

## PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, January 21, 2026 at the hour of 7:00 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website [www.utah.gov](http://www.utah.gov), the Tooele City Website [www.tooelecity.gov](http://www.tooelecity.gov), and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Shilo Baker, City Recorder at (435)843-2111 or [shilob@tooelecity.gov](mailto: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](mailto: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**  
*Musical Number by Skye Clark, "God Bless America"*
4. **Tooele Technical College Student of the Year, Ty Dobmann**  
*Presented by Interim President Thygerson*
5. **Public Comment Period**
6. **Quarterly Economic Development Update**  
*Presented by John Perez, Economic Development Director*
7. **2025 Community Development Report**  
*Presented by Andrew Aagard, Community Development Director*
8. **Public Hearing and Motion on Ordinance 2026-01** An Ordinance of Tooele City Amending Tooele City Code 4-8-2.6; Table of Substandard Local Street Requirements, to Amend the Table, Adding Canyon Road to the List of Substandard Local Streets  
*Presented by Andrew Aagard, Community Development Director*
9. **Resolution 2025-92** A Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers, Inc., for Professional Engineering Services for Phase 2 of the 2025 Tooele City Wells Project  
*Presented by Jamie Grandpre, Public Works Director*
10. **Invoices & Purchase Orders**  
*Presented by Shilo Baker, City Recorder*

**11. Minutes**

~January 7, 2026 Work Meeting  
~January 7, 2026 Business Meeting

**12. Adjourn**

---

Shilo Baker, Tooele City Recorder

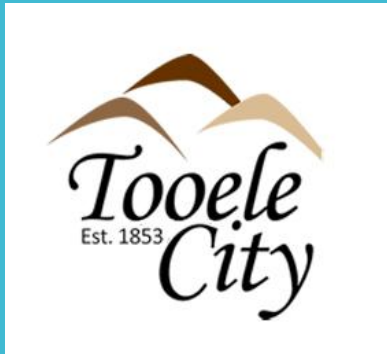
Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Shilo Baker, Tooele City Recorder, at 435-843-2111 or [shilob@tooelecitey.gov](mailto:shilob@tooelecitey.gov), prior to the meeting.

# Economic Development Second Quarter Update

Presented by: John Perez, Economic Development Director



# Media Attention



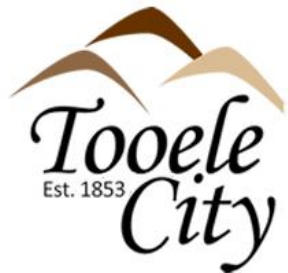
- <https://www.fox13now.com/news/local-news/northern-utah/with-new-shopping-center-tooeles-retail-growth-is-just-getting-started>
- <https://www.youtube.com/watch?v=z09ggThg5GU>
- <https://www.youtube.com/watch?v=r7spBrKOoYU>
- [Tooele City Economic Development | Sunday Edition with Deanie Wimmer \(KSL\) — January 4, 2026](#)

# Business Attraction/ Expansion



- Smith's Marketplace – Grand Opening
- Microtel Inn & Suites by Wyndham– Grand Opening
- Bombay Kitchen– Grand Opening
- Salt Flats Psychiatry – Grand Opening
- Oquirrh Aesthetics – Grand Opening
- Premier Real Estate – Grand Re-Opening

# Vacancy Rates



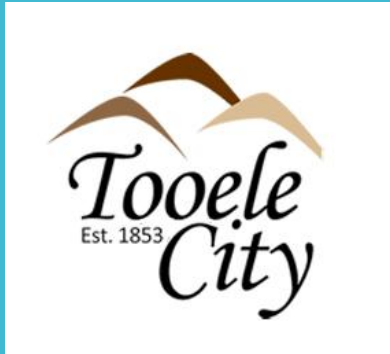
Tooele City Vacancy Rates			
Category	Q1	% Change	Q2
Retail	4.8%	0.9%	5.7%
Office	0.0%	0.0%	0.0%
Industrial	11.0%	1.1%	9.9%
Hospitality	76.3%	-1.7%	74.6%

# Lead Generating Pipeline



Lead Generating Pipeline	
Type	# of Contacts Made
Restaurant	7
Retail/Hospitality	3
RFI	1
RFI Visits	0

# EDCUtah



- Submitted 1 RFI
- 1 RFI Win in Q1 FY 26



# Governor's Office of Economic Opportunity (GOEO)



- Submitted No RFIs
- 1 RFI Win in Q1 FY 26

# Redevelopment Agency (RDA)



- Founder's Pointe (1000N & SR 36) (**~425 NEW JOBS**)
  - Chipotle – Open (Approx. 20-30 staff)
  - Wing Stop – Open (Approx. 20-30 staff)
  - Ross – Open (Approx. 60-75 Staff)
  - Chili's – Open (Approx. 50-60 staff)
  - Hobby Lobby – Open (Approx. 50-60 staff)
  - Ulta Beauty – Open (Approx. 50-60 staff)
  - Five Below – Open (Approx. 20-30 staff)
  - TJ Maxx – Open (Approx. 60-75 staff)
  - Sierra Trading Post – Open (Approx. 20-30 staff)
  - Bath & Body Works – Open (Approx. 30-40 staff)
  - Café Zupas - TBD
  - Zao Asian Café - TBD

# Redevelopment Agency (RDA)



- The Peak (2400 N & SR 36)
  - Smith's Marketplace
  - Smith's Fuel Center
  - Starbuck's Coffee (In Smith's)
  - Jersey Mike's Subs
  - Beans & Brews Coffee House
  - Chase Bank
  - Tropical Smoothie Café
  - McDonald's
  - Einstein Brother's Bagels
  - Little Caesars
  - Nail Spa
  - Snelgrove



**Little Caesars**

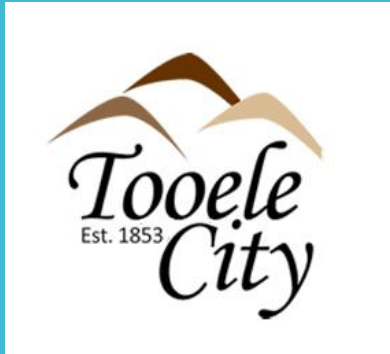


# Redevelopment Agency (RDA)



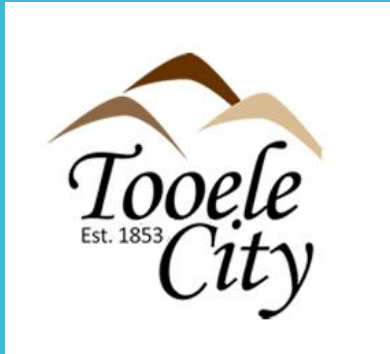
- The Peak (2400N & SR 36)
  - Smith's Marketplace (200-250 New Jobs)
  - Largest Grand Opening out of any Smith's
  - Largest Grand Opening out of any Kroger Store in the Nation

# Redevelopment Agency (RDA)



- Tooele Business Park
  - Updated Conceptual Map
  - Final Engineering Review Complete
  - ALTA Survey Complete
  - Actively Being Marketed

# Economic Development Strategic Plan



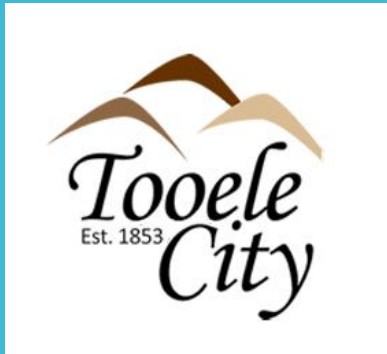
- Economic Development Strategic Plan
  - Design/Administrative Review

