

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, June 3, 2026 immediately following the 7:00 p.m. (RDA) Redevelopment Meeting. 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". If you are attending electronically and would like to submit a written comment for the public comment period or for a public hearing item, please email cmpubliccomment@tooelecity.gov. If submission by email is not an option, written comments may be submitted to the City Recorder. Written comments must be submitted no later than the day prior to the meeting. Written comments will be addressed at the designated points in the meeting.

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **America 250 Tribute – Just Serve Community Recognition Awards**
4. **Recognition of Loretta Herron's Retirement**
5. **Public Comment Period**
6. **Public Hearing and Motion on Ordinance 2026-12** An Ordinance of the Tooele City Council Amending Section 7-11a-17 (Design Standards: Walls and Fences), Adding an Exception to the Current Fencing Requirements When a New Multi-Family Residential Project is Constructed Adjacent to Existing Fencing
Presented by Anna Anglin, City Planner
7. **Public Hearing and Motion on Ordinance 2026-14** An Ordinance of the Tooele City Council Amending Tooele City Code Section 7-16b-6: Regarding Minimum Landscaping Requirements in the Heavy Industrial Sections of the Tooele City Business Park Zoning District ("TCBP")
Presented by Anna Anglin, City Planner
8. **Resolution 2026-28** A Resolution of the Tooele City Council Consenting to Mayor Manzione's Reappointments of Crystal Larmore and Julie Brought to the Library Board of Directors
Presented by Chase Randall, Library Director
9. **Library Annual Report**
Presented by Chase Randall, Library Director

10. **Resolution 2026-30** A Resolution of the Tooele City Council Approving and Ratifying an Agreement with Broken Arrow, Inc., for the Seventh Street Storm Drain Improvements (500 North to Birch Street)
Presented by Nathan Farrer, Public Works Director
11. **Resolution 2026-31** A Resolution of the Tooele City Council Authorizing the Mayor to Sign a Contract with Paul Hansen Associates, L.L.C. for City Engineering Services
Presented by Maresa Manzione, Mayor
12. **Resolution 2026-32** A Resolution of the Tooele City Council Declaring Tooele City's Commitment to Fostering Compassion and Inclusivity as Core Civic Values, Establishing April 12th as a Yearly "Day of Kindness," and Authorizing the Mayor to Implement Corresponding Municipal Programs
Presented by Maresa Manzione, Mayor
13. **Resolution 2026-33** A Resolution of the Tooele City Council Approving Audit Agreement with Larson & Company, P.C., Certified Public Accountants
Presented by Shannon Wimmer, Finance Director
14. **Resolution 2026-29** A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Vehicles)
Presented by Shilo Baker, City Recorder
15. **Resolution 2026-34** A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Department - Streets Division Equipment)
Presented by Shilo Baker, City Recorder
16. **Invoices & Purchase Orders**
Presented by Shilo Baker, City Recorder
17. **Minutes**
 - ~May 6, 2026 Work Meeting
 - ~May 6, 2026 Business Meeting
18. **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 2026-12

AN ORDINANCE OF THE TOOELE CITY COUNCIL AMENDING SECTION 7-11a-17 (DESIGN STANDARDS: WALLS AND FENCES), ADDING AN EXCEPTION TO THE CURRENT FENCING REQUIREMENTS WHEN A NEW MULTI-FAMILY RESIDENTIAL PROJECT IS CONSTRUCTED ADJACENT TO EXISTING FENCING.

WHEREAS, Utah Code §10-8-84 and §10-20-101 authorize cities to enact ordinances, resolutions, and rules and to enter other forms of land use controls they consider necessary or appropriate for the use and development of land within the municipality to provide for the health, safety, welfare, prosperity, peace, and good order, comfort, convenience, and aesthetics of the municipality; and,

WHEREAS, Tooele City Code Chapter 7-11a regulates design standards for multi-family residential developments; and,

WHEREAS, for multi-family residential developments, Tooele City Code §7-11a-17(4) requires without exception that “[a]ll perimeter fences shall have vertical sections such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart)”; and,

WHEREAS, applicant Brett Lovell (the “Applicant”) submitted an ordinance amendment application, attached as Exhibit A, requesting the City to consider an amendment to Tooele City Code §7-11a-17(4) that would provide for exceptions to fencing requirements when a new multi-family residential project is constructed adjacent to existing fencing; and,

WHEREAS, City Administration developed an amended Tooele City Code §7-11a-17(4), attached as Exhibit B, incorporating the suggestions made by the Applicant but edited in order to be more consistent with the remainder of Tooele City Code, namely: (1) assigning the administrative role to Tooele City Planning Commission rather than City Council; and, (2) adding “Transportation Master Plan” as the determining authority of what is a major arterial or collector road; and,

WHEREAS, on May 13, 2026, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, considered the Staff Report and its exhibits (together attached as Exhibit C), and voted 4-3 to forward its positive recommendation of the amendment in Exhibit B to the City Council, with the following additional conditions: (1) that the decision approving or denying an exception request will be made by City staff; (2) that any exception request include communication with, and affidavits from, all adjacent property owners indicating approval of the exception; and, (3) that requesters may request to bring the issue before Planning Commission if they disagree with the decision Staff, but with the understanding that Planning Commission will not mitigate any disagreements between requesters and adjacent property-owners (see the Planning Commission draft minutes attached as Exhibit D); and,

WHEREAS, for the City Council’s consideration and convenience, City Administration has prepared and attached Exhibit E, which shows how the Planning Commission’s recommendations might be addressed, as well as Exhibit F, which offers a comparison between the current ordinance, the applicant’s proposal, the City Administration’s submission,

and the City Administration's submission addressing the Planning Commission's recommendations; and,

WHEREAS, the proposed amendment presents a reasonable solution to an unusual situation, and provides flexibility which will provide an avenue to promote consistency and avoid unnecessary demolition and/or construction; and,

WHEREAS, on May 20, 2026, the City Council convened a duly-advertised public hearing; and,

WHEREAS, the City Council has specifically considered the potential impact that this Ordinance may have on family health, stability, and formation:

NOW, THEREFORE, BE IT ORDAINED BY TOOELE CITY that Tooele City Code §7-11a-17(4) is hereby amended to read as shown in Exhibit B.

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

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

Applicant Submitted Information

Ordinance 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			2026033		
Date of Submission: 4.24.26					
Project Name: Ledger Cove Apartments					
Project Address: 1124 N Franks Drive, Tooele UT 84074					
Ordinance(s) Proposed for Amendments: 7-11a-17(4)					
Proposed Language (What do you want the Ordinance to say): See below for full Proposed Language					
Property Owner(s): Ledger Cove LLC			Applicant(s): Brett Lovell		
Address: PO Box 95410			Address: 13697 S. 3825 West		
City: South Jordan	State: UT	Zip: 84095	City: Riverton	State: UT	Zip: 84065
Phone: (801) 706-4693			Phone: (801) 706-4693		
Contact Person: Brett Lovell			Address: 13697 S. 3825 West		
Phone: (801) 706-4693			City: Riverton	State: UT	Zip: 84065
Cellular:	Fax:	Email: lovelldevelopmentgroup@gmail.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:

Ordinance Amendments are made by ordinance. Any change of the City ordinance shall follow all procedures that are established by city and state law. Since the procedures must be followed precisely, the time for amending the ordinance 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				2260122	
Received By:	Date Received: 4.28.26	Fees: 2,000.00	App. #: 800804		

Tooele City Ordinance Text Amendment Application

Ledger Cove Apartments

Justification for the Ordinance Amendment (required questions)

1. Why is the ordinance amendment necessary.

The amendment is necessary to provide flexibility in situations where adjacent properties already contain existing fencing that does not meet the current requirement for vertical sections. Strict application of the current code in these scenarios can result in unnecessary demolition, increased costs, and inconsistent design between neighboring properties.

Additionally, requiring two separate fences or vertical elements back to back can create narrow, inaccessible gaps that are difficult to maintain. These areas often lead to weed overgrowth, debris accumulation, and dry vegetation buildup, which can increase fire risk and create ongoing maintenance and code enforcement challenges. This amendment allows the City to evaluate these unique conditions and approve logical, well-controlled exceptions where appropriate.

2. How does this proposed ordinance amendment benefit Tooele City as a whole.

The proposed amendment benefits Tooele City by promoting cohesive development patterns and reducing unnecessary construction, material waste, and long-term maintenance issues. It ensures that development remains high quality while allowing practical flexibility in edge conditions where strict compliance may create unintended consequences.

By preventing the creation of narrow, unmanaged spaces between duplicate fence lines, the amendment also helps reduce weed growth, debris accumulation, and potential fire hazards, ultimately lowering maintenance burdens for property owners and reducing code enforcement demands on the City.

3. How does the ordinance as it is currently written not accomplish what you are desiring to accomplish.

The current ordinance requires vertical fence elements in all cases without consideration for existing adjacent conditions. This can create situations where new development must

install fencing that visually conflicts with neighboring properties or requires removal and replacement of existing fencing.

Additionally, the ordinance does not account for the unintended consequences of installing duplicate fence lines or vertical elements in close proximity, which can create inaccessible gaps that lead to weed overgrowth, debris buildup, and increased fire risk. The ordinance does not currently allow for discretion in these limited scenarios, resulting in inefficient and potentially problematic outcomes.

4. Does this ordinance improve or otherwise impact the health, safety and welfare of Tooele City and its residents.

Yes, the amendment supports the health, safety, and welfare of the community by maintaining design standards while allowing flexibility where appropriate. By reducing the likelihood of creating confined, unmaintained spaces between fence lines, the amendment helps prevent weed overgrowth, accumulation of dry vegetation, and associated fire risks.

It also reduces unnecessary construction activity and associated disruptions, while ensuring that all fencing remains safe, visually consistent, and subject to City review and approval. This balanced approach protects both the built environment and the community.

5. Any other pertinent information that will support the ordinance amendment request.

This amendment is narrowly tailored and does not eliminate the existing requirement, but instead introduces a controlled, case by case exception process. It is specifically intended to address situations where existing adjacent fencing creates practical limitations or unintended consequences under the current code.

The amendment helps prevent long-term maintenance issues such as weed overgrowth, debris accumulation, and fire hazards that can result from duplicate fence lines. By requiring Planning Commission review and City Council approval, the City retains full control over when and how the exception is applied, ensuring that all decisions align with the City's development standards and long-term interests

Proposed Amendment to Section 7-11a-17(4)

(4) All perimeter fences shall have vertical sections, such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart).

(a) Exception for Existing Adjacent Fencing. In limited and specific circumstances, the City Council may approve a deviation from, including the modification or elimination of, the required vertical sections (columns or piers) where all of the following conditions are met:

(i) The subject property line is adjacent to a parcel where fencing has already been installed by the adjacent property owner prior to development of the Project;

(ii) The proposed fencing is not visible from major arterial or collector roadways, as determined by the City;

(iii) The proposed fencing material, color, and overall design are consistent with the standards outlined in this section and are compatible with surrounding development;

(iv) The modification results in a cohesive and compatible appearance with the existing adjacent fencing;

(v) The applicant demonstrates that installation of required columns or piers would create unnecessary redundancy or conflict with the existing adjacent fencing;

(vi) Approval of such exception shall require formal review and approval by the City Council.

Exhibit B

Proposed Amendment to TCC §7-11a-17
(as Proposed by City Staff for Consistency)

Proposed Amendments Including Staff Suggestions (Shown in Green)

(4) All perimeter fences shall have vertical sections, such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart).

a. Exception for Existing Adjacent Fencing. In limited and specific circumstances, the City Council Planning Commission may approve a deviation from, including the modification or elimination of, the required vertical sections (columns or piers) where all of the following conditions are met:

- I. The subject property line is adjacent to a parcel where fencing has already been installed by the adjacent property owner prior to development of the project.
- II. The proposed fencing is not visible from major arterial or collector roadways, as determined by the City's **Transportation Master Plan**.
- III. The proposed fencing material, color, and overall design are consistent with the standards outlined in this section and compatible with surrounding development.
- IV. The modification results in a cohesive and compatible appearance with the existing adjacent fencing.
- V. The applicant demonstrates that the installation of required columns or piers would create unnecessary redundancy or conflict with the existing adjacent fencing.
- VI. Approval of such exception shall require formal review and approval by the City Council **Planning Commission**.

Exhibit C

Staff Report with its Exhibits A and B

STAFF REPORT

May 7, 2026

To: Tooele City Planning Commission
Business Date: May 13, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Multi-Family Residential Fencing Requirements – City Code Text Amendment Request

Applicant: Brett Lovell
Request: Request for approval of a City Code Text Amendment regarding establishing a method to obtaining an exception to the fencing requirements as found in Tooele City Code 7-11a-17. Design Standards: Walls and Fences.

BACKGROUND

The applicant has submitted this ordinance amendment application and is requesting that the City consider amending the ordinance to reflect the language provided by the applicant. The applicant represents Ledger Cove located at approximately 400 West 1000 North. Phase 1 is currently under construction and is located immediately west of the Phase 5 of the Providence at Overlake Subdivision, a single-family residential development.

When multi-family residential developments occur adjacent to single-family residential developments the ordinance requires that the developer of the multi-family development install 6 foot solid fencing with “columns or piers” spaced at 8’ to 10’ intervals throughout the length of the fencing. Ledger Cove went through the site plan design review process and their plans demonstrated that along the eastern edge of Phase 1 that they would be installing a 6 foot vinyl fence with columns spaced at equidistant locations throughout the length of the fencing.

After construction began the applicant quickly discovered that many property owners in the Providence Phase 5 Subdivision have already installed their own fencing along their rear property lines and are resistant to having their fences removed in favor of the fence required for the development. The ordinance, as it is currently constituted, does not provide any mechanism whereby the City can appropriately address these “fence within a fence” situations that come to light from time to time. The applicant has provided a proposed ordinance amendment to provide a process for a fencing exception or deviation.

ANALYSIS

City Staff have analyzed the request of the applicant and do find that the applicant’s reasoning is sound. The ordinance as it is currently constituted would create a “fence within a fence” which results in two fences being close together leaving a space in between that can be very difficult to maintain. Garbage, nuisance trees, weeds and more can collect in between these fences and create a nuisance. The fencing standards as they are currently written may also result in inconsistent design with patches of different fencing materials and doesn’t result in a cohesive uniform design. The ordinance as it is currently written doesn’t provide any language as to how to deal with existing fences when the fencing requirement is triggered by new development.

Ordinances Affected. TCC 7-11a-17. Design Standards: Walls and Fences.

The proposed amendment will add language to Paragraph 4 of the Walls and Fences ordinance section and shall do the following:

1. Provide a method where an exception may be granted by the City Council relieving the applicant of installing the vertical columns or piers.
2. Sets criteria where an exception may be granted involving:
 - a. The subject property line has fencing that has already been installed previously by adjacent property owners.
 - b. The fencing is not visible from major public roadways.
 - c. The proposed fencing is consistent with the City's development standards and the standards of the surrounding development.
 - d. The modification creates a more cohesive and uniform appearance incorporating adjacent fencing.
 - e. Demonstrates that the addition of columns or piers would create conflict with adjacent fencing.
 - f. Approval of such exception shall be by the City Council.

Staff Edits. Staff has made two minor edits to the language proposed by the applicant.

1. Staff would prefer that the Planning Commission be granted the authority to hear and grant the exception rather than the City Council. This is an administrative role that should be born by the Planning Commission.
2. Add "Transportation Master Plan" as the determining authority of what is a major arterial or collector road.

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

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

REVIEWS

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

1. This ordinance amendment request is sound. We have encountered this issue before with other developments and have resulted in the construction of a fence within a fence. Having a mechanism in

the code to provide an exception if the request meets minimum criteria will be very beneficial.

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

1. No comments from the City Engineer or the Public Works Department.

Noticing. The City staff have issued appropriate public notice as required in the City and State Codes.

STAFF RECOMMENDATION

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

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

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

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the proposed ordinance amendments to Tooele City Code 7-11a-17. Design Standards: Walls and Fences, regarding multi-family residential fencing standards when required adjacent to existing fencing of another development, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the proposed ordinance amendments to Tooele City Code 7-11a-17. Design Standards: Walls and Fences, regarding multi-family residential fencing standards when required adjacent to existing fencing of another development, based on the following findings:”

1. List findings ...

EXHIBIT A

PROPOSED AMENDMENTS

Current Ordinance

7-11a-17. Design Standards: Walls and Fences.

(1) The Project perimeter property line shall be fenced, except for the portions of the Project that abut a public street.

(2) Perimeter fencing shall utilize colors and design similar to those utilized for buildings.

(3) Allowed fencing materials include natural or cultured stone masonry, brick masonry, split-faced block masonry, decorative pre-cast concrete panel, stucco, vinyl, and other similar materials.

(4) All perimeter fences shall have vertical sections, such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart).

(5) Prohibited fencing materials include chain link, barbed wire and other wire materials, wood, and cinder block masonry, except where covered by stucco or brick masonry.

(6) Sight-obscuring privacy fencing shall be provided along Project boundaries abutting properties zoned for or developed with non-multi-family uses. All other Project boundaries, when proposed for fencing, shall be fenced with minimally sight-obscuring fencing, such as split rail fencing, that creates an open and inviting atmosphere with openings that permit access from adjacent streets.

(7) Examples of allowed fencing materials and vertical sections are shown in **Photo Group 10**.

Proposed Amendments by Applicant (shown in Blue)

(4) All perimeter fences shall have vertical sections, such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart).

a. Exception for Existing Adjacent Fencing. In limited and specific circumstances, the City Council may approve a deviation from, including the modification or elimination of, the required vertical sections (columns or piers) where all of the following conditions are met:

- I. The subject property line is adjacent to a parcel where fencing has already been installed by the adjacent property owner prior to development of the project.
- II. The proposed fencing is not visible from major arterial or collector roadways, as determined by the City.
- III. The proposed fencing material, color, and overall design are consistent with the standards outlined in this section and compatible with surrounding development.

- IV. The modification results in a cohesive and compatible appearance with the existing adjacent fencing.
- V. The applicant demonstrates that the installation of required columns or piers would create unnecessary redundancy or conflict with the existing adjacent fencing.
- VI. Approval of such exception shall require formal review and approval by the City Council.

