

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council and the Redevelopment Agency (RDA) of Tooele City will meet in a Work Meeting on Wednesday April 1, 2026 at 5:30 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.tooelecity.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@tooelecity.gov.

Tooele City public meetings may be recorded and transcribed for documentation and quality assurance purposes. By attending this meeting, you consent to being recorded. If you do not consent, we encourage you to join the City Council meeting electronically by visiting the Tooele City YouTube Channel, at <https://www.youtube.com/@tooelecity> or by going to YouTube.com and searching "Tooele City Channel".

AGENDA

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Members' Report**
5. **Discussion Items**
 - a. **Discussion on Compass Point CSD (3100 N)**
Presented by Andrew Aagard, Community Development Director and Anna Anglin, City Planner
 - b. **Discussion on Resolution 2026-17** A Resolution of the Tooele City Council Approving an Agreement Change Order No. 3 with Hydro Resources Rocky Mountain, Inc., for Drilling of the 2025 Tooele City Wells Project
Presented by Nathan Farrer, Public Works Director
6. **Closed Meeting**
~ Litigation, Property Acquisition, and/or Personnel
7. **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.

COMPASS POINT

Commercial Special District (CSD) Plan

Tooele City, Tooele County, Utah

1. Project Information

Project Name	Compass Point CSD
General Site Address	Misc. - See attached boundary exhibits
Current Zoning	General Commercial (GC)
Proposed District Name	Compass Point CSD
Acreage	206.116 acres

Geographic Boundaries: The Compass Point CSD includes the areas as depicted in the Compass Point CSD Area A Boundary Exhibit, Compass Point CSD Area B Boundary Exhibit, and Compass Point CSD Area C Boundary Exhibit and further defined in their corresponding Legal Descriptions.

2. Purpose and Intent

The purpose of the Compass Point CSD is to establish a clear, master-planned framework for commercial development within the broader Compass Point community. This CSD is intended to:

- Enable a cohesive commercial environment that supports daily services, employment, and destination-oriented retail/entertainment uses.
- Ensure compatibility with adjacent residential neighborhoods through lighting controls and internal connectivity (trails and pedestrian routes along 3100 N.).
- Provide predictable development standards for future users.

This CSD is the governing document of development standards for the Compass Point CSD, all standards and specification for development not addressed within this CSD shall automatically defer to the Tooele City Zoning Code.

3. Proposed Permitted and Conditional Uses

Permitted and conditional uses for the Compass Point CSD are as listed in the attached "Permitted and Conditional Uses - Compass Point CSD" exhibit. All uses listed as conditional in the exhibit must receive Planning Commission Approval to be permitted within the Compass Point CSD.

4. Proposed Development Standards (Bulk / Intensity / Site Standards)

The following standards reflect the Compass Point CSD application submittal and are intended to be the baseline district standards. Adherence to these standards shall be reviewed and approved by Tooele as part of a commercial site plan application. All site plan applications only need to be administratively

approved, with no Planning Commission approval, unless otherwise stated for variations, or conditional uses.

4.1 Lot / Site Standards

Standard	Requirement
Minimum Lot Size	No restrictions
Lot Coverage	No restrictions
Minimum Lot Width (Interior Lots)	60'
Minimum Lot Width (Corner Lots)	80'
8 Story Setback (Area A only)	Any building over 4 stories tall must be setback from any residential use the distance equal to the height of the building. For example, an 80' tall building must be at least 80' away from the property line of the residential use. A 60' tall building must be 60' away from the property line of the residential use.

4.2 Setbacks

Standard	Requirement
Minimum Front Setback	10'
Minimum Side Setback (Interior)	0', with provision that alternate PU&DE is provided
Minimum Side Setback (Corner / Street Side)	10' to street side of corner lots (for PU&DE)
Minimum Rear Setback	0'

4.3 Building Height

Standard	Requirement
Minimum	1 story
Maximum	In Area A of the CSD it is permitted to go up to 8 stories. Must comply with Section 4.1 of this CSD. The remainder of the acreage will have a maximum height of 4 stories.

4.4 Parking

Standard	Requirement
Parking Ratio	*Minimum of 4 stalls per 1,000 SF

*With the exception of an educational facility, or hospital – which shall be determined by the community development director.

5. Landscape Standards

5.1 Overall Project Landscaping

Park strip landscaping. (1) All park strip areas in commercial subdivisions, with the exception of paved drive approaches and sidewalks as approved in the site plan, shall be landscaped and maintained. Landscaping of park strips with seed, sod, or lawn shall be prohibited. Park strip landscaping shall be hardscapes, i.e. colored and/or stamped concrete, decorative rock, mulches, or similar decorative materials that do not require irrigation. Park strips shall also include street trees as required in Section 4-11a-2 herein and should include water-wise shrubs and plantings that requires little to no water. Hardscapes in park strips may also include artificial turf that gives the appears of lawn but requires no water. All landscaping shall be perpetually maintained by the owner of the appurtenant property.

Park strip trees. At least two (2) trees per park strip frontage shall be planted. (2) If public streets abut the front and rear boundaries of the commercial lot, trees are required in the park strip abutting the front boundary but not the rear boundary. If public streets abut the front and any side boundaries of the commercial lot, trees must be planted in park strips abutting the front and side(s). (3) Trees planted within park strip areas shall comply with the Street Tree Selection Guide authorized in §4-11-20. All other varieties are prohibited in the park strip. (4) Trees shall not be less than one and one-half inches caliper measured one foot from the ground and shall not be shorter than six feet in height. Park strip trees shall be spaced according to the Tooele City Street Tree Selection Guide and shall not be planted less than ten feet from the adjoining property line. Lot owners shall be responsible for the perpetual care and maintenance of trees planted in park strip areas. (5) Any park strips that are less than five feet in width, including areas with integral sidewalk, shall have the required trees installed behind the sidewalk, on private property, in the same manner as would be installed in the park strip. Along SR-26 at least three (3) trees per 100 feet of park strip frontage shall be planted. In the event loading docks and/or garbage compactors are fronting SR-36, at least six (6) trees per 100 feet of park strip frontage shall be planted, this is to provide screening.

5.2 Landscaping for Individual Lots

- 10% minimum landscape area, which may include parking islands and landscaped drainage areas.
- The percentage requirement may be reduced where project public amenities are provided (e.g., outdoor theater, trails, pergola, etc.).
- The use of sod is prohibited in all commercial landscaping.

