

June 03, 2025 Council Chambers 07:00 PM

1. Call to Order-2434

Chairman Jared Hamner called the Council Meeting to order at 07:00 PM. The time, place, and agenda of the meeting had been provided to the Tooele Transcript Bulletin and to each member of the governing body by posting the notice and agenda at least two days before on the Tooele County website and emailing them a link.

2. Pledge of Allegiance-2435

Led by Nathan Harris, Deputy Attorney.

3. Roll Call-2433

Council Member Roll call as follows:

Erik Stromberg: Present Jared Hamner: Present Tye Hoffmann: Present Scott Wardle: Present Kendall Thomas: Present

Also present were Scott Broadhead-Attorney, Andy Welch-County Manager, Brittany Lopez-Assistant County Manager, and Tracy Shaw-Clerk.

Staff in attendance were Nathan Harris-Deputy Attorney, Alison McCoy-Auditor, Rachelle Custer-Community Development Director, Mike Jensen-Treasurer, and Peter Clegg- Human Services Director. Guests in attendance were Curtis Beckstrom and Scott Degelbeck.

4. Public Comments-2436

No comments.

5. Recognitions, Presentations, & Informational Items-2441

a. Need for Speed Study, Victus Advisors-3073

This study was completed by Victus Advisors to assess the feasibility and potential impact of marketing Tooele County for "The Need for Speed." This project was funded through a Utah Office of Tourism Co-Op Grant.

Agenda Attachments

1. VictusAdvisors_TooeleNeedforSpeedStudy_02.19.25.pdf

Presented by Brian Connolly, Founder and Managing Principal of Victus Advisors. An onscreen presentation was displayed.

Victus Advisors used SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) to create the feasibility study. He went through the key findings, one of which is that there are multiple venues to hold speed events in Tooele County. There is a track record of successful events and the proximity is ideal.

Transportation issues were a weakness along with traffic accessibility. Lack of lodging, retail and restaurants were also identified as a weakness. Mr. Connolly stated an opportunity is to tap into the 4.6 million NASCAR fans that live within a five-hour drive of Tooele County.

Partnering with an organization that already has a large fan base would be beneficial. A threat was that previous leadership wavered on financial commitment to the Peak, and federal mandates.

Victus Advisors' recommendation for a speed-based marketing plan is to create a brand incorporating all speed-related assets. Mr. Connolly stated the Salt Flats are the most well known. He also stated there is strong community support. As there has been some inconsistency in the past, there needs to be a 5-year plan to grow and implement. Awareness of Tooele County isn't widespread and hotels and transportation are a concern. Tooele County has the benefit of proximity to the Salt Lake City Airport.

Adventure, innovation, and authenticity are key attributes. Mr. Connolly discussed a mock-up of potential campaigning. The target markets are motor sports enthusiasts, adventure seekers and corporate groups. He discussed online marketing, built-in metrics, goals and tracking that needs to be included for a long-term campaign. He stated that there is a lot of testing and tracking that needs to take place in the first year.

Council and Brian Connelly discussed.

6. Minutes-2442

a. April 22, 2025 Business Meeting Minutes-3044

Agenda Attachments

- 1. 04.22.2025.Business.Draft.pdf
- b. May 6, 2025 Work and Business Meeting Minutes-3045

Agenda Attachments

- 1. 05.06.2025.Work.Draft.pdf
- 2. 05.06.2025.Business.Draft.pdf

Council Member Tye Hoffmann motioned to approve the April 22, 2025 Business Meeting Minutes and the May 6, 2025 Work and Business Meeting Minutes. Second by Council Member Scott Wardle. All in favor. The motion carried.

7. Consent Agenda: Check Register-2443

a. Check Register-3049

Check Register 5/1, 5/8, 5/15 and 5/22.

Agenda Attachments

1. Check Register 6.3.25.pdf

Council Member Tye Hoffmann asked about a couple of charges. Alison McCoy, Auditor, advised that US Bank for \$101,000 was for credit cards and Caterpillar Financial for \$165,000 was for the Roads department.

Council Member Kendall Thomas motioned to approve the Check Registers dated 5/1, 5/8, 5/15 and 5/22. Second by Council Member Erik Stromberg. All in favor. The motion passed.

8. Discussion Items-2444

a. Class D Roads Discussion, Nathan Harris-3063

This is a discussion about Class D roads in the County. We will discuss what the County has done, what the County hasn't done, and what the County should do moving forward to preserve Class D road right of ways within the county.

Nathan Harris, Deputy Attorney, stated that new code changes went into effect on May 7th regarding providing a map of class D Roads in the County to UDOT (Utah Department of Transportation). He explained the history of policies and the failure to present a map to UDOT in the past.

