM
Utah Certified General Real Estate Appraiser
#6077208-CG00

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
 8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
 9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
 11. Information, estimates, and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
 12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
 14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
 15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
 16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report, but which may have been omitted from this list of Assumptions and Limiting Conditions.
 17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Salt Lake City, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 24. **IRR - Salt Lake City is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Salt Lake City. In addition, it is expressly agreed that in**

- any action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.**
25. IRR - Salt Lake City is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A

Appraiser Qualifications



Eric B. Christensen

Experience

Mr. Christensen is a Director at Integra Realty Resources Salt Lake City. He joined IRR in April 2020. He has spent roughly 25 years assisting lenders, private organizations, and government agencies with real estate appraisal and consulting services. Eric specializes in High Value Single Family Residential Properties, Residential Subdivisions, and Apartments.

Professional Activities & Affiliations

410 - USPAP Part A - 2000
420 - USPAP Part B- 2002
430 - USPAP Part C - 2000
500 - Advanced Residential Form & Narrative Report Writing- 2001
510 - Advanced Income Capitalization- 2001
520 - Highest and Best Use and Market Analysis - 2006
530 - Advanced Sales Comparison and Cost Approaches - 2003
540 - Report Writing and Valuation Analysis- 2000
550 - Advanced Applications – 2006
Forecasting Revenue – 2009
Marshall & Swift Commercial Cost Training – 2009
Business Practices and Ethics – 2010
Subdivision Valuation – 2015
7 Hour National USPAP Update Course – 2019

Licenses

Utah, Certified General, 5491821-CG00, Expires May 2027
Idaho, Certified General, CGA-5911, Expires August 2026

Education

Bachelor of Science Degree in Business Management



Integra Realty Resources - Salt Lake City

5107 South 900 East
Suite 200
Salt Lake City, UT 84117

T 801.263.9700

irr.com



STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
Active

DATE ISSUED: 05/24/2001

EXPIRATION DATE: 05/31/2027

LICENSE NUMBER: 5491821-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: ERIC B CHRISTENSEN
5107 South 900 East
Suite 200
Murray UT 84117



A handwritten signature in blue ink, appearing to read 'Eric B. Christensen', written over a horizontal line.

SIGNATURE OF HOLDER

A handwritten signature in blue ink, appearing to read 'K. Veilleux', written over a horizontal line.

REAL ESTATE DIVISION DIRECTOR

Darrin W. Liddell, MAI, AI-GRS, CCIM

Experience

Executive Director and full time commercial real estate appraiser/consultant for Integra Realty Resources-Salt Lake City/Denver since November 2005. He has spent over 30 years assisting clients with commercial real estate valuation and consultation. He provides these services to a variety of commercial, private and government organizations.

Darrin specializes in a wide range of property valuations and generates complex feasibility and cash flow analyses. He has experience with a wide variety of real estate types including but not limited to mixed-use, retail, multi-family, office, and industrial. He also specializes in automobile dealership valuation. By understanding the dynamics of a wide variety of real estate sectors, Darrin helps prepare clients to make complex real estate decisions.

Darrin is a member of the Appraisal Institute (MAI and AI-GRS) and is a Certified Commercial Investment Member (CCIM). He has enjoyed teaching real estate principles, investment, and appraisal courses in the Masters of Business Administration (MBA), Masters of Real Estate Development (MRED), and undergraduate programs at the University of Utah David Eccles School of Business for nearly 30 years.

Professional Activities & Affiliations

BS-Finance - University of Utah

MBA - University of Utah

MAI Designation, Appraisal Institute, January 1997

AI-GRS Designation, Appraisal Institute, January 1997

CCIM Designation, The CCIM Institute, June 2002

MAP Training, U.S. Department of Housing and Urban Development, 2009

Instructor: Adjunct Assistant Professor of Finance; University of Utah, David Eccles School of Business, Department of Finance from 1994 to present.

Course: Real Estate Principles (Finance 4740 and 6740).

Course: Real Estate Appraisal and Investment (Finance 5770 and 6780).

Course: Real Estate Analysis (Finance 6770).

Experience Review Committee: State of Utah, Department of Commerce Division of Real Estate from 1994 to present.

Board of Director: Appraisal Institute - Utah Chapter from 2003 to 2009.

President: Appraisal Institute - Utah Chapter in 2008.

University of Utah Business Alumni Association, Board of Directors from 2003 to 2006.

Board of Director: Integra Realty Resources, October 2016

Chairman of the Board: Integra Realty Resources (January 2021 to Present)

California Elimination of Bias and Cultural Competency for Appraisers, January 2023

Licenses

Idaho, Certified General Appraiser, CGA-246, Expires March 2026

Wyoming, Certified General Appraiser, Permit #401, Expires December 2027

Montana, Certified General Appraiser, 685, Expires March 2026

Arizona, Certified General Appraiser, 31725, Expires June 2027

Texas, Certified General Appraiser, 1380412, Expires February 2027



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Darrin W. Liddell, MAI, AI-GRS, CCIM

Licenses (Cont'd)

California, California, 3002918, Expires February 2027
Nevada, Certified General Appraiser, A.0207472-CG, Expires March 2027
New Mexico, Certified General Appraiser, 03679-G, Expires April 2027
Michigan, Certified General Appraiser, 1201076768, Expires July 2027
Washington, Certified General Appraiser, 21002657, Expires March 2026
Florida, Certified General, RZ3810, Expires November 2026
Georgia, Certified General, 402618, Expires March 2026
Utah, Certified General, 5450608-CG00, Expires June 2027
Colorado, Certified General, CG100003724, Expires December 2025
Nebraska, Certified General, CG2024012R, Expires December 2025
Virginia, Certified General Appraiser, 4001018711, Expires July 2026
North Dakota, Certified General, CG-224124, Expires December 2025
Kentucky, Certified General Appraiser, 292793, Expires July 2026
Wisconsin, Certified General Appraiser, 3112-10, Expires December 2025
Delaware, Certified General Appraiser, X1-0010825, Expires October 2027
South Dakota, Certified General Appraiser, 1747CG-R, Expires September 2025

Education

MBA, University of Utah, June 1993
Bachelor of Science, University of Utah, June 1991
Major: Finance; Minor: Sociology

Qualified Before Courts & Administrative Bodies

2009: Wilburgene v. Kirk Blosch, et al.
2011: National Surety Company v. Questar Gas Company
2012: 910 Cattle Company v. Stoel Rives, LLP, et al.
2012: Traverse Mountain Enterprises, LLC vs. Fox Ridge, LLC, et al
2013: 910 Cattle Company v. Stoel Rivers LLP, et al
2014: SA Group Properties, Inc. v. Highland Marketplace, L.C.
2014: McGillis Investment Company, LLP v. Callister Nebeker & McCullough and W. Jeffery Fillmore

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STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
Active

DATE ISSUED: 05/03/1993

EXPIRATION DATE: 06/30/2027

LICENSE NUMBER: 5450608-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: Darrin Wayne Liddell
2478 E BRAMBLE WAY
HOLLADAY UT 84117



Darrin W Liddell

SIGNATURE OF HOLDER

X. Weillotte

REAL ESTATE DIVISION DIRECTOR

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



Addendum B

IRR Quality Assurance Survey



IRR Quality Assurance Survey

We welcome your feedback!

At IRR, providing a quality work product and delivering on time is what we strive to accomplish. Our local offices are determined to meet your expectations. Please reach out to your local office contact so they can resolve any issues.

Integra Quality Control Team

Integra does have a Quality Control Team that responds to escalated concerns related to a specific assignment as well as general concerns that are unrelated to any specific assignment. We also enjoy hearing from you when we exceed expectations! You can communicate with this team by clicking on the link below. If you would like a follow up call, please provide your contact information and a member of this Quality Control Team will call contact you.