6. Fencing and Screening Standards

- No fencing standard, except for vehicle storage areas for automobile repair businesses and where commercial uses abut residential uses along shared property lines – in which case a 6' tall masonry, concrete, or vinyl fence must be installed for screening.

7. Lighting Standards

- Collector and arterial roadways shall adhere to the North Tooele Special Service District lighting standard.

- Lighting within parking fields does not have a standard.

8. Architectural / Vertical Design Standards

- No required architectural design standards.
- No vertical design standards for uses/structures.
-

9. Amenities

Standard	Requirement
Private Amenities	Not required, can add to reduce percentage requirement of landscaping (see section 5.2)
Public Amenities	Not required

12. Signage Standards

12.1 Pylon Signage

All pylon signage shall have the following maximum dimensions:

Standard	Requirement
Maximum Height	35'
Maximum Width	10'
Maximum Sign Area	350 SF

Pylon Signage shall be allowed along Meridian Way, 3100 N., and SR-36 road frontages. Any additional pylon sign locations shall be allowed with Planning Commission approval. One pylon sign can be installed for every 500 feet of frontage. Setbacks for signage shall be calculated from the sign footing.

12.2 Masterplan Monumentation Signage

Within 300' of the intersection of 3100 N and SR-36, two monument signs are allowed with a maximum width of 60' and a maximum height of 15'. Sign permit and building permit will be required. Within 3' of the footing of the Masterplan Monumentation Signage the landscaping requirement will increase 10% above the landscape requirement.

12.3 City Entry Monument Signage

Within Lot 1 of the Sage Flats Subdivision, a 20' wide by 1' tall monument sign will be allowed for a Tooele City entry monument.

13. Storm Drain Facilities

Storm detention/retention basins can count toward landscaping requirement.

Permitted and Conditional Uses – Compass Point CSD Exhibit

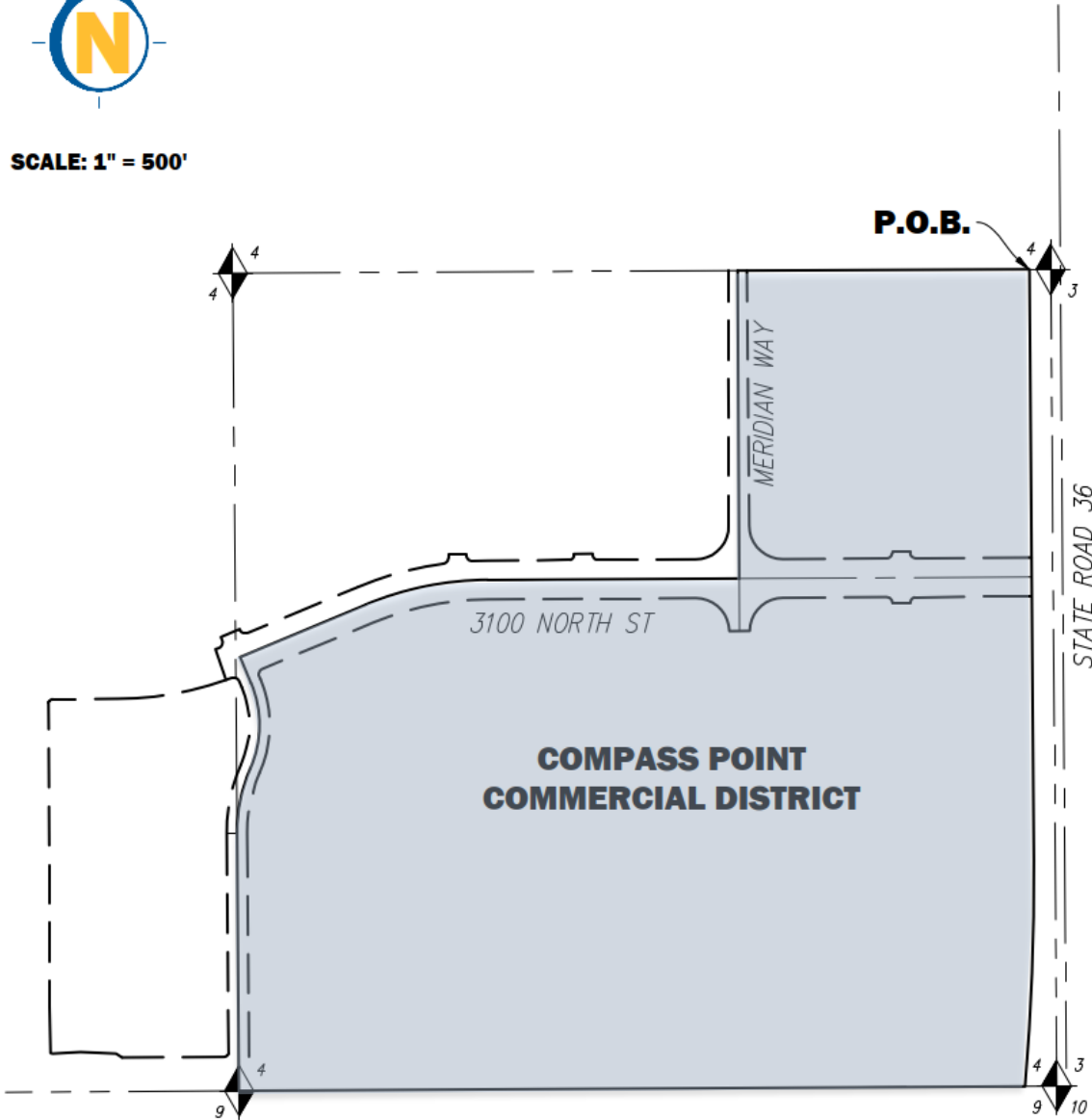
Permitted Uses	Conditional Uses
Accessory Building	Accessory Drive Through Facility
Amusement Facility (Ex. Trampoline Center, Go Cart, Skating, Arcade)	Accessory Dwelling Unit for Caretaker Only
Automobile Sales and Rental	Accessory Outdoor Sales and Display Incidental to an Allowed Use
Automobile Service and Repair	Accessory Outside Storage
Bar	Accessory Drive Through Facility 1
Bed and Breakfast Inn	Automobile Service and Repair (with outdoor vehicle storage)
Business Office	Contractors Display/Office
Business Office (located within an existing structure)	Dry Cleaner
Conference Center	Health Club (with outdoor pool or sports use)
Convenience Store (With or Without Gasoline Sales)	Heavy Equipment Sales and Rental as an Accessory Use to an Established Retail Use
Cultural Activities and uses	Heliport
Day Care/Pre-School Center	Hotel (with outside use)
Fast Food Restaurant	Light Manufacturing (Area B & C Only - See Exhibits)
Financial Services	Liquor Store
Flex (Combination of Office and/or Retail, with warehousing with docks)	Membership Club
Funeral Home/Mortuary	Park and Ride Facilities
Garden Center	Parking Structure
Gas Station/Convenience Store	Private Club
Hardware and Garden Supply Store	Public or Private Educational Facility
Health Care Facility	Public Use
Health Care Provider	Reception Center
Health Club (no outside use)	Reception Center (Located within an existing structure)
Hotel	Recreational Facility (Outdoor)
Indoor Storage/Enclosed Storage	Recycling Collection Site
Laundromat	Shooting Range, Indoor
Medical Cannabis Pharmacy	Temporary Seasonal Use (Ex. Snow Cones, Fireworks, etc.)
Motel	Temporary Use
Nursing Home, Convalescent Care Facility	Theater (Outdoor)
Open Space Areas, Trails	Tobacco Specialty Store
Personal Services	Utility Service Facility (major or minor)
Pet Shop/Pet Grooming	
Pharmacy	
Professional Office	
Professional Office (Located within an existing Structure)	
Recreational Facility (Indoor)	
Repair Shop (household and personal goods with no outside storage)	
Research Facility	
Restaurant	
Retail Store (no square footage minimum or maximum limitations) or Commercial Center	
Temporary Construction Office	
Theater (Indoor)	
Vetinary Clinic/Animal Hospital Operating Entirely Within an Enclosed Building)	
Warehouse	