Council Members and Attorney Scott Broadhead discussed the importance, recourse, state law and a Resolution. Community Development Director, Rachelle Custer, added that the current code requires access based off of class D roads. She advised that UDOT needs a map that declares Class D roads so applicants can get permits faster. They discussed Sitla (School and Institutional Trust Lands Administration) and options for how to get a map approved quickly.

b. Discussion on Moderate Income Housing Plan & Water Efficiency Ordinance, Rachelle Custer-3064

Planning staff is working on updating the Moderate Income Housing Plan to be compliant with the state mandate, and creating a new land use chapter for water efficiency.

Agenda Attachments

- 1. 2025 Suggested Strategies for MIH.pdf
- 2. Land Use Ordinance_Chapter 36_Water Efficiency Standards_Draft.pdf

Rachelle Custer, Community Development Director, stated that the county is required to have a moderate-income housing plan. She advised that the county can choose from 28 elements; at least 3 elements will need to be chosen, and the county must meet at least 3. This is difficult for the county to accomplish as the county does not provide water to unincorporated areas. She stated she is concerned that the County will not be able to meet these requirements.

The Council and Director Custer discussed consequences, housing funds and working with other counties to get ideas. Director Custer stated that before amending the general plan, her department is seeking support from the Council. One of the ideas is to create a zone to allow for a high-density housing in mixed-use situations. Another idea is to reduce, waive or eliminate fees for moderate housing. Another idea is to eliminate impact fees for ADUs (accessory dwelling units). She advised that the deadline for the report is July 30, 2025.

Director Custer also advised the Council that the State Legislature and EPA recommend all jurisdictions adopt a water efficiency standard, also known as a water-wise code. Highlights of the proposed county code are that residential properties have 35% lawn with a minimum of 8 ft strip, and no grass in the park strip. Commercial and Industrial highlights are that a landscape plan must be done by a landscape architect which meets water sense guidelines. These proposals are for new builds or 70% remodels, but not on existing buildings.

The Council and Director Custer continue discussing ordinances, impact fees and water efficiency standards. Council Member Scott Wardle stated he is not in favor of adopting a water efficiency standard. The consensus was to bring a more lenient water efficiency plan to the Council at a later date.

9. Consent Agenda: Contracts-2447

a. Contract with US Magnesium LLC for Deferral of Real Property Tax Sale, Mike Jensen-3021

This is a contract with US Magnesium for payments on back taxes that are due to the County. This agreement provides payment terms and the timing of those payments from US Magnesium to Tooele County.

Agenda Attachments

1. Notice of Interest Agreement.pdf

Mike Jensen, Treasurer, stated that this parcel was in the tax sale. US Magnesium was 5 years behind on their taxes due to economic situations. They approached the county seeking to make things right. They agreed to payment terms and are beginning to make payments. They don't want to take possession through the tax sale.

The Council and Treasurer Jensen discussed interest rates, past-due taxes and ownership.

Council Member Scott Wardle requested to change some language in the Resolution. Council Member Tye Hoffmann motioned to table until corrected language is reviewed. Second by Council Member Scott Wardle. All in favor. The motion passed.

b. Contract for Switch Point to Purchase the Food Pantry Building from the County, Nathan Harris-3062

This is an agreement where Friends of Switchpoint desire to purchase from the County the Food Pantry building. Friends of Switchpoint have been utilizing the building for many years and operate the Tooele Food Pantry out of the building. Due to time constraints, the County Manager has provisionally signed this agreement, with the stipulation in the agreement that the County Council has final say on whether to accept or reject the agreement.

Agenda Attachments

1. Food Pantry Counter Offer - Fully Executed.pdf

Council Member Scott Wardle motioned to discuss this item, but not adopt yet. Second by Council Member Erik Stromberg. All in favor. The motion carried.

Nathan Harris, Deputy Attorney, discussed how this item came about. Human Services Director, Peter Clegg, was approached by Switchpoint with this proposal, stating they needed an immediate contract as part of a grant process. Switchpoint is trying to acquire other properties, and they want to incorporate the food pantry in with other purchases. Attorney Harris advised Switchpoint to send the offer that is being brought before the Council. Attorney Harris outlined keypoints of the offer and the process of how to adopt this contract.

10. Resolutions/Ordinances-2449

a. Resolution 2025-08 - Amending the Tooele County Fee Schedule, Nathan Harris-3051

This resolution adopts a complete revamp of all fees charged by the Parks and Recreation Department and amends the fee schedule to reflect the proposed changes.