Proposed Amendments Including Staff Suggestions (Shown in Green)

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EXHIBIT B

APPLICANT SUBMITTED INFORMATION

Ordinance Amendment Application

Community Development Department
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 (435) 843-2132 Fax (435) 843-2139
www.tooelecity.gov



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Project Information			2026033		
Date of Submission: 4.24.26					
Project Name: Ledger Cove Apartments					
Project Address: 1124 N Franks Drive, Tooele UT 84074					
Ordinance(s) Proposed for Amendments: 7-11a-17(4)					
Proposed Language (What do you want the Ordinance to say): See below for full Proposed Language					
Property Owner(s): Ledger Cove LLC			Applicant(s): Brett Lovell		
Address: PO Box 95410			Address: 13697 S. 3825 West		
City: South Jordan	State: UT	Zip: 84095	City: Riverton	State: UT	Zip: 84065
Phone: (801) 706-4693			Phone: (801) 706-4693		
Contact Person: Brett Lovell			Address: 13697 S. 3825 West		
Phone: (801) 706-4693			City: Riverton	State: UT	Zip: 84065
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For Office Use Only				2260122	
Received By:	Date Received: 4.28.26	Fees: 2,000.00	App. #: 800804		

Tooele City Ordinance Text Amendment Application

Ledger Cove Apartments

Justification for the Ordinance Amendment (required questions)

1. Why is the ordinance amendment necessary.

The amendment is necessary to provide flexibility in situations where adjacent properties already contain existing fencing that does not meet the current requirement for vertical sections. Strict application of the current code in these scenarios can result in unnecessary demolition, increased costs, and inconsistent design between neighboring properties.

Additionally, requiring two separate fences or vertical elements back to back can create narrow, inaccessible gaps that are difficult to maintain. These areas often lead to weed overgrowth, debris accumulation, and dry vegetation buildup, which can increase fire risk and create ongoing maintenance and code enforcement challenges. This amendment allows the City to evaluate these unique conditions and approve logical, well-controlled exceptions where appropriate.

2. How does this proposed ordinance amendment benefit Tooele City as a whole.

The proposed amendment benefits Tooele City by promoting cohesive development patterns and reducing unnecessary construction, material waste, and long-term maintenance issues. It ensures that development remains high quality while allowing practical flexibility in edge conditions where strict compliance may create unintended consequences.

By preventing the creation of narrow, unmanaged spaces between duplicate fence lines, the amendment also helps reduce weed growth, debris accumulation, and potential fire hazards, ultimately lowering maintenance burdens for property owners and reducing code enforcement demands on the City.

3. How does the ordinance as it is currently written not accomplish what you are desiring to accomplish.

The current ordinance requires vertical fence elements in all cases without consideration for existing adjacent conditions. This can create situations where new development must

install fencing that visually conflicts with neighboring properties or requires removal and replacement of existing fencing.

Additionally, the ordinance does not account for the unintended consequences of installing duplicate fence lines or vertical elements in close proximity, which can create inaccessible gaps that lead to weed overgrowth, debris buildup, and increased fire risk. The ordinance does not currently allow for discretion in these limited scenarios, resulting in inefficient and potentially problematic outcomes.

4. Does this ordinance improve or otherwise impact the health, safety and welfare of Tooele City and its residents.

Yes, the amendment supports the health, safety, and welfare of the community by maintaining design standards while allowing flexibility where appropriate. By reducing the likelihood of creating confined, unmaintained spaces between fence lines, the amendment helps prevent weed overgrowth, accumulation of dry vegetation, and associated fire risks.

It also reduces unnecessary construction activity and associated disruptions, while ensuring that all fencing remains safe, visually consistent, and subject to City review and approval. This balanced approach protects both the built environment and the community.

5. Any other pertinent information that will support the ordinance amendment request.

This amendment is narrowly tailored and does not eliminate the existing requirement, but instead introduces a controlled, case by case exception process. It is specifically intended to address situations where existing adjacent fencing creates practical limitations or unintended consequences under the current code.

The amendment helps prevent long-term maintenance issues such as weed overgrowth, debris accumulation, and fire hazards that can result from duplicate fence lines. By requiring Planning Commission review and City Council approval, the City retains full control over when and how the exception is applied, ensuring that all decisions align with the City's development standards and long-term interests

Proposed Amendment to Section 7-11a-17(4)

(4) All perimeter fences shall have vertical sections, such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart).

(a) Exception for Existing Adjacent Fencing. In limited and specific circumstances, the City Council may approve a deviation from, including the modification or elimination of, the required vertical sections (columns or piers) where all of the following conditions are met:

(i) The subject property line is adjacent to a parcel where fencing has already been installed by the adjacent property owner prior to development of the Project;

(ii) The proposed fencing is not visible from major arterial or collector roadways, as determined by the City;

(iii) The proposed fencing material, color, and overall design are consistent with the standards outlined in this section and are compatible with surrounding development;

(iv) The modification results in a cohesive and compatible appearance with the existing adjacent fencing;

(v) The applicant demonstrates that installation of required columns or piers would create unnecessary redundancy or conflict with the existing adjacent fencing;

(vi) Approval of such exception shall require formal review and approval by the City Council.

Exhibit D

Draft Planning Commission Meeting Minutes
May 13, 2026

**Tooele City Planning Commission
Business Meeting Minutes**

Date: May 13, 2026

Time: 7:00 p.m.

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

Planning Commissioners Present:

Melanie Hammer
Frank Linford
Jon Proctor
Tyson Hamilton
Amanda Cordova
Weston Jensen
Kelley Anderson
Sarah Faircloth, Alternate

Excused:

Chris Sloan

Council Member Liaisons:

Jon Gossett
Ed Hansen, excused

Staff Present:

Andrew Aagard, Community Development Director
Anna Anglin, City Planner
Matt Johnson, City Attorney

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

Chairman Hamilton opened the meeting at 7:00 p.m.

Before Chairman Hamilton led the Pledge of Allegiance he provided a quick announcement for applicants, the public, and everyone involved: There has been a significant increase in fraudulent phishing requests using information from public notices related to Planning Commission meetings. Please be aware that Tooele City only collects fees at the time of application submittal and will never request additional payments via wire transfer. All official emails from Tooele City will end in @tooelecity.gov. If you receive a payment request from any other email after submitting your application, it is fraudulent. Do not send money, and please contact the Tooele City Community Development Department immediately to report it. Stay vigilant and protect your information and assets.

2. **Roll Call**

Melanie Hammer, Present
Frank Linford, Present
Amanda Cordova, Present
Weston Jensen, Present
Kelley Anderson, Present

Chairman Hamilton also recognized Commissioner Sarah Faircloth and staff present.

3. **Public Hearing and Recommendation on a proposed text amendment to Tooele City Code Title 7 Chapter 4: Off-Street Parking Requirements, regarding the establishment of specific parking and storage standards for automobile related commercial uses.**

Mr. Aagard presented a proposed ordinance amendment regarding parking requirements for automobile-related commercial uses. He explained that the current city code does not establish specific parking standards for these uses, which prompted the Planning Commission to direct staff to prepare amendments establishing clearer requirements. Commissioner Linford drafted preliminary language, which staff reviewed and generally supported, recommending several minor edits and consolidating certain provisions into a parking table for clarity.

Mr. Aagard outlined the proposed amendments, including establishing the purpose of the ordinance, minimum parking requirements for automotive businesses, standards for vehicle storage and display areas, and site plan requirements for towing-related storage areas. He also summarized feedback received from the City Council during a recent work session, including concerns about whether the proposed standards could create excessive parking requirements, limit redevelopment opportunities on smaller parcels, or reduce flexibility for staff and the Planning Commission when evaluating unique properties.

Planning Commissioners discussed the proposal at length, comparing the proposed standards to existing automotive businesses throughout the city. Concerns were raised that the requirements could be overly restrictive for smaller or long-established businesses that currently operate without parking issues. Planning Commissioners also discussed the importance of maintaining flexibility for unique parcels while still creating consistent standards that could assist with code enforcement and prevent excessive vehicle storage or overcrowded lots.

Commissioner Linford proposed several revisions to address concerns raised by the Planning Commission and City Council, including reducing the parking requirement for service bays, removing separate standards for auto parts retail stores, clarifying the definition of a “service bay,” and adding language allowing the Planning Commission flexibility to modify parking requirements based on parcel constraints or operational characteristics.

Additional discussion focused on balancing property rights, redevelopment opportunities, and the City’s ability to address problem properties with excessive vehicle storage. Mr. Aagard explained that the proposed amendments were intended to provide clearer enforcement tools while still allowing case-by-case flexibility through the conditional use permit process.

Chairman Hamilton opened the public hearing at 7:35 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:35 p.m.

Motion: Commissioner Jensen moved to table the item to allow for additional cleanup and

clarification of the ordinance language, incorporating the concerns and discussion points identified during the meeting. Commissioner Anderson seconded the motion.

Prior to the vote, the Planning Commission discussed ensuring that all previously identified language concerns would be addressed before the item returned for further consideration. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Linford, “Aye”; Commissioner Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton “Aye”. The vote passes 7-0.

4. **Public Hearing and Recommendation on a proposed text amendment to Tooele City Code 7-11a-17. Design Standards: Walls and Fences, regarding an exception to the current fencing requirements when a new multi-family residential project is constructed adjacent to an existing single-family residential development where fencing has already been installed.**

Mr. Aagard presented a proposed text amendment to Toledo City Code 711-17 regarding fencing requirements for multi-family residential developments adjacent to single-family residential properties. The amendment was submitted by Brett Lovell on behalf of the Ledger Cove development to address situations where existing residential fencing conflicts with current code requirements for solid fencing with masonry columns or piers.

Mr. Aagard explained that the current ordinance provides no mechanism for exceptions when adjacent homeowners have already installed fencing that does not meet the city’s design standards. As a result, developers are often required to construct a second fence alongside an existing fence, creating maintenance issues, weed growth, debris accumulation, and inconsistent appearances. The proposed amendment would allow exceptions to the masonry column or pier requirement when certain criteria are met, including consistency with surrounding development, cohesive appearance, and existing fencing conditions. The original proposal recommended City Council approval for such exceptions, while staff suggested the authority instead be granted to the Planning Commission or potentially staff.

The Planning Commissioners generally supported the intent of avoiding unnecessary double fencing but discussed several concerns related to fence ownership, maintenance responsibilities, property rights, and potential disputes between homeowners and developers. Commissioners questioned how damage, repairs, and liability would be handled if developers relied on privately owned fences. Discussion also included whether homeowners should be required to provide written consent or affidavits before a developer could utilize or connect to existing fencing.

Several planning commissioners expressed support for allowing staff or the Planning Commission to review exceptions administratively, provided adjacent property owners receive notice and an opportunity to comment. Planning Commissioners also discussed requiring developers to submit photographs and documentation to support exception requests.

Questions were raised regarding the absence of the applicant and whether nearby homeowners were aware of the proposed ordinance amendment. Mr. Aagard explained that ordinance amendments are noticed through public postings rather than direct mailed notices because they apply citywide. Planning Commissioners discussed the possibility of tabling the item until the applicant could attend and respond to concerns. Mr. Aagard advised that the Planning Commission could table the item for a specific period but recommended avoiding an indefinite delay because the applicant had paid an application fee.

Discussion concluded with several commissioners expressing support for moving the amendment forward with additional requirements for neighbor notification and review authority assigned either to staff or the Planning Commission.

Chairman Hamilton opened the public hearing at 7:58 p.m. Seeing no members for the public coming forward, Chairman Hamilton closed the public hearing at 7:58 p.m.

Planning Commissioners continued discussion regarding the proposed fencing ordinance amendment and whether exceptions should be reviewed administratively by staff or by the Planning Commission. Several commissioners expressed support for keeping the Planning Commission involved in contentious cases while allowing staff to handle routine requests. Planning Commissioners noted that public hearings could provide affected property owners an opportunity to voice concerns on the record rather than directing complaints solely toward staff.

Discussion focused heavily on the importance of notifying adjacent property owners. Planning Commissioners discussed requiring developers to contact affected homeowners and provide affidavits documenting whether property owners approved or opposed the proposed fencing arrangement. Questions were raised regarding how notices are currently sent and whether absentee property owners would receive notification.

Planning Commissioners considered language that would allow staff to approve requests administratively unless disputes or objections arose, at which point the matter could be brought before the Planning Commission. Staff advised that defining what constitutes a “contentious” issue could complicate the ordinance, but commissioners agreed that property owners should have the ability to request Planning Commission review if concerns existed.

Additional discussion centered on whether the Planning Commission would be expected to mitigate disputes or simply evaluate requests against the ordinance criteria. Staff clarified that the Planning Commission would not be required to negotiate solutions but could approve or deny requests based on whether the established criteria were met.

Some commissioners remained concerned about moving forward without broader public awareness, noting that nearby property owners may not have known the ordinance amendment was under consideration because ordinance amendments are not directly mailed to surrounding residents. Commissioners emphasized that future requests should require documented communication between developers and affected property owners before exceptions could be considered.

Staff explained that similar situations had occurred previously and that developers had typically been required to construct a second fence when property owners refused to allow connections to existing fencing. Commissioners generally agreed that if a homeowner did not consent, the developer would simply need to construct a separate fence to comply with city standards.

Following further discussion, Commissioner Linford asked whether the public hearing could be reopened to allow additional public comment after noting that an audience member had repeatedly indicated a desire to speak.

Chairman Hamilton reopened public hearing at 8:08 p.m.

Richard Stribling commented that in Lee County, Florida, surrounding property owners are notified whenever a code variation or exception is requested and are given an opportunity to attend a public hearing and express objections. He recommended that Tooele City follow a similar case-by-case process for fencing exceptions rather than creating additional citywide ordinances or regulations. Mr. Stribling questioned why different fencing standards exist between residential and commercial or multi-family developments and suggested that developments adjacent to residential areas should simply follow residential fencing standards. He expressed concern that continually adding new ordinances and regulations creates unnecessary complexity for businesses and property owners. He encouraged the Commission to focus on individual exception requests with proper neighbor notification and public input rather than adopting broader code amendments. He stated that if affected neighbors are notified and no objections are raised, the request could move forward more easily, while objections could be addressed during the public hearing process.

Chairman Hamilton closed the public hearing at 8:11 p.m.

Motion: Commissioner Jensen made a motion to forward a positive recommendation for the proposed ordinance amendment with additional conditions that exception requests be reviewed administratively by staff; that developers communicate with affected property owners and obtain affidavits documenting the property owners' approval or opposition; and that affected property owners be allowed to request a public hearing if they disagreed with a staff decision.

Commissioners clarified that the Planning Commission would not be responsible for mitigating disputes and that if a property owner did not consent to the use of their fence, the developer would be required to construct a separate compliant fence.

During discussion of the motion, commissioners considered whether a timeframe should be established for requesting a hearing. Mr. Johnson, City Attorney noted that other administrative appeal processes typically include a 10-day deadline, though no formal amendment to the motion was made regarding a specific timeframe. Commissioners further clarified that property owners would retain full control over whether developers could connect to or utilize existing fencing on private property.

Commissioner Cordova seconded the motion.

The vote was as follows: Commissioner Hammer, "Nay"; Commissioner Linford, "Nay"; Commissioner Proctor, "Aye"; Commissioner Cordova, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Nay"; and Chairman Hamilton "Aye". The vote passes 4-3.

5. City Council Reports

Councilman Gossett reported that UDOT had determined it would not move forward with the proposed stoplight at Skyline and Main Street. He noted that the outcome demonstrated the value of public participation and thanked residents who submitted feedback during the public outreach process.

Councilman Gossett also shared an anecdote from a past development project in Greeley, Colorado, where city requirements mandated bicycle parking spaces for a business. He remarked that the experience highlighted how local planning regulations can vary and emphasized the Planning Commission's important role in determining what standards and requirements are appropriate for the community.

6. **Review and Decision – April 22, 2026 Planning Commission meeting minutes**

There were no corrections to the minutes.

Motion: Commissioner Proctor moved to approve April 22, 2026 Planning Commission Meeting Minutes. Commissioner Linford seconded the motion.

The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Linford, “Aye”; Commissioner Proctor, “Aye”; Commissioner Cordova, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton “Aye”. The vote passes 7-0

7. **Adjourn**

Chairman Hamilton adjourned the meeting at 8:18 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 May, 2026

Tyson Hamilton, Tooele City Planning Commission Chair

Exhibit E

Proposed Amendments to TCC §7-11a-17
Showing Possible Incorporation of
Planning Commission Recommendations

Proposed Amendments Including Planning Commission Recommendations (Shown in Red)

(4) All perimeter fences shall have vertical sections, such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart).

a. Exception for Existing Adjacent Fencing. In limited and specific circumstances, the City Council Community Development Director may approve a deviation from, including the modification or elimination of, the required vertical sections (columns or piers) where all of the following conditions are met:

- I. The subject property line is adjacent to a parcel where fencing has already been installed by the adjacent property owner prior to development of the project.
- II. The proposed fencing is not visible from major arterial or collector roadways, as determined by the City's Transportation Master Plan.
- III. The proposed fencing material, color, and overall design are consistent with the standards outlined in this section and compatible with surrounding development.
- IV. The modification results in a cohesive and compatible appearance with the existing adjacent fencing.
- V. The applicant demonstrates that the installation of required columns or piers would create unnecessary redundancy or conflict with the existing adjacent fencing.
- VI. The applicant shall provide written affidavits from all affected property owners indicating approval of the exception.
- VII. The applicant may request a hearing with the Planning Commission if there is disagreement with the decision of the Community Development Director. The Planning Commission shall not be the arbiter of fencing and fence line disagreements between the applicant and adjacent property owners.

Exhibit F

Original TCC §7-11a-17 and Comparison of Proposals

Current Ordinance

7-11a-17. Design Standards: Walls and Fences.

(1) The Project perimeter property line shall be fenced, except for the portions of the Project that abut a public street.

(2) Perimeter fencing shall utilize colors and design similar to those utilized for buildings.

(3) Allowed fencing materials include natural or cultured stone masonry, brick masonry, split-faced block masonry, decorative pre-cast concrete panel, stucco, vinyl, and other similar materials.

(4) All perimeter fences shall have vertical sections, such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart).

(5) Prohibited fencing materials include chain link, barbed wire and other wire materials, wood, and cinder block masonry, except where covered by stucco or brick masonry.

(6) Sight-obscuring privacy fencing shall be provided along Project boundaries abutting properties zoned for or developed with non-multi-family uses. All other Project boundaries, when proposed for fencing, shall be fenced with minimally sight-obscuring fencing, such as split rail fencing, that creates an open and inviting atmosphere with openings that permit access from adjacent streets.

(7) Examples of allowed fencing materials and vertical sections are shown in **Photo Group 10**.

Proposed Amendments by Applicant (shown in Blue)

(4) All perimeter fences shall have vertical sections, such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart).

a. Exception for Existing Adjacent Fencing. In limited and specific circumstances, the City Council may approve a deviation from, including the modification or elimination of, the required vertical sections (columns or piers) where all of the following conditions are met:

- I. The subject property line is adjacent to a parcel where fencing has already been installed by the adjacent property owner prior to development of the project.
- II. The proposed fencing is not visible from major arterial or collector roadways, as determined by the City.
- III. The proposed fencing material, color, and overall design are consistent with the standards outlined in this section and compatible with surrounding development.