Link to the IRR Quality Assurance Survey: quality.irr.com



Addendum C

Definitions

Definitions

The source of the following definitions is the Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015), unless otherwise noted.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. An adequate marketing effort will be made during the exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms.

Effective Date

1. The date on which the appraisal or review opinion applies.
2. In a lease document, the date upon which the lease goes into effect.

Entitlement

In the context of ownership, use, or development of real estate, governmental approval for annexation, zoning, utility extensions, number of lots, total floor area, construction permits, and occupancy or use permits.

Entrepreneurial Incentive

The amount an entrepreneur expects to receive for his or her contribution to a project. Entrepreneurial incentive may be distinguished from entrepreneurial profit (often called *developer's*

profit) in that it is the expectation of future profit as opposed to the profit actually earned on a development or improvement. The amount of entrepreneurial incentive required for a project represents the economic reward sufficient to motivate an entrepreneur to accept the risk of the project and to invest the time and money necessary in seeing the project through to completion.

Entrepreneurial Profit

1. A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses.
2. In economics, the actual return on successful management practices, often identified with coordination, the fourth factor of production following land, labor, and capital; also called entrepreneurial return or entrepreneurial reward.

Exposure Time

1. The time a property remains on the market.
2. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Floor Area Ratio (FAR)

The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area.

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (ISV)

3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market.
2. The value of an asset to the owner or a prospective owner for individual investment or operational objectives.

Lease

A contract in which rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

Liquidation Value

The most probable price that a specified interest in real property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms.

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their own best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

Addendum D

Zoning Ordinance

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

- (8) Required improvements:
- (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2015-21, 4/21/15; Ord. 2005-30,11/22/05)

PART 15-3 RURAL RESIDENTIAL DISTRICTS

Section

15-3-1. Purposes of rural residential districts.

15-3-2. RR-1 development restrictions.

15-3-3. RR-5 development restrictions.

15-3-4. RR-10 development restrictions.

15-3-1. Purposes of rural residential districts.

(1) The purposes of rural residential districts are to promote and preserve in appropriate areas conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public services. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

(2) The rural residential zoning districts in Tooele County are RR-1, RR-5, and RR-10. (Ord. 2005-30, 11/22/05)

15-3-2. RR-1 development restrictions.

The development restrictions in RR-1 zoning districts are as follows:

(1) Minimum lot size is one (1) acre (43,560 sq. ft.). An up to six percent (6%) reduction in minimum lot size shall be allowed for the dedication of collector class type roads with a cross-section width 80 feet or larger or a portion thereof providing residential access to the proposed development. The collector class type road must be in an appropriate location which the County has determined is useful, and the road shall be finished within 15 years from the approval date of the reduction in lot size. The cumulative square footage reduction in minimum lot size within the subdivision development shall be equal to the square footage of the dedicated portion of the collector class type road, up to a maximum of a six percent (6%) reduction in minimum lot sizes for the development. Residential dwellings are not allowed to front onto collector class roads.

(2) Minimum width – 125 feet.

(3) Minimum frontage on a public street or an approved private street – 25 feet.

(4) Minimum yard setback requirements:

- (a) front yard – 30 feet,
- (b) rear yard:
 - (i) main building – 30 feet, and
 - (ii) accessory buildings – 10 feet
- (c) side yard:
 - (i) main building – 15 feet; and
 - (ii) accessory buildings:

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

- 1. from the front setback to distance ten feet behind the main dwelling – 15 feet.
 - 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 20%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2019-08, 5/7/19; Ord. 2005-30,11/22/05)

15-3-3. RR-5 development restrictions.

The development restrictions in RR-5 zoning districts are as follows:

(1) Minimum lot size is 5 acres (217,800 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.

(2) Minimum width – 220 feet.

(3) Minimum frontage on a public street or an approved private street – 50 feet.

(4) Minimum yard setback requirements:

- (a) front yard – 30 feet,
- (b) rear yard:
 - (i) main building – 50 feet, and
 - (ii) accessory buildings – 10 feet
- (c) side yard:
 - (i) main building – 20 feet; and
 - (ii) accessory buildings:
 - 1. from the front setback to distance ten feet behind the main dwelling – 20 feet.
 - 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.

(5) On corner lots, two front yards and two side yards are required.

(6) Maximum building height – 35 feet

(7) Maximum building coverage: 10%

(8) Required improvements:

- (a) street grading;
- (b) street base;
- (c) on-site surface drainage facilities;
- (d) culinary water facilities;
- (e) wastewater disposal; and
- (f) street monuments. (Ord. 2005-30,11/22/05)

15-3-4. RR-10 development restrictions.

The development restrictions in RR-10 zoning districts are as follows:

(1) Minimum lot size is 10 acres (435,600 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.

(2) Minimum width – 330 feet.

(3) Minimum frontage on a public street or an approved private street – 60 feet.

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15-5-3. Use tables.

Table 15-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Agricultural industry or business	C	C	C	C	C	C	C	-	-	-
d	Apiary (beehives)	P	P	P	P	P	P	P	P	P	P
e	Aviary	P	P	P	P	P	P	P	-	C	P
f	Educational Farm Animals (intended for FFA, 4H and/or similar) and/or Rehabilitation of Farm Animals – The planning commission may authorize up to a 50% increase in allowable animal units, specifically allocated for the keeping of educational farm animals and/or rehabilitation of farm animals as a conditional use in Rural Residential zones, subject to the following information being provided: 1. Documented proof that the increased animal counts are strictly being authorized for educational and/or rehabilitation purposes. 2. A detailed list of all animal types and counts located on the property.	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	3. Documented proof that sufficient water rights exist and will be allocated towards the increased animal units. 4. Acknowledgement by the property owner that the zoning administrator and/or county may revoke or reduce the increased animal units, if the increased animal units are determined to be a nuisance.										
g	Farms devoted to raising and marketing of chickens, turkeys or other fowl or poultry, fish or frogs, hogs or swine including wholesale and retail sales	C	C	C	C	C	C	C	-	-	-
h	Feedlot (lot or parcel must have the minimum area required in the zone)	C	C	C	C	C	C	C	-	-	-
i	Forest industry, such as a saw mill, wood products plant, etc.	C	C	C	-	-	-	-	-	-	-
j	Forestry, except forest industry	P	P	P	P	P	P	P	P	P	P
k	Fruit or vegetable stand	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
l	Household pets	P	P	P	P	P	P	P	P	P	P
	Maximum number of dogs as household pets:	5	5	5	5	5	5	5	3	3	3
m	Kennel (Minimum lot size: 4.7 acres; Minimum distance to all property lines 100 feet; Minimum distance to all neighboring dwellings to be 150 feet)										
	Kennel, boarding	C	C	C	C	C	C	C	-	-	C
	Kennel, breeding	C	C	C	C	C	C	C	-	-	C