# Broadway Property

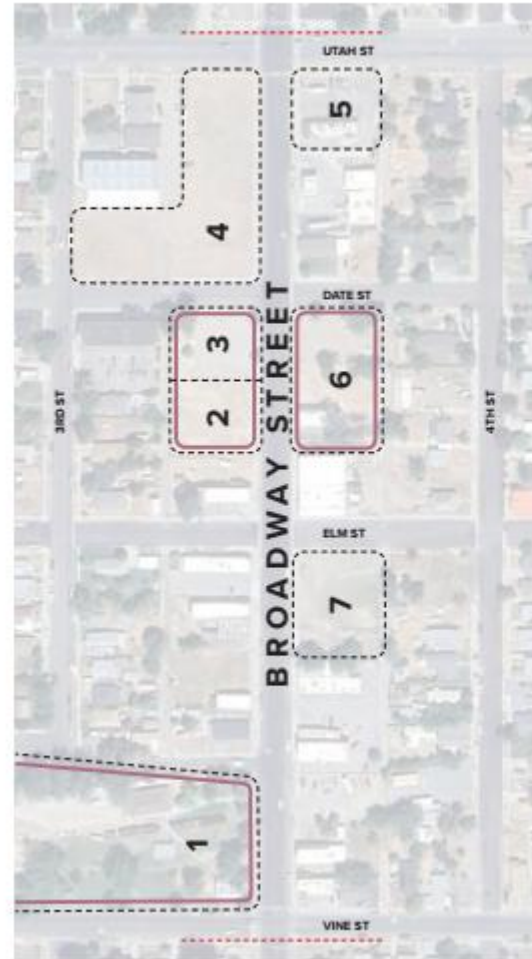


- Former Hotel/Apartment Site
- Final Items Received from State's Brownfield Office
- Building Removed
- Fencing Removed

# Broadway Property/Main Street Commission



## TOP 3 RESPONSES BY SITE:



1

1. PARKS - SPLASH PAD & MINI PARKS
2. HOUSING
3. BIGGER MUSEUM W/ MORE TRAINS

2

1. RESTAURANTS
2. SHOPS & FARMERS MARKETS
3. AFFORDABLE HOUSING

3

1. SHOPS & ENTERTAINMENT
2. PUBLIC SPACE & PLAZAS
3. OFFICE SPACE

4

1. AFFORDABLE HOUSING
2. SPLASH PAD
3. SHOPS & FARMERS MARKETS

5

1. RESTAURANTS
2. OFFICE SPACE
3. SHOPS & SERVICES

6

1. MIXED USE DEVELOPMENT
2. SHOPS & ENTERTAINMENT
3. OPEN SPACE & PARKS

7

1. RESTAURANTS
2. EVENT SPACE
3. PARKING LOT



# Social Media



- Tooele City LinkedIn Page
  - 20% Increase in Reposts
  - 3,336 Impressions



# Quarterly Report



- Suggestions and/or Questions from Council

## TOOELE CITY CORPORATION

### ORDINANCE 2026-01

#### **AN ORDINANCE OF THE TOOELE CITY COUNCIL AMENDING TOOELE CITY CODE 4-8-2.6; TABLE OF SUBSTANDARD LOCAL STREET REQUIREMENTS, TO AMEND THE TABLE, ADDING CANYON ROAD TO THE LIST OF SUBSTANDARD LOCAL STREETS.**

WHEREAS, Utah Constitution, Article XI, Section 5 directly confers upon Utah's charter cities, of which Tooele City is the only remaining such city, "the authority to exercise all powers relating to municipal affairs, and to adopt and enforce within its limits, local police, sanitary and similar regulations not in conflict with the general law"; and,

WHEREAS, in addition to the municipal powers bestowed by the Utah Constitution to Charter Cities, Utah Code Section 10-8-84 enables Tooele City to "pass all ordinances and rules, and make all regulations . . . as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city"; and,

WHEREAS, the Utah Code grants authority to municipalities to regulate their public streets (see UCA 10-8-8, -8.6, -11, -23, -24, -25, -30, -32, and UCA 72-3-104); and,

WHEREAS, Tooele City has more than 225 lane miles of public roadway located within the City limits for which it has maintenance responsibility; and,

WHEREAS, UCA 10-9a-508 provides: "A municipality may impose...exactions on development...if: (a) an essential link exists between a legitimate governmental interest and each exaction; and (b) each exaction is roughly proportionate, both in nature and extent, to the impact of the proposed development"; and,

WHEREAS, examples of exactions on development include water infrastructure, sewer infrastructure, and right-of-way improvements, including asphalt, sidewalk, curb and gutter, street lights, and street signs; and,

WHEREAS, TCC Chapter 4-8 regulates and establishes the standards for the construction of Tooele City's public streets, and identifies various street classifications from 106-foot-wide arterial streets to 60-foot-wide local streets to alleys; and,

WHEREAS, in June of 2023, City Council codified the category of substandard local streets, in order to establish improvement standards for three substandard streets that had been dedicated with the historic plats of Tooele City with rights-of-way of varying widths, namely, 50 East (Garden Street), 50 West, and 150 West<sup>1</sup> (reference Ordinance 2023-21); and,

---

<sup>1</sup> Historical survey measurements were made using physical rods and chains of determined length. One rod equals 16.5 feet. One chain equals 66 feet. The substandard local streets subject to this Ordinance

WHEREAS, Canyon Road is a historical road that faces many of the same issues as did the current substandard local streets, including various asphalt and other improvements on this street, several local legislative changes to substandard street requirements over time, increasing development pressure to develop adjacent properties, and confusion about what improvement standards apply to this street given its substandard and variable nature; and,

WHEREAS, in addition to the above-mentioned challenges, the slope and other physical characteristics of Canyon Road, and well as difficulty verifying current right-of-way lines, would render typical public improvements more detrimental than beneficial; and,

WHEREAS, the City Administration recommends adding Canyon Road to Tooele City Code Table 4-8-2.6, thereby also establishing improvement standards and requirements for new developments adjacent to Canyon Road in a comprehensive manner, as outlined in attached Exhibit A (see Staff Report and Exhibits, attached as Exhibit B); and,

WHEREAS, House Bill 406 of the 2023 Utah Legislature established a state-wide maximum paved travel width of 32 feet for local streets, requiring the City to amend its local street asphalt width of 34 feet and right-of-way width of 60 feet to 32 feet and 58 feet, respectively (the 32 feet does not include the City's standard curb and gutter); and,

WHEREAS, while the City's road and bridge standards are not contained in TCC Title 7, the City Code's zoning and development title, and may not be considered a "land use regulation" as defined by state law, still, out of an abundance of caution, the Planning Commission convened a duly-noticed public hearing on January 14, 2026, and voted 7-0 to forward a positive recommendation to the City Council; and,

WHEREAS, again out of an abundance of caution, the City Council convened a duly-noticed public hearing, on January 21, 2026:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOEELE CITY COUNCIL that Tooele City Code Table 4-8-2.6 regarding substandard local streets is hereby amended as shown in its entirety in Exhibit A, attached.

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

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

are typically 33 feet wide (two rods) and 49.5 feet wide (three rods). Tooele City's 66-foot-wide minor collector street right-of-way derives its width from being one surveyor's chain wide, the equivalent of four rods.