Notes: 1. Drive through needs to be screened from dedicated roads.

Compass Point CSD Area A Boundary Exhibit



SCALE: 1" = 500'



Entellus
 1470 South 600 West
 Woods Cross, Utah 84010
 Phone 801-298-2236

COMPASS POINT COMMERCIAL DISTRICT
PERRY COMMERCIAL

INCLUDING ALL OF OR PORTIONS OF PARCELS #02-141-0-0016,
 -0021, -0022, -0023, 0024, -0025, and -0026
 LOCATED IN THE SE 1/4 OF SECTION 4, T.3S., R.4W., S.L.B.&M.
 TOOELE CITY, TOOELE COUNTY, UTAH

DRAWN:
 JRC 2026/01/23

PROJECT: 1043033

SURVEY 1043033.dwg

EXB (1)

BNDY EXHIBIT

Compass Point CSD Area A Legal Description

Compass Point Commercial District Boundary Description

A parcel of land located in the Southeast Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, described as follows:

Beginning at a Right-Of-Way Marker on the westerly line of State Road 36, said Marker being North 00°28'00" West 2642.99 feet along the Section Line to the West Quarter Corner of said Section 4 and North 89°43'58" East 5214.83 feet along the Quarter Section Line from the Southwest Corner of said Section 4 and running thence along said westerly line the following two (2) courses:

- 1) South 00°25'29" East 1907.55 feet,
- 2) Southerly 730.87 feet along an 8000.00-foot-radius curve to the right through a central angle of 05°14'04", chord bears South 02°11'33" West 730.62 feet to the southerly line of said Section 4; thence South 89°40'13" West 2538.46 feet along said southerly line to the monument marking the South Quarter Corner of said Section 4;

thence North 00°26'52" West 834.12 feet along said Quarter Section Line and along the center line of a proposed 66.0-Foot Wide Road;

thence along said proposed center line the following three (3) courses:

- 1) Northerly 211.69 feet along a 498.87-foot-radius curve to the right through a central angle of 24°18'48", chord bears North 11°42'32" East 210.11 feet,
- 2) Northerly 283.94 feet along a 349.67-foot-radius curve to the left through a central angle of 46°31'37", chord bears North 00°36'08" East 276.21 feet,
- 3) North 22°39'41" West 91.33 feet to the proposed center line of 3100 North Street;

thence along said proposed center line the following three (3) courses:

- 1) North 67°20'19" East 438.44 feet,
- 2) Easterly 405.42 feet along a 1039.00-foot-radius curve to the right through a central angle of 22°21'25", chord bears North 78°31'01" East 402.85 feet,
- 3) North 89°41'44" East 812.00 feet to the proposed center line of Meridian Way (250 East Street);