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	Kennel, private	C	C	C	C	C	C	C	-	C	C
n	Personal agriculture, including grazing and pasturing of animals	P	P	P	P	P	P	P	P	P	P
o	Plant materials nursery or green-house, not exceeding 20,000 square feet in area	P	P	P	P	P	P	P	P	P	P
p	Riding academy or riding ring, horse show barns or facilities	C	C	C	C	C	C	C	-	C	C
q	Rooftop mounted solar arrays	-	-	-	P	P	P	P	P	P	P
r	Stable										
	Stable (horses), commercial	P	P	P	P	P	P	P	-	-	-
	Stable (horses), private. The planning commission may authorize up to a 50% increase in allowable animal units, specifically allocated for the keeping of horses as a conditional use in Rural Residential zones, subject to the following information being provided: 1. A detailed list of all animal types and counts located on the property. 2. A detailed site plan, indicating where the proposed stable will be constructed in relation to all existing buildings and surrounding neighbors. 3. The floorplan for the proposed stable, showing adequate accommodations	P	P	P	P	P	P	P	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	for the anticipated number of animal units for horses. 4. Documented proof that sufficient water rights exist and will be allocated towards the increased animal units. 5. Acknowledgement by the property owner that the zoning administrator and/or county may revoke or reduce the increased animal units, if the increased animal units are determined to be a nuisance.										
s	Storage, placement, keeping, locating, parking, maintaining, and keeping of agricultural equipment	P	P	P	P	P	P	P	P	P	P
t	Temporary Animal Housing The Planning Commission may authorize a temporary 50% increase in allowable animal units (not to exceed 6 months within any 12-month period) for farm animals that may need to be temporarily relocated to a property located in the Rural Residential zones as a conditional use permit, subject to the following information being provided: 1. An explanation for the temporary increase in animal units.	P	P	P	P	P	P	P	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	2. A detailed list of all animal types and counts located on the property. 3. Detailed information regarding how the property owner intends to prevent the temporary increase from becoming a nuisance. 4. Acknowledgement by the property owner that the zoning administrator and/or county may revoke or reduce the increased animal units, if the increased animal units are determined to be a nuisance.										
u	Urban Farming Assessment Act (per Title 2, Chapter 8 of the Tooele County Code)	-	-	-	P	-	-	-	P	P	-

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
c	Adult day care	C	C	C	C	C	C	C	C	C	C
d	Beer sales at public recreational facilities where it has been approved by the Board of County Commissioners.	C	C	C	-	-	C	C	-	-	-
e	Canals, evaporation ponds, settlement ponds, and mining operations, all in connection with the concentration and purification of naturally occurring brines and the extraction of salts from the brines	C	C	C	-	-	-	-	-	-	-
f	Cannabis production establishment (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	C	C	C	C	C	C	P	-	-	-
g	Childcare, commercial	C	C	C	C	C	C	C	C	C	C
h	Childcare, residential, that complies with the following conditions: 1. No more than sixteen (16) children with up to eight (8) children per one (1) adult working at the day care, shall be permitted. This includes no more than two children under the age of two. The number of children in care includes the providers' own children under the age of four. Further guidelines for supervision and ratio are		C1	C1	C1	C1	C1	C1	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	found in the State of Utah's residential certificate rules: Supervision and Ratios. 2. There shall be no more than one (1) adult employed by the day care facility who resides outside of the home. 3. The day care shall be licensed with the State of Utah, and will cease operation upon revocation, suspension or failure to renew license. 4. The inside and outside areas that are used for the day care shall be made to conform to the standards of the current and any future updates of the Uniform Building Code. 5. All childcare activities shall take place at the home unless written consent by parent or guardian. All indoor and outdoor activities shall be in accordance with the State of Utah's Residential Certificate Rules: Indoor Environment, Outdoor Environment and Activities. 6. The hours of operation shall be no more than 6:00 a.m. to 9:00 p.m., Monday through Saturday with outside activities restricted										

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	to the hours of 9:00 a.m. to 4:00 p.m. 7. The childcare facility shall comply with the requirements of the Tooele County Health Department, the Utah Department of Health and any other local health departments for child day care facilities. 8. Meals and treats shall be provided in accordance with the Tooele County Health Department Regulations and State of Utah's Residential Certificate Rules: Child Nutrition. 9. The employees of the Department of Engineering, Tooele County Health Department, Tooele County Sheriff's Department and the Utah Department of Health shall be permitted to inspect the day care facility during its hours of operation.										
i	Construction equipment and supply trailer, temporary	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
j	Construction field office, temporary	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
k	Cottage industry that may be permitted to employ up to 10 employees that reside outside of the dwelling and may allow more than five customers per	C	C	C	C	C	C	C	-	-	C

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	day, at any one time, providing adequate off-street parking can be made available on the property.										
I	Electromagnetic Interference Testing (As described by FCC Docket No. 20780, Amendment 79-555 Governing Restricted Radiation Devices) (Rev. Or. 81-4)	C	C	C	C	C	C	C	C	C	C
m	Home based businesses that may be permitted to employ up to 10 employees that reside outside of the dwelling and may allow more than five customers per day, at any one time, providing adequate off-street parking can be made available on the property.	C	C	C	C	C	C	C	-	-	C
n	Home occupations										
	Home occupations with the following conditions: 1. No customers coming to the home. Deliveries are made to customers only.	P	P	P	P	P	P	P	P	P	P
	Home occupations with the following conditions: 1. Allows up to five customers a day, given sufficient off-street parking is provided. 2. No more than two employees hired that reside outside of the dwelling, provided off-street parking is provided.	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	3. Classes or education may be provided in structures or outside on the premise provided they do not cause a nuisance to surrounding neighbors.										
o	Medical cannabis pharmacy (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	C	C	C	C	C	C	C	-	-	-
p	Preschool with the following conditions: 1. All pre-school activities shall take place inside the residence. The students shall remain in the home except when an outdoor activity is related to the child's education or arriving to school and leaving school. 2. No food shall be prepared and served in the home for consumption by the students. 3. There shall be no more than one (1) adult employed by the preschool who resides outside of the home. 4. The inside area that is used as the preschool be made to conform to those standards of the current and any future updates of	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	the building code for such a use. 5. The preschool shall comply with the requirements of the Tooele County Health Department, and any other local health departments for preschool facilities. 6. The preschool may operate Monday through Friday, with two (2) separate two and one half (2 1/2) hour sessions. The hours of operation shall be between 8:30 a.m. and 4:00 p.m. 7. No more than sixteen (16) children, with up to eight (8) children per one (1) adult working at the preschool, shall be permitted.										
q	Processing and composting of State regulated Class A, B, and C bio-solids and other acceptable organic waste such as chicken manure	C	C	C	C	C	C	C	-	-	-
r	Radio and television transmitting stations or towers	C1	C1	C1	C1	C1	C1	C1	-	-	-
s	Storage, placement, keeping, locating, parking, maintaining, keeping of commercial, construction, military surplus, or specialized equipment	C	C	C	-	-	-	-	-	-	-

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Accessory dwelling units (internal) Subject to the following conditions, one internal accessory dwelling unit ("internal ADU") may be located within each primary dwelling: 1. No more than one ADU may be located on any parcel 2. The primary dwelling must be occupied as the primary residence of an owner of record 3. The internal ADU must be subordinate to the primary dwelling 4. The internal ADU must use the same house number as the primary dwelling 5. Each internal ADU must have at least one on-parcel parking space, which must be in addition to the parking space(s) required for the primary dwelling 6. The internal ADU must not exceed 1,500 square feet of gross floor area	P	P	P	P	P	P	P	P	P	P

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	7. No internal ADU may be rented for a period of less than 30 consecutive days 8. Internal ADUs must comply with all applicable building, health, and fire codes 9. The county will record a notice stating that the primary dwelling contains an internal ADU and that the internal ADU may only be used in accordance with the county's regulations										
d	Accessory dwelling units (detached) Subject to the following conditions, one detached accessory dwelling unit ("detached ADU") may be located on each parcel that contains a primary dwelling: 1. No more than one ADU may be located on any parcel 2. The primary dwelling must be occupied as the primary residence of an owner of record 3. The detached ADU must be, or must be located in, a structure that is subordinate to the primary dwelling 4. The detached ADU cannot be converted to an autonomous dwelling and cannot be partitioned or	C	C	C	C	C	C	C	C	C	C