- IV. The modification results in a cohesive and compatible appearance with the existing adjacent fencing.
- V. The applicant demonstrates that the installation of required columns or piers would create unnecessary redundancy or conflict with the existing adjacent fencing.
- VI. Approval of such exception shall require formal review and approval by the City Council.

Proposed Amendments Including Staff Suggestions (Shown in Green)

(4) All perimeter fences shall have vertical sections, such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart).

a. Exception for Existing Adjacent Fencing. In limited and specific circumstances, the City Council Planning Commission may approve a deviation from, including the modification or elimination of, the required vertical sections (columns or piers) where all of the following conditions are met:

- I. The subject property line is adjacent to a parcel where fencing has already been installed by the adjacent property owner prior to development of the project.
- II. The proposed fencing is not visible from major arterial or collector roadways, as determined by the City's **Transportation Master Plan**.
- III. The proposed fencing material, color, and overall design are consistent with the standards outlined in this section and compatible with surrounding development.
- IV. The modification results in a cohesive and compatible appearance with the existing adjacent fencing.
- V. The applicant demonstrates that the installation of required columns or piers would create unnecessary redundancy or conflict with the existing adjacent fencing.
- VI. Approval of such exception shall require formal review and approval by the City Council **Planning Commission**.

Proposed Amendments Including Planning Commission Recommendations (Shown in Red)

(4) All perimeter fences shall have vertical sections, such as columns or piers, spaced at regular intervals (i.e., between eight and ten feet apart).

a. Exception for Existing Adjacent Fencing. In limited and specific circumstances, the City Council Community Development Director may approve a deviation from, including the modification or elimination of, the required vertical sections (columns or piers) where all of the following conditions are met:

- I. The subject property line is adjacent to a parcel where fencing has already been installed by the adjacent property owner prior to development of the project.
- II. The proposed fencing is not visible from major arterial or collector roadways, as determined by the City's Transportation Master Plan.
- III. The proposed fencing material, color, and overall design are consistent with the standards outlined in this section and compatible with surrounding development.
- IV. The modification results in a cohesive and compatible appearance with the existing adjacent fencing.
- V. The applicant demonstrates that the installation of required columns or piers would create unnecessary redundancy or conflict with the existing adjacent fencing.
- VI. The applicant shall provide written affidavits from all affected property owners indicating approval of the exception.
- VII. The applicant may request a hearing with the Planning Commission if there is disagreement with the decision of the Community Development Director. The Planning Commission shall not be the arbiter of fencing and fence line disagreements between the applicant and adjacent property owners.

TOOELE CITY CORPORATION

ORDINANCE 2026-14

AN ORDINANCE OF THE TOOELE CITY COUNCIL AMENDING TOOELE CITY CODE SECTION 7-16b-6, REGARDING MINIMUM LANDSCAPING REQUIREMENTS IN THE HEAVY INDUSTRIAL SECTIONS OF THE TOOELE CITY BUSINESS PARK ZONING DISTRICT (“TCBP”).

WHEREAS, Utah Code §10-8-84 and §10-20-101 authorize cities to enact ordinances, resolutions, and rules and to enter other forms of land use controls they consider necessary or appropriate for the use and development of land within the municipality to provide for the health, safety, welfare, prosperity, peace, and good order, comfort, convenience, and aesthetics of the municipality; and,

WHEREAS, on June 7, 2023, by Ordinance 2023-08, the City Council created the Tooele City Business Park Zoning District (the “TCBP”); and,

WHEREAS, on October 16, 2024, by Ordinance 2024-29, the City Council removed landscaping requirements and modified several required improvements for the Industrial Zone; and,

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

WHEREAS, as to the TCBP, because it is similarly situated to the Industrial Zone, City Administration has developed proposed amendments to Tooele City Code Section 7-16b-6, making the requirements more similar to those required in the Industrial Zone; and,

WHEREAS, on May 27, 2026, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, considered the Staff Report and its exhibit (attached as Exhibit B), and voted to forward its positive recommendation to the City Council, with the condition that language be added to new subsection 5 clarifying that that irrigation requirements shall terminate once natural vegetation is re-established (see the Planning Commission draft minutes attached as Exhibit C); and,

WHEREAS, on June 3, 2026, the City Council convened a duly-advertised public hearing; and,

WHEREAS, the City Council has specifically considered the potential impact that this Ordinance may have on family health, stability, and formation:

NOW, THEREFORE, BE IT ORDAINED BY TOOELE CITY that Tooele City Code §7-16b-6 is hereby amended to read as shown in Exhibit A.

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

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

Proposed Amendments to TCC §7-14-17

7-16b-6. Landscaping Standards.

(1) Section A (Commercial) Landscaping.

(a) Lots in Section A shall include landscaping on at least 10% of the lot.

(b) For other landscaping standards applicable to Section A, see Chapter 7-16, Table 2, Note F1.

(2) Sections ~~B and C~~ (Lighter Industrial) Landscaping.

(a) Lots in Sections ~~B and C~~ shall include landscaping on at least 1% of the lot.

(b) For other landscaping standards applicable to Sections ~~B and C~~, see Chapter 7-16, Table 2, Note 2.

(3) Section C (Heavier Industrial) Landscaping.

(a) Lots in Section C shall be exempt from all landscaping requirements.

(b) Areas disturbed during the construction process shall complete the following:

- i. All areas disturbed by construction shall be reclaimed with a seed mixture of composed of native Utah grasses and shrubs.
- ii. A disturbed area reclamation plan shall be provided in lieu of a landscape and irrigation plan during the site plan review process.

(~~3~~ 4) Public right-of-way park strip landscaping and on-site parking lot landscaping may be included in determining compliance with the requirements of this Section.

(4 ~~5~~) Landscaping shall be water-wise in nature and shall not include sod or turf grass. All landscaping shall be irrigated, and all irrigation shall utilize drip or similar bubbler systems.

(~~5~~ 6) Public right-of-way landscaping in Sections A-~~C~~ B shall include trees as required in Chapter 7-16, Table 2, Note F1, and shall consist of trees approved by the City's street tree selection guide.

Exhibit B

Staff Report with its Exhibits A and B

STAFF REPORT

May 20, 2026

To: Tooele City Planning Commission
Business Date: May 27, 2026

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, Community Development Director

Re: Tooele City Business Park (TCBP) Heavy Industrial Landscaping Requirements – City Code Text Amendment Request

Applicant: Tooele City
Request: Request for approval of a City Code Text Amendment regarding the required landscaping for Section “C” or the “Heavy Industrial” section of the Tooele City Business Park as found in Tooele City Code 7-16b-6. Landscaping Standards.

BACKGROUND

In October of 2024 Tooele City Staff, under the direction of the City Council at the time, began the process of amending the landscaping requirements for the City’s Industrial zoning district. The Industrial zone is classified as heavy industrial and is an area where businesses that generate notable impacts in the form of noise, dust, odors, glare, truck traffic and so forth are permitted to operate. Currently Tooele City has two areas where the Industrial zoning is prevalent. Those areas are the PID Peterson Industrial Depot, west of the Union Pacific rail road corridor and south of Utah Avenue and the area surrounding the Bolinder properties north of 1000 North and east of SR-112.

The ordinance amendment to the Industrial zone in 2024 removed landscaping requirements for parking lots and eliminated the required 15 front yard landscaping requirement. The amendment also eliminated the requirement to landscape the park strip. In lieu of installing landscaping the ordinance amendment required the new developments to provide a disturbed area reclamation plan for all areas disturbed during the construction process. This is necessary to mitigate storm water erosion as well as wind erosion and to prevent the proliferation of noxious weeds such as Russian Thistle and Goat Heads that will heavily germinate if the native soils are disturbed. This reclamation plan shall include a seed mixture list and an establishment plan that will detail how the seed mixture will be applied and how it will be cared for until it is established and able to thrive.

Since that time it has come to City Staff’s attention that there is there is one other location in the City where heavy industrial uses can occur. The Tooele City Business Park, for which a new zoning code was written in late 2023, also has some heavy industrial zoning limited to the properties immediately adjacent to the Union Pacific rail corridor.

The TCBP zone has three distinct “sections.” Section “A” is adjacent to the residential zones to the east of the business park. Section “A” is limited to commercial uses and has language requiring landscaping and architecture to buffer those adjacent residential uses. Section “B” is located at the central of the business park and is considered more of a lighter industrial area. Staff would like to leave the landscaping requirements intact for Section s “A” and “B”. Section “C” is the property located immediately adjacent to the railroad corridor and it is in this district that heavy industrial uses may occur.

ANALYSIS

The changes to the TCBP zoning district are fairly simple. Staff is proposing to add a new paragraph to TCC 7-16b-6. Landscaping Standards. The new paragraph, paragraph 3 will state that lots in Section “C” are exempt from landscaping requirements and are required to provide a disturbed area reclamation plan with their site plan approval. These proposed amendments are very similar to that which has already been done for the standard Industrial zoning district.

Ordinances Affected. TCC 7-16b-6. Landscaping Standards.

The proposed amendment will add additional language to the Landscaping Standards section of the code. A brief synopsis of those changes is described below. The actual code language is included in the exhibits section after this report.

1. Identify Section “A” as “Commercial.”
2. Separates Section “C” from Section “B” and identifies Section “B” as “Lighter Industrial.”
3. Remove Section “C” from the 1% lot landscaping requirement as well as the reference to Table 2 of TCC 7-16 where industrial landscaping requirements are defined.
4. Creates Paragraph 3 which exempts Section “C” from any landscaping requirements.
5. Requires all areas disturbed by construction in Section “C” to provide, at the time of site plan review, a disturbed area vegetation reclamation and establishment plan.
6. Re-numbering the ordinance according to the amendments.
7. Eliminates Section “C” from tree planting requirement but maintains the tree planting requirement for Sections “A” and “B.”

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

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

REVIEWS

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

1. This proposed ordinance amendment is nearly identical to that which has already been completed for other heavy industrial locations, namely, the industrial depot west of the Union Pacific rail corridor and the heavy industrial areas north of 1000 North around the Bolinder properties.

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

1. No comments from the City Engineer or the Public Works Department.

Noticing. The City staff have issued appropriate public notice as required in the City and State Codes.

STAFF RECOMMENDATION

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

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

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

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the proposed ordinance amendments to Tooele City Code 7-16b-6: Landscaping Standards, regarding landscaping requirements for Section “C” of the Tooele City Business Park (TCBP) zoning district, based on the following findings:”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the proposed ordinance amendments to Tooele City Code 7-16b-6: Landscaping Standards, regarding landscaping requirements for Section “C” of the Tooele City Business Park (TCBP) zoning district, based on the following findings:”

1. List findings ...

EXHIBIT A

PROPOSED AMENDMENTS

7-16b-6. Landscaping Standards.

(1) Section A (Commercial) Landscaping.

(a) Lots in Section A shall include landscaping on at least 10% of the lot.

(b) For other landscaping standards applicable to Section A, see Chapter 7-16, Table 2, Note F1.

(2) Sections B and C (Lighter Industrial) Landscaping.

(a) Lots in Sections B and C shall include landscaping on at least 1% of the lot.

(b) For other landscaping standards applicable to Sections B and C, see Chapter 7-16, Table 2, Note 2.

(3) Section C (Heavier Industrial) Landscaping.

(a) Lots in Section C shall be exempt from all landscaping requirements.

(b) Areas disturbed during the construction process shall complete the following:

- i. All areas disturbed by construction shall be reclaimed with a seed mixture of composed of native Utah grasses and shrubs.
- ii. A disturbed area reclamation plan shall be provided in lieu of a landscape and irrigation plan during the site plan review process.

(~~3~~ 4) Public right-of-way park strip landscaping and on-site parking lot landscaping may be included in determining compliance with the requirements of this Section.

(4 ~~5~~) Landscaping shall be water-wise in nature and shall not include sod or turf grass. All landscaping shall be irrigated, and all irrigation shall utilize drip or similar bubbler systems.

(~~5~~ 6) Public right-of-way landscaping in Sections A-~~C~~ B shall include trees as required in Chapter 7-16, Table 2, Note F1, and shall consist of trees approved by the City's street tree selection guide.

Exhibit "B"

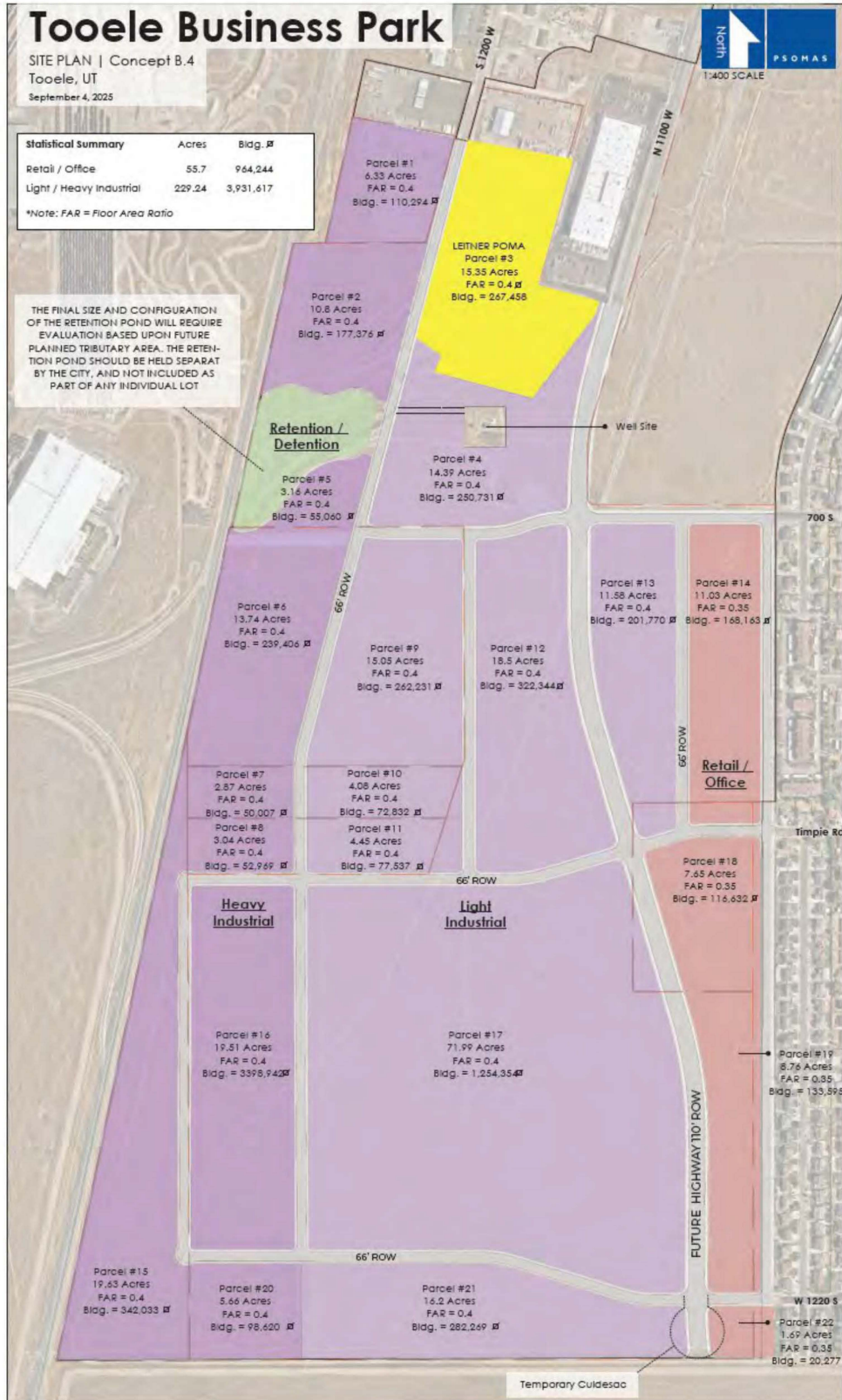


Exhibit C

Planning Commission Draft Minutes

**Tooele City Planning Commission
Business Meeting Minutes**

Date: May 27, 2026

Time: 7:00 p.m.

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

Planning Commissioners Present:

Melanie Hammer
Chris Sloan
Jon Proctor
Tyson Hamilton
Amanda Cordova
Weston Jensen
Kelley Anderson
Sarah Faircloth, Alternate

Excused:

Amanda Cordova
Frank Linford, Alternate

Council Member Liaisons:

Jon Gossett
Ed Hansen, Excused

Staff Present:

Anna Anglin, City Planner
Matt Johnson, City Attorney
Paul Hansen, City Engineer
Braxton Roberts, IT

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

Chairman Hamilton opened the public meeting at 7:00 p.m.

Before Chairman Hamilton led the Pledge of Allegiance he provided a quick announcement for applicants, the public, and everyone involved: There has been a significant increase in fraudulent phishing requests using information from public notices related to Planning Commission meetings. Please be aware that Tooele City only collects fees at the time of application submittal and will never request additional payments via wire transfer. All official emails from Tooele City will end in @tooelecity.gov. If you receive a payment request from any other email after submitting your application, it is fraudulent. Do not send money, and please contact the Tooele City Community Development Department immediately to report it. Stay vigilant and protect your information and assets.

2. **Roll Call**

Melanie Hammer, Present

Chris Sloan, Present
Jon Proctor, Present
Sarah Faircloth, Present
Weston Jensen, Present
Kelley Anderson, Present
Tyson Hamilton, Present

3. **Public Hearing and Recommendation on a proposed text amendment to Tooele City Code 7-16b-6: Landscaping Standards, regarding minimum landscaping requirements in the heavy industrial sections of the Tooele City Business Park.**

Ms. Anglin presented a proposed text amendment to the Tooele City Business Park ordinance related to landscaping requirements within Section C of the business park. She explained that Section C, identified as the darkest purple area on the map, is located furthest from residential zones and is intended for heavier industrial uses adjacent to the rail line.

She reviewed the purpose of the Tooele City Business Park zoning district, which is intended to provide a transition between residential areas and commercial or industrial uses, promote quality development standards, and support a rail-served mixed-use commercial and industrial business park.

Ms. Anglin explained that in 2024 the City Council amended industrial zoning regulations to remove certain landscaping requirements, including parking lot landscaping, front yard landscaping, and park strip landscaping. In place of those requirements, developments are required to submit a disturbed reclamation plan to reseed disturbed areas with native vegetation following construction activities.