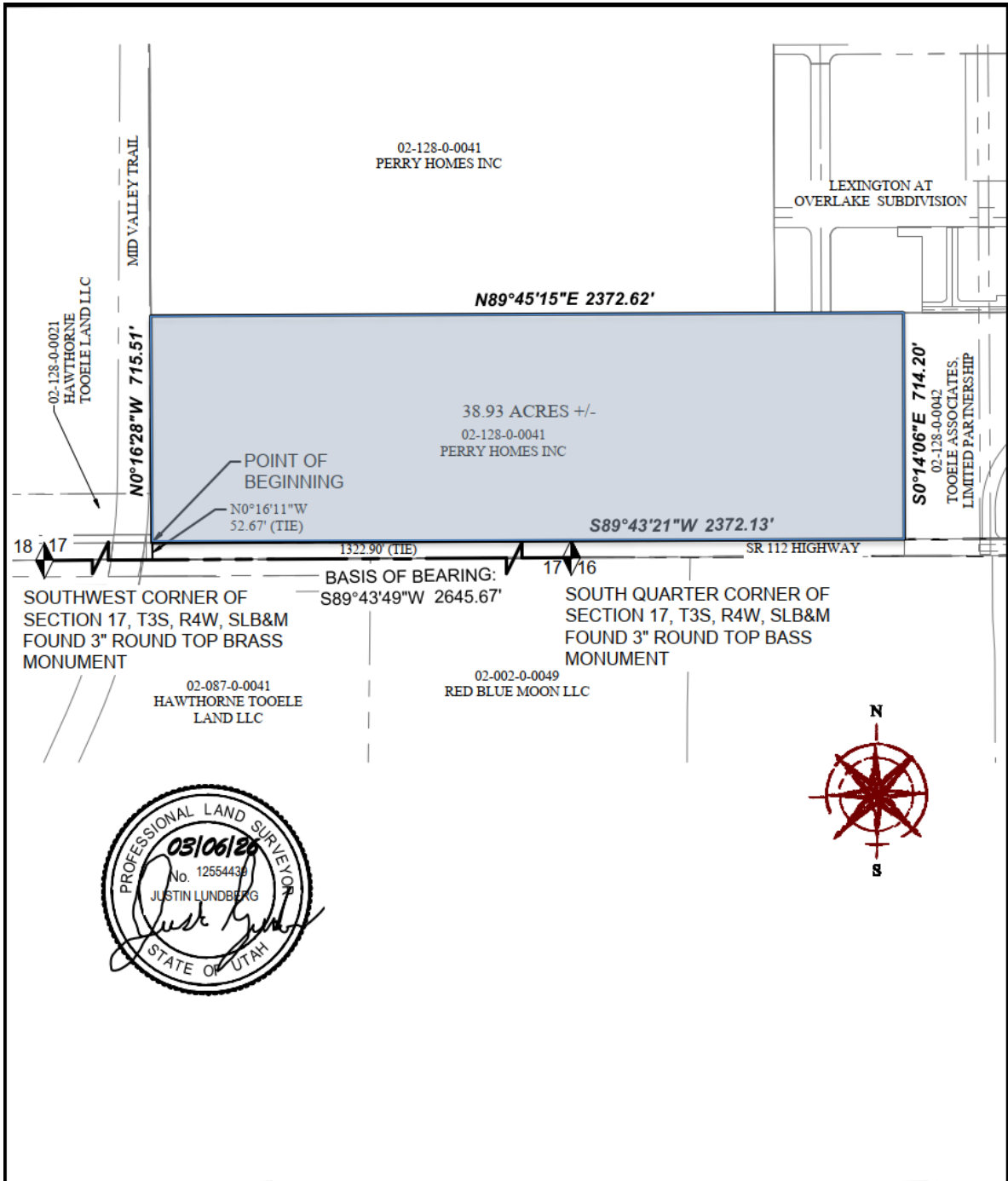
thence North 00°18'16" West 994.06 feet along said proposed center line to said Quarter Section Line;

thence North 89°43'58" East 942.32 feet along said Quarter Section Line to said Right-Of-Way Marker on the westerly line of State Road 36 and to the Point of Beginning.

Contains 116.076 Acres



Compass Point CSD Area B Boundary Exhibit



FOCUS
CONSULTING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH. (801) 352-0075
www.focus-ut.com

PROPERTY COMMERCIAL EXHIBIT
LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 17, T3S, R4W,
SALT LAKE BASE & MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