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	conveyed separately from the primary dwelling 5. The detached ADU must use the same house number as the primary dwelling 6. Each studio or one bedroom detached ADU must have at least one on-parcel parking space, which must be in addition to the parking space(s) required for the primary dwelling 7. Each two or more bedroom detached ADU must have at least two on-parcel parking spaces, which must be in addition to the parking space(s) required for the primary dwelling 8. The detached ADU must not exceed 1,500 square feet of gross floor area 9. The exterior design (architectural style, construction, materials, colors, landscaping, etc.) of the detached ADU must be compatible with the exterior design of the primary dwelling 10. The location of the detached ADU must not significantly impair the privacy, light, air, solar										

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	access, access or parking of adjacent properties 11. The total of all structures on the parcel must not exceed the maximum building coverage allowed in the zoning district 12. The detached ADU must meet the setback requirements of the zoning district 13. The height of the detached ADU must not exceed the height of the primary dwelling 14. No detached ADU may be rented for a period of less than 30 consecutive days 15. Detached ADUs must comply with all applicable building, health, and fire codes 16. The county will record a notice stating that the parcel includes a detached ADU and that the detached ADU may only be used in accordance with the county's regulations										
e	Bed and breakfast, providing 1. The owner must reside in the residence. 2. The site must be maintained and landscaped so as to minimize the impact on neighboring	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	properties and in order to retain the character of the neighborhood. 3. The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests. 4. Meals are served only to residents and overnight guests. 5. The establishment shall conform to all applicable fire, building and health codes. 6. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel. 7. The establishment shall obtain and maintain a Tooele County business license.										
f	Conservation subdivisions	C	C	C	C	C	C	C	C	C	C
	i. within the Erda Township	-	-	-				-	-	-	-
	ii. percent of open space required for 100% density	65	75	85	40	45	50	65	35	40	45
	iii. minimum size of lots in acres	1	5	5	1	1	1	1	.25	.5	.75
	iv. for every 15% in contiguous open space, awarded 10% in density	A	A	A	A	A	A	A	A	A	A

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	v. acres to be divided by conservation subdivisions	80	160	320	20	20	40	80	10	20	20
g	Dwellings or residential facilities for elderly or disabled persons	P	P	P	P	P	P	P	P	P	P
h	Farm or ranch housing	C	C	C	C	C	C	C	-	-	-
i	Single family dwellings	P	P	P	P	P	P	P	P	P	P
j	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
k	Two-family dwellings (duplex)	-	-	-	-	-	-	-	-	-	-
	i. within the Pine Canyon Township	P	P	P	P	P	P	P	P	P	P

Table 15-5-3.4. Public and quasi-public uses. (Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses.	P	P	P	P	P	P	P	P	P	P

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.4. Public and quasi-public uses. (Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
c	Cemetery	C	C	C	C	C	C	C	C	C	C
d	Church	C	C	C	C	C	C	C	C	C	C
e	Dams and reservoirs	C	C	C	C	C	C	C	C	C	C
f	Private road	C	C	C	C	C	C	C	C	C	C
g	Public owned parks and recreational facilities	P	P	P	P	P	P	P	P	P	P
h	Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school	C	C	C	C	C	C	C	C	C	C

Table 15-5-3.5. Recreational, camping and amusement uses. (Ord. 2015-21, 4/21/15; Ord. 2007-25, 10/9/07; Ord. 2007-22, 9/11/07; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Commercial paintball course and paintball target range.	C	C	C	-	-	-	-	-	-	-
d	Dude ranch, family vacation ranch	C	C	C	C	C	C	C	-	-	-
e	Private park, recreational grounds or private recreational camp or resort, including accessory or supporting	C	C	C	-	-	C	C	-	C	C

Addendum E

Comparable Data



Land Sales



Location & Property Identification

Property Name: Lot 15, Heritage Estates
 Sub-Property Type: Residential, Single Family Residence Site
 Address: 2175 N. Lincoln Ln.
 City/State/Zip: Tooele, UT 84074
 County: Tooele
 Market Orientation: Small Town - Non Metro
 IRR Event ID: 3412726



Sale Information

Sale Price: \$350,000
 Effective Sale Price: \$350,000
 Sale Date: 02/29/2024
 Recording Date: 02/29/2024
 Contract Date: 01/18/2024
 Listing Price: \$355,000
 Listing Date: 08/06/2023
 Sale Status: Recorded
 \$/Acre(Gross): \$70,000
 \$/Land SF(Gross): \$1.61
 Grantor/Seller: JRG Development, LLC
 Grantee/Buyer: Ryan and Stacie Stevens
 Property Rights: Fee Simple
 Exposure Time: 6 (months)
 Financing: Cash to seller - buyer obtained financing
 Conditions of Sale: Arm's-length
 Verified By: Eric B. Christensen
 Verification Date: 09/29/2025
 Confirmation Source: UREMLS #1892882
 Verification Type: Confirmed-Seller Broker

Improvement and Site Data

Acres(Gross): 5.00
 Land-SF(Gross): 217,800
 Zoning Code: RR-5
 Zoning Desc.: Rural Residential
 Source of Land Info.: Public Records

Occupancy

Occupancy at Time of Sale: 0.00%

Location & Property Identification

Property Name: Lot 14, The Ranches
 Sub-Property Type: Residential, Single Family Residence Site
 Address: 1475 E. Spring Canyon Rd.
 City/State/Zip: Tooele, UT 84074
 County: Tooele
 Market Orientation: Small Town - Non Metro
 IRR Event ID: 3412734



Sale Information

Sale Price: \$400,000
 Effective Sale Price: \$400,000
 Sale Date: 11/07/2024
 Recording Date: 11/06/2024
 Contract Date: 10/09/2024
 Listing Price: \$400,000
 Listing Date: 10/07/2024
 Sale Status: Recorded
 \$/Acre(Gross): \$84,388
 \$/Land SF(Gross): \$1.94
 Grantor/Seller: Lance C Rushton
 Grantee/Buyer: Craig Sandberg and Penny Jensen-Sandberg
 Property Rights: Fee Simple
 Exposure Time: 1 (months)
 Financing: Cash to seller - buyer obtained financing
 Conditions of Sale: Arm's-length
 Verified By: Eric B. Christensen
 Verification Date: 09/29/2025
 Confirmation Source: UREMLS #2027651
 Verification Type: Confirmed-Seller Broker

Improvement and Site Data

Acres(Gross): 4.74
 Land-SF(Gross): 206,474
 Zoning Code: RR-5
 Zoning Desc.: Rural Residential
 Source of Land Info.: Public Records

Occupancy

Occupancy at Time of Sale: 0.00%

Location & Property Identification

Property Name:	Lot 5, Meadowbrook
Sub-Property Type:	Residential, Single Family Residence Site
Address:	1451 E. Meadowbrook Dr.
City/State/Zip:	Tooele, UT 84074
County:	Tooele
Market Orientation:	Small Town - Non Metro
IRR Event ID:	3412942



Sale Information

Sale Price:	\$350,000
Effective Sale Price:	\$350,000
Sale Date:	03/28/2025
Recording Date:	03/24/2025
Contract Date:	03/07/2025
Listing Price:	\$395,000
Listing Date:	07/17/2024
Sale Status:	Recorded
\$/Acre(Gross):	\$74,468
\$/Land SF(Gross):	\$1.71
Grantor/Seller:	Rachel Zupan
Grantee/Buyer:	Giovanny and Courtney Acosta
Property Rights:	Fee Simple
Exposure Time:	8 (months)
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Verified By:	Eric B. Christensen
Verification Date:	09/29/2025
Confirmation Source:	UREMLS #2011946
Verification Type:	Confirmed-Seller Broker