Agenda Attachments

1. Res 2025-08.pdf

Nathan Harris, Deputy Attorney, stated that Parks & Recreation went through their fee schedule and made some updates. This Resolution is to adopt the proposed changes.

Council Member Scott Wardle questioned the fees for the use of the festival grass area.

Council Member Kendall Thomas motioned to table this item until the next meeting. Seconded by Council Member Scott Wardle. All in favor. The motion passed.

b. Ordinance 2025-06 - Amending Section 2-2-2 of the County Code (Proposed Increase to Transient Room Tax, up to 4.5%), Nathan Harris-3052

This ordinance amends Section 2-2-2 (Purpose) of Title 2 (Taxation) Chapter 2 (Transient Room Tax) of the Tooele County Code to increase the TRT rate, not to exceed 4.5%, as authorized by the Utah Legislature. The TRT increase would be collected primarily from non-residents who utilize local lodging in order to promote tourism and mitigate the impacts of recreation and visitor use.

Agenda Attachments

1. Ord 2025-06.pdf

Nathan Harris, Deputy Attorney, discussed the increase of the transient room tax by .25%. This is to help fund emergency services and other costs.

Council Member Erik Stromberg motioned to approve Ordinance 2025-06. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

c. Resolution 2025-09 - Amending (Increasing) the 2025 Budget, Alison McCoy - PUBLIC

HEARING-3053

This resolution increases the General Fund by \$38,050 and the Capital Improvement Fund by \$195,550.

Agenda Attachments

- 1. Res 2025-09.pdf
- 2. Budget Increase Requests.pdf

Alison McCoy, Auditor, discussed this item as outlined above.

Council Member Scott Wardle motioned to open a Public Hearing. Second by Council Member Kendall Thomas. All in favor. The motion passed.

No comments.

Council Member Erik Stromberg motioned to close the Public Hearing. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

Council Member Tye Hoffmann motioned to approve Resolution 2025-09. Second by Council Member Erik Stromberg. All in favor. The motion passed.

d. Resolution 2025-10 - Declaring County Property as Surplus, Nathan Harris-3068

This resolution declares real property which is owned by the County as surplus in accordance with Tooele County Code 1-7-3 to facilitate a potential sale of the real property.

Agenda Attachments

1. Res 2025-10.pdf

Nathan Harris, Deputy Attorney, explained that this is the property that the food pantry sits on. He also explained the surplus process.

Council Member Kendall Thomas motioned to approve Resolution 2025-10. Second by Council Member Erik Stromberg. All in favor. The motion passed.

e. Resolution 2025-11 - Supporting America250 Utah, Brittany Lopez-3072

America250, a committee formed by Governor Cox, was created to celebrate our nation, our community, and our future. This resolution recognizes America250 and indicates that Tooele County will support and partner with America250 to promote Utah and Tooele County.

Agenda Attachments

1. Res 2025-11.pdf

Brittany Lopez, Assistant County Manager, presented this item as outlined above.

Council Member Tye Hoffmann motioned to approve Resolution 2025-11. Second by Council Member Scott Wardle. All in favor. The motion passed.

11. Action Items-2440

a. TTAB Present Recommendations to Council-3023

Agenda Attachments

1. 2025 TTAB Application Summary.pdf

Chairman Jared Hamner invited the Council Members to discuss the TTAB (tourism Tax Advisory Board) Recommendations.

Millpond Farm Events- Board recommended \$20,000

Council Member Kendall Thomas motioned to provide no funding, stating the county is not seeing a tourist impact and there are no overnight stays from weddings. The Council

discussed funding a small amount, but also questioned if the events meet the criteria of tourism. Second by Council Member Erik Stromberg. All in favor. The motion passed.

Formula Drift - Board recommended \$70,000.

Council Member Scott Wardle motioned to approve at \$70,000. Motion failed due to no second. Council Member Tye Hoffmann motioned to approve \$50,000. Seconded by Council Member Kendall Thomas. Roll Call Vote: Council Member Erik Stromberg, nay. Chairman Jared Hamner, nay. Council Member Scott Wardle, aye. Council Member Kendall Thomas, aye. and Council Member Tye Hoffmann, aye. The motion carried.

Clark Historic Farms - Board recommended \$7,500.

The Council agree there are great events but not long-term stays. Council Member Erik Stromberg motioned to approve \$5,000. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

HPK Rentals - Board recommended \$3,500.

Council Member Tye Hoffmann motioned to approve \$2,500. Second by Council Member Scott Wardle. All in favor. The motion passed.