Date Created	03/05/2026
Scale	N.T.S.
Drawn	RM
Job	23-0260
Sheet	

1 OF 1

Compass Point CSD Area B Legal Description



**LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1,300 ACRES
TOOELE CITY, UTAH**
March 6, 2026
23-0260
RM

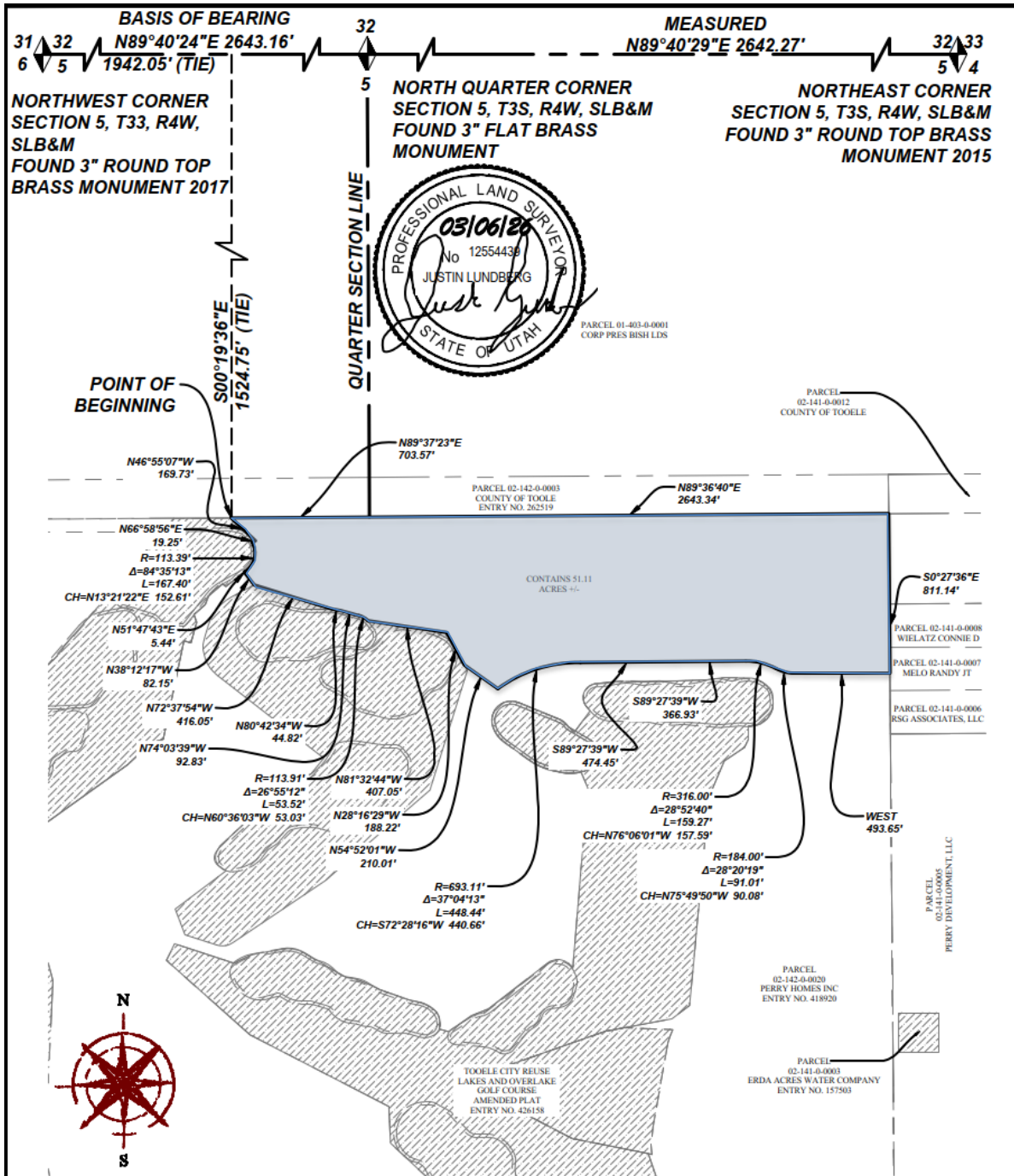
PROPERTY COMMERCIAL LEGAL DESCRIPTION

A part of the Southeast Quarter and Southwest Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located S89°43'49"W 1322.90 feet along the Section line and N0°16'11"W 52.67 feet from the South Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence N00°16'28"W 715.51 feet; thence N89°45'15"E 2372.62 feet; thence S00°14'06"E 714.20 feet; thence S89°43'21"W 2,372.13 feet to the point of beginning.

Containing 38.93 acres +/-.

Compass Point CSD Area C Boundary Exhibit



PROPERTY RSD EXHIBIT
 LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 5
 SALT LAKE BASE AND MERIDIAN
 TOOELE CITY, TOOELE COUNTY, UTAH

Date Created	03/06/2020
Scale	N.T.S.
Drawn	LH
Job	23-0260
Sheet	1 OF 1

Compass Point CSD Area C Legal Description



**LEGAL DESCRIPTION
PREPARED FOR
OVERLAKE 1,300 ACRES
TOOELE CITY, UTAH**

March 6, 2026
23-0260
LH

PROPERTY RSD DESCRIPTION

A part of the Northwest Quarter and the Northeast Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

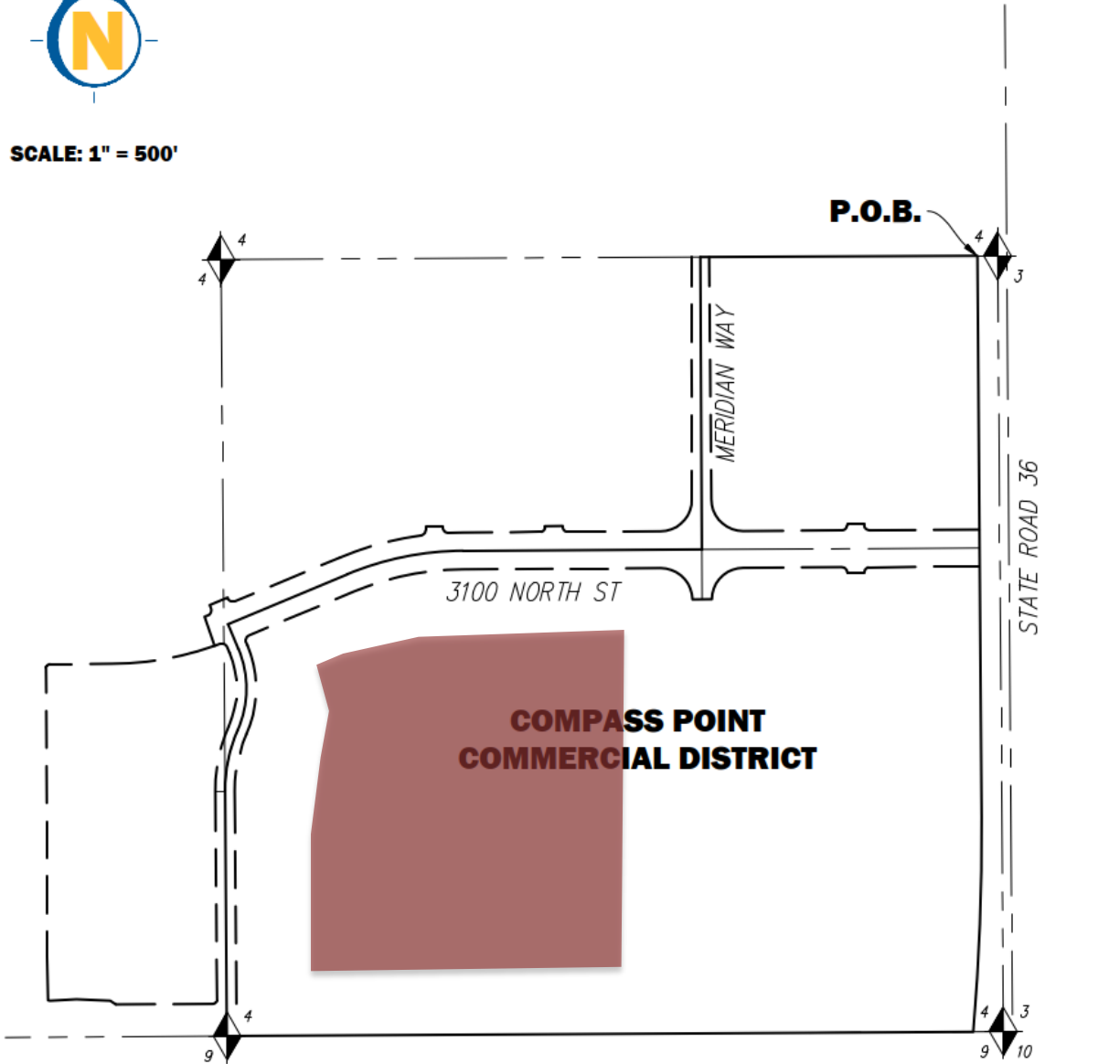
Beginning at a point located on the Northerly line of the Warranty Deed recorded September 23, 2015 as Entry No. 418920 in the Tooele County Recorder's Office said point also being N89°40'24"E 1942.05 feet along the Section line and S00°19'36"E 1524.75 feet from the Northwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence along said deed line the following three (3) courses: (1) N89°37'23"E 703.57 feet; thence (2) N89°36'40"E 2,643.34 feet; thence (3) S00°27'36"E 811.14 feet; thence West 493.65 feet; thence along the arc of a curve to the right with a radius of 184.00 feet a distance of 91.01 feet through a central angle of 28°20'19" Chord: N75°49'50"W 90.08 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 316.00 feet a distance of 159.27 feet through a central angle of 28°52'40" Chord: N76°06'01"W 157.59 feet; thence S89°27'39"W 366.93 feet; thence S89°27'39"W 474.45 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 693.11 feet (radius bears: S01°00'23"W) a distance of 448.44 feet through a central angle of 37°04'13" Chord: S72°28'16"W 440.66 feet; thence N54°52'01"W 210.01 feet to the easterly line of the Tooele City Reuse Lakes and Overlake Golf Course Amended Plat thereof recorded March 16, 2016 as Entry No. 426158 in the Toole County Recorder's Office; thence along said plat the following eleven (11) courses: (1) N28°16'29"W 188.22 feet; thence (2) N81°32'44"W 407.05 feet; thence (3) Northwesterly along the arc of a non-tangent curve to the left having a radius of 113.91 feet (radius bears: S42°51'33"W) a distance of 53.52 feet through a central angle of 26°55'12" Chord: N60°36'03"W 53.03 feet; thence (4) N74°03'39"W 92.83 feet; thence (5) N80°42'34"W 44.82 feet; thence (6) N72°37'54"W 416.05 feet; thence (7) N38°12'17"W 82.15 feet; thence (8) N51°47'43"E 5.44 feet; thence (9) Northerly along the arc of a non-tangent curve to the left having a radius of 113.39 feet (radius bears: N34°21'02"W) a distance of 167.40 feet through a central angle of 84°35'13" Chord: N13°21'22"E 152.61 feet; thence (10) N66°58'56"E 19.25 feet; thence (11) N46°55'07"W 169.73 feet to the point of beginning.