Occupancy

Occupancy at Time of Sale:	0.00%
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Improvement and Site Data

Acres(Gross):	4.70
Land-SF(Gross):	204,732
Zoning Code:	RR-5
Zoning Desc.:	Rural Residential
Source of Land Info.:	Public Records



Location & Property Identification

Property Name:	Lot 1, The Ranches at Pine Canyon
Sub-Property Type:	Residential, Single Family Residence Site
Address:	2068 E. Dun Dr.
City/State/Zip:	Tooele, UT 84074
County:	Tooele
Market Orientation:	Small Town - Non Metro
IRR Event ID:	3412975



Sale Information

Listing Price:	\$410,000
Effective Listing Price:	\$410,000
Listing Date:	07/25/2025
Sale Status:	Listing
\$/Acre(Gross):	\$87,049
\$/Land SF(Gross):	\$2.00
Grantor/Seller:	Jeremy and Jessica Fretwell
Property Rights:	Fee Simple
Exposure Time:	2 (months)
Verified By:	Eric B. Christensen
Verification Date:	09/29/2025
Confirmation Source:	UREMLS #2101056
Verification Type:	Confirmed-Seller Broker

Occupancy

Occupancy at Time of Sale:	0.00%
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Improvement and Site Data

Acres(Gross):	4.71
Land-SF(Gross):	205,168
Zoning Code:	RR-5
Zoning Desc.:	Rural Residential
Source of Land Info.:	Public Records

Addendum F
Engagement Letter



August 29, 2025

Debbie Winn
Mayor of Tooele City
90 North Main Street
Tooele, UT 84074
dwinn@tooelecity.gov

SUBJECT: Proposal/Authorization for Valuation and Consulting Services
Tooele County Parcel: 21-057-0-0013 (the "Subject Property")

Dear Client:

Upon your acceptance of this letter agreement, Integra Realty Resources – Salt Lake City ("IRR – Salt Lake City"), will prepare an appraisal of the Subject Property.

The purpose of the appraisal is to provide an opinion of the market value of the fee simple interest in the Subject Property and associated water rights that would typically transact with a sale. The intended use of the appraisal is for internal planning purposes. The use of the appraisal by anyone other than the client is prohibited. The client and intended user for this assignment is Tooele City Corporation. The appraisal will be prepared in conformance with and subject to, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation. The Ethics Rule of USPAP requires us to disclose to you any prior services we have performed regarding the Subject Property within a three year period immediately preceding the acceptance of this assignment, either as an appraiser or in any other capacity. We represent that we have not performed any services that require disclosure under this rule.

In accordance with our correspondence, the scope of this assignment will require IRR – Salt Lake City to consider all relevant and applicable approaches to value as determined during the course of our research, Subject Property analysis and preparation of the report.



Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. Given that requirement, this appraisal may not be accepted by a federally regulated financial institution.

The appraisal will be communicated in an Appraisal Report-Standard Format. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter agreement will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I.

IRR –Salt Lake City is an independently owned and operated company. The parties hereto agree that Integra Realty Resources, Inc. (“Integra”) shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR – Salt Lake City. In addition, it is expressly agreed that in any action which may be brought against IRR – Salt Lake City and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the “Integra Parties”), arising out of, relating to, or in any way pertaining to this engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

The total fee for this assignment will be \$2,000 [including expenses] and the delivery date will be four weeks from your acceptance of this letter agreement, but subject to extension based upon late delivery of the requested data and scheduled access for inspection. The fee will be due and payable within 30 days of the delivery of the reports. It is understood that simple interest of 15% per annum will accrue on any unpaid balance for compensation due, subject to reduction pursuant to any applicable usury law. We shall also be entitled to recover our costs (including attorneys’ fees), associated with collecting any amounts owed or otherwise incurred in connection with this assignment. If the assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed. Upon default, we shall be permitted to file a lien against the Subject Property for any amounts owed pursuant to this engagement.

A pdf copy of the appraisal report will be provided. The delivery date is contingent upon the absence of events outside our control, timely access for inspection of the Subject Property, as well as our receipt of all requested information necessary to complete the assignment.

Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third party expert reports, the appraisals will assume that there are no

environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.

In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony. You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, IRR – Salt Lake City and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in the Integra database and for use in derivative products. You agree that all data already in the public domain may be utilized on an unrestricted basis. Finally, you agree that we may use commercially available as well as proprietary software programs to perform your assignment (web based and others).

If you are in agreement with the terms set forth in this letter and wish us to proceed with the engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

Sincerely,

INTEGRA REALTY RESOURCES – SALT LAKE CITY

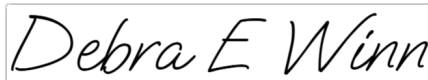


Darrin Liddell, MAI, AI-GRS, CCIM
Executive Director

Attachments

AGREED & ACCEPTED THIS Sep 2, 2025
DATE

BY: TOOELE CITY CORPORATION


box SIGN 4WP17X76-42ZQLKR5

AUTHORIZED SIGNATURE

Debra E Winn
NAME (PRINT)



ATTACHMENT I

STANDARD ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report and any work product related to the engagement will be limited by the following standard assumptions:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The Subject Property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the Subject Property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the Subject Property more or less valuable. Furthermore, there is no asbestos in the Subject Property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The Subject Property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

The appraisal report and any work product related to the engagement will be subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the Subject Property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the Subject Property without compensation relative to such additional employment.
6. We have made no survey of the Subject Property and assume no responsibility in connection with such matters. Any sketch or survey of the Subject Property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the Subject Property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the Subject Property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.

8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the Subject Property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the Subject Property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the Subject Property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the Subject Property or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the Subject Property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the Subject

Property with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the Subject Property or in the improvements, and our valuation is predicated upon the assumption that the Subject Property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the Subject Property. IRR – Local City and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties") shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the Subject Property.
21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the Subject Property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the Subject Property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the Subject Property is free of defects or environmental problems. Mold may be present in the Subject Property and a professional inspection is recommended.
23. The appraisal report and value conclusions for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. **IRR – Salt Lake City is an independently owned and operated company. The parties hereto agree that Integra Realty Resources, Inc. ("Integra") shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR – Salt Lake City. In addition, it is expressly agreed that in any action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.**
25. IRR – Salt Lake City is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the

appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of the Subject Property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

TOOELE CITY CORPORATION
FISCAL NOTE TO PROPOSED EXPENDITURE

10/22/25

DESCRIPTION OF EXPENDITURE:

VENDOR: TURF EQUIPMENT & IRRIGATION V# 12225

2 @ TEE AND GREEN MOWERS REELMASTER 3555-D @ \$67405.60 EACH

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

EXPENDITURE LINE ITEM	ACCOUNT NUMBER	ADJUSTED BUDGET	Y. T. D. EXPENSES	PROPOSED EXPENSE	BUDGET BALANCE
MACHINERY & EQUIPMENT GOLF	41 4620 741200	265,515.00	113,407.65	134,811.20	17,296.15
TOTAL:				134,811.20	

REQUESTED

Isi Darwin Cook
 DEPARTMENT HEAD

REVIEWED

Sharon LeDuc
 FINANCE DIRECTOR

APPROVED

 MAYOR

APPROVED

 COUNCIL CHAIRMAN



TURF EQUIPMENT & IRRIGATION INC

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

Prepared by:
Sean Rivera
Commercial Sales
801-628-4728
sean.rivera@turfequip.com

Proposal Date: 2023-03-06
Expiration Date: 2025-10-31
Quote ID: Q127695



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

Toro 3555

All pricing is subject to change at the time of delivery.
Availability and time of delivery may vary; please check when placing the order.