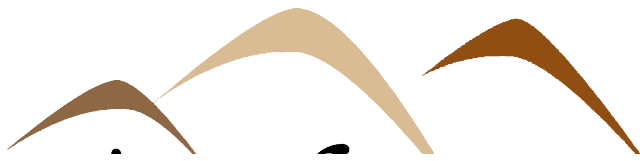
The proposed amendment would align Section C of the business park with the industrial zone standards already adopted in 2024. The amendment would remove the one percent landscaping requirement and references to industrial landscaping standards for Section C, exempt the area from landscaping requirements, and instead require reestablishment of vegetation in disturbed areas. Additional changes included reorganizing and renumbering ordinance sections and eliminating seed requirements from tree planting provisions.

The Planning Commission discussion focused on irrigation requirements associated with the revegetation process. Commissioner Sloan asked whether irrigation would be required permanently for the natural landscaping areas. Ms. Anglin clarified that irrigation would only be necessary temporarily to establish vegetation and prevent invasive weeds, not as a permanent requirement. Commissioner Sloan expressed concern that the ordinance language could be interpreted as requiring irrigation in perpetuity and suggested clarifying the language.

Mr. Johnson the City Attorney acknowledged the concern and stated that additional clarification could be added if desired by the Planning Commission. Ms. Anglin noted that the current language mirrors language already adopted for the industrial zones. Planning Commissioners thanked staff for the clarification

Chairman Hamilton opened the public hearing at 7:10 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:10 p.m.

Motion: Commissioner Sloan positive recommendation to the City Council for the proposed ordinance amendments to Tooele City Code 7-16b-6: Landscaping Standards, regarding



landscaping requirements for Section “C” of the Tooele City Business Park (TCBP) zoning district, based on the findings that are listed in the staff report, and also request that we have staff work with the attorney's office to come up with a one sentence terminating clause for section new section five regarding future use of irrigation after it's established. Commissioner Anderson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”, Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

4. **Public Hearing and Recommendation on a proposed text amendment to Tooele City Code Title 7, Chapter 25: Signs; regarding the display of political signs in public rights-of-way, the removal of such political signs from public rights-of-way, the regulations of such political signs, and other such regulations concerning political signs as required by Utah Code Title 20A, Chapter 17.**

Chairman Hamilton advised that additional work was needed on the ordinance and asked Vice Chair Proctor to make the motion. Vice Chair Proctor moved to table the item until the City Attorney was prepared to present the revised ordinance to the Commission. Chairman Hamilton seconded the motion

Motion: Chairman Proctor moved to table the item until the City Attorney was prepared to present the revised ordinance. Seconded by Chairman Hamilton. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”, Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

5. **City Council Reports**

Councilman Gossett had nothing to report.

6. **Review and Decision – May 13, 2026 Planning Commission meeting minutes.**

There were no corrections to the minutes.

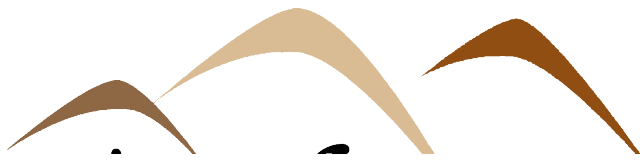
Motion: Commissioner Jensen moved to approve May 13, 2026 Planning Commission Meeting Minutes. Commissioner Proctor seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Abstained”; Commissioner Proctor, “Aye”, Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 6-0.

7. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:14 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 May, 2026



Tyson Hamilton, Tooele City Planning Commission Chair

DRAFT

TOOELE CITY CORPORATION

RESOLUTION 2026-28

A RESOLUTION OF THE TOOELE CITY COUNCIL CONSENTING TO MAYOR MANZIONE'S RE-APPOINTMENT OF CRYSTAL LARMORE AND JULIE BROUGH TO THE LIBRARY BOARD OF DIRECTORS.

WHEREAS, the Tooele City Council created the library board of directors by Ordinance 1989-13, and thereby ordained, among other things, that board members would serve three-year terms, that members cannot serve more than two full terms in succession, and that the terms are to be staggered such that two expire one year, three expire the next year, and three expire the third year; and,

WHEREAS, the City Council's consent is required to the Mayor's appointments to the Board members pursuant to Tooele City Code §2-1-3 and §2-1-4; and,

WHEREAS, Crystal Larmore and Julie Brough both have served on the Library Board of Directors since October of 2023, and both of their current terms are set to expire on June 30, 2026; and,

WHEREAS, the Mayor, with the support of the Library Director, wishes to re-appoint Crystal Larmore and Julie Brough to the Library Board of Directors; and,

WHEREAS, they will begin their new terms as shown in the table, below; and,

WHEREAS, the City Council finds it to be in the best interest of Tooele City to consent to the appointments:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that consent is hereby given to Mayor Maresa T. Manzione's re-appointment of Crystal Larmore and Julie Brough to the Library Board of Directors to serve three-year terms, as follows:

Board Members	Original Appointment	Original Expiration	Present Appointment	Present Term Expiration
Malcolm Walden	06-30-2024	06-30-2027	06-30-2024	06-30-2027
Chennelle Roth	06-30-2024	06-30-2027	06-30-2024	06-30-2027
Crystal Larmore	10-18-2023	06-30-2026	06-30-2026	06-30-2029
Julie Brough	10-18-2023	06-30-2026	06-30-2026	06-30-2029
Denece Hall	06-04-2025	06-30-2028	06-04-2025	06-30-2028
Jesi Lloyd	06-04-2025	06-30-2028	06-04-2025	06-30-2028
Kalani Mascherino	06-04-2025	06-30-2028	06-04-2025	06-30-2028
Melodi Gochis (City Council)	01-01-2024			

The appointee is authorized to exercise the powers specifically delegated to members of the library board by the Tooele City Council, as declared in the Tooele City Code.

This Resolution shall become effective on the date of passage by authority of the Tooele City Charter.

Passed this ____ day of _____, 2026.

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

TOOELE CITY CORPORATION

RESOLUTION 2026-30

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AND RATIFYING AN AGREEMENT WITH BROKEN ARROW, INC., FOR THE SEVENTH STREET STORM DRAIN IMPROVEMENTS (500 NORTH TO BIRCH STREET).

WHEREAS, during heavy storm events, Tooele City experiences significant storm water flows along that segment of Seventh Street located between 500 North and Birch Street, which results in street flooding and related traffic challenges and road damage; and,

WHEREAS, the City Administration proposes a project to install improved storm water infrastructure which extends within the affected area (the "2026 Seventh Street Storm Drain Project" or the "Project"); and,

WHEREAS, Tooele City has enacted a Storm Water Fee, and created a storm water enterprise fund funded by that Fee, for the purpose of mitigating storm water conveyance and flooding within City limits, and has collected sufficient funds to pay for the Project; and,

WHEREAS, the City Administration has accepted bids for the 2026 Seventh Street Storm Drain Project in accordance with the procedures of §11-39-101 et seq., Utah Code Annotated, as amended; and,

WHEREAS, Broken Arrow, Inc., has submitted a cost proposal for 2026 Seventh Street Storm Drain Project of \$889,672.34, which is the lowest responsible responsive bid. A copy of the Bid Tabulation is attached as Exhibit A; and,

WHEREAS, the Mayor's notice of award and signing of the agreement was necessary as time was of the essence, and thus was in the best interest of the City; and,

WHEREAS, the City Administration requests an additional appropriation of 5% in the amount of \$44,500.00 as contingency for change orders for changed conditions which may arise during the Project, as reviewed and approved by the Mayor:

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

1. the agreement attached as Exhibit B with Broken Arrow, Inc., in the amount of \$889,672.34, for completion of the 2026 Seventh Street Storm Drain Project, is hereby approved and ratified; and,
2. an additional \$44,500.00 contingency is hereby approved, which may be used for changed conditions, as reviewed and approved by the Mayor.

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

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

Bid Tabulation

2026 Seventh Street Storm Drain Improvements
BID TABULATION
 Bid Opening - May 14, 2026



Item No.	Description	Estimated Quantity	Unit	Broken Arrow		Stapp Construction		England Construction	
				Unit Bid Price	Total	Unit Bid Price	Total	Unit Bid Price	Total
GENERAL									
1	Mobilization	1	LS	\$47,354.00	\$47,354.00	\$103,000.00	\$103,000.00	\$150,000.00	\$150,000.00
2	Construction Layout	1	LS	\$1,224.68	\$1,224.68	\$4,650.00	\$4,650.00	\$6,000.00	\$6,000.00
3	Pothole Existing Utilities	1	LS	\$4,467.62	\$4,467.62	\$7,690.00	\$7,690.00	\$25,000.00	\$25,000.00
DEMOLITION									
4	Remove and Dispose Existing Smelter Road and Seventh Street Intersection Storm Drain Infrastructure	1	LS	\$15,863.65	\$15,863.65	\$20,940.00	\$20,940.00	\$30,000.00	\$30,000.00
5	Remove and Dispose Existing Stansbury Way Waterway and Storm Drain Infrastructure	1	LS	\$4,763.18	\$4,763.18	\$11,205.00	\$11,205.00	\$5,000.00	\$5,000.00
6	Demolition and Disposal of Existing 8" Waterway and Base	300	SF	\$3.27	\$981.00	\$5.50	\$1,650.00	\$5.00	\$1,500.00
7	Demolition and Disposal of Existing Asphalt and Base	20,150	SF	\$1.29	\$25,993.50	\$2.00	\$40,300.00	\$1.95	\$39,292.50
STORM DRAIN									
8	Furnish and Install 30" Diameter RCP Storm Drain Pipe	1,420	LF	\$146.73	\$208,356.60	\$264.00	\$374,880.00	\$180.00	\$255,600.00
9	Furnish and Install 18" Diameter RCP Storm Drain Pipe	460	LF	\$115.08	\$52,936.80	\$196.00	\$90,160.00	\$160.00	\$73,600.00
10	Furnish and Install 15" Diameter NRCP Storm Drain Pipe	245	LF	\$105.90	\$25,945.50	\$184.00	\$45,080.00	\$158.00	\$38,710.00
11	Furnish and Install Double Storm Drain Inlet Box	7	EA	\$6,460.09	\$45,220.63	\$6,670.00	\$46,690.00	\$8,800.00	\$61,600.00
12	Furnish and Install Single Storm Drain Inlet Combo Box	1	EA	\$8,484.42	\$8,484.42	\$8,790.00	\$8,790.00	\$10,500.00	\$10,500.00
13	Furnish and Install Double Storm Drain Inlet Combo Box	1	EA	\$13,618.20	\$13,618.20	\$16,235.00	\$16,235.00	\$12,000.00	\$12,000.00
14	Furnish and Install Companion Box at Existing Storm Drain Inlet Box SD	1	LA	\$6,875.58	\$6,875.58	\$7,745.00	\$7,745.00	\$14,000.00	\$14,000.00
15	Furnish and Install 5' Diameter Manhole	4	EA	\$7,336.99	\$29,347.96	\$7,720.00	\$30,880.00	\$7,800.00	\$31,200.00
16	Furnish and Install 6' Diameter Manhole	6	EA	\$8,000.00	\$48,000.00	\$11,690.00	\$70,140.00	\$8,000.00	\$48,000.00
UTILITIES									
17	Loop Existing Culinary Water Line	11	EA	\$7,060.00	\$77,660.00	\$6,515.00	\$71,665.00	\$9,200.00	\$101,200.00
18	Loop Existing Secondary Water Line	1	EA	\$6,313.42	\$6,313.42	\$5,635.00	\$5,635.00	\$9,200.00	\$9,200.00
19	Remove and Replace Existing Water Service Laterals and Meter Cans	12	EA	\$3,513.41	\$42,160.92	\$5,005.00	\$60,060.00	\$5,000.00	\$60,000.00
20	Remove and Replace Existing Fire Hydrant Assembly, Complete	3	EA	\$17,411.43	\$52,234.29	\$11,565.00	\$34,695.00	\$11,500.00	\$34,500.00
21	Furnish and Install Manhole Collars	14	EA	\$770.00	\$10,780.00	\$843.00	\$11,802.00	\$875.00	\$12,250.00
ROAD / CONCRETE									
22	Furnish and Install all Materials Required for Restoration of the Concrete at the Smelter Road Intersection Demolition Area - Bid Item No. 4	1	LS	\$27,524.00	\$27,524.00	\$16,375.00	\$16,375.00	\$13,300.00	\$13,300.00
23	Furnish and Install all Materials Required for Restoration of all Concrete at the Stansbury Way Demolition Area - Bid Item No. 5	1	LS	\$6,621.39	\$6,621.39	\$2,125.00	\$2,125.00	\$3,700.00	\$3,700.00
24	Furnish and Install New 5" Minimum Asphalt and 10" Minimum Thickness Roadbase	20,150	SF	\$6.30	\$126,945.00	\$6.60	\$132,990.00	\$4.95	\$99,742.50
Bid Total					\$889,672.34		\$1,215,382.00		\$1,135,895.00
Comments				Bid Item No. 9 adjusted in favor of the unit price					

EXHIBIT B

Agreement
Broken Arrow, Inc.

DOCUMENT 00 52 00

AGREEMENT

PART 1 GENERAL

1.1 CONTRACTOR

- A. Name: Broken Arrow Incorporated
- B. Address: 8960 Clinton Landing Road, Lake Point, Utah 84074
- C. Telephone number: (435) 882-3942
- D. E-Mail: dcummings@brokenarrowusa.com

1.2 OWNER

- A. The name of the OWNER is Tooele City Corporation

1.3 CONSTRUCTION CONTRACT

- A. The Construction Contract is known as

**Seventh Street Storm Drain Improvements
(500 North to Birch Street)**

1.4 ENGINEER

- A. Paul Hansen Associates, L.L.C. is the OWNER's representative and agent for this Construction Contract who has the rights, authority and duties assigned to the ENGINEER in the Contract Documents.

PART 2 TIME AND MONEY CONSIDERATIONS

2.1 CONTRACT PRICE

- A. The Contract Price includes the cost of the Work specified in the Contract Documents, plus the cost of all bonds, insurance, permits, fees, and all charges, expenses or assessments of whatever kind or character.

- B. The Schedules of Prices awarded from the Bid Schedule are as follows.
1. Base Bid.
 2. _____
 3. _____
 4. _____
- C. An Agreement Supplement [_____] is, [] is not attached to this Agreement.
- D. Based upon the above awarded schedules and the Agreement Supplement (if any), the Contract Price awarded is: Eight Hundred Eight Nine Thousand Six Hundred Seventy Two Dollars and Thirty Four Cents (\$889,672.34).

2.2 CONTRACT TIME

- A. Substantial Completion of the Work shall occur by October 1, 2026. Final completion shall occur by October 14, 2026.
- B. For any of the work areas included within the project, work shall be substantially completed within 45 days of commencement of work on that particular street.

2.3 PUNCH LIST TIME

- A. The Work will be complete and ready for final payment within 5 days after the date CONTRACTOR receives ENGINEER's Final Inspection Punch List unless exemptions of specific items are granted by ENGINEER in writing or an exception has been specified in the Contract Documents.
- B. Permitting the CONTRACTOR to continue and finish the Work or any part of the Work after the time fixed for its completion, or after the date to which the time for completion may have been extended, whether or not a new completion date is established, shall in no way operate as a waiver on the part of the OWNER of any of OWNER's rights under this Agreement.

2.4 LIQUIDATED DAMAGES

- A. Time is the essence of the Contract Documents. CONTRACTOR agrees that OWNER will suffer damage or financial loss if the Work is not completed on time or within any time extensions allowed in accordance with Part 12 of the General Conditions. CONTRACTOR and OWNER agree that proof of the exact amount of any such damage or loss is difficult to determine. Accordingly, instead of requiring any such proof of damage or specific financial loss for late

completion, CONTRACTOR agrees to pay the following sums to the OWNER as liquidated damages and not as a penalty.

1. **Late Contract Time Completion:**

Five Hundred dollars and 00 cents (\$ 500.00) for each day or part thereof that expires after the Contract Time until the Work is accepted as Substantially Complete as provided in Article 14.5 of the General Conditions.

2. **Late Punch List Time Completion:** 50% of the amount specified for Late Contract Time Completion for each day or part thereof if the Work remains incomplete after the Punch List Time. The Punch List shall be considered delivered on the date it is transmitted by facsimile, hand delivery or received by the CONTRACTOR by certified mail.

3. **Interruption of Public Services:** No interruption of public services shall be caused by CONTRACTOR, its agents or employees, without the ENGINEER's prior written approval. OWNER and CONTRACTOR agree that in the event OWNER suffers damages from such interruption, the amount of liquidated damages stipulated below shall not be deemed to be a limitation upon OWNER's right to recover the full amount of such damages.

Five Hundred dollars and 00 cents (\$ 500.00) for each day or part thereof of any utility interruption caused by the CONTRACTOR without the ENGINEER's prior written authorization.

4. **Survey Monuments:** No land survey monument shall be disturbed or moved until ENGINEER has been properly notified and the ENGINEER's surveyor has referenced the survey monument for resetting. The parties agree that upon such an unauthorized disturbance it is difficult to determine the damages from such a disturbance, and the parties agree that CONTRACTOR will pay as liquidated damages the sum of (\$500.00) to cover such damage and expense.

5. **Deduct Damages from Moneys Owed CONTRACTOR:** OWNER shall be entitled to deduct and retain liquidated damages out of any money which may be due or become due the CONTRACTOR. To the extent that the liquidated damages exceed any amounts that would otherwise be due the CONTRACTOR, the CONTRACTOR shall be liable for such amounts and shall return such excess to the OWNER.

ATTEST:

Shilo Baker
Tooele City Recorder

S E A L

APPROVED AS TO FORM

Matthew C. Johnson
Tooele City Attorney

END OF DOCUMENT

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TOOELE CITY CORPORATION

RESOLUTION 2026-31

A RESOLUTION OF THE TOOELE CITY COUNCIL AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH PAUL HANSEN ASSOCIATES, L.L.C. FOR CITY ENGINEERING SERVICES.

WHEREAS, Utah Code §10-1-202 authorizes municipalities to enter into contracts; and,

WHEREAS, Tooele City Code §1-6-9 authorizes the Tooele City Mayor to sign contracts on behalf of the city pursuant to Tooele City Council resolution; and,

WHEREAS, the City has a continuing need for quality city engineering services, and has contracted with Paul Hansen Associates, L.L.C. for these services for about 27 years, during which Mr. Hansen has rendered excellent service; and,

WHEREAS, the Tooele City Council and Administration find that it is in the best interest of Tooele City to contract with Paul Hansen Associates, L.L.C. for city engineering and related services; and,

WHEREAS, a copy of the proposed contract is attached hereto as Exhibit A; and,

WHEREAS, such contract provides for a term of four years beginning July 1, 2026, and adjusts for inflation; and,

WHEREAS, Paul Hansen, P.E. will be appointed to and serve as the Contract City Engineer for the duration of this proposed contract; and,

WHEREAS, under the contract, Paul Hansen Associates, L.L.C. will provide engineering interns and assistants, as necessary, to assist in city engineering services:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Mayor is hereby authorized on behalf of Tooele City to sign a contract with Paul Hansen Associates, L.L.C. for city engineering services under the terms set forth in Exhibit A, and that Paul Hansen is hereby appointed Contract City Engineer for Tooele City for the term of the contract.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or 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 _____, 2026.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

TOOELE CITY MAYOR

(For)

(Against)

ATTEST:

Shilo Baker, Tooele City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, Tooele City Attorney

Exhibit A

Professional Services Contract

PROFESSIONAL SERVICES CONTRACT

TOOELE CITY CORPORATION, a municipal corporation of the State of Utah, (hereinafter “City”), and PAUL HANSEN ASSOCIATES, L.L.C. of Sandy, Utah, a limited liability company organized and licensed to do business in the State of Utah, (hereinafter “Contractor”) enter into this Contract effective July 1, 2026 (the “Effective Date”).