Containing 51.11 acres +/-

Compass Point CSD 8-Story District (Area in Red)



SCALE: 1" = 500'



Entellus
 1470 South 600 West
 Woods Cross, Utah 84010
 Phone 801-298-2236

COMPASS POINT COMMERCIAL DISTRICT
PERRY COMMERCIAL

INCLUDING ALL OF OR PORTIONS OF PARCELS #02-141-0-0016,
 -0021, -0022, -0023, 0024, -0025, and -0026
 LOCATED IN THE SE 1/4 OF SECTION 4, T.3S., R.4W., S.L.B.&M.
 TOOELE CITY, TOOELE COUNTY, UTAH

DRAWN:
 JRC 2026/01/23

PROJECT: 1043033

SURVEY 1043033.dwg

EXB (1)

BNDY EXHIBIT

TOOELE CITY CORPORATION

RESOLUTION 2026-17

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT CHANGE ORDER NO. 3 WITH HYDRO RESOURCES ROCKY MOUNTAIN, INC., FOR DRILLING OF THE 2025 TOOELE CITY WELLS PROJECT.

WHEREAS, on July 16, 2025, the City Council approved Resolution 2025-61, approving an agreement with Hydro Resources Rocky Mountain, Inc., for drilling in connection with the 2025 Tooele City Wells Project (the “Wells Project”); and,

WHEREAS, the City solicited public bids for construction of the Wells Project in accordance with the procedures of §11-39-101 *et seq.*, Utah Code Annotated, and the Tooele City Purchasing Policies and Procedures; and,

WHEREAS, during the course of the construction of the Wells Project, certain unforeseen conditions or necessary adjustments were identified, and the City Administration has determined it to be prudent to change the well screen from wire wrapped to louvered, to increase the total screen length, and to increase the overall drilling depth (see Change Order No. 3 attached as Exhibit A); and,

WHEREAS, these changes are essential to the successful completion and long-term integrity of the Wells Project and are determined to be within the original general scope of work envisioned by the bid documents; and,

WHEREAS, Change Order No. 3 would increase the contract amount by \$252,475.09, and City Administration requests an additional contingency in the amount of \$85,000.00; and,

WHEREAS, Section VIII of the Tooele City Purchasing Policies and Procedures provides for the approval of change orders, as follows:

VIII. CHANGE ORDERS. The City recognizes that change orders are a normal component of the procurement process...

A. Modifications to approved contracts shall be deemed change orders when the Mayor and Purchasing Agent determine that: 1. The modification is related in some manner to the same or similar project approved in the contract, and 2. Treating the modification as a change order would maximize efficiency in completion of and cost savings to the City.

B. Change Order approval process: ... 2. Individual change orders \$30,000 and above shall be approved by the Mayor and City Council after consultation with the responsible department head...provided the change order is within the approved project budget.

WHEREAS, the Purchasing Policies and Procedures allow for Change Order No. 3 because the Mayor and Parks and Public Works Director have determined that the change order is related to the agreement for the Wells Project, and the change order will maximize efficiency in Project completion and result in cost savings; and,

WHEREAS, City Council approval is required for all agreements and change orders in excess of the statutory cost threshold of \$30,000 established in TCC §1-5-10 (see *also* TCC §1-6-4, §1-14-4, §1-22-4); and,

WHEREAS, the City has complied with the requirements of the Tooele City Purchasing Policies and Procedures:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that: (1) the City Council hereby approves Change Order No. 3 with Hydro Resources Rocky Mountain, Inc., in the amount of \$252,475.09, for the Wells Project; and, (2) the City Council hereby approves an additional \$85,000.00 for contingency.

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 _____, 2026.

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

Change Order No. 3
with Cover Letter and Exhibits



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

October 15, 2025

Jamie Grandpre
90 North Main
Tooele, UT 84074

RE: Change Order #3 2025 Tooele City Well Drilling Project

Dear Jamie,

The 2025 Tooele City Well Drilling Project awarded to Hydro Resources Rocky Mountain includes the drilling of two pilot wells and one production well. The drilling of the two pilot wells is now complete. The Rogers site has been selected for the location of the production well based upon more favorable water production and water quality results.

Several modifications to the production well design are recommended based upon the findings of the test well including:

- Increasing the depth of the well from 1,210 feet to 1,320 feet with an additional 60 feet of screen to improve the water yield of the well
- Changing the type of well screen from continuous wire wrap to louvered screen and gradation of the gravel pack due to the formation encountered in the test well
- Adding an intermediate casing and seal to mitigate lost circulation risks

The addition of the intermediate casing and seal is the most substantial change to the well design. During the drilling of the Rogers pilot well Hydro Resources experienced zones of lost circulation of the drilling mud which posed a risk of the borehole collapsing which would have prevented the completion of the well. Additional materials were added to stabilize the borehole wall and allow the successful completion of the well. However, it was a challenge to maintain the borehole wall stability throughout the drilling and will very likely be even more challenging with the larger diameter production well. The addition of the intermediate casing mitigates the risk of the borehole wall collapsing by providing a way to seal off the most severe lost circulation zone at the beginning of the well drilling process. The addition of the intermediate casing requires increasing the diameter of the conductor borehole and casing.