Qty	Model #	Name	Award	Ext. Award
2	03820	Reelmaster 3555-D	\$67,405.60	\$134,811.20
2	03412	5-inch Weight for CUs with No Attachments		
2	30669	Universal Sunshade, White		
2	03614	Operator Golf Ball Guard		
10	03487	22 Inch 5 Inch 8 Blade (RR) Radial Reel EdgeSeries		

Equipment Total: **\$134,811.20**

Does not include Sales Tax, Use Tax, or Personal Property Tax
Credit Card Payments will incur an additional 3.00% Fee

V#12225

PO#

41-4620-741200

\$134,811.20

10-15-2025

D. Ry Cook

City Council and Redevelopment Agency Work Meeting Minutes

Date: October 15, 2025

Time: 5:30 p.m.

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

Council Members Present

Justin Brady
Dave McCall
Ed Hansen
Maresa Manzione
Melodi Gochis

Staff Present

Mayor Debbie Winn
Matt Johnson, City Attorney
Darwin Cook, Parks and Recreation Director
John Perez, Economic Development Director
Police Chief Adrian Day
Paul Hansen, City Engineer
Loretta Herron, Deputy Recorder
Shilo Baker, City Recorder
Jamie Grandpre, Public Works Director
Kami Perkins, HR Director
Chase Randell, Library Director

Minutes prepared by Alicia Fairbourne

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:30 pm

2. Roll Call

Councilwoman Manzione, Present
Councilwoman Gochis, Present
Councilman Hansen, Present
Councilman McCall, Present
Chairman Brady, Present

3. Mayor's Report

Mayor Winn reported that she had received an email from Glen Stevens of the Tooele Pioneer Museum, who shared data regarding museum visitors. Over the past year, the museum had hosted visitors from four foreign countries, 27 states, and 90 cities across the United States, as well as from

60 different Utah zip codes outside of Tooele, totaling 154 unique zip codes. She expressed excitement about the museum's success in drawing both local and out-of-state visitors.

Mayor Winn also reviewed several community events held the previous weekend. She attended the ribbon cutting for Ross, which provided a \$5,000 donation to the local Boys and Girls Club. She described the "Witches and Waffles" event hosted by the Community Engagement Division as well attended and family-friendly. She visited Fire Station No. 3 during its open house for Fire Prevention Week and commended the volunteer firefighters for their efforts in educating children about fire safety.

She noted that the Special Needs Carnival, organized by Chris and Berna Sloan, was a volunteer-run event providing a Halloween experience for children with special needs. Mayor Winn then highlighted the one-year anniversary celebration at Leitner-Poma, a ski lift manufacturer in Tooele, recognizing the company's contribution to local job creation and community engagement through its "Pumpkins to Powder" event. She concluded by describing the "Kicking Cancer's Can" fundraiser, organized by resident Andrea Rawlings, which has been running for about 15 years and supports community members affected by cancer. Mayor Winn expressed gratitude to all who volunteered their time and resources to strengthen the community and encouraged residents to participate in local events.

Chairman Brady thanked Mayor Winn for her report.

4. Council Members' Report

Councilman McCall reported that he had attended the Utah League of Cities and Towns convention in Salt Lake City, as well as several "Meet the Candidates" events and ribbon cuttings, including those for Ross and Jack in the Box. He also visited Leitner-Poma and expressed interest in seeing their snowmaking equipment.

Councilman Hansen stated that the Local Homeless Coordinating Committee had resumed meetings after a hiatus, with twelve participants in attendance, and that efforts were underway to continue securing state funding. He relayed resident concerns about fiber installation contractors leaving behind damaged or unfinished areas, including broken sprinkler systems. Mayor Winn advised residents to contact the City's Public Works Department with specific addresses so staff could coordinate with the responsible contractors. Councilman Hansen thanked Public Works staff for quickly addressing flooding at Left Hand Fork Campground and expressed appreciation to the department, noting the repair was completed in time for the upcoming deer hunting season. He also commented on the ongoing election season and commended those running for office for their efforts.

Councilwoman Gochis shared that she attended several community and business events, including a chamber luncheon presented by Josh Romney, ribbon cuttings for Central States, Summit Healthcare, Bath & Body Works, and Oquirrh Aesthetics Medical Office, and an open house for the new Ensign Engineering building. She attended a library board meeting, participated in the Deseret Peak High School and Tooele High School homecoming parades, and attended an emergency preparedness fireside led by County Emergency Management Director Bucky Whitehouse. She noted that she participated in the League of Cities and Towns convention and gathered new ideas to benefit the city. She also attended the Children's Justice Center "Black Tie and Blue Jeans" fundraiser and hosted a Meet the Candidates Night for the Women's Civic League. Councilwoman Gochis concluded by congratulating all candidates running for public office and encouraged residents to become informed voters.

Councilwoman Manzione said she attended most of the same events but emphasized a few highlights. At the Jack in the Box ribbon cutting, she was pleased to hear the company describe Tooele as a business-friendly city. She noted that Central States employees volunteered at the Ritz Theater to remove old seating, Leitner-Poma's open house strengthened community relations, and Smith's had

commissioned a local artist to paint a mural at its new store. As a board member of New Reflection House, she reported that awards were recently given to the Cummings family, the Children's Justice Center, and the ambulance service for their contributions to the community. She praised local volunteers, including those from the Fire Department and the Community Engagement Division, for their continued service and dedication outside of normal working hours.

Chairman Brady stated that he attended many of the same events, including the League of Cities and Towns convention, where he observed that Tooele compared favorably with other cities of similar size. He attended the "Kicking Cancer's Can" event, which he described as a favorite community tradition, and participated in the local homecoming parades. He encouraged residents to contact candidates directly for accurate election information, noting that misinformation was circulating online.

5. Discussion Items

a. **Public Works Update**

Presented by Jamie Grandpre, Public Works Director

Public Works Director Jamie Grandpre presented an extensive update highlighting major departmental accomplishments over the past five years. He reviewed improvements across several divisions, including significant roadway reconstruction, chip seal and overlay projects, stormwater drainage upgrades, and the installation of new traffic signals and solar streetlights. He also noted upgrades to the water system, including new wells, well houses, generators, and water line replacements.

Mr. Grandpre detailed major wastewater treatment improvements, such as new disk membrane filters, clarifier rehabilitation, oxidation ditch repairs, and the construction of the \$8.6 million Headworks Building, which modernized the city's water reclamation facility. He mentioned the ongoing design of a new greenhouse to improve biosolid production and future ultraviolet disinfection upgrades. He also reported on fleet maintenance efforts, facility repairs, and the development of the Public Works campus to better support staff and operations. He concluded by expressing gratitude to Mayor Winn, the Council, and his team for their support and dedication.

Chairman Brady thanked Mr. Grandpre and his team for their expertise and commitment, noting that much of their work went unseen but was essential to residents' quality of life. Mayor Winn praised Mr. Grandpre's leadership, crediting him for transforming the department and recognizing staff members Troy, Jeff, Chris, and Nathan for their responsiveness and professionalism. Councilman Hansen remarked on the need for additional funding to maintain city infrastructure. Councilman McCall acknowledged the high cost of public works projects but emphasized the importance of helping residents understand those costs. Councilwoman Manzione commended the department's maintenance of roads and storm drains, while Councilwoman Gochis added that her tour of the reclamation facility reinforced her appreciation for the department's work and dedication.

6. Closed Meeting

~ **Litigation, Property Acquisition, and/or Personnel**

Chairman Brady stated there was a need for a Closed Meeting due to pending litigation and/or property acquisition.

Motion: Councilwoman Manzione moved to proceed into a Closed Meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion carried.

The public meeting recessed at 6:34 p.m. The Council reconvened for the Closed Meeting in the conference room.