1. General Recitals.

- a. Whereas, City desires to obtain and continue receiving assistance from Contractor in meeting certain of its needs relating to the provision of city engineering services for Tooele City; and,
- b. Whereas, Contractor is willing and able to assist City with the services; and,
- c. Whereas, the parties desire to reduce to writing the Contract between them for Contractor’s assistance with the services:

Now, therefore, in consideration of the promises and covenants hereinafter contained, it is agreed by and between the parties hereto as follows:

2. Services.

- a. Description. The Contractor shall provide the following services to the City:
 - (1) Review, evaluate, and process site plans and subdivision proposals submitted to the City;
 - (2) Evaluate and assist in the preparation of bond agreements between development applicants and the City;
 - (3) Serve as a technical resource for the City’s culinary water, secondary water, storm water, sanitary sewer, street, planning, and other divisions;
 - (4) Assist in the formation and operation of special service districts;
 - (5) Evaluate, recommend, and coordinate the design and construction of public improvements;
 - (6) Review and make recommendations regarding reimbursement agreements;
 - (7) Coordinate, communicate, and meet with City officers, employees, contractors, and the public concerning the aforementioned duties;
 - (8) Have Paul Hansen represent the City as the Contract City Engineer.
- b. Additional Services. The City may request additional services by written task order supplement. The City and the Contractor shall negotiate the terms and compensation for additional work requested by task order supplement.
- c. Disclaimer of Right of Control. Contractor shall perform its duties competently in accordance with applicable law and accepted engineering practices. The City expressly disclaims any right to control the Contractor in the specifics of the performance of the Contractor’s duties.
- d. Contractor Personnel. The parties agree that the Contractor may perform its duties through the personal services of Paul Hansen or another of Contractor’s qualified employees.

- e. Availability. Contractor agrees to designate and maintain certain and specific hours during which its designated representative generally will be available at the City offices or by electronic communication, as necessary, in support of the activities required under the terms of this Contract.
- f. Anticipated Hours. Contractor and the City recognize that the Contractor's billed hours will vary as duties demand. However, the parties estimate that over the course of the contract the Contractor will devote an average of approximately 32 hours per week under the role of Contract City Engineer to fulfill the Contractor's obligations, and an average of approximately 32 hours per week under the role of Engineering Intern.

3. Compensation.

- a. Rate and Hours. The City shall pay the Contractor at the rate of \$149.00 per hour for services rendered as Contract City Engineer, and \$95.40 per hour for services rendered as Engineering Intern. The Contractor may invoice the City semi-monthly for the services. Recognizing inflationary increases to the cost of living and the cost of business operations, the City shall increase these hourly rates on July 1 of each Contract year by the average Consumer Price Index for the previous 12-month period.
- b. Total Cost Contract. This Contract is a "Total Cost Contract" and, as such, the contract rates set out above include costs and expenses associated with the provision of the Contractor's services, except as hereinafter stated. The City will provide the following services: equipment and materials for use by Contractor, office equipment as needed, including but not limited to furniture, computer, office telephone, radio, printing and reproduction services, secretarial help, postage, delivery services, and other materials reasonably and necessarily associated with the performance of the services required under this Contract. The parties stipulate that the City is providing these services, equipment, and materials to facilitate the Contractor's coordination and communication with the City's officers and employees, and that the Contractor's hourly rates have taken into consideration the City's provision of services, equipment, and materials.
- c. Travel Reimbursement. The parties agree that if the City requests the Contractor's representative to travel outside of the local area for business or activities reasonably and necessarily associated with the performance of the services required under this Contract, the City shall reimburse the Contractor for the following reasonable travel expenses: meals, lodging, and transportation expenses. Use of the Contractor's owned vehicle during performance of the services shall be reimbursed at the City established mileage reimbursement rate. Contractor shall submit documentation of its expenses along with any request for reimbursement.
- d. Payment and Limitations. Payment shall be based upon the invoiced number of hours at the contract rate plus travel reimbursements for the preceding half month. The City's obligation under this contract shall not exceed \$406,700 per contract year, not including services requested by task order supplement.

- e. No Benefits. The parties specifically agree that as an independent contractor, Contractor neither claims nor is entitled to benefits accorded City employees.

4. Record Keeping.

Contractor agrees to maintain a record of services rendered on behalf of the City, including the number of hours expended and a description of the services performed. Contractor shall retain these records for a period of three years after the services are performed and shall provide the City access to Contractor's records for review at the City offices upon 72 hours written notice.

5. Contract Term.

This Contract shall commence on the Effective Date and continue for a period of four years. This Contract supersedes all previous contracts between the parties.

6. Termination.

- a. Without Good Cause. This Contract may be terminated without good cause by either party upon ninety (90) calendar days written notice. Should the Contractor desire termination without good cause, Contractor agrees to continue to fulfill its duties for the ninety-day period subsequent to the date of the notice. Should the City desire termination without good cause, the City agrees to retain the Contractor's services for the ninety-day period subsequent to the date of the notice.
- b. With Good Cause. Either of the parties may terminate this Contract immediately for good cause upon written notice.
- c. Notice. Notice shall be deemed given when personally delivered or mailed by certified mail. Unless changed by written administrative amendment to this Contract, addresses for each of the parties are as follows:

Contractor: Paul Hansen Associates
1073 East 11780 South
Sandy, Utah 84094

City: Tooele City Mayor
90 North Main
Tooele, Utah 84074

7. Indemnification and Insurance.

- a. City Insurance and Indemnity. City agrees to add Contractor to City's liability insurance policy and to indemnify Contractor, and its employees and consultants, against claims by third parties alleging injury caused by the negligence of the Contractor, or its employees or consultants, while performing duties within the scope of this contract.
- b. Contractor Worker's Compensation Insurance. Contractor shall purchase and maintain worker's compensation insurance for all of its employees. At such times as the Contractor has only one employee, Contractor shall purchase and maintain worker's compensation insurance or shall obtain a waiver by Worker's Compensation of Utah.

- c. Contractor Liability Insurance and Indemnification. Contractor agrees to obtain and maintain professional liability insurance for the purpose of claims of liability related to engineering, design, and project management of infrastructure designed by the Contractor for and in behalf of the City. For such claims, Contractor further agrees to indemnify the City and hold the City, its officers, and employees harmless from all claims of liability for injury or damage caused by any negligent acts or omissions of Contractor or any of Contractor's officers, employees, or agents in performance of this Contract to the limit of \$1,000,000.
- d. Evidence of Insurance. Contractor shall provide written evidence of liability and workers compensation insurance to the City within 30 days of the execution of this Contract.

8. Complete Contract.

This Contract is the only agreement or understanding between the parties, and may be modified or amended only by a written document signed by both parties.

9. Partial Invalidity.

If any provision of this Contract is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

IN WITNESS WHEREOF, the parties have executed this Contract on this _____ day of _____, 2026.

TOOELE CITY CORPORATION

CONTRACTOR

Maresa T. Manzione, Tooele City Mayor

Paul Hansen Associates, L.L.C.
By: Paul Hansen

Attest:

Shilo Baker, Tooele City Recorder

SEAL

Approved as to form:

Matthew C. Johnson, Tooele City Attorney

TOOELE CITY CORPORATION

RESOLUTION 2026-32

A RESOLUTION OF THE TOOELE CITY COUNCIL DECLARING TOOELE CITY'S COMMITMENT TO FOSTERING COMPASSION AND INCLUSIVITY AS CORE CIVIC VALUES, ESTABLISHING APRIL 12TH AS A YEARLY "DAY OF KINDNESS," AND AUTHORIZING THE MAYOR TO IMPLEMENT CORRESPONDING MUNICIPAL PROGRAMS.

WHEREAS, Tooele City Corporation is committed to fostering a positive and inclusive community spirit, recognizing the importance of kindness in promoting unity, compassion, and goodwill among residents; and,

WHEREAS, through Senate Concurrent Resolution 8 (S.C.R. 8) passed in 2023, the State of Utah formally recognizes April 12th as "One Kind Act a Day" Day, fostering a statewide movement to make intentional kindness a daily cultural habit; and,

WHEREAS, City Council desires to establish Tooele City as a "City of Kindness" to inspire intentional, positive action throughout all sectors of our community:

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

Section 1. Establishment of the Day of Kindness. The City Council hereby establishes April 12th as the official yearly "Day of Kindness." The Day of Kindness is intended to promote and celebrate acts of kindness, generosity, and compassion within the community.

Section 2. Community Engagement. The City Council encourages residents, businesses, schools, and community organizations to actively participate in the Day of Kindness by organizing and engaging in activities that promote kindness and compassion.

Section 3. Public Awareness. The City Council supports and requests that the Mayor and City staff promote awareness of the Day of Kindness through various communications channels, including but not limited to social media, local news outlets, and the City's official website.

Section 4. Implementation. The Mayor is hereby authorized and requested to take all necessary actions to implement the provisions of this resolution, including coordination with community stakeholders, utilizing existing departmental resources and volunteer networks.

Section 5. Annual Review. The City Council, in cooperation with information provided by the Mayor and City staff, may conduct an annual review of the impact and success of the Day of Kindness to evaluate its community benefit and guide future legislative policy.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or 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 _____, 2026.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

TOOELE CITY MAYOR

(For)

(Against)

ATTEST:

Shilo Baker, Tooele City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, Tooele City Attorney

TOOELE CITY CORPORATION

RESOLUTION 2026-33

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AUDIT AGREEMENT WITH LARSON & COMPANY, P.C., CERTIFIED PUBLIC ACCOUNTANTS.

WHEREAS, Tooele City Charter Section 3-02 (Independent Auditor), as well as Utah Code Chapters 51-2a (Part 2) and 10-6, require Tooele City's finances to be audited annually by an independent and competent certified public accountant; and,

WHEREAS, state audit guidelines recommend separating the year-end accounting functions from the audit functions; and,

WHEREAS, by Resolution 2025-72, approved on August 6, 2025, the City Council approved an accounting consulting services agreement, in support of the fiscal Year 2025-2026 audit, with WSRP Certified Public Accountants, which has performed the City's year-end accounting and auditing for a number of years; and,

WHEREAS, by Resolution 2021-79, approved on August 4, 2021, the City Council approved an agreement with Larson & Company, P.C., Certified Public Accountants ("Larson"), whereby Larson was retained to perform the audit of Tooele City's finances beginning with fiscal year 2020-2021 and ending with fiscal year 2024-2025; and,

WHEREAS, the City Administration recommends that Larson now be retained to perform the audit of Tooele City's finances beginning with fiscal year 2025-2026 and ending with fiscal year 2030-2031; and,

WHEREAS, the agreement with Larson, in the form of an engagement letter, is attached hereto as Exhibit A; and,

WHEREAS, the compensation payable to Larson under the agreements for the audit period is not to exceed \$257,500 (average \$42,900 per year), plus \$28,200 for the federal single audits, if required to be performed (average \$4,700 per year); and,

WHEREAS, City Code Sections 1-5-10, 1-6-4, 1-6-9, 1-14-4, and 1-22-4 require the City Council to approve city contracts and expenditures (also known as claims) of \$30,000 or more, which claims are best approved by resolution for the preservation of a record of both the claims and their approval; and,

WHEREAS, Utah Code Section 10-6-138 requires the City Recorder to "countersign all contracts made on behalf of the city and [to] maintain a properly indexed record of all such contracts"; and,

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that an agreement with Larson, consistent with the terms outlined in attached as Exhibit A, is hereby approved.

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

Larson & Company Engagement Letter

TOOELE CITY

PROPOSAL FOR INDEPENDENT AUDIT SERVICES



HELPING YOU SEE
THE BIG PICTURE

JON HADERLIE, CPA, AUDIT PARTNER
1606 SPANISH FORK PARKWAY, SUITE 200
SPANISH FORK, UT 84660
TEL: 801-798-3545 FAX: 801-798-3678
jhaderlie@larsco.com



May 7, 2026

Tooele City
Tooele, Utah 84074

Dear Mayor, Council Members and Management:

Thank you for giving us the opportunity to submit an audit services proposal for Tooele City. We have great regard for your organization and look forward to the prospect of working alongside you to safeguard your public funds by entering an agreement for audit services.

Our Qualifications. Larson & Company, PC (a Utah corporation) has been auditing government entities since our inception in 1975, 50 years ago. We have since become known as one of the premiere providers of auditing services to government entities in the State of Utah, and in that time, we have found our expertise as a focused government audit group, working year-round with over 80 government entities of various sizes. We understand you require professionals experienced in auditing municipal entities and possessing an understanding of the unique operating characteristics of a City in Utah. You also require experienced professionals who will be available as a resource to you year-round as questions or concerns may arise. Our specialists can offer proactive advice as a matter of course, including issues related to:

- application of GASB statements
- best practices related to Municipalities in Utah
- emerging regulatory issues, including transparency standards
- analyzing internal controls processes for possible weaknesses regarding fraud

You want your accounting professionals to be familiar with your organization, understand your mission, and remain accessible to discuss important issues facing Tooele City in the future. Because of our knowledge of government regulations, our municipal clients are served by knowledgeable, experienced staff for a reasonable fee with no surprises. In fact, some of our government clients have remained with Larson & Company for over 30 years.

A Winning Combination. Our government auditing experience with territories, counties, cities, and small government entities allows us to deliver not only the services required in your RFP, but far more guidance and service than you would expect from an auditor. Members of our government team are full-time government auditors. We focus on this diverse group of organizations in Utah and support the organizations that educate them. Because of this focus, we optimize the best methods in auditing government entities and bring efficiency and expertise to your audit needs. We can offer friendly service with a combination of quality and price that matches the value you seek.

We look forward to working with Tooele City. If you have any questions or require additional information, please contact me at (801) 798-3545 or jhaderlie@larsco.com.

Sincerely,

Larson & Company, Certified Public Accountants

A handwritten signature in blue ink that reads 'Jon Haderlie, CPA'.

Jon Haderlie, CPA, Audit Partner





At Larson & Company, we believe our experience gives you the security to safeguard funding.

A. FIRM'S QUALIFICATIONS

Firm Organization and Locations Larson & Company is a privately owned regional accounting firm comprised of 115 employees, including 44 CPAs, 20 partners, and 64 professional staff. We operate from three offices throughout Utah, including Salt Lake County, Spanish Fork, and Moab.

Audit Office Information

Your audit will be conducted from our Spanish Fork office, which employs a government staff of highly qualified individuals. All our staff are full-time employees and many are licensed CPAs. We have a policy of being available to our clients whenever you need us, not just during the course of the audit. We expect questions throughout the year, so call us anytime. We typically do not bill for routine phone conversations, but we view these as ancillary services that add value to your audit, not additional time we can bill.

Exceeding Mandatory Criteria

The requirements for competent government auditors are strict. We pride ourselves on maintaining the highest standards of excellence within our profession. We not only meet the criteria in your RFP, we exceed it.

- Our firm is properly licensed for practice as certified public accountants in the state of Utah.
- Larson & Company meets all the requirements for independence and experience as promulgated by the AICPA Rule 101 and the *Government Auditing Standards*. We have heretofore not entered into any professional relationships or contracts with Tooele City within the last five years, and we do not deem a conflict of interest relative to performing the audit to exist.
- The training received by our government audit personnel is of high caliber. Each CPA on staff is licensed to practice in the State of Utah. Each member of the audit team assigned to your audit has received extensive training in current government auditing standards and regulations and meets the continuing education requirements. We also meet the external quality control review requirements contained in the *Government Auditing Standards*.
- No disciplinary action has been taken against a member of our firm in the 50-year history of the firm.
- The most current quality control review report can be found at the end of this proposal. We have received a passing report with no letter of comments attached, indicating a clean quality control history. This external quality control review included a specific review of government engagements.
- The Office of the Utah State Auditor performed a review of our workpapers and issued a report in August of 2021. The results of that review are a "pass" as noted on their website.



B. STAFF QUALIFICATIONS

A big part of the value of our service is our people. We are committing a highly qualified team to lead your engagement, with over 35 years of combined service experience.

Staff Resumes

As a professional services firm, the skills of our people are a big part of the value of our services. You want to work with knowledgeable individuals and decision makers that can get the job done. You want to get to know your team and expect continuity in the relationship with your team. We do, too. The professionals we are committing to Tooele City are experienced and well trained in audit issues affecting government entities and intend to be there to assist you on a long-term basis. It is anticipated that 4-5 full-time employees will be assigned to your audit, including the Partner and Manager supervising the engagement.

Staffing Approach

We have included the resumes for our lead government audit partner, audit manager, and senior staff auditor. All staff assigned to this audit are seasoned government specialists with the training and experience that will give Tooele City the most qualified team to complete their audit in a timely, efficient manner. The training our audit staff receives complies with all government standards and requirements for continuing education. This ensures you have the most current information for your organization every year during your audit.

The key members of the engagement team consist of:



**Jon Haderlie, CPA,
Lead Audit Partner**



**Cody Powell,
Audit Manager**



**Khulene Gallo,
Audit Senior**

JON HADERLIE, CPA



jhaderlie@larsco.com

801-798-3545

765 North Main
Spanish Fork, UT 84660

www.larsco.com

Lead Audit Partner

Jon is our most experienced government auditor and has worked with government entities of all sizes, including special service districts, cities and towns, counties, universities, territories, and charter schools. He is well known in the government community and his knowledge of government reporting requirements is unmatched in our organization. Jon is known for assisting his clients in understanding, identifying, and implementing internal controls necessary to maintaining a healthy organization. His approach is common sense, and he has the ability to connect with his clients on every level, from staff to management and governance. His expertise includes all accounting and auditing standards and regulations as specified by the AICPA, GASB, FASB, GAAS, and GAS. Jon is licensed to practice as a CPA in the State of Utah.