Tooele Transcript - Tooele Magazine- Board recommended \$0

Council Member Scott Wardle stated that he was not happy with the current Tooele magazine. There are many editorial errors, specifically with the County's re-branding. When asked to reprint it, the Transcript refused. He recommends paying for this year as the magazine is already printed, but going forward, a contract will be negotiated. Council Member Kendall Thomas motioned to award \$35,000. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

Council Member Scott Wardle motioned to adopt all other recommendations as they were outlined by the TTAB Board.

Second by Council Member Tye Hoffmann. All in favor. The motion passed.

12. Boards & Committees-2445

a. Board Vacancies-3046

The Audit Committee has 5 vacancies.

The Historic Preservation Commission has 2 vacancies.

The Housing Authority has 1 vacancy for an Attorney.

Lake Point Cemetery and Park has 1 vacancy.

The Planning Commission has 1 vacancy for an alternate.

Recreation Special Service District has 1 vacancy for an alternate.

Rush Valley Water Conservation District has 1 vacancy.

The Tourism Tax Advisory Board has 2 vacancies - applicant must represent cultural attractions, hotels, restaurants, recreational facilities, convention facilities, or museums.

The Trails Committee has 1 vacancy.

The Board of Heath has 1 vacancy

Chairman Hamner stated that each council member needs to find one member of the Audit committee from their district. A name is needed by June 25th for inclusion on the first meeting agenda. Council Member Kendall Thomas invites Scott Degelbeck.

13. Council Update-2437

Chairman Jared Hamner stated that he attended the ribbon cutting and tour of Deseret Peak High School. US Senator John Curtis visited the county. He met with the elected officials and visited businesses around the county. There was a Rock the Block event in Grantsville that showcased four homes in which the film commission took part in the event. He stated that he had an opportunity to listen to a podcast regarding Al. He discussed creating a committee to determine how to incorporate Al within the County with the Council.

Council Member Scott Wardle gave congratulations on the opening of the new fire station. He also met with HSAC (Human Services Advisory Council) task force.

Council Member Erik Stromberg stated he attended WIR (Western Interstate Region) Conference which discussed affordable housing and public lands.

Council Member Tye Hoffmann also attended WIR. He stated that Zeke Lee from UAC (Utah Association of Counties) is now with NACo (National Association of Counties) and he works with Nastassia Walsh who is the Director of NACo's County Practices and Innovations Department. He spoke with Ms. Walsh about energy and the critical minerals in Tooele County. He also spoke about geothermal energy.

Council Member Kendall Thomas gave credit to the Council, Emergency Services Director Bucky Whitehouse, and the fire chief for the South Rim Station. He spoke about his frustration with the State Legislature and encouraged council members to make their voices heard.

14. Manager Update-2438

Andy Welch, County Manager, spoke about the council podcast conversation tool with AI. He spoke of other AI components. He spoke about an energy development zoning code that Community Development Director Rachelle Custer and Deputy Attorney Nathan Harris are working on. He also discussed the new Economic Development website, and he talked about sales tax flattening, which he displayed in an onscreen presentation.

15. Manager Update: Ratifications-2446

a. 5 MVA's-3024

Refund for Motor Vehicle

Agenda Attachments

1. 5 MVA's.pdf

b. Dispatch Agreement with Utah Department of Corrections-3020

This is the annual dispatch agreement with the Utah Department of Corrections for services provided by the County.

Agenda Attachments

- 1. Utah Department of Corrections Agreement 2025-2026 -- Fully Executed.pdf
- c. Interlocal Agreement for Election Services Wendover City-3027

Agenda Attachments

- 1. Fully executed 2025 Wendover ILA.pdf
- d. Interlocal Agreement for Election Services Vernon Town-3028

Agenda Attachments

- 1. Fully executed 2025 Vernon ILA.pdf
- e. Interlocal Agreement for Election Services Stansbury Park Improvement District-3029

Agenda Attachments

- 1. Fully executed 2025 SPID ILA.pdf
- f. ESRI Success Story Release Agreement-3034

This is an agreement by the County to allow a vendor, ESRI, to publish a success story about their excellent experience with the County.

Agenda Attachments

1. ESRI Success Story Release Agreement 2025.pdf

g. Erda City 2025 Dispatch Agreement-3050

This is the annual agreement between Tooele County and Erda City for dispatch services.

Agenda Attachments

1. Erda City Dispatch Agreement 2025.pdf

16. Adjournment - Closed Session if needed-2439

Council Member Scott Wardle motioned to adjourn and go into a closed session. Second by Council Member Erik Stromberg. All in favor. The time of adjournment was 9:38pm.

THE FOREGOING MINUTES ARE APPROVED:

Jared Hamner, County Council Chairman

Tracy Shaw, Bunty Clerk

Tracy Shaw, County Clerk