Chairman Brady called the Closed Meeting to order at 6:38 p.m.

Roll Call: Councilman Ed Hansen; Councilwoman Melodi Gochis; Councilwoman Maresa Manzione; Councilman Justin Brady; Councilman Dave McCall

Also in attendance: Mayor Debbie Winn; Matt Johnson, City Attorney; Mayor Debbie Winn; Shilo Baker, City Recorder; Police Chief Adrian Day; Paul Hansen, Contract City Engineer; Jamie Grandpre, Public Works Director; Darwin Cook, Parks & Recreation Director

7. **Adjourn**

Upon conclusion of the Closed Meeting, Chairman Brady adjourned the meeting at 7:03 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 October, 2025

Justin Brady, City Council Chair

City Council Business Meeting Minutes

Date: October 15, 2025

Time: 7:00 p.m.

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

Council Members Present

Justin Brady
Dave McCall
Ed Hansen
Maresa Manzione
Melodi Gochis

Staff Present

Mayor Debbie Winn
Matt Johnson, City Attorney
Police Chief Adrian Day
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder
Kelley Anderson, Planning Commissioner
Jon Gossett, Planning Commissioner
Paul Hansen, City Engineer
Jamie Grandpre, Public Works Director
Nathan Farrer Assistant Public Works Director
Kami Perkins, HR Director
Chase Randall, Library Director
John Perez, Economic Development Director
Darwin Cook, Parks and Recreation Director

Minutes prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Brady called the meeting to order at 7:05 p.m. and led the Pledge of Allegiance.

2. Roll Call

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

3. Mayor's Youth Recognition Awards

During the Mayor's Youth Recognition Awards, Mayor Winn recognized two students for their character and contributions to their schools and community. The first award went to Andrea

Villalpando Cisneros, who was unable to attend the meeting. Mayor Winn shared that Andrea was a strong example of dedication and leadership among her peers, describing her as dependable, hardworking, and someone who continually went above and beyond to help others.

The second award was presented to Rylee Romney. Mayor Winn commended Riley for her inclusive and caring nature, noting that she had shown exceptional kindness toward a student with special needs who had been assigned to her lab group. Rather than excluding the student, Riley made sure to find meaningful ways for the student to participate, setting a positive example for others. Mayor Winn said Riley's attitude reflected the best qualities of Tooele's youth—compassion, cooperation, and respect for others. The Council expressed their appreciation to both recipients for their leadership and positive influence in the community.

4. **Public Comment Period**

At 7:15 p.m., Chairman Brady opened the floor for public comment.

Trish Williams addressed the Council regarding ongoing parking and safety issues near Tooele High School. She explained that the street in front of her home had become an informal pickup and drop-off zone, resulting in vehicles repeatedly parking in front of posted "No Parking" signs, blocking driveways, and obstructing garbage collection. She described multiple incidents where her driveway had been completely blocked, including one occasion when a truck with a wheelchair lift parked in front of her home for nearly 45 minutes, preventing her from leaving even in an emergency.

Ms. Williams said she had contacted the police department, the school resource officer, and Councilman McCall about the issue, and she appreciated the opportunity to bring it before the Council. She emphasized that her concern was not about occasional parking inconveniences but about respect for residents and the safety of the neighborhood. She shared that her home, built in 1913, had belonged to her family for five generations and was part of Tooele's history. She concluded by asking the City to help resolve the situation and protect access for nearby residents.

There being no further public comments, Chairman Brady closed the floor at 7:19 p.m. and recognized a local scout group in attendance, expressing appreciation for their participation.

5. **Public Hearing and Motion on Ordinance 2025-27 An Ordinance of the Tooele City Council Amending Tooele City Code Section 4-8-2 Regarding Road Construction Standards for Local Streets**

Presented by Paul Hansen, City Engineer

Mr. Hansen presented the proposed ordinance, and explained that two years earlier, the City had updated its standards in compliance with a state mandate limiting the width of local streets to 32 feet; however, one remaining section of code still referenced the previous 34-foot standard. The proposed amendment reduced the width requirement for private streets to 32 feet and added language allowing the City Council to approve narrower widths in specific cases, such as planned unit developments (PUDs) or residential special districts (RSDs). Mr. Hansen clarified that private streets could never be narrower than what was permitted by the International Fire Code or the City's Fire Code, which generally required a minimum of 26 feet when accessing a fire hydrant, subject to the fire marshal's discretion.

Chairman Brady thanked Mr. Hansen for his explanation and opened the public hearing at 7:23 p.m. No public comments were received, and the hearing was closed.

Motion: Councilwoman Manzione moved to approve Ordinance 2025-27 amending Tooele City Code Section 4-8-2 regarding road construction standards for local streets. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion carried 5-0.

6. **Public Hearing and Motion on Ordinance 2025-28 An Ordinance of Tooele City Amending the Zoning Map Pertaining to the Tooele Business Park Zoning District by Re-Assigning the Land Use Sections of the TBP Zoning Sections Map, Affecting Approximately 285.1 Acres of Property Located at Approximately 1100 West 700 South**

Presented by John Perez, Economic Development Director

Mr. Perez presented the proposed ordinance and explained that the proposal did not alter zoning classifications or development standards but instead updated the zoning map to better reflect existing property boundaries, infrastructure improvements, and the removal of a previously planned rail spur that was determined to be financially unfeasible. The revised map, which received a positive recommendation from the Planning Commission on September 24, 2025, clarified parcel ownership and adjusted designations for retail, office, light industrial, and heavy industrial uses.

Mr. Perez noted that the updated layout also accounted for the potential future Midvalley Highway alignment and local collector roads intended to improve access within the area. Councilwoman Gochis asked whether the road alignments shown on the concept plan represented established or future roads and why the proposed alignments differed slightly from UDOT's. Mr. Perez responded that the roads were planned for the future and that alignment variations were due to an existing well house and ongoing engineering considerations. Mayor Winn added that the City had secured a right-of-way easement through the Tooele Army Depot for the eventual connection to SR-36 and emphasized that the final alignment would be coordinated with UDOT as studies and funding progressed.

There being no further questions or comments from Council, Chairman Brady opened the public hearing at 7:32 p.m. There were no comments. The floor was closed.

Motion: Councilwoman Gochis moved to approve Ordinance 2025-28, an Ordinance of Tooele City amending the Zoning Map pertaining to the Tooele Business Park Zoning District by re-assigning the land use sections of the TBP Zoning Sections Map, affecting approximately 285.1 acres of property located at approximately 1100 West 700 South. Councilwoman Manzione seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion carried 5-0.

7. **Economic Development First Quarter Update**

Presented by John Perez, Economic Development Director

Economic Development Director John Perez presented the first quarter economic development update, highlighting significant business growth and community investment throughout Tooele City. He noted that Tooele was recently featured on KSL's Sunday Morning Edition, which showcased the City's strong economic performance. He reviewed numerous grand openings held during the quarter, including Chili's, U-Haul, TJ Maxx, Sierra, Five Below, Hobby Lobby, Bath & Body Works, Summit Healthcare, and Central States Manufacturing.

Mr. Perez reported on commercial vacancy rates, explaining that retail vacancies slightly increased due to new developments coming online, while office space remained at zero percent vacancy. Industrial vacancy rose slightly but remained low overall. The hospitality sector showed an occupancy rate of 76.3%, nearly 10% higher than the national suburban average, reflecting the successful opening of the Home2 Suites by Hilton.