TOOELE CITY COUNCIL

(For)

(Against)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

\_\_\_\_\_

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Shilo Baker, City Recorder

S E A L

Approved as to Form:

\_\_\_\_\_  
Matthew C. Johnson, Tooele City Attorney

## Exhibit A

### TCC Table 4-8-2.6, As Proposed

(showing highlighted additions and deletions)

**Table 4-8-2.6. Table of Substandard Local Street Requirements.**

<b>150 West Street</b>				
<b><u>ROW Section</u></b>	<b><u>Existing ROW Widths</u></b>	<b><u>Asphalt Requirements</u></b>	<b><u>Curb &amp; Gutter Requirements</u></b>	<b><u>Sidewalk Requirements</u></b>
650 North – 600 North	54.75 Feet	30 Feet	Required	West Side
600 North – 500 North	49.5 Feet	30 Feet	Required	East Side
500 North – 400 North	49.5 Feet	30 Feet	Required	Not Required
400 North – Utah Avenue	49.5 Feet	30 Feet	Required	Not Required
Utah Avenue – Vine Street	49.5 Feet	30 Feet	Required	Both Sides
Vine Street – 100 South	49.5 Feet	30 Feet	Required	Not Required
100 South – 200 South	49.5 Feet	30 Feet	Required	West Side
200 South – 400 South	49.5 Feet	30 Feet	Required	Not Required
<b>50 West Street</b>				
<b><u>ROW Section</u></b>	<b><u>Existing ROW Widths</u></b>	<b><u>Asphalt Requirements</u></b>	<b><u>Curb &amp; Gutter Requirements</u></b>	<b><u>Sidewalk Requirements</u></b>
600 North – 500 North	33 Feet	30 Feet	Required	Not Required
500 North – 400 North	33 Feet	30 Feet	Required	West Side
400 North – Utah Avenue	33 Feet	30 Feet	Required	East Side
Utah Avenue – Vine Street	33 Feet	30 Feet	Required	West Side
Vine Street – 100 South	33 Feet	30 Feet	Required	West Side
100 South – 200 South	33 Feet	30 Feet	Required	One Side
200 South – 400 South	33 Feet	30 Feet	Required	Not Required
400 South – 520 South	33 Feet	30 Feet	Required	Not Required
520 South – Main Street	33 Feet	30 Feet	Required	East Side
<b>Garden Street (50 East)</b>				
<b><u>ROW Section</u></b>	<b><u>Existing ROW Widths</u></b>	<b><u>Asphalt Requirements</u></b>	<b><u>Curb &amp; Gutter Requirements</u></b>	<b><u>Sidewalk Requirements</u></b>
700 North – 600 North	33 Feet	30 Feet	Required	West Side
600 North – 500 North	33 Feet	30 Feet	Required	Not Required
500 North – 400 North	33 Feet	30 Feet	Required	Not Required
400 North – Utah Avenue	33 Feet	30 Feet	Required	Not Required
Utah Avenue – Vine Street	33 Feet	30 Feet	Required	Both Sides
100 South – 200 South	33 Feet	30 Feet	Required	Not Required
200 South – 400 South	33 Feet	30 Feet	Required	Not Required
400 South – Skyline Drive	33 Feet	30 Feet	Required	Not Required
<b>Canyon Road *</b>				
<b><u>ROW Section</u></b>	<b><u>Existing ROW Widths</u></b>	<b><u>Asphalt Requirements</u></b>	<b><u>Curb &amp; Gutter Requirements</u></b>	<b><u>Sidewalk Requirements</u></b>
Entire Length of Road	Undetermined	Undetermined	Not Required	Not Required

Notes to Table 4-8-2.6:

1. Parkstrips are not required in substandard local streets.
  2. The Mayor has administrative authority to correct any errors in this Table and to establish the requirements for any corrected street section.
- \* Canyon Road is exempt from standard cul-de-sac requirements and may use alternative forms of emergency vehicle turn around configurations as approved by the Tooele City Fire Marshall.

(Ord. 2023-21, 06-07-2023)

## Exhibit B

### Staff Report and Exhibits



## STAFF REPORT

January 8, 2026

**To:** Tooele City Planning Commission  
Business Date: January 14, 2026

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard, Community Development Director

**Re:** Non-Standard Roads – City Code Text Amendment Request

Applicant: Tooele City

Request: Request for approval of a City Code Text Amendment to Tooele City Code 4-8-2.6; Table of Substandard Local Street Requirements.

### BACKGROUND

This application is a request for approval of a City Code Text Amendment for Tooele City Code 4-8-2.6; Table of Substandard Local Street Requirements. The amendment will affect only the table and will be adding Canyon Road to the list of substandard local streets.

### ANALYSIS

*Purpose.* The Tooele City Community Development Department has received an application to subdivide an existing parcel of record into four single-family residential lots. Two of these new lots will be accessing Canyon Road which is currently a public right-of-way. There is also a new home being constructed on an existing parcel of record immediately adjacent to the proposed subdivision and will also be accessing Canyon Road. This development will result in 3 new homes utilizing Canyon Road for access.

When new development occurs specific right-of-way improvements are required to be installed by the developer. These improvements typically involve the following:

1. Right-of-way dedication and asphalt pavement.
2. Curb, gutter and sidewalk improvements.
3. Park Strip.

These improvements are constructed by the applicant or developer during the subdivision development phase or during building construction if a new home is being constructed on an existing lot. Most of the time Tooele City's roads are well defined and the improvements when installed serve to benefit the community in terms of safety, provision of access and mobility, and storm water management.

However, Tooele City does have some roads that, due to historical reasons not understood by staff today, do not meet and will not meet the current minimum road width and road improvements requirements of the City's ordinances and standards. These roads are referred to as non-standard roads or as "substandard local streets" by the ordinance. Sometimes these roads are referred to as "alleys" or "alleyways." The Commission knows which roads these are. They are 150 West, 50 West, and Garden Street (50 East). Table 4-8-2.6 of the City code indicates specific requirements for improvements to each of these non-standard roads in terms of right-of-way width, asphalt, curb, gutter and sidewalk.

With the submission of the subdivision application another non-standard road has come to Staff's attention and along with this road significant ordinance compliance issues that need to be addressed. Canyon Road is an older road that pre-dates many of our existing ordinances and standards for road improvements. Canyon road extends

south of SR-36 (see the aerial photograph attached to this report) and proceeds up the hillside eventually terminating in a dead end for the public and gated dirt roads extending further up the hillside to some of Tooele City's water facilities, trails and a Rocky Mountain Power Substation. Canyon Road faces significant slope issues on both the east side and the west side and currently curb, gutter and sidewalk do not exist on any portions of the road.