Jon's academic and professional accomplishments include the following:

- MBA, Utah State University, 2009
- Bachelor of Science, Accounting, Utah Valley University 2003
- Member, Utah Association of Certified Public Accountants (UACPA)
- Controller, private industry, 2004-2007
- AICPA Not-for-Profit Certification
- Committee Chair – NextGen CPAmerica
- Vice-Chair – UACPA Local Governments
- Chair – UACPA Local Governments
- Utah Association of Counties presenter on Internal Controls, Audit Committees, and Internal Audit Functions
- Utah Association of Counties presenter on Separation of Powers
- Utah Association of Counties presenter on Preparing for your upcoming audit.
- CPAmerica frequent presenter

Jon's Recent Government Continuing Education Courses Completed:

- UACPA Government Conference
- Utah State Auditor's Office Governmental Auditing Update
- Guide to Audits of Local Government
- Audits of States, Local Governments, and Non-Profit Organizations
- GASB 54: Fund Balance Reporting and Governmental Fund
- Staff Audit Training
- AICPA Not-for-Profit Certification
- Uniform Guidance
- CPAmerica A&A Yellowbook



CODY POWELL

Audit Manager

Cody has become one of our most in-demand employees since he joined the firm in 2013. He is proficient in testing and auditing government entities of all sizes and types, including counties, cities, special service districts, charter schools, and others. His audit proficiency has earned him a spot working on our largest government clients. Cody is known for quickly completing audit processes and his clients appreciate his easygoing personality.

CONTACT INFORMATION:

cpowell@larsco.com

801-798-3545

765 North Main
Spanish Fork, UT 84660

www.larsco.com

Cody's academic and professional accomplishments include the following:

- Masters of Accountancy, Westminster College, 2013

Cody's Recent Government Continuing Education Courses Completed:

- UACPA Government Conference
- Utah State Auditor's Office Governmental Auditing Update
- Guide to Audits of Local Government
- Audits of States, Local Governments, and Non-Profit Organizations
- GASB 54: Fund Balance Reporting and Governmental Fund
- Staff Audit Training



KHULENE GALLO

Audit Senior

Khulene is a rising star at Larson & Company. She joined the firm in 2018 and has quickly become one of the most well-liked team members among clients. She has the ability to assist clients with their reporting requirements, accounting functions, and best-practice controls.

Khulene's academic and professional accomplishments include the following:

- Masters of Accountancy, Western Governors University, 2021

Khulene's Recent Government Continuing Education Courses Completed:

- UACPA Government Conference
- Utah State Auditor's Office Governmental Auditing Update
- Guide to Audits of Local Government
- Audits of States, Local Governments, and Non-Profit Organizations
- GASB 54: Fund Balance Reporting and Governmental Fund
- Staff Audit Training

CONTACT
INFORMATION:

kgallo@larsco.com

801-798-3545

765 North Main
Spanish Fork, UT 84660

www.larsco.com



C. CLIENT REFERENCES

We think you will find our clients are exceptionally pleased with our services. Please contact any of these reference for more information.

The best and most valuable proof of our ability to deliver the services you require and deserve is evidenced by the fact that we continually serve over 50 governmental entities. The following four clients are those for whom we have performed financial statements audits and/or single audits over the last several years. We encourage you to contact these clients and ask about the quality of service provided by Larson & Company.

Spanish Fork City

Jordan Hales, Finance Director

jhales@spanishfork.org

801-804-4522

Audit Partner: Jon Haderlie, CPA (Financial statement audit and single audit)

Orem City

Brandon Nelson, Finance Director

bcnelson@orem.org

801-229-7010

Audit Partner: Jon Haderlie, CPA (Financial statement audit and single audit)

Price City

Lisa Richens, Finance Director

lisar@priceutah.net

435-636-3167

Audit Partner: Jon Haderlie, CPA (Financial statement audit and single audit)

Southeastern Utah Association of Local Governments

Kim Wells, Fiscal Director

kwills@seualg.utah.gov

435-613-0030

Audit Partner: Jon S Haderlie, CPA (Financial statement audit and single audit)

Similar Engagements with Other Government Entities

We serve a wide range of governmental entities, including the following similar clients:

Other Governmental Clients:

American Samoa Government

LBJ Hospital (American Samoa)

American Fork City

Delta City

Nephi City

Ephraim City

Nibley City

Fairview City

Juab County

Ivins City

Millard County

Heber City



Larson & Company understands the nature of your organization. We can begin to work right away, and you will not have to spend time each year training our staff.

D. PROPOSED APPROACH

Understanding of Scope of Work

We understand from your RFP document that the scope of your audit includes the following for each fiscal year of the contract period:

- Financial Report: Audited Financial Statements and Records of Tooele City and the accompanying opinion on these statements in accordance with Yellow Book;
- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and other Matters in accordance with GAS;
- Reports Required for the Single Audit under the Uniform Guidance (if applicable), and Reporting Required by the Office of the Utah State Auditor;
- Management Letter;
- All reports and bound copies with an electronic copy of each will be submitted to Tooele City **before the requested deadline**.
- These shall all be performed in accordance with:
 - Auditing standards generally accepted in the United States of America, as promulgated by the American Institute of Certified Public Accountants (AICPA);
 - The *AICPA Audits of State and Local Governmental Units* audit and accounting guide;
 - *Government Auditing Standards*, 2023 revision, published by the U.S. Government Accountability Office;
 - The *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor;
 - The Single Audit Act; *Audits of States, Local Governments, and Non-Profit Organizations* under the uniform guidance (as applicable).

Specific Audit Approach

In order to understand our audit approach, it is necessary to understand the underlying philosophy of Larson & Company. Our mission statement is "Achievement Through Constant Improvement." Our founder, Dennis Larson, demonstrated to us that we are inherently happier when we are improving. Each employee is required to set goals each year that involve both business and personal aspirations. Our firm makes a constant effort to help provide everything necessary for our employees to achieve their goals. As we all strive to make improvements to our lives that we each have chosen for ourselves, we are happier. We abide by the idea that a happy employee is a productive employee. This philosophy of constant improvement carries over to our clients. We know that if we can assist you in achieving your goals, you will value our relationship, and both you and our firm will be rewarded.

When it comes to the accounting standard of professional skepticism, we believe there is a broad range within which to operate. We approach management and board of trustees in a non-adversarial way. Our process consists of testing and verification rather than challenge and confrontation. During the entire process, we understand that communication is key your success and the success of our firm. We have found that

properly communicating with our clients adds value to the services we provide and ensures a lengthy, mutually beneficial relationship.

Implementation of new GASB Pronouncements

As new standards are implemented, we strive to educate and assist our clients in understanding the standard. We stand ready at any time to clarify how the standards apply to each specific client. With the recent implementation of GASB 68, we met individually with each client to explain the meaning and ramifications of implementation.



E. PROJECT SCHEDULE

Larson & Company makes every effort to create as little disruption as possible in your day-to-day activities.

In order to achieve an efficient and effective audit, we will tailor our audit approach to fit the nature of your business and operations focusing on the likelihood of a material misstatement in the financial statements. In order to do so, it is essential for us to understand clients' needs and concerns. With this understanding, we will be better able to direct our emphasis to the areas of higher risk, focusing on the unique characteristics of your operating environment, the effectiveness of your internal control, and your financial statement amounts and disclosures.

Based on our understanding of the timetable and accounting department staffing, we propose the following tentative schedule for the audit of Tooele City's financial statements:

Initial Meetings with Management – Upon award of contract

The goal of these initial meetings is to establish effective two-way communication between auditor and management. We will discuss our overall assessments and the scope of our audit testing. Additionally we will discuss both management's responsibilities as well as our own responsibilities. Input from the audit committee will be explored in developing our understanding of the risks facing Tooele City and identifying the sources of evidence and information about specific transactions. We will also establish dates for the next phases of the audits.

Preliminary Audit Procedures – July/August 2026

During this planning phase, we will review and evaluate the internal controls of Tooele City to determine the timing and extent of our testing. We will review activity to date, update our initial risk assessments, and discuss any concerns regarding our audit procedures. We will also communicate with staff to coordinate the preparation of work papers and confirmations.

Audit Fieldwork – September/October 2026

During the testing phase we will verify asset balances, determine the completeness of liabilities and conclude our detailed examination of your financial cycles. After our fieldwork and before the issuance of our report, we will request certain representations from management in a *management representation letter*. A draft of this letter will be made available at least one week in advance of our anticipated date of signing. We are available to explain any language in the letter that is not clear to governing officials.

Issue Audited Financial Statements – November 2026

The reporting phase will begin as soon as our testing is complete. Our auditors will compile a preliminary draft report for review after fieldwork ends. We will make the report available to management and will be available to discuss any of our findings at this time. We will issue the audit reports and letters by Tooele City's requested deadline to allow management to have it to the Office of the Utah State Auditor prior to the deadline.

We will be available to meet with the audit committee during any of the above audit phases to discuss our progress. Should we encounter any significant adjustments or material weaknesses, we will discuss them with management and/or the audit committee, as appropriate, as soon as they come to our attention.

We find delays in the final report sometimes occur as a result of not receiving timely information from third parties. We will be proactive in keeping you informed about issues remaining and may ask your assistance in receiving information from third parties to avoid delays in issuing our report.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the oversight agencies. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party contesting the audit finding for guidance prior to destroying the audit documentation.

Deliverables

A list of expected deliverables in connection with Tooele City's annual audit include:

1. Financial Statement Audit Report
2. Single Audit Report (when applicable)
3. Government Auditing Standards Report
4. Report on Compliance and Internal Control required by Utah State Auditor
5. Communication with Those Charged with Governance

Communication Process

Great emphasis is placed on the personal relationships we have built with our clients. Partners and managers take pride in their ability to proactively assist clients and will reach out to Tooele City to communicate any issues that might arise. You can feel confident in contacting the professionals at Larson & Company without the worry of incurring additional expense.



F. PROPOSED FEES

Our fee estimate is based on the complexity of the work required and considers our understanding of your present internal control and procedures together with an understanding that Tooele City will provide us with substantial assistance, including account analysis, workpaper schedules, confirmations, documentation of internal and financial controls, etc.

The “not to exceed” fee for regular assurance services for the years ending June 30, 2026-2031 is estimated below.

Larson & Company understands the pressures placed on organizations to manage costs and we believe you will find we provide an incomparable level of service at very competitive rates.

Year	Total All-inclusive Maximum Potential Price	
	Financial Statement Audit	Federal Single Audit under Uniform Guidance (when applicable)
2026	\$38,800	\$4,200
2027	\$40,400	\$4,400
2028	\$42,000	\$4,600
2029	\$43,700	\$4,800
2030	\$45,400	\$5,000
2031	\$47,200	\$5,200
Total	\$257,500	\$28,200

Billing Issues Throughout the Year

We view our relationship with Tooele City as long-term. Additionally, we are available to you, on an ongoing basis, to discuss matters of audit, compliance, financial reporting, or anything that concerns you. We view these routine consultations as ancillary services that add value to your audit and compliance needs, not additional time that we can bill.

Any significant matters, needing exhaustive research or resources will be discussed with you and agreed upon before the work is performed. This eliminates the surprise “nickel and dime” billing you may see from accounting firms with unusually low fee quotes. These services will be billed at our standard hourly rates disclosed above.



G. NON-DISCRIMINATION CLAUSE

Larson & Company does not discriminate against any individual because of race, religion, sex, color, age, handicap, or national origin, and these are not a factor in consideration for employment, selection of training, promotion, transfer, recruitment, rates of pay, or other forms of compensation, demotion, or separation.

H. OUR COMMITMENT TO YOU

We are committed to placing Larson & Company's financial assurance and consulting resources at your service. Our experience auditing municipalities and other governmental entities will assist you in meeting your compliance requirements.

Our goal is to provide you with practical, timely and affordable solutions to your financial and operational needs. Ultimately, our good name and reputation rest on how well our services work for organizations like yours. Please contact us if you have questions regarding this proposal. We look forward to working with you soon.

J. PEER REVIEW REPORT

A copy of Larson & Company's most recent peer review report may be downloaded from the AICPA using the following address:

https://peerreview.aicpa.org/public_file_search.html.

A copy has also been attached at the end of this document. No management letter was issued in conjunction with the report, indicating a clear record with no quality control issues.

K: CONTACT INFORMATION

Jon Haderlie, CPA
Lead Audit Partner
1606 Spanish Fork Parkway, Suite 200
Spanish Fork, UT 84660
801-798-3545 jhaderlie@larsco.com



Appendix: PEER REVIEW REPORT



PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
2504 W. KATHLEEN STREET
TAMPA, FLORIDA 33607
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

October 25, 2023

To the Partners of Larson & Company, P.C.
And the Peer Review Committee of the
Nevada Society of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Larson & Company, P.C. (the firm) in effect for the year ended April 30, 2023. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards* including a compliance audit under the Single Audit Act, audits of employee benefit plans, and examinations of service organizations (a SOC 1 and a SOC 2 engagement).

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Larson & Company, P.C. in effect for the year ended April 30, 2023, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Larson & Company, P.C. has received a peer review rating of *pass*.

Prida Guida & Perez, P.A.

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

TOOELE CITY CORPORATION

RESOLUTION 2026-29

A RESOLUTION OF THE TOOELE CITY COUNCIL AUTHORIZING THE TOOELE CITY PURCHASING AGENT TO DISPOSE OF SURPLUS PERSONAL PROPERTY (PUBLIC WORKS VEHICLES)

WHEREAS, Section VI of the Tooele City Purchasing Policy, Guidelines, and Procedure (“Policy”)¹ provides that “When goods are deemed surplus, outdated, or no longer needed by a department, and are valued at \$100 or more, the Purchasing Agent will recommend the transfer or disposal of the goods. If the Purchasing Agent is recommending disposal, he/she will present a list of all goods valued at \$100 or more to the City Council for approval of disposal”; and,

WHEREAS, Policy Section XI(17) defines “goods” to mean “supplies, materials, equipment, wares, merchandise, and similar items”; and,

WHEREAS, the Public Works Department is in possession of eight (8) vehicles (“Goods”), which it deems to be surplus to the needs of Tooele City, detailed more fully in the attached Exhibit A, and requests the assistance of the Purchasing Agent to dispose of those Goods by resolution presented to the City Council; and,

WHEREAS, the Goods are not evidence in a criminal prosecution, disposed of under UCA Chapter 77-11c, and are not lost or mislaid property in the possession of the police department, disposed of under UCA Chapter 77-11d:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the City Council hereby declares the Goods enumerated in the attached Exhibit A to be surplus to the needs of Tooele City and hereby authorizes the Purchasing Agent and the City Administration to dispose of the goods through auction.

This Resolution shall take effect upon passage.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2026.

¹ Adopted by Ordinance 2022-27 on August 3, 2022.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Shilo Baker, City Recorder

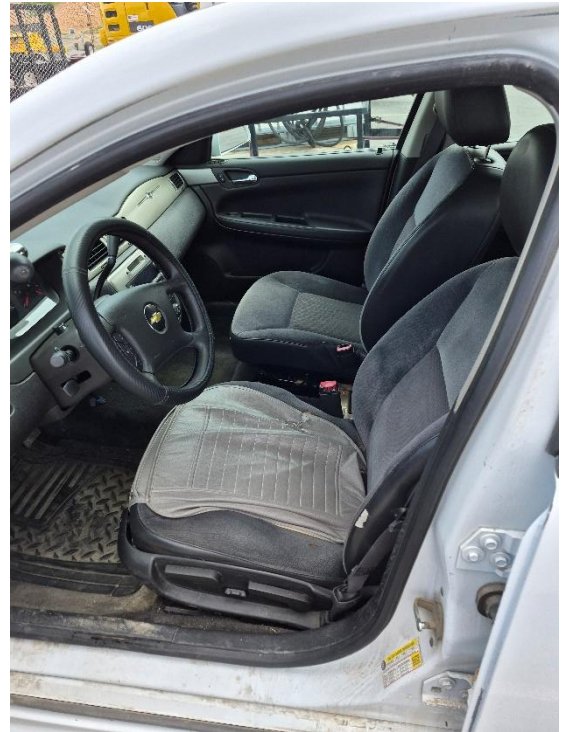
S E A L

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

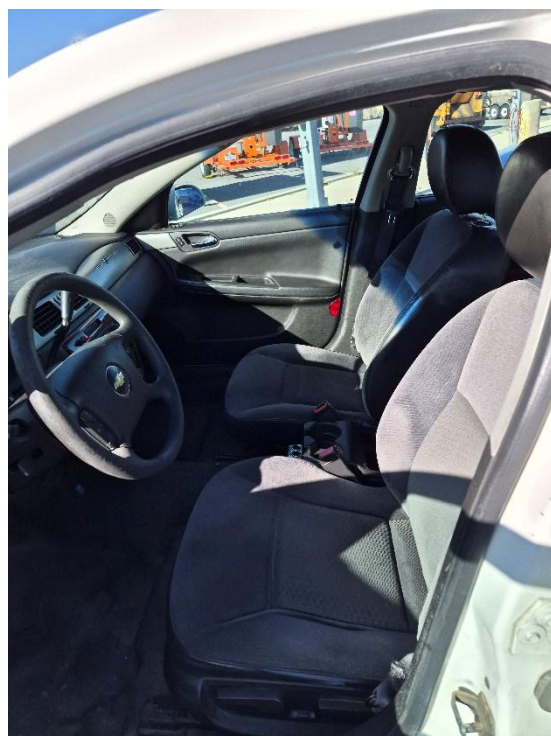
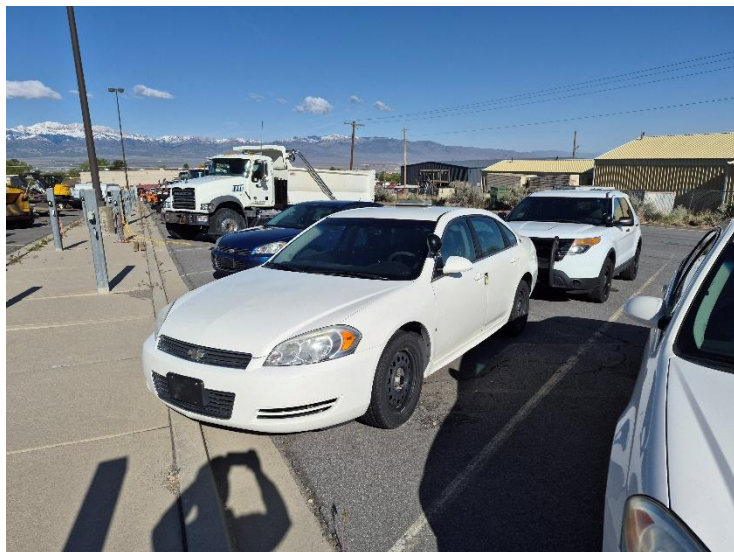
Exhibit A