He stated that more than 650 new jobs had been created over the last four years in the business park and industrial areas, including positions from companies such as Leitner-Poma, Central States, Carvana, and Plastics Ingenuity. Recent RFI (Request for Information) activity included multiple site visits, two new RFI wins, and several ongoing projects in evaluation. He highlighted "Project Seven-

Up,” a new high-wage employer locating in the Peterson Industrial Depot, and J.B. Hunt, which would bring 95 jobs with an average salary of \$85,000 annually.

Mr. Perez also reported that Founders Point was projected to create approximately 425 new jobs, and he shared that Chili’s achieved record-breaking sales for its Utah grand opening, ranking second nationwide. He announced that the new Smith’s Marketplace at The Peak would open on December 6, 2025, adding about 200 jobs. He further noted that new tenants had joined The Peak development, including a nail salon and the City’s second Little Caesars location. Additional development updates included progress on the Broadway property through the state’s Brownfield program and community engagement results from Take Pride Tooele Day, where residents suggested amenities such as restaurants, mixed-use spaces, and a splash pad for future downtown redevelopment.

Mr. Perez also mentioned the completion of Main Street wayfinding signs and corridor light pole installations, along with an increase in social media engagement, particularly on LinkedIn. He concluded by announcing that the City had received over \$635,000 in corridor preservation grant funding for roadway improvements in the Peterson Industrial Depot and along 1000 North.

Councilwoman Gochis commended Mr. Perez for his enthusiasm and noted that many of the new employers were partnering with Tooele Technical College to provide customized workforce training. She emphasized that the new positions offered competitive pay and opportunities for long-term employment. Mayor Winn praised Mr. Perez’s dedication and echoed her excitement about the City’s job growth, noting that Central States was an employee-owned company focused on long-term retention and expansion. She encouraged residents to observe the visible progress taking place around the community.

8. **Resolution 2025-80 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with Speakmans Concrete Service, LLC, for the Tooele Library Stamped Concrete Project, East**

Presented by Chase Randall, Library Director

Mr. Randall presented the proposed resolution. He explained that this project would complete the east park strip to match the stamped concrete previously installed on the west side, where the library’s buffalo sculpture is located. He noted that picnic tables would soon be added in that area to create a shaded outdoor space for residents to enjoy.

Mr. Randall stated that the project supported the City’s ongoing water conservation efforts by replacing grass with stamped concrete while retaining existing trees and installing rock around them. He added that Speakmans Concrete Service was the lowest responsive bidder and had a strong record of quality work with the City. Chairman Brady commended the appearance of the recent landscaping improvements and expressed appreciation for the project’s contribution to both beautification and water savings.

Motion: Councilman McCall moved to approve Resolution 2025-80, a Resolution of the Tooele City Council approving and ratifying an agreement with Speakmans Concrete Service, LLC, for the Tooele Library stamped concrete project, east. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, “Aye”; Councilman Hansen, “Aye”; Councilwoman Gochis, “Aye”; Councilwoman Manzione, “Aye”; Chairman Brady, “Aye”. There were none opposed. The motion carried 5-0.

Mayor Winn took a moment to recognize Library Director Chase Randall for his dedication and leadership. She commended him for consistently seeking ways to improve library operations and enhance the visitor experience while finding cost-saving measures for the City. She noted that Mr. Randall frequently presented new ideas to save money and had successfully reduced expenses by thousands of dollars. Mayor Winn praised his commitment to water conservation through the library’s xeriscaping and stamped concrete projects, which maintained an inviting environment while

supporting the City's long-term sustainability goals. She expressed her appreciation for his hard work and proactive approach to making the library a welcoming and efficient community space.

9. **Resolution 2025-81 A Resolution of the Tooele City Council Approving an Agreement Change Order No. 5 with Broken Arrow Construction for England Acres Park Phase III**

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented the proposed resolution. He explained that England Acres Park was funded entirely through the park impact fee fund rather than park tax revenue and that Phase III represented the final stage of construction. To reduce costs, ground engineering was limited to specific areas, including the soccer field, parking lot, and recreation courts, since the remainder of the site was already constrained by existing sidewalks. During construction, a discrepancy was discovered in the sod quantities, resulting in additional turf being needed beyond what was originally engineered.

Mr. Cook stated that the change order totaled approximately \$167,000, of which about \$135,000 covered the added sod, with the remaining amount funding sidewalk extensions, two ADA access ramps, and curb work for the relocated dog park. He noted that the new configuration preserved additional open green space for family activities and field sports. Mr. Cook confirmed that the park now included three multipurpose fields, basketball courts, and a popular new ninja course.

Council members expressed enthusiasm for the improvements and asked if a ribbon-cutting ceremony would take place. Mr. Cook said the ribbon cutting was planned before the end of October and that minor finishing work such as signage and rock landscaping would follow. He also described how the ninja course was specifically designed for individuals aged fourteen and older to provide a challenging recreation space for teens and adults, a first for the City's park system.

Mayor Winn commended Mr. Cook for his leadership and vision, stating that the successful completion of England Acres Park reflected his dedication and collaboration with the contractor and staff. She said the park fulfilled a long-standing commitment to the community and was a testament to his planning and persistence.

Motion: Councilman Hansen moved to approve Resolution 2025-81, a Resolution of the Tooele City Council approving an agreement change order no. 5 with Broken Arrow Construction for England Acres Park Phase III. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion carried 5-0.

10. **Resolution 2025-82 A Resolution of the Tooele City Council Approving an Agreement with Speakman's Concrete Services for the Installation of a Sidewalk on 200 West Between 500 North and 600 North**

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented the proposed resolution and explained that the sidewalk had not been included in the original road widening project contract, but staff later determined it would be beneficial to complete it now. After obtaining three bids, Mr. Grandpre recommended awarding the project to Speakman's Concrete Services, the lowest responsive bidder, with a total amount of \$49,395 and a contingency of \$4,940. He stated that the goal was to have the sidewalk installed before winter weather arrived. Council members expressed support for the project and appreciation that the improvement would be completed soon.

Motion: Councilwoman Manzione moved to approve Resolution 2025-82, a Resolution of the Tooele City Council approving an agreement with Speakman's Concrete Services for the installation of a sidewalk on 200 West between 500 North and 600 North. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen,

“Aye”; Councilwoman Gochis, “Aye”; Councilwoman Manzione, “Aye”; Chairman Brady, “Aye”. There were none opposed. The motion carried 5-0.

11. Invoices & Purchase Orders

Presented by Shilo Baker, City Recorder

City Recorder Shilo Baker presented four invoices for Council approval. The first was to Tyler Technologies in the amount of \$56,056 for the City's annual renewal of its financial and asset accounting software. The second invoice was to McCormick and Sons for \$38,114.25 to cover additional asphalt needed to complete the 200 West road widening project between 500 and 600 North. The third invoice was to Rocky Mountain Power for \$42,900 for the painting of streetlights along the historic Main Street corridor. The final invoice was to Broken Arrow Construction for \$65,000 for the purchase of road salt in preparation for the upcoming winter season.

Motion: Councilwoman Gochis moved to approve the invoices as presented. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, “Aye”; Councilman Hansen, “Aye”; Councilwoman Gochis, “Aye”; Councilwoman Manzione, “Aye”; Chairman Brady, “Aye”. There were none opposed. The motion carried 5-0.

12. Minutes ~September 17, 2025 Business Meeting

There were no corrections to the minutes.

Motion: Councilwoman Manzione moved to approve the September 17, 2025 Business Meeting Minutes as presented. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, “Aye”; Councilman Hansen, “Aye”; Councilwoman Gochis, “Aye”; Councilwoman Manzione, “Aye”; Chairman Brady, “Aye”. There were none opposed. The motion carried 5-0.

13. Adjourn

There being no further business, Chairman Brady adjourned the meeting at 8:11 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 October, 2025

Justin Brady, City Council Chair