This new subdivision triggers these improvements, however, after in depth analysis of these improvements staff has determined that installation of curb, gutter and sidewalk may be more detrimental to adjacent properties than beneficial for the following reasons:

1. Curb & Gutter: Currently there is no curb and gutter in place to contain storm water run-off from the street. Storm water flows off the asphalt and onto each adjacent property according to its amount of frontage on the road. If curb and gutter are installed on the new lots that are proposed to front Canyon Road, storm water will be collected by the curb and gutter as it flows from the street instead of flowing down the slope adjacent to the road. The property just north of the new development does not have curb and gutter and the City cannot require the developer to install curb and gutter along the entire frontage of Canyon Road. Therefore, all of this water that would sheet flow into the adjacent lots would now be collected by the curb and gutter and will then flow directly into the front yard of the property to the north of the new development. That is three times the water than if no curb and gutter is present. In this case, curb and gutter serve to create more flooding problems and potentially more liability to the city.
2. Sidewalk: There is no sidewalk currently on Canyon Road. Requiring this developer to do a small patch of sidewalk is requiring a sidewalk that goes nowhere and connects to nothing.
3. Right-of-way: Due to the slope conditions on both sides of Canyon Road there isn't any way to widen or extend the right-of-way without engaging in significant cut and fill to the hillside. Cut and fill will result in significant engineering for slope stabilization at significant cost. Additional cut and fill will also result in more liability to the City where the slope is currently stable. Property lines in this area are also a mess and it is nearly impossible to verify current right-of-way lines.
4. Emergency Vehicle Turn Around: Currently City codes require that all public streets terminate in a cul-de-sac bulb of sufficient width to accommodate the largest of Tooele City's fleet of emergency apparatuses. Similar to the right-of-way width, there is not sufficient width, due to the hillside slope to accommodate a full-sized cul-de-sac turn around.

Because of the four extenuating circumstances listed above on this old, non-conforming, non-standard roadway, Tooele City Staff are proposing the following changes to Tooele City Code 4-8-2.6; Table of Substandard Local Street Requirements:

1. Adding Canyon Road to the Table of Substandard Local Street Requirements.
2. Including application of the street requirements to the entire length of the road.
3. Leaving existing rights-of-way widths as "undetermined." Property lines are a mess in this area and it is difficult to determine what the current right-of-way actually is. It's also very difficult to require new right-of-way due to the slopes. Leaving the right-of-way as "undetermined" will free the City and any new development of the obligation to dedicate additional right-of-way that cannot be utilized.
4. Leaving asphalt requirements as "undetermined." Without doing cut and fill the right-of-way is pretty much what it is. Rather than encumber the City with specific width staff has determined it would be best to leave it as undetermined and address situations as they arise. This also provides staff with flexibility to work with what is available.
5. Curb and gutter are not required along the entire length of Canyon Road.
6. Sidewalk is not required along the entire length of Canyon Road.
7. Provides a new foot note, demarcated by an asterisk, exempting Canyon Road from the cul-de-sac requirement but designates authority to the Tooele City Fire Marshall to approve alternative means of emergency vehicle turns around.

This ordinance amendment is specific to Canyon Road only and will not affect any other street within Tooele City. City Staff believe this to be the best approach to accommodate a significantly non-standard road and to limit impacts of new development to adjacent properties already developed. It also frees the City from requiring unrealistic development standards on an existing road that cannot accommodate those standards without significant engineering and destabilization of the hillside slope.

*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 is necessary to accommodate development on a non-standard road without creating significant impact to existing properties.
2. This text amendment is specific only to Canyon Road and does not involve any other street within Tooele City.

*Engineering & Public Works Review.* The Tooele City Engineering Division and Public Works Division have reviewed the proposed ordinance amendment have expressed their support of the proposal.

*Fire Department.* The Tooele City Fire Marshall has reviewed the proposed ordinance amendment and has expressed their support of the proposal.

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

## **STAFF RECOMMENDATION**

Staff recommends the Planning Commission carefully weigh this request for a 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 Non-Standard Roads Text Amendment request by Tooele City for the purpose of amending the Tooele City Code to add Canyon Road to the Table of Substandard Local Street Requirements, as found in Tooele City Code 4-8-2.6, and to include with the table the proposed development standards, specific only to Canyon Road.”

1. List findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Non-Standard Roads Text Amendment request by Tooele City for the purpose of amending the Tooele City Code to add Canyon Road to the Table of Substandard Local Street Requirements, as found in Tooele City Code 4-8-2.6, and to include with the table the proposed development standards, specific only to Canyon Road.”

1. List findings ...



EXHIBIT A

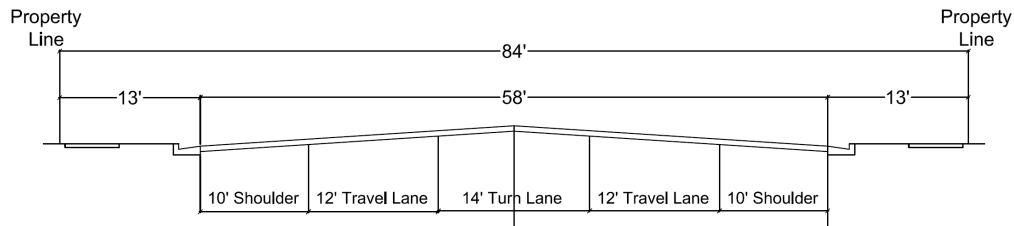
CANYON ROAD AERIAL MAP



**EXHIBIT A**

**PROPOSED ORDINANCE AMENDMENTS**

(2) Cross Section:

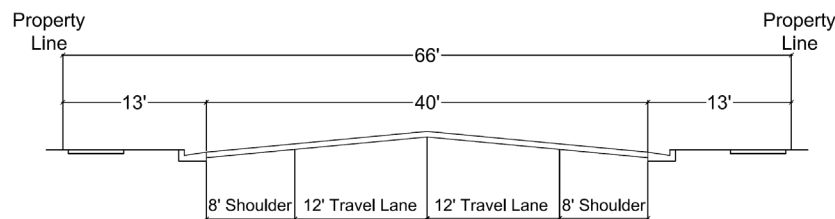


(Ord. 2023-21, 06-07-2023)

**4-8-2.4 Minor Collector Streets.**

(1) Definition - A medium-sized street intended to be the primary traffic conveyor through neighborhood or non-residential areas to feed traffic to larger classification streets for regional travel.

(2) Cross Section:

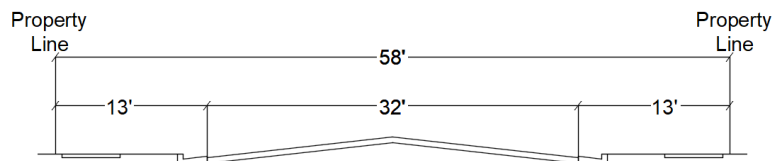


(Ord. 2023-21, 06-07-2023)

**4-8-2.5 Local Streets.**

(1) Definition - A smaller street designed primarily for localized neighborhood traffic at slower speeds and providing direct access to adjacent properties.

(2) Cross section:



(Ord. 2023-21, 06-07-2023)

**4-8-2.6. Substandard Local Streets.**

(1) Definition – Any one of several historic streets of varying substandard right-of-way widths, narrower than a local street, designed primarily for localized neighborhood traffic at slow speeds, and providing primary or secondary access to adjacent properties.

(2) Cross section – The cross-sections of these substandard local streets are described in Table 4-8-2.6: Table of Substandard Local Street Requirements.

(3) Standards – The standards required for improving substandard local streets adjacent to new development or redevelopment are established in Table 4-8-2.6: Table of Substandard Local Street Requirements.