Change Order #3 incorporates these changes into the production well design and establishes the unit prices for these changes. Quantities for materials to incorporate these changes and the cost are included in the change order but actual quantities for items such as cement grout, gravel pack, development time and others may vary.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES

J-U-B FAMILY OF COMPANIES



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

The net total change to the contract price for Change Order #3 is anticipated to be \$252,475.09. We recommend the approval of this change order to provide a production well designed to leverage the information from and mitigate the drilling risks experienced during the test well drilling.

Please let us know if you have questions or would like to discuss this matter in greater detail.

Sincerely,

Andrew Hobson, P.E.
Project Manager
J-U-B ENGINEERS, Inc.

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EJCDC® C-941, Change Order.

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and American Society of Civil Engineers. All rights reserved.

Page 2 of 2



Hydro resources

13027 Weld County Road 18, Ft Lupton, CO, 80621
PH: (303) 857-7540

Change Order #3

Project Name: 2025 Tooele City Wells Drilling

Change Order Date: 10/1/2025

Project Location Tooele UT

Owner: Tooele City Corporation

Engineering Firm: JUB Engineering

Contract Number: 55-25-021

Contract Date: 7/10/2025

The contract is changed as follows:

Changed geological conditions necessitate revisions to the production well design and drilling methodology.

The original contract sum was	\$	<u>2,536,638.00</u>
The net change by previously authorized Change Orders	\$	<u>41,652.50</u>
The contract sum prior to this Change Order was	\$	<u>2,578,290.50</u>
The contract sum will be (increased) by this Change Order in the amount of	\$	<u>252,475.09</u>
The new contract sum, including this Change Order will be	\$	<u>2,830,765.59</u>
The Contract Time will be (increased/decreased/unchanged) by		<u>(0) days</u>
The new date of Substantial Completion will be		<u>1/10/2026</u>

JUB Engineering
ENGINEER

HYDRO RESOURCES, Rocky Mountain Inc.
CONTRACTOR

Tooele City Corporation
OWNER

SIGNATURE

SIGNATURE

SIGNATURE

PRINTED NAME AND TITLE

Jacob Gallagher, Project Manager
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

10/1/2025
DATE

DATE



13027 Weld County Road 18, Ft Lupton, CO, 80621
 PH: (303) 857-7540

EXHIBIT A (Line Items Summary)

Project Name: 2025 Tooele City Wells Drilling

Change Order Date: 1-Oct-2025

Project Location Tooele UT

Owner: Tooele City Corporation

Engineering Firm: JUB Engineering

Contract Number: 55-25-021

Contract Date: 7/10/2025

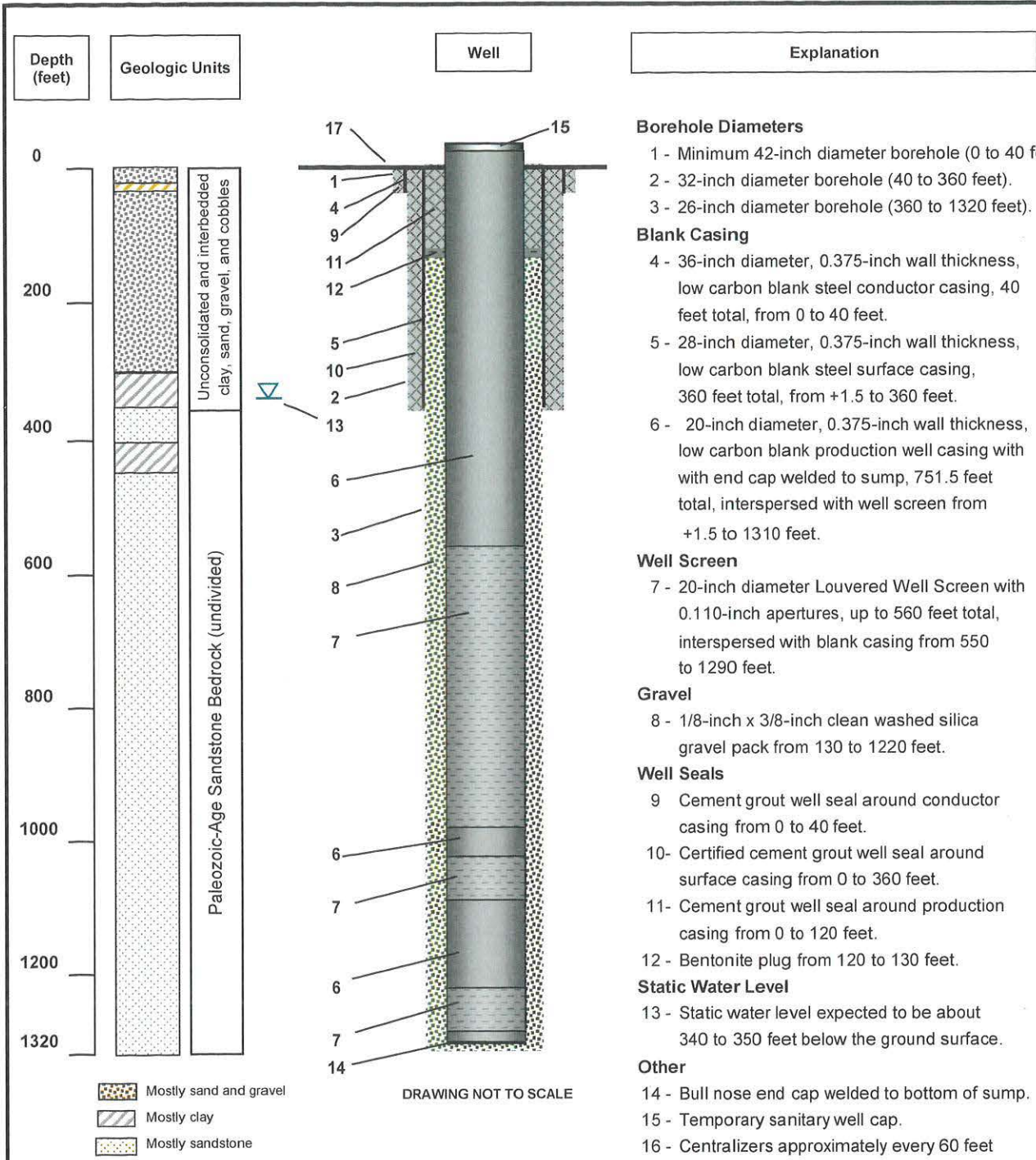
Original Contract Line Item #	Item Description	BID QTY	UNIT	UNIT PRICE	Contracted Amount	ACTUAL QTY	ACTUAL AMOUNT	DELTA FROM BID
Surface Conductor								
C.1	Mob and demob	1	LS	\$ 118,000.00	\$ 118,000.00	1	\$118,000.00	\$0.00
C.2	Drill min 40" conductor casing borehole	40	LF	\$ 496.00	\$ 19,840.00	0	\$0.00	-\$19,840.00
C.3	Furnish min 32" conductor casing	40	LF	\$ 270.00	\$ 10,800.00	0	\$0.00	-\$10,800.00
C.4	Install min 32" conductor casing	40	LF	\$ 86.00	\$ 3,440.00	0	\$0.00	-\$3,440.00
C.5	F&I well seal for conductor casing	160	CF	\$ 110.00	\$ 17,600.00	145	\$15,950.00	-\$1,650.00
NEW (E.1)	Drill 42" surface conductor casing borehole	0	LF	\$ 575.00	\$ -	40	\$23,000.00	\$23,000.00
NEW (E.2)	Furnish & install min 36" surface conductor casing	0	LF	\$ 375.00	\$ -	40	\$15,000.00	\$15,000.00
Intermediate Casing and Grout Seal								
C.6	Drill min 28" production borehole - (unconsolidated)	1170	LF	\$ 365.00	\$ 427,050.00	0	\$0.00	-\$427,050.00
NEW (E.3)	Drill 32" borehole for intermediate casing	0	LF	\$ 595.00	\$ -	320	\$190,400.00	\$190,400.00
NEW (E.4)	LCM - 30lb Magma Fiber bags (cost + 15%)	0	BAG	\$ 30.22	\$ -	280	\$8,462.59	\$8,462.59
NEW (E.5)	Furnish & Install nominal 28" steel intermediate casing	0	LF	\$ 295.00	\$ -	361.5	\$106,642.50	\$106,642.50
C.13	F&I well seal (Intermediate & Production Well)	350	CF	\$ 110.00	\$ 38,500.00	975	\$107,250.00	\$68,750.00