List of Surplus Goods

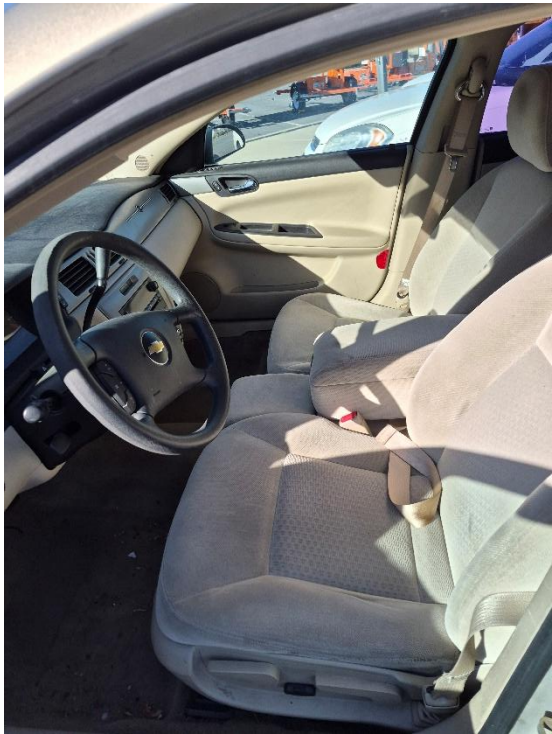
(1) 2011 White Chevrolet Impala | 2G1WD5EM4B1151804 | Mileage 87,000 (Veh#6078)



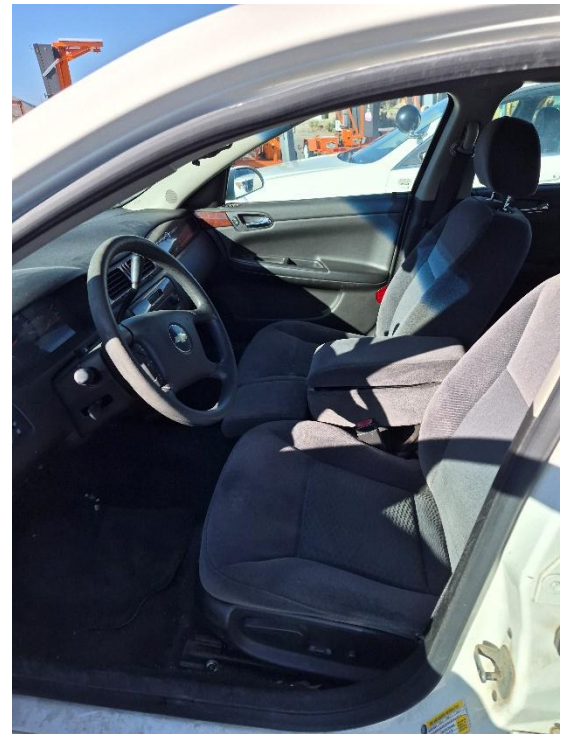
(2) 2009 White Chevrolet Impala | 2G1WS57M691200370 | Mileage 90,000 (Unit#6072)



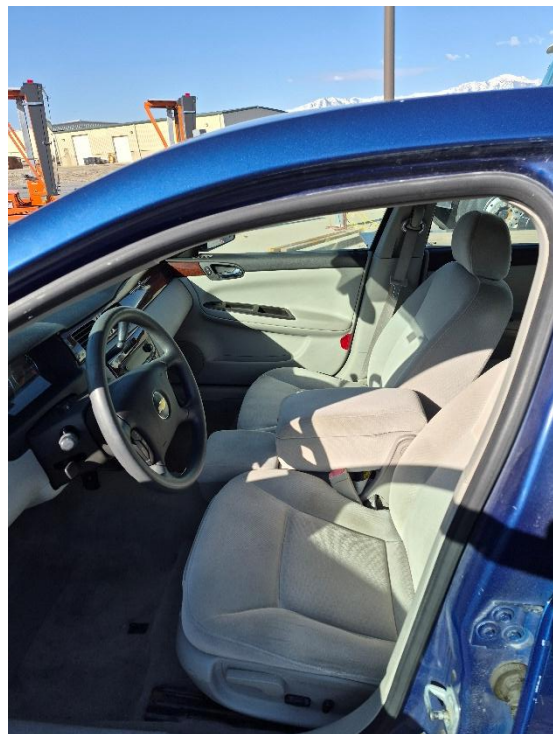
(3) 2009 Gold Chevrolet Impala | 2G1WS57M091194792 | Mileage 98,000 (Unit#6074)



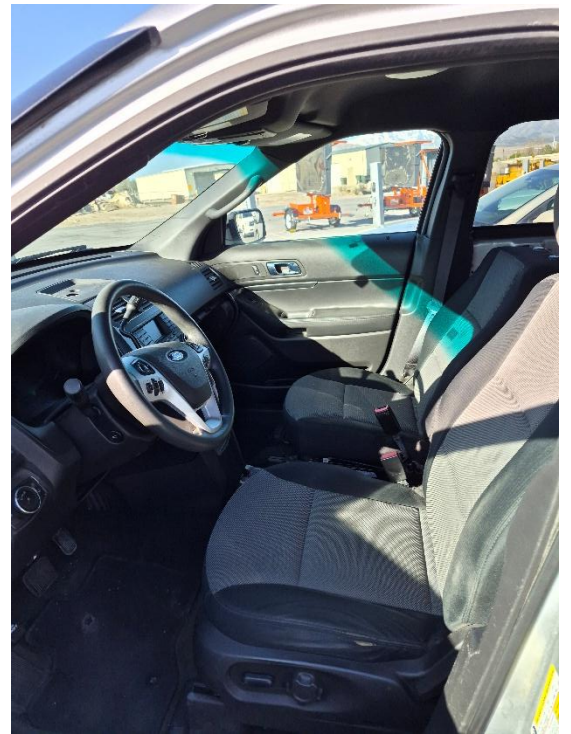
(4) 2007 White Chevrolet Impala | 2G1WB58K879231728 | Mileage 108,000 (Unit#6070)



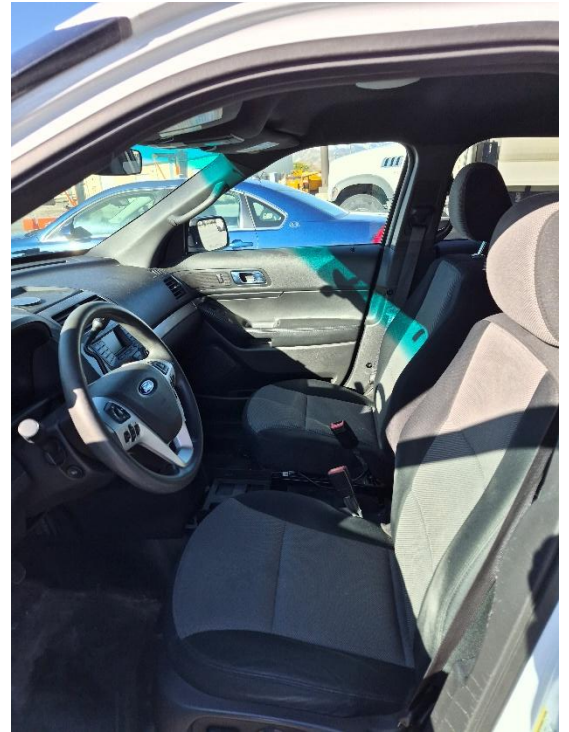
(5) 2006 Blue Chevrolet Impala | 2G1WT58K169259981 | Miles 86,000 (Unit#6057)



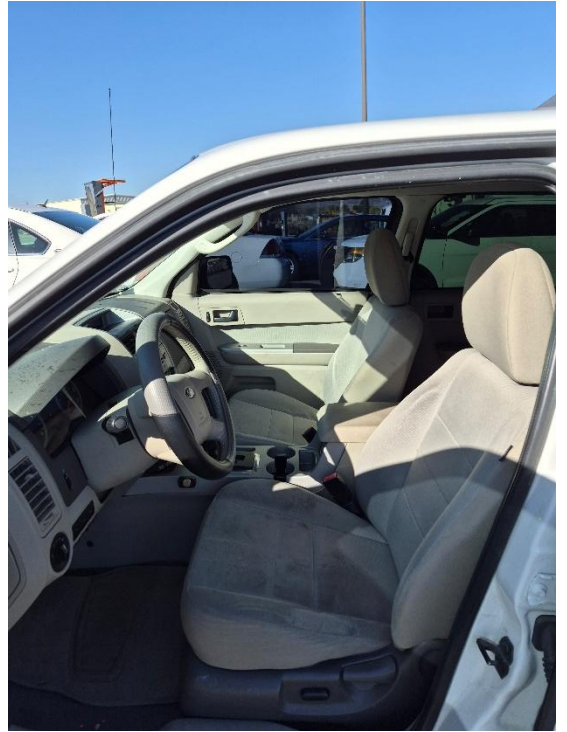
(6) 2013 Silver Ford Explorer | 1FM5K8AR6DGC30856 | Mileage 121,000 (Unit#FM206)



(7) 2014 White Ford Explorer | 1FM5K8AR0EGA18116 | Mileage 87,000 (Unit#6088)



(8) 2010 White Ford Escape | 1FMCU9DG3AKD32917 | Mileage 132,000 (Unit#6076)



TOOELE CITY CORPORATION

RESOLUTION 2026-34

A RESOLUTION OF THE TOOELE CITY COUNCIL AUTHORIZING THE TOOELE CITY PURCHASING AGENT TO DISPOSE OF SURPLUS PERSONAL PROPERTY (PUBLIC WORKS DEPARTMENT - STREETS DIVISION EQUIPMENT)

WHEREAS, Section VI of the Tooele City Purchasing Policy, Guidelines, and Procedure (“Policy”)¹ provides that “When goods are deemed surplus, outdated, or no longer needed by a department, and are valued at \$100 or more, the Purchasing Agent will recommend the transfer or disposal of the goods. If the Purchasing Agent is recommending disposal, he/she will present a list of all goods valued at \$100 or more to the City Council for approval of disposal”; and,

WHEREAS, Policy Section XI(17) defines “goods” to mean “supplies, materials, equipment, wares, merchandise, and similar items”; and,

WHEREAS, the Public Works Department is in possession of goods (“Goods”), specifically equipment used by the Streets Division, which it deems to be surplus to the needs of Tooele City, detailed more fully and enumerated in the attached Exhibit A, and requests the assistance of the Purchasing Agent to dispose of those Goods by resolution presented to the City Council; and,

WHEREAS, the Goods are not evidence in a criminal prosecution, disposed of under UCA Chapter 77-11c, and are not lost or mislaid property in the possession of the police department, disposed of under UCA Chapter 77-11d:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the City Council hereby declares the Goods enumerated in the attached Exhibit A to be surplus to the needs of Tooele City and hereby authorizes the Purchasing Agent and the City Administration to dispose of the goods through auction.

This Resolution shall take effect upon passage.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2026.

¹ Adopted by Ordinance 2022-27 on August 3, 2022.

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, City Attorney

Exhibit A

List of Surplus Goods

(1) Monroe Salter: 10' 1-ton Salter Hydraulic



10' X 36"
Monroe



10' X 36"
Monroe

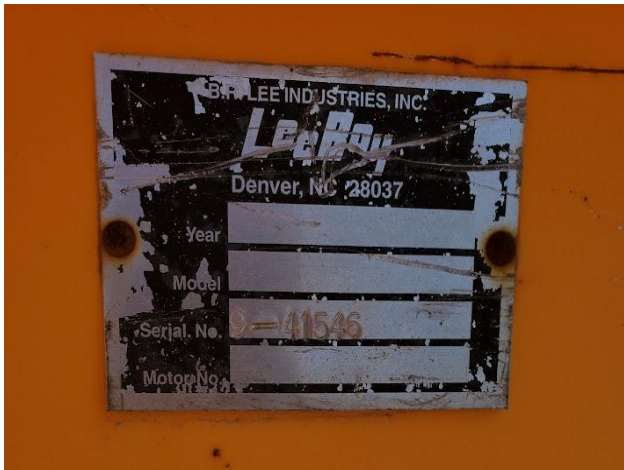
(2) Swenson Salter: 14' 10-wheeler Salter Hydraulic



(3) LineLazer IV 3900: Airless Line Striper



(4) LeeBoy: Drag Behind Laydown Box



(5) Atlas Copco Pionjar: Sign Hammer Drill Breaker



**TOOELE CITY CORPORATION
FISCAL NOTE TO PROPOSED EXPENDITURE**

05/13/26

DESCRIPTION OF EXPENDITURE:

VENDOR: HUBER TECHNOLOGY

V# 03663

PRESSES TO BE SERVICED EVERY 4 YEARS

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
OPERATION & MAINTENANCE	52 5200 252000	700,000.00	576,901.00	68,407.18	54,691.82
TOTAL:				68,407.18	

REQUESTED *Nathan Tucker*
DEPARTMENT HEAD

REVIEWED *Sharon J. Jensen*
FINANCE DIRECTOR

APPROVED _____
MAYOR

APPROVED _____
COUNCIL CHAIRMAN



Request For Purchase Order

Water Reclamation Facility
3300 North 1200 West
Tooele, Utah 84074

Vendor: Huber Technology Vendor # 031003
Account #: _____ Date: 5-5-26
Amount: 68407.18 WRF Signature: [Signature]

Item(s) Description: Sludge presses in greenhouse

Reason For Purchase: Presses need to be serviced every 4 years

So maximum water removal can be achieved. We are
barely making the minimum for Wasatch Regional to be
able to haul to landfill.

Approval: _____

Signature: _____ P.O.# _____

When approved please forward to WRF via troy@tooelecity.gov

Billing Address

Tooele City Corporation
90 North Main Street
Tooele, UT 84074
UNITED STATES

Delivery Address

Tooele City Corporation
3300N 1200W
Tooele, UT 84074
UNITED STATES

OFFER: C1002740 / V1

Your Reference: Tooele, UT

Your Reference:

Date Printed: 4/15/26

Our Reference: Price Ozment

Phone: +1-704-990-2409

Email: Price.Ozment@hhusa.net

Customer No.: 113948

Pos	Quantity	Unit	Item Description	Price USD Discount (%)	Total USD Tax (%)
10/1	2.00	pcs	10118524 S-Press Brush Kit	1,742.90 10%	3,137.22 0%
20/1	2.00	pcs	10118522 S-Press Bushing/Seal Kit	4,090.60 10%	7,363.08 0%
30/1	2.00	pcs	10118528 S-Press Spray System Rollers Kit	1,249.28 10%	2,248.70 0%
40/1	2.00	pcs	504977 pinion z17 d17 D77,2 L51	379.30 10%	682.74 0%
50/1	1.50	m	700787 chain DIN 8187 08B1 p12,7 L##	173.59 10%	234.35 0%
60/1	1.50	m	700787 chain DIN 8187 08B1 p12,7 L##	173.59 10%	234.35 0%
70/1	4.00	pcs	700788 connecting link 11/462 RF	16.48 10%	59.33 0%
80/1	140.00	pcs	702011 flat jet nozzle 632.606.5ECA 1/8" 90° 3 bar: 3,85l/min	16.98 10%	2,139.48 0%
90/1	2.00	pcs	10065666 LOCTITE 648 Kit	140.99 10%	253.78 0%
100/1	8.00	pcs	10065407 Valve Coil 5282 C1D2	188.00 10%	1,353.60 0%
110/1	8.00	pcs	10065409 C1D2 Coil Cable Connector 2509, UL-Listed	21.28 10%	153.22 0%

Offer: C1002740
 Date Printed: 4/15/26
 Page: 2 (7)

Pos	Quantity	Unit	Item Description	Price USD Discount (%)	Total USD Tax (%)
120/1	16.00	pcs	10065405 Rebuild Kit Valve Body 5282 DN 25	105.00 10%	1,512.00 0%
130/1	2.00	pcs	10109720 grease Klüberpaste ME 31-52 70g	41.85 10%	75.33 0%
140/1	1.00	pcs	410500 Freight	500.00 10%	450.00 0%
150/1	1.00	pcs	10000002 Labor Tech 1 week one	13,475.00 10%	12,127.50 0%
160/1	1.00	pcs	10000002 Labor Tech 2 week one	13,475.00 10%	12,127.50 0%
170/1	1.00	pcs	10000002 Labor Tech 1 week two	13,475.00 10%	12,127.50 0%
180/1	1.00	pcs	10000002 Labor Tech 2 week two	13,475.00 10%	12,127.50 0%
				Total net USD	68,407.18
				Including Sales Tax USD	0.00
				Total gross USD	68,407.18

Additional tariffs, import duties, or other government-imposed charges introduced after a quote or order has been placed are not included in our pricing and will be invoiced separately to the customer. HUBER Technology LLC will inform customers of relevant changes to the best of our knowledge and economic feasibility.

The quotation is subject to national or international export control regulations and embargoes or any other export restrictions.

Valid for: 30 days
 Delivery: prepaid and add
 Payment terms: Net 30 days

Best regards

Price Ozment
 HUBER Technology, LLC

VENDOR # 03663
 P.O. # _____
 DEPT. # 52-5200-252000
 DATE 05.13.2026
 AMOUNT \$68,407.18
 SIGNATURE [Signature]

City Council Business Meeting Minutes

Date: May 6, 2026

Time: 7:00 p.m.

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

Council Members Present

Justin Brady

Ed Hansen

Jon Gossett

Melodi Gochis

Dave McCall

Staff Present:

Maresa Manzione, Mayor

Derrick Larson, City Attorney

Darwin Cook, Parks & Recreation Director

Kelley Anderson, Planning Commission

Police Chief Adrian Day

Paul Hansen, City Engineer

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

Chairman Brady opened the public hearing at 7:05 p.m. and led the Pledge of Allegiance.

2. Roll Call

Jon Gossett, Present

Melodi Gochis, Present

Ed Hansen, Present

Dave McCall, Present

Justin Brady, Present

3. Mayor's Youth Recognition Awards

Mayor Marissa Manzione presented the Mayor's Youth Recognition Award to the Settlement Canyon Elementary Show Choir, directed by Jenine Gillie. Mayor Manzione read the group's nomination, recognizing the students' dedication, talent, and commitment to rehearsals and performances. She noted that the choir's music promotes themes of hope, perseverance, friendship, courage, and unity, while also reflecting the spirit of America's 250th anniversary celebration. Mayor Manzione commended the students for challenging themselves, developing their talents, and serving as positive examples within the community. Following the presentation, the show choir performed two songs for the Council and audience, after which the students received certificates and gift bags in recognition of their achievement.

There was a brief pause in the meeting for photos.