(Ord. 2023-21, 06-07-2023)



**Table 4-8-2.6. Table of Substandard Local Street Requirements.**

<b>150 West Street</b>				
<b><u>ROW Section</u></b>	<b><u>Existing ROW Widths</u></b>	<b><u>Asphalt Requirements</u></b>	<b><u>Curb &amp; Gutter Requirements</u></b>	<b><u>Sidewalk Requirements</u></b>
650 North – 600 North	54.75 Feet	30 Feet	Required	West Side
600 North – 500 North	49.5 Feet	30 Feet	Required	East Side
500 North – 400 North	49.5 Feet	30 Feet	Required	Not Required
400 North – Utah Avenue	49.5 Feet	30 Feet	Required	Not Required
Utah Avenue – Vine Street	49.5 Feet	30 Feet	Required	Both Sides
Vine Street – 100 South	49.5 Feet	30 Feet	Required	Not Required
100 South – 200 South	49.5 Feet	30 Feet	Required	West Side
200 South – 400 South	49.5 Feet	30 Feet	Required	Not Required
<b>50 West Street</b>				
<b><u>ROW Section</u></b>	<b><u>Existing ROW Widths</u></b>	<b><u>Asphalt Requirements</u></b>	<b><u>Curb &amp; Gutter Requirements</u></b>	<b><u>Sidewalk Requirements</u></b>
600 North – 500 North	33 Feet	30 Feet	Required	Not Required
500 North – 400 North	33 Feet	30 Feet	Required	West Side
400 North – Utah Avenue	33 Feet	30 Feet	Required	East Side
Utah Avenue – Vine Street	33 Feet	30 Feet	Required	West Side
Vine Street – 100 South	33 Feet	30 Feet	Required	West Side
100 South – 200 South	33 Feet	30 Feet	Required	One Side
200 South – 400 South	33 Feet	30 Feet	Required	Not Required
400 South – 520 South	33 Feet	30 Feet	Required	Not Required
520 South – Main Street	33 Feet	30 Feet	Required	East Side
<b>Garden Street (50 East)</b>				
<b><u>ROW Section</u></b>	<b><u>Existing ROW Widths</u></b>	<b><u>Asphalt Requirements</u></b>	<b><u>Curb &amp; Gutter Requirements</u></b>	<b><u>Sidewalk Requirements</u></b>
700 North – 600 North	33 Feet	30 Feet	Required	West Side
600 North – 500 North	33 Feet	30 Feet	Required	Not Required
500 North – 400 North	33 Feet	30 Feet	Required	Not Required
400 North – Utah Avenue	33 Feet	30 Feet	Required	Not Required
Utah Avenue – Vine Street	33 Feet	30 Feet	Required	Both Sides
100 South – 200 South	33 Feet	30 Feet	Required	Not Required
200 South – 400 South	33 Feet	30 Feet	Required	Not Required
400 South – Skyline Drive	33 Feet	30 Feet	Required	Not Required
<b>Canyon Road *</b>				
<b><u>ROW Section</u></b>	<b><u>Existing ROW Widths</u></b>	<b><u>Asphalt Requirements</u></b>	<b><u>Curb &amp; Gutter Requirements</u></b>	<b><u>Sidewalk Requirements</u></b>
Entire Length of Road	Undetermined	Undetermined	Not Required	Not Required

Notes to Table 4-8-2.6:

1. Parkstrips are not required in substandard local streets.
  2. The Mayor has administrative authority to correct any errors in this Table and to establish the requirements for any corrected street section.
- \* Canyon Road is exempt from standard cul-de-sac requirements and may use alternative forms of emergency vehicle turn around configurations as approved by the Tooele City Fire Marshall.

(Ord. 2023-21, 06-07-2023)



**TOOELE CITY CORPORATION**

**RESOLUTION 2025-92**

**A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT WITH J-U-B ENGINEERS, INC., FOR PROFESSIONAL ENGINEERING SERVICES FOR PHASE 2 OF THE 2025 TOOELE CITY WELLS PROJECT.**

WHEREAS, Tooele City owns and operates a number of culinary groundwater wells, the source of nearly all of the City's potable water; and,

WHEREAS, in order to continue providing an adequate culinary water supply within the City's corporate limits, the Administration is vigilant in exploring the development of additional groundwater and other culinary water sources; and,

WHEREAS, the City has commenced work on the 2025 Tooele City Wells Project (Project), which has included well design and development (test well drilling followed by production well development, assuming adequate water quality and quantity); and,

WHEREAS, in February of 2025, the City entered into an agreement with J-U-B Engineers, Inc., for professional engineering services associated with an earlier phase the Project; and,

WHEREAS, the City Administration recommends entering into an agreement (Exhibit A) with J-U-B for professional engineering design services associated with the phase 2 of the Project including the Rogers Road Public Water Supply Well House, in the amount of \$190,450; and,

WHEREAS, J-U-B has significant engineering design and construction management experience on City projects; and,

WHEREAS, the City Code requires all claims against the City over \$30,000 to be approved by the City Council; and,

WHEREAS, as a professional engineering services contract, the agreement does not require competitive bidding under Utah law; and,

WHEREAS, the City has complied with City procurement requirements:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the agreement (Exhibit A) with J-U-B Engineers, Inc., in the amount of \$190,450, for professional engineering services associated with the 2025 Tooele City Wells Project, is hereby approved.

This Resolution is in the best interest of the health, safety, and general welfare of Tooele City and its residents and visitors, and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

---

---

---

---

---

---

---

---

---

---

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

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

---

---

ATTEST:

\_\_\_\_\_  
Shilo Baker, City Recorder

S E A L

Approved as to Form:

\_\_\_\_\_  
Matthew C. Johnson, City Attorney

# Exhibit A

## J-U-B Agreement and Scope of Work

---



## DESIGN PROFESSIONAL AGREEMENT

TOOELE CITY CORPORATION, a municipal corporation of the State of Utah, (hereinafter “City”), and JUB ENGINEERS, INC., of 392 East Winchester Street, Suite 300, Salt Lake City, Utah, a corporation, (hereinafter “Contractor”) enter into this Agreement on the 22<sup>nd</sup> of December, 2025 (the “Effective Date”).

Now, therefore, in consideration of the promises contained in this Agreement, the City and the Contractor agree to the following:

1. Services (Scope of Work). The Contractor shall provide the following services to the City:  
**See Attachment A – Scope of Services, Basis of Fee, and Schedule for the Professional Engineering Services 2025 Tooele City Wells Project – Phase 2 Well Equipping**
2. Disclaimer of Right of Control. Contractor shall perform its duties competently. The City disclaims any right to control the Contractor’s performance of the Services.
3. Compensation.
  - a. Rate. The City shall pay the Contractor the sum of **\$190,450** for fully performing the Services, pursuant to invoice.
  - b. Total Cost Contract. This Agreement is a “Total Cost Contract.” The contract Rate includes all costs and expenses associated with the provision of the Services.
  - c. No Benefits. The parties specifically agree that as an independent contractor, Contractor neither claims nor is entitled to benefits accorded City employees.
4. Term of Agreement. Contractor shall fully perform the Services by **July 30, 2026**.
5. Termination. The City may terminate this Agreement at any time. Should the City terminate this Agreement prior to the Services being fully performed, the City shall pay for those Services performed.
6. Indemnification and Insurance.
  - a. Contractor Liability Insurance. Contractor shall obtain and maintain liability insurance in the amount of at least \$250,000. Contractor shall list the City as an additional insured on endorsements issued under its general and auto liability insurance policies.
  - b. Contractor Indemnification. To the extent permitted by law, Contractor shall indemnify and hold the City and its agents harmless from all claims of liability for injury or damage to the extent caused by any willful misconduct or negligent act or omission of Contractor and its agents arising out of or related to this Agreement. Neither party shall be liable to the other for any indirect, incidental, or consequential damages resulting from this Agreement or related projects.
  - c. Contractor Workers’ Compensation Insurance. Contractor shall purchase and maintain workers compensation insurance for all of its employees. In the alternative, assuming eligibility, Contractor may obtain a Workers’ Compensation Coverage Waiver from the Utah Labor Commission.