Hydro

resources

Production Well								
NEW (E.6)	Drill min 26" borehole for production borehole (bedrock)	0	LF	\$ 515.00	\$ -	960	\$494,400.00	\$494,400.00
C.7	Geophysical logging of 28" production borehole	1210	LF	\$ 9.50	\$ 11,495.00	1310	\$12,445.00	\$950.00
C.8	Furnish nominal 20" steel production casing	701.5	LF	\$ 180.00	\$ 126,270.00	751.5	\$135,270.00	\$9,000.00
C.9	Install nominal 20" steel production casing	701.5	LF	\$ 40.00	\$ 28,060.00	751.5	\$30,060.00	\$2,000.00
C.10	Furnish nominal 20" SS wire-wrap well screen	500	LF	\$ 400.00	\$ 200,000.00	0	\$0.00	-\$200,000.00
C.11	Install nominal 20" SS wire-wrap well screen	500	LF	\$ 40.00	\$ 20,000.00	0	\$0.00	-\$20,000.00
NEW (E.7)	Furnish & Install nominal 20" LCS louvered well screen	0	LF	\$ 295.00	\$ -	560	\$165,200.00	\$165,200.00
NEW (E.8)	Furnish & install LCS bullnose and endcap	0	EA	\$ 2,300.00	\$ -	1	\$2,300.00	\$2,300.00
C.12	F&I filter pack & bentonite plug	2885	CF	\$ 31.00	\$ 89,435.00	2475	\$76,725.00	-\$12,710.00
					\$ -		\$0.00	\$0.00
					\$ -		\$0.00	\$0.00
Well Development and Testing								
C.14	Well development	100	HR	\$ 750.00	\$ 75,000.00	100	\$75,000.00	\$0.00
C.15	Mob and demob of dual-swab (move to optional)	1	LS	\$ 28,500.00	\$ 28,500.00	0	\$0.00	-\$28,500.00
C.16	Well development w/dual-swab (move to optional)	200	HR	\$ 550.00	\$ 110,000.00	0	\$0.00	-\$110,000.00
C.17	Furnish, install & remove test pumping equipment	1	LS	\$ 68,000.00	\$ 68,000.00	1	\$68,000.00	\$0.00
C.18	Development and test pumping	100	HR	\$ 600.00	\$ 60,000.00	100	\$60,000.00	\$0.00
C.19	Perform plumbness and alignment survey	1	LS	\$ 3,500.00	\$ 3,500.00	1	\$3,500.00	\$0.00
C.20	Downhole video camera inspection	1200	LF	\$ 4.00	\$ 4,800.00	1290	\$5,160.00	\$360.00
C.21	Disinfect well	1	LS	\$ 4,000.00	\$ 4,000.00	1	\$4,000.00	\$0.00
					\$ -		\$0.00	\$0.00
Contingency Items								
C.22	Standby time	16	HR	\$ 550.00	\$ 8,800.00	16	\$8,800.00	\$0.00
C.23	Rig time/additional work	16	HR	\$ 750.00	\$ 12,000.00	16	\$12,000.00	\$0.00
NET total contract adjustment due to Change Order #3								\$252,475.09



Mostly sand and gravel
 Mostly clay
 Mostly sandstone

DRAWING NOT TO SCALE

Notes:

1. Designed by William D. Loughlin, P.G.
2. Subsurface conditions are generalized from Rogers Exploration Well. Well Identification No. (WIN) 450473.
3. All work in accordance with (a) UAC R655-4, Water Well Rule; (b) UAC R309-515; (c) UWater Quality Act 19-5-107(1); and the Technical Specifications.
4. Design is preliminary; ENGINEER will specify the total depth and final design including placement of casings, screens, gravel pack, grout seals, and any other materials used to construct the well.



Tooele City
 Preliminary Design - Rogers Road Well
Figure 3