4. **America 250 Tribute- Just Serve City Designation and Proclamation**

Presented by Cameron and Annalese Thorpe

Mr. and Mrs. Thorpe, representatives of JustServe for the Tooele Valley, presented a tribute recognizing Tooele City as an official JustServe City in conjunction with the America 250 initiative. They spoke about the importance of volunteerism, community partnerships, and fostering a culture of service throughout the community. The Thorpe's commended Tooele residents and City leadership for their commitment to helping others and strengthening community connections through service opportunities.

As part of the recognition, the Thorpe's presented the City with a plaque, a signed proclamation, and promotional materials acknowledging Tooele City's designation as a JustServe City. Mayor Manzione thanked the Thorpe's and JustServe representatives for their efforts in helping the City receive the designation.

There was a brief pause in the meeting for a photo.

5. **Public Comment Period**

Chairman Brady opened the public hearing at 7:29 p.m. Seeing no members of the public coming forward Chairman Brady closed the public hearing at 7:29 p.m.

6. **Public Hearing and Motion on Ordinance 2026-11 An Ordinance of the Tooele City Council Amending Section 7-14-11; Landscaping and Water Conservation with New Development, Regarding the Use of Sod in Residential Landscaping and the Use of Irrigation Systems Associated with Residential Landscaping**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented proposed amendments to the City's residential landscaping ordinance, explaining that the changes were intended to clarify existing language and simplify enforcement. Mr. Aagard reviewed the proposed revisions, including removing limitations on sod in areas less than eight feet wide, eliminating the 250-square-foot landscaped area threshold, and clarifying irrigation language. He also reviewed the Planning Commission's recommended edits, which included moving the ordinance effective date to the section heading and removing the proposed 50% limitation on artificial turf.

The Councilmembers discussed the Planning Commission's recommendations, particularly the proposed removal of restrictions on artificial turf. Mr. Aagard reiterated staff concerns regarding heat absorption, drainage, and enforcement challenges associated with artificial turf limitations. Councilmembers also discussed the difficulty of enforcing percentage-based landscaping requirements and the varying impacts of artificial turf depending on lot size and yard area.

Following discussion, Councilmembers expressed general support for moving the ordinance effective date to the section heading, while continuing discussion regarding whether to retain or remove the proposed 50% limitation on artificial turf usage.

Chairman Brady opened the public hearing at 7:35 p.m.

Kelley Anderson, a Tooele resident and local realtor, spoke in support of removing the proposed 50% limitation on artificial turf. Mr. Anderson stated that he believes property owners should have the ability to make decisions regarding their property as they see fit, provided those decisions do not negatively impact neighboring properties. He encouraged the Council to avoid placing unnecessary restrictions on residential landscaping choices.

Seeing no other members of the public coming forward, Chairman Brady closed the public hearing at 7:37 p.m.

Motion: Council Hansen moved to approve on Ordinance 2026-11 An Ordinance of the Tooele City Council Amending Section 7-14-11; Landscaping and Water Conservation with New Development, Regarding the Use of Sod in Residential Landscaping and the Use of Irrigation Systems Associated with Residential Landscaping using the Planning Commission's recommendation of moving the date to the title and eliminating the 50% limitation for artificial turf. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

7. **Resolution 2026-26 A Resolution of the Tooele City Council Tentatively Adopting the Budget Officer's Tentative Budget for Tooele City Fiscal Year 2026-2027 and Establishing the Time and Place of a Public Hearing to Consider its Adoption**

Presented by Mayor Maresa Manzione

Mayor Manzione presented the tentative Fiscal Year 2026–2027 City budget and the proposed schedule for the public hearing and adoption process. Mayor Manzione explained that the tentative budget reflects the City's commitment to maintaining quality services while balancing long-term planning, responsible growth, and the financial impact on residents.

Mayor Manzione noted that final certified property valuation data will not be available until June 8, but based on current projections, any potential tax increase through the Truth in Taxation process would be less than 5%, equating to approximately \$2.26 per month for a median-valued home. She emphasized the City's preference for small, incremental adjustments rather than larger one-time increases.

The proposed budget prioritizes public safety, infrastructure maintenance, and continued service levels. Included in the budget are additional funding and staffing for the volunteer fire department, the addition of one sworn police officer, a new ordinance compliance position, and an additional information technology staff position. The budget also includes capital projects and facility improvements, including upgrades to the water reclamation facility, lighting improvements at the aquatic center, library HVAC improvements, equipment replacements, and the development of an all-abilities bike park, and a permanent stage at the Tooele City Park.

Mayor Manzione also discussed the effects of inflation on fuel, materials, equipment, and operations, while emphasizing the City's continued commitment to conservative budgeting practices, infrastructure investment, and economic development efforts aimed at reducing the tax burden on residents over time. She encouraged Councilmembers to review the budget materials and submit questions prior to future budget discussions.

During Council discussion, concerns were raised regarding the cost of improvements at the aquatic center and the extent of facility usage by local schools compared to public access for City residents.

Motion: Councilman Hansen moved to approve Resolution 2026-26 A Resolution of the Tooele City Council Tentatively Adopting the Budget Officer's Tentative Budget for Tooele City Fiscal Year 2026-2027 and Establishing the Time and Place of a Public Hearing to Consider its Adoption.

Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 5-0.

8. Statement of Intent: The Budget Officer Intends to State that the Tentative Budget Includes a Proposed Property Tax Increase

Chairman Brady read the statement of intent. "The Budget Officer intends to state that the tentative budget includes a proposed property tax increase."

9. Statement of Budget Officer that the Tentative Budget Includes a Proposed Tax Increase

Presented by Mayor Maresa Manzione

"The Tooele City fiscal year 2027 budget includes a proposed property tax that exceeds the estimated certified tax rate. This increase is expected to generate an additional \$409,905 in property tax revenue, which is estimated to be a 4.48% tax increase. These additional funds will be used to fund the increase in the 2016 Judgement Levy Bond payment as well as fund stipends and a new administrative assistant in our volunteer fire department.

If Tooele City proceeds with the proposed property tax increase, the City will provide notice and conduct a public hearing where residents will have an opportunity to comment on the proposed tax increase. The truth in taxation public hearing will be held on August 19, 2026, at 7:00 p.m. at Tooele City Hall."

Mayor Manzione read the required statement concerning the proposed property tax increase, as outlined above.

10. Presentation of Property Tax Impact Schedule

Presented by Mayor Maresa Manzione

Mayor Manzione presented the required state tax impact schedule as a new standalone agenda item in compliance with state law.

Mayor Manzione explained that the proposed property tax rate increase—from approximately 0.002475 to 0.002587—exceeds the certified tax rate and is projected to generate approximately \$409,905 in additional annual revenue, representing a 4.48% increase. She noted that the purpose of the presentation was to provide transparency by outlining how the proposed tax change would impact City operations and taxpayers.

The presentation included a comparison of current and proposed property tax revenues (excluding new growth), along with a breakdown of residential and commercial impacts based on median home values. It also outlined the effect on the City's judgment levy debt, showing an increase in available funding from approximately \$765,632 to \$1,075,537 under the proposed budget scenario.

Mayor Manzione further noted that a portion of the proposed funding would support the volunteer fire department, including stipends for volunteers and an administrative assistant position. She emphasized

the value of the volunteer fire department to the City and the importance of retaining volunteer firefighters.

Mayor Manzione clarified that the item was informational only, required by state law, and does not require Council action. She also noted that the impact statement will be presented again as part of future public hearing requirements.

11. Resolution 2026-27 A Resolution of the Tooele City Council Declaring the Intent of Tooele City to Consider an Increase in Property Tax Revenue Above the Certified Tax Rate for Fiscal Year 2026-2027 Pursuant to the Requirements of Utah House Bill 236 (2026), Publishing a Property Tax Impact Disclosure, and Establishing the Time and Place of a Truth in Taxation Public Hearing

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented Resolution 2026-27, which formally declares the City's intent to consider a property tax increase above the certified tax rate for Fiscal Year 2026–2027, in compliance with Utah House Bill 236.

Ms. Wimmer explained that the resolution serves to document and ratify the actions already presented earlier in the meeting, including the required property tax impact disclosure and the City's intent to consider the proposed increase. She noted that the resolution also formally establishes the Truth in Taxation public hearing date for August 19, 2026, at 7:00 p.m.

Ms. Wimmer stated that the resolution is primarily administrative in nature and is required to demonstrate compliance with new state reporting and notice requirements.

Motion: Councilman McCall moved to approve Resolution 2026-27 A Resolution of the Tooele City Council Declaring the Intent of Tooele City to Consider an Increase in Property Tax Revenue Above the Certified Tax Rate for Fiscal Year 2026-2027 Pursuant to the Requirements of Utah House Bill 236 (2026), Publishing a Property Tax Impact Disclosure, and Establishing the Time and Place of a Truth in Taxation Public Hearing. Councilman Gossett seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

12. Ordinance 2026-10 An Ordinance of Tooele City Enacting Tooele City Code Chapter 9-8 Regarding Enforcement of False Alarms for Business and Residential Security Systems, and Establishing a Fee for Administrative Appeals Under Tooele City Code Chapter 9-8

Presented by Adrian Day, Police Chief

Chief Day presented a new ordinance provision placed within Title 9 of the City Code establishing a process for addressing false alarm responses routed through dispatch that require officer response.

Chief Day explained that the ordinance is intended to address recurring false alarms from businesses and properties in order to reduce unnecessary police responses and encourage proper maintenance of alarm systems. He noted that the definition excludes panic alarms and does not include neighbor-reported audible disturbances.

Under the proposed structure, the Police Department would issue a warning notice prior to enforcement action. Chief Day stated that he plans to initially issue warnings to businesses with high numbers of false alarms to encourage corrective action rather than immediate penalties. He also noted that two businesses had 47 and 32 false alarms in the previous year.

Chief Day explained that beginning with the fifth false alarm within a 365-day period, a civil citation may be issued through his office, with the opportunity for appeal through the City Recorder. He emphasized that the program is new, will be implemented carefully, and is intended to promote compliance and reduce strain on police resources.

Motion: Councilwoman Gochis moved to approve Ordinance 2026-10 An Ordinance of Tooele City Enacting Tooele City Code Chapter 9-8 Regarding Enforcement of False Alarms for Business and Residential Security Systems, and Establishing a Fee for Administrative Appeals Under Tooele City Code Chapter 9-8. Councilman Gossett seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 5-0.

13. Resolution 2026-24 A Resolution of the Tooele City Council Approving a Professional Services Agreement with J-U-B Engineers for Administration Services Related to the Tooele Rogers Road Well Site and the Salt Shed Construction

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented a resolution authorizing a professional services agreement with J-U-B Engineers to provide administrative support services for the construction of the Rogers Road well site and the City's new salt shed.

Ms. Wimmer explained that the City has already approved the construction contract for the salt shed, and this agreement provides the necessary engineering and administrative oversight services to move the project forward. She noted that public works staff could address questions if needed and that the item is related to previously approved capital improvements.

Motion: Councilman Gossett moved to approve Resolution 2026-24 A Resolution of the Tooele City Council Approving a Professional Services Agreement with J-U-B Engineers for Administration Services Related to the Tooele Rogers Road Well Site and the Salt Shed Construction.

Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

14. Resolution 2026-25 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Fire Department)

Presented by Shilo Baker, City Recorder

Ms. Baker presented a request for the Council to declare a 1996 KME 102 aerial fire truck as surplus property. Ms. Baker explained that the vehicle was originally donated to the City, but is no longer actively used in fire service and does not meet current operational needs. She noted that the Fire Department has already ordered a replacement fire truck and has chosen not to invest further in the aging vehicle.

Ms. Baker stated that, if approved, the truck would be disposed of in accordance with City policy through sale, donation, recycling, or other appropriate methods. The initial plan is to offer the vehicle to eligible entities within the county, with a minimum offer of \$15,000, reflecting the City's approximate maintenance investment in the vehicle.

Motion: Councilman Hansen moved to approve Resolution 2026-25 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Fire Department). Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 5-0.

15. **Invoices & Purchase Orders**

Presented by Shilo Baker, City Recorder

Ms. Baker advised there are no invoices to present.

16. **Minutes**

~April 15, 2026 Work Meeting Minutes

~April 15, 2026 Business Meeting Minutes

There were no corrections to the minutes

Motion: Councilwoman Gochis moved to approve the April 15, 2026 Work Meeting Minutes and the April 15, 2026 Business Meeting Minutes. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 5-0.

17. **Adjourn**

Chairman Brady adjourned the meeting at 8:02 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 May, 2026

Justin Brady, City Council Chair

City Council Work and RDA Meeting Minutes

Date: May 6, 2026

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, arrived at 5:31 p.m.

Melodi Gochis

Jon Gossett

Staff Present

Maresa Manzione, Mayor

Derrick Larson, City Attorney

Nathan Farrer, Public Works Director

Darwin Cook, Parks and Recreation Director

Adrian Day, Police Chief

Paul Hansen, City Engineer

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Minutes Prepared by Teresa Young

1. **Open City Council Meeting**

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

2. **Roll Call**

Jon Gossett, Present

Melodi Gochis, Present

Dave McCall, Present

Justin Brady, Present

Ed Hansen, arrived at 5:31 p.m.

3. **Mayor's Report**

Mayor Manzione reported receiving a complimentary letter regarding the City cemetery crew. A resident searching for family graves noted that cemetery employees went above and beyond by locating missing information in cemetery records and personally assisting them in finding the gravesites. Mayor Manzione expressed appreciation for the employees' excellent customer service and willingness to help residents.

Mayor Manzione also addressed recent public concerns regarding water conservation due to statewide drought reports. She explained that Tooele City's water supply, which comes from groundwater wells, remains in good condition; however, conservation efforts are still encouraged.

She announced that the City will implement a voluntary landscape watering schedule for the summer. Under the schedule, residents and businesses with odd-numbered addresses are encouraged to water on odd-numbered calendar days, while even-numbered addresses are encouraged to water on even-numbered calendar days. Residents are also encouraged to water deeply and infrequently, avoid watering during midday or late-night hours, and follow water-wise landscaping practices. Mayor Manzione stated that the City will publish the schedule and additional conservation information through newsletters and weekly "Water Wednesday" social media posts to help educate residents on efficient water use.

4. **Council Members' Report**

Councilman McCall reported attending a ribbon cutting event and the Utah League of Cities and Towns convention in St. George with fellow Council members. He noted that those were the primary activities he participated in during the reporting period.

Councilman Hansen reported that although he was not available for many City-related activities during the past month, he did receive concerns from a few citizens and believes those matters have been addressed.

Councilwoman Gochis reported attending the Utah League of Cities and Towns Mid-Year Convention in St. George, where she participated in informational breakout sessions and discussions beneficial to municipal government operations. She also reported attending a Utah Transit Authority Local Advisory Board meeting at the Salt Lake Central Station, which included a tour of the facility and discussions regarding FrontRunner 2 and future transportation projects that may impact the county. She also noted that positive developments are occurring in transportation planning that will benefit future generations.

Councilman Gossett reported attending the Police Department banquet and expressed appreciation for the opportunity to support the department and learn more about the challenge's officers face in their daily work. He noted that the presentations and videos shared during the event were eye-opening and provided valuable insight into law enforcement responsibilities. Councilman Gossett also mentioned that he was unable to attend the St. George conference due to participating in the Walk to Wendover event.

Councilmember Brady reported on updates from the North Tooele City Special Service District, including plans to pursue a Truth in Taxation process for a proposed 35% tax increase. He also shared information from the Utah League of Cities and Towns Conference regarding the importance of water conservation, particularly reducing outdoor overwatering. Additionally, Councilmember Brady attended the Police Department banquet and participated in a training simulation that highlighted the challenges law enforcement officers face in critical situations. He expressed appreciation for the Police Department and its service to the community.

5. **Discussion Items**

- a. **Discussion on a Proposed Text Amendment to Tooele City Code Title 7 Chapter 4: Off-Street Parking Requirements Regarding the Establishment of Specific Parking and Storage Standards for Automobile Related Commercial Uses**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a proposed ordinance amendment recommended by the Planning Commission regarding off-street parking requirements for automobile-related commercial uses. Mr. Aagard explained that the City's current code does not establish parking standards for automobile dealerships, repair shops, or similar businesses, resulting in parking requirements being determined on a case-by-case basis by the Community Development Director and Planning Commission during the conditional use permit process.

The proposed amendment would establish parking standards for automobile service and repair businesses, automobile sales and rental businesses, and vehicle storage areas associated with towing and repair services. The ordinance would also require temporary vehicle storage areas to be paved, screened, and approved through the site plan or conditional use review process.

The Councilmembers discussed concerns regarding the potential for excessive parking requirements, unintended impacts on smaller businesses, and the amount of land devoted to parking lots. Questions were also raised regarding how the ordinance would affect existing businesses and whether retail auto parts stores should be included in the proposed standards. Mr. Aagard noted that existing businesses would become legally nonconforming and could continue operating under current conditions unless significant modifications were made.

Following discussion, the Council expressed interest in having the Planning Commission further review the proposal and consider the concerns raised before moving forward with the ordinance amendment. Mr. Aagard stated that the item would be returned to the Planning Commission for additional discussion and feedback.

b. Discussion on a Proposed City Code Text Amendment to Tooele City Code 7-14-11: Landscaping and Water Conservation with New Development, Regarding the Use of Sod in Residential Landscaping and the Use of Irrigation Systems Associated with Residential Landscaping

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a proposed amendment to City Code Section 7-14-11 regarding landscaping and water conservation requirements for new residential development. Mr. Aagard explained that the proposed changes were intended primarily to clarify existing ordinance language and eliminate ambiguities rather than make substantial policy changes.

The proposed amendments would remove language restricting sod in areas less than eight feet wide, clarify that no more than 50% of front and side yard landscaping may consist of natural grass for developments approved after April 1, 2023, and simplify language regarding drip-style irrigation requirements for non-lawn landscaping areas.

Mr. Aagard also discussed proposed limitations on the use of artificial turf. Staff recommended limiting artificial turf to 50% of landscaped areas due to concerns related to heat absorption, increased heat island effects, and stormwater runoff issues caused by reduced permeability. The Planning Commission, however, recommended removing the proposed limitation on artificial turf use.

The Councilmembers discussed the importance of reducing sod usage in park strips, enforcement challenges related to landscaping requirements, and the purpose and design of park strips in residential developments. Mr. Hansen, City Engineer explained that park strips provide separation between pedestrians and roadways, accommodate snow storage, and historically housed utilities.

Following discussion, Councilmembers expressed support for the proposed clarifications and continued efforts to encourage water-wise landscaping practices within the community.

6. **Closed Meeting**

~ Litigation, Property Acquisition, and/or Personnel

There was no need for a closed meeting.

7. **Adjourn**

Chairman Brady closed the meeting at 6:09 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 May, 2026

Justin Brady, City Council Chair