- d. Evidence of Contractor Insurance. Contractor shall provide written evidence of liability insurance, including all endorsements, and workers compensation insurance or exclusion to the City within ten (10) days of the Effective Date. The City will not make any payments under this Agreement until it receives from Contractor the evidence of insurance.
  - e. Status Verification Indemnification. Contractor shall indemnify and hold the City and its agents harmless from all claims resulting from any violation of immigration status verification obligations contained in U.C.A. §63G-11-103 et seq.
  - f. Post-Retirement Release. Contractor shall release the City from all claims related to any alleged violation of State of Utah post-retirement employment rules, and shall complete and return to the City the attached certification and release.
- 7. Business License. If required by Tooele City Code §5-1-1 *et seq.*, Contractor shall obtain a Tooele City business license.
  - 8. Complete Agreement. This Agreement 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. Waiver of Jury Trial. The Parties irrevocably waive any and all right to trial by jury in any legal proceeding arising out of or relating to this contract and the transactions contemplated.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

TOOELE CITY CORPORATION

CONTRACTOR

\_\_\_\_\_  
Debra E. Winn, Tooele City Mayor

\_\_\_\_\_  
Signature

Print Name/Title: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Shilo Baker, Tooele City Recorder

SEAL

Approved as to form:

\_\_\_\_\_  
Matthew C. Johnson, Tooele City Attorney

(Revised 11/25/2025)



## UTAH RETIREMENT SYSTEMS POST-EMPLOYMENT/POST-RETIREMENT RESTRICTIONS ACT CERTIFICATION & RELEASE

Tooele City is a Utah Retirement System (URS) participating agency. As a participating agency, post-retirement employment/vendor/contractor rules apply. Post-retirement employment means returning to work either on our payroll or as a vendor/contractor for a URS participating employer following your retirement date with the Utah Retirement Systems. Different standards apply depending on whether you return to work within one year or after one year from your retirement date with URS.

You must separate from employment (including part-time and vendor/contractor arrangements) with any participating employer for one year following your retirement date with URS, unless eligible exclusions apply.

You are responsible for understanding post-retirement employment rules and ensuring there is no violation of such rules by providing services to Tooele City Corporation. **If you have any questions, call the URS office at 801-366-7770 or 800-695-4877 before you begin any work for or provide any services to Tooele City.**

### CHECK APPLICABLE BOX:

- ☐ Contractor (a sole proprietor) certifies that he or she is NOT a Utah State Retirement Systems (URS) retiree and acknowledges that should he/she retire from the URS system in the future, he/she assumes all responsibility for compliance with post-retirement reemployment restrictions, notifications, and/or penalties that may occur at any time in the future.
- ☐ Contractor (on behalf of a partnership, LLC, company, or corporation) certifies that NO officer or principal is a Utah State Retirement Systems (URS) retiree and acknowledges that should he/she retire from the URS system in the future, he/she assumes all responsibility for compliance with post-retirement reemployment restrictions, notifications, and/or penalties that may occur at any time in the future.
- ☐ Contractor certifies that following contractor(s), officer(s) or principal(s) of the business ARE Utah State Retirement Systems (URS) retiree(s). Contractor further certifies that the URS office has been properly notified of post-retirement reemployment of such individuals. Contractor assumes all responsibility for compliance with post-retirement reemployment restrictions, notifications, and or/penalties that may occur at any time in the future if found to be in violation. URS Retirees:

Name: \_\_\_\_\_ Social Security Number: \_\_\_\_\_

Name: \_\_\_\_\_ Social Security Number: \_\_\_\_\_

[State law requires that the City, through Human Resources, provide such information to URS.]

As a condition of doing business with Tooele City, you hereby accept responsibility and waive all claims of joint liability against Tooele City for any violations of the URS post-retirement re-employment/vendor/contractor rules.

\_\_\_\_\_  
Contractor Signature

\_\_\_\_\_  
Date





**J-U-B ENGINEERS, Inc.**  
**AGREEMENT FOR PROFESSIONAL SERVICES**

**Attachment 1 – Scope of Services, Basis of Fee, and Schedule**

**PROJECT NAME:** 2025 TOOELE CITY WELLS PROJECT – PHASE 2 WELL EQUIPPING

**CLIENT:** Tooele City Corporation

**J-U-B PROJECT NUMBER:** 55-25-021

**CLIENT PROJECT NUMBER:** [Click or tap here to enter text.](#)

**ATTACHMENT TO:**

☐ **AGREEMENT DATED:** \_\_\_\_\_

The referenced Agreement for Professional Services executed between J-U-B ENGINEERS, Inc. (J-U-B) and the CLIENT is amended and supplemented to include the following provisions regarding the Scope of Services, Basis of Fee, and/or Schedule:

**PART 1 - PROJECT UNDERSTANDING**

J-U-B's understanding of this project's history and CLIENT's general intent and scope of the project are described as follows:

Provide engineering consultation and design services for the 2025 Tooele City Wells Project Phase 2 (PROJECT). This PROJECT includes:

1. Design of the Rogers Road Public Water Supply Well House on existing property selected by the City.
2. Site and civil design for well house
3. Design of the pump, motor, mechanical piping and connection to the existing distribution system
4. Electrical and HVAC design of the well house
5. Assisting the Client with bidding the Project.

Not part of this scope, but anticipated future services may include:

1. Construction administration services.
2. Design the second production well (on remaining site), and well house.

**PART 2 - SCOPE OF SERVICES BY J-U-B**

J-U-B's Services under this Agreement are limited to the following tasks. Any other items necessary to plan and implement the project, including but not limited to those specifically listed in PART 3, are the responsibility of CLIENT.

**A. Task 500: Project Management**

**1. Subtask 001 – Project Management**

- a. Set up project into J-U-B's financial and record keeping systems for document retention and project controls.
- b. Conduct project planning and risk assessment.
- c. Coordinate quality assurance / quality control (QA/QC) processes.
- d. Communicate and coordinate J-U-B team activities with kickoff and progress meetings as indicated.
- e. Communicate and coordinate subconsultant activities under J-U-B, if necessary.
- f. Regularly monitor project status, budget and schedule.



- g. During periods of project activity, provide a regular report to CLIENT on project status, budget and schedule.
  - h. Provide a monthly invoice including budget status.
  - i. Provide ongoing document handling and filing.
2. **Subtask 002 – Design Review Meetings**
- a. Attend well equipping kick-off meeting / site visit to Rogers Well site and existing Tooele City Well Houses.
  - b. Communicate internal and subconsultant activities with regular design meetings.
  - c. 30% review meeting with client.
  - d. 60% review meeting with client.
  - e. 90% review meeting with client.
- B. **Task 600: Survey and Base Mapping**
1. **Subtask 001: Survey and Base Mapping**
- a. Establish survey control
  - b. Topographic survey of well site
  - c. Above-ground utility survey
  - d. Prepare base map
- C. **Task 700: Well Equipping Design**
1. **Subtask 001: 30% Preliminary Design**
- a. Develop concept plans, site layout, process flow diagram, HGL, building layout.
  - b. Develop opinion of probable construction cost.
  - c. Develop schedule.
2. **Subtask 002: 60% Design**
- a. Develop general plan sheets.
  - b. Develop civil design plan sheets.
  - c. Develop mechanical design plan sheets.
  - d. Develop structural design plan sheets.
  - e. Develop electrical and HVAC design plan sheets.
  - f. Identify detail design sheets.
  - g. Identify front end contract documents.
  - h. Identify technical specifications.
  - i. Update opinion of probable construction cost.
  - j. Update schedule.
3. **Subtask 003: 90% Design / Agency Review Set**
- a. Progress general plan sheets.
  - b. Progress civil design plan sheets.
  - c. Progress mechanical design plan sheets.
  - d. Progress structural design plan sheets.
  - e. Progress electrical and HVAC design plan sheets.
  - f. Develop detail design sheets.
  - g. Progress front end contract documents.
  - h. Progress technical specifications.
  - i. Update opinion of probable construction cost.
  - j. Update schedule.
  - k. Submit Agency Review drawings and specifications to Division of Drinking Water
4. **Subtask 004: 100% Final Design / Bid Set**
- a. Finalize general plan sheets.
  - b. Finalize civil design plan sheets.

- c. Finalize mechanical design plan sheets.
- d. Finalize structural design plan sheets.
- e. Finalize electrical and HVAC design plan sheets.
- f. Finalize detail design sheets.
- g. Finalize front end contract documents.
- h. Finalize technical specifications
- i. Update opinion of probable construction cost
- j. Update schedule.
- k. Prepare 100% design / bid set.
- l. Publish and transmit documents to City.

**D. Task 750: Bidding Assistance – Well Equipping**

**1. Subtask 001: Bidding Assistance**

- a. Respond to questions during the bid phase.
- b. Issue addenda during the bid phase (up to 2).
- c. Attend and conduct pre-bid meeting.
- d. Attend bid opening.
- e. Review bids, prepare bid tabulation, and evaluate bids.
- f. Recommend of award to client.
- g. Work with client on award of contract.
- h. Prepare executed agreement.
- i. Issue Notice to Proceed.

**2. Deliverables:**

- a. 30% design plans – electronic PDF
- b. 60% design plans – electronic PDF
- c. 90% design plans, contract documents and specifications – electronic PDF
- d. 100% design plans, contract documents and specification – electronic PDF and 3 hard copies

**PART 3 - CLIENT-PROVIDED WORK AND ADDITIONAL SERVICES**

**A. CLIENT-Provided Work** - CLIENT is responsible for completing, or authorizing others to complete, all tasks not specifically included above in PART 2 that may be required for the project including, but not limited to:

- 1. Provide site access.

**B. Additional Services** - CLIENT reserves the right to add future tasks for subsequent phases or related work to the scope of services upon mutual agreement of scope, additional fees, and schedule. These future tasks, to be added by amendment at a later date as Additional Services, may include:

**PART 4 - BASIS OF FEE AND SCHEDULE OF SERVICES**

**A. CLIENT** shall pay J-U-B for the identified Services in PART 2 as follows:

- 1. For Lump Sum fees:
  - a. The portion of the Lump Sum amount billed for J-U-B's services will be based upon J-U-B's estimate of the percentage of the total services actually completed during the billing period.

**B. Period of Services**

- 1. If the planned period of service for the Tasks identified above extend more than one year, J-U-B's billing rates and/or fees for remaining Tasks may be increased to account for direct labor cost, rate table adjustments, or other inflationary increases. If that occurs, an adjustment to the billing rates and/or Fee will be computed based on remaining scope amount times the specific rate increase.

2. If the period of service for the Tasks identified above is extended beyond 6 months or if the Project has stop/start iterations, the compensation amount for J-U-B's services may be appropriately adjusted to account for salary adjustments, extended duration of project management and administrative services, and/or costs related to stop/start cycles including necessary monitoring and communication efforts during inactive periods.
- C. CLIENT acknowledges that J-U-B's schedule commitments outlined in Part 4 are subject to the standard of care and J-U-B will not be responsible for delays beyond our direct control.
- D. The following table summarizes the fees and anticipated schedule for the services identified in PART 2.

Task Number	Task Name	Fee Type	Amount	Anticipated Schedule
500	Project Management including Client Review Meetings	Lump Sum	\$33,950	0 – 6 months from Notice to Proceed
600	Survey and Base Mapping	Lump Sum	\$6,500	0-1 month from Notice to Proceed
700	Well Equipping Design	Lump Sum	\$133,600	0 – 6 months from Notice to Proceed
750	Bidding Assistance – Well Equipping	Lump Sum	\$16,400	5 – 6 months from Notice to Proceed
<b>Total:</b>			<b>\$190,450</b>	

- E. Exhibits
1. None.
- F. Electronic deliverables provided to the CLIENT as part of the work described within this Attachment are subject to the provisions of J-U-B's "electronic document/data limited license" found at [edocs.jub.com](http://edocs.jub.com).

---

*For internal J-U-B use only:*

PROJECT LOCATION (STATE): UT

TYPE OF WORK: City

R&D: No

GROUP: Water/Wastewater

PROJECT DESCRIPTION(S):

1. Water Resource/Hydrology/Ground Water (W02)
2. Water Supply/Distribution (W03)

TOOELE CITY CORPORATION  
FISCAL NOTE TO PROPOSED EXPENDITURE

01/14/26

**DESCRIPTION OF EXPENDITURE:**

**VENDOR:** LENSLOCK

**V#** 11189

46 BODY WORN CAMERA SERVICE

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
MISCELLANEOUS EQUIPMENT	10 4211 610000	49,600.00	12,064.00	40,760.00	(3,224.00)
ALCOHOL FUNDS	10 4211 450000	44,500.00	550.00	23,239.70	20,710.30
<b>TOTAL:</b>				63,999.70	

\*Will need a line item adjustment

REQUESTED

*Is Chief Day*

DEPARTMENT HEAD

REVIEWED

*Shannon Summer*

FINANCE DIRECTOR

APPROVED

MAYOR

APPROVED

COUNCIL CHAIRMAN



# Invoice

LensLock Inc.  
10089 Willow Creek Ste 200  
San Diego, CA 92131  
866-536-7562  
[www.Lenslock.com](http://www.Lenslock.com)

Chief Adrian Day  
**Tooele Police Department**  
50 N Garden St  
Tooele, UT 84074

VENDOR # 11189  
P.O. # \_\_\_\_\_  
DEPT. # 104211-610000 + 104211-450000  
DATE 1/9/26  
AMOUNT \$17,520.30 + \$23,239.70  
SIGNATURE [Signature]

Invoice Number: 0132-260102-RNL  
Date : 1/2/2026



Proposal/PO Number	MEA Start Date	Sales Representative	Payment Terms	Due Date
23-0132	1/10/2023	Jon Handy - JDH@LensLock.com	Net 30	2/1/2026
Quantity	Description		Unit Price	Annual Cost
	LensLock 5 Year Equipment & Service Program			
32	Genesis 12 Body Worn Camera Service - UNLIMITED Data Plan		\$1,099.00	\$35,168.00
8	Genesis 12 Body Worn Camera Service - UNLIMITED Data Plan - Detectives		\$699.00	\$5,592.00
6	Genesis 12 Body Worn Camera Service - UNLIMITED Data Plan - Admin		\$0.00	Included
46	60-Month Hardware Guarantee		\$0.00	Included
46	New Body Worn Cameras Every 30 Months		\$0.00	Included
Unlimited	CAD Integration		\$0.00	Included
Unlimited	Migration & Hosting of Legacy Data		\$0.00	Included
Unlimited	LensLock FBI-CJIS Redaction Services		\$0.00	Included
Unlimited	24/7/365 Premier Customer Support		\$0.00	Included
Unlimited	LensLock Evidence Management Software Access		\$0.00	Included
Unlimited	District Attorney & Defense Based Software Licenses		\$0.00	Included
	Unlimited LensLock Cloud Data Storage			
	Year 4 Service Term Period: 1/10/2026 - 1/9/2027			
			Sub Total	\$40,760.00
	"We Serve Heroes Every Day"		Sales Tax:	Exempt
	Thank you for your business		TOTAL DUE	\$40,760.00
LensLock Inc: US Bank Routing # 122235821 - Account # 1575-10985912				
Please send payments to: LensLock Inc. 10089 Willow Creek Ste 200, San Diego, CA 92131				



## Shilo Baker

---

**From:** Kaylene Young  
**Sent:** Friday, January 9, 2026 8:20 AM  
**To:** Shilo Baker  
**Cc:** Adrian Day  
**Subject:** Lenslock Invoice  
**Attachments:** sharp@tooelecitey.gov\_20260109\_080849.pdf

Good Morning Shilo,

Attached is our annual Lenslock invoice for the Council's approval. This is for our body cameras/cloud storage. The funds to pay for this invoice are from Beer Tax Grant monies and from our ADF Grant award we recently received. Let me know if you have any questions. Thanks again for all the help you give us, we appreciate it!

*Kaylene Young*

Business Services Administrator  
Tooele City Police Department  
50 North Garden St. Tooele, UT 84074  
[kyoung@tooelecitey.gov](mailto:kyoung@tooelecitey.gov)  
[www.tooelecitey.gov](http://www.tooelecitey.gov)  
Office – 435-882-5900  
Fax – 435-882-7777

---

**From:** sharp@tooelecitey.gov <sharp@tooelecitey.gov>  
**Sent:** Friday, January 9, 2026 8:08 AM  
**To:** Kaylene Young <kyoung@tooelecitey.gov>  
**Subject:** Scanned image from TOOELE CITY

Reply to: sharp@tooelecitey.gov <sharp@tooelecitey.gov>  
Device Name: TOOELE CITY  
Device Model: MX-4071  
Location: Not Set

File Format: PDF (Medium)  
Resolution: 400dpi x 400dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe in the United States and other countries.

<http://www.adobe.com/>

## City Council Work and RDA Meeting Minutes

**Date:** January 7, 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  
Jon Gossett  
Melodi Gochis

### Staff Present

Maresa Manzione, Mayor  
Matthew Johnson, City Attorney  
Nathan Farrer, Assistant Public Works Director  
Jamie Grandpre, Public Works Director  
Darwin Cook, Parks & Recreation Director  
John Perez, Economic Development Director  
Adrian Day, Police Chief  
Paul Hansen, City Engineer  
Shannon Wimmer, Finance Director  
Kelly Anderson, Planning Commissioner  
Shilo Baker, City Recorder  
Kami Perkins, Human Resources Director  
Loretta Herron, Deputy 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  
Ed Hansen, Present  
Dave McCall, Present  
Justin Brady, Present

### 3. Mayor's Report

Mayor Manzione spoke of America 250 celebration events. There will be a lot of activities for our residents. A lot will coincide with the city week long July Fourth of July celebration. Currently there is a "Read 250" challenge going on at the library. There will be service opportunities, walking

opportunities, and youth activities. The County will also be doing activities. Mayor Manzione is also looking forward to some fun America 250 things happening during council meetings.

#### **4. Council Members' Report**

Councilman McCall didn't have anything to report.

Councilman Hansen report that he attended the swearing in ceremony on Monday. There were a lot of people in attendance.

Councilwoman Gochis reported she attended Mayor Winn's public open house. Mayor Winn was a fabulous mayor and should be recognized. Councilwoman Gochis also attended a presentation at City Hall put on by Utah State University Extension. It was a presentation on gaining employment and remote work. It was a remote work information tour. They are giving classes at a very minimal expense that will be able to help people learn how to work remotely. They also give job aids and help. She attended an onsite Harassment Training put on by the Utah Local Governments Trust. That is an annual requirement with a lot of great information. She also attended the swearing in ceremony of newly appointed Mayor Manzione and councilmembers, and looks forward to working with them.

Councilman Gossett reported he attended the swearing in ceremony. He appreciated Mayor Manzione and Councilman McCall's comments.

Chairman Brady reported that he attended the swearing in ceremony. There was an amazing turn out from the community and the staff. He advised that he and Mayor Manzione met with a resident regarding parking issues on Pinehurst. There are some difficult situations that aren't always easy to resolve in the City. They advised the resident that they would look to see if there are any ordinances or laws that can benefit the entire city and they would do their best to address the situation.

#### **5. Discussion Items**

##### **a. Selection of Tooele City Council Commission and Board Appointments for 2026**

The City Council positions were discussed during the work meeting.  
The new assignments and positions are attached to these minutes.

##### **b. Discussion on a Water Rights Allocation for the WinCo Foods Retail Development**

*Presented by John Perez, Economic Development Director*

Mr. Perez presented a resolution authorizing a request from WinCo Foods for the allocation of municipal water rights in connection with a proposed development at the Middle Canyon Commercial Center. The request sought a total of 18.45 acre-feet of water, consisting of 11.83 acre-feet for the WinCo grocery store and associated irrigation and 6.62 acre-feet for future commercial pad sites. The total value of the requested water rights, based on the City's current policy rate, was stated as \$645,750. It was noted that a prior allocation of 13 acre-feet approved in 2022 had expired pursuant to the City's two-year allocation policy. Economic development information provided in Exhibit A indicated an estimated total capital investment of approximately \$67.7 million, including construction of the WinCo store and future pad site development. At full build-out, the project was projected to create 210 full-time jobs and 75 part-time jobs, with estimated



annual wages ranging from \$34,000 to \$98,000. Estimated annual retail sales at full build-out were stated as approximately \$7.5 million. Conceptual future pad site uses included a medical or professional office, a full-service restaurant, and a gym; no tenant commitments were presented at the meeting. A cost-benefit analysis prepared in accordance with Utah Code §10-8-2 was presented in Exhibit B. The analysis identified potential costs including foregone water fee revenue, infrastructure considerations, and precedent implications. Identified benefits included economic development, job creation, and increased sales and property tax revenues. Sales tax estimates were based on comparable existing businesses and reflected the City's 1 percent local option sales tax. WinCo representatives clarified that projected annual grocery store sales were estimated at approximately \$55 million, which was stated to be consistent with the sales tax revenue estimates provided. Council discussion addressed the request to waive water rights fees in whole or in part. Concerns were expressed regarding impacts to the City's water fund, long-term water resource planning, and setting precedent for future requests. Council members also discussed the anticipated economic and employment benefits associated with the proposed development, including the regional draw of the grocery store and the company's employee-owned structure. Following discussion, direction was provided to revise the resolution to waive water rights fees for the portion of water allocated to the WinCo grocery store only, consisting of 11.83 acre-feet, while requiring the remaining 6.62 acre-feet associated with the commercial pad sites to be purchased at the current policy rate of \$35,000 per acre-foot. The standard two-year expiration for water allocations would apply with vesting upon issuance of building permits, subject to extension upon Council approval.

Staff indicated the revised resolution would be brought forward for consideration at the City Council business meeting later that evening.

**6. Closed Meeting ~ Litigation, Property Acquisition, and/or Personnel**

There was no need for a closed meeting.

**7. Adjourn**

Chairman Brady adjourned the meeting at 6:26 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 January, 2026

---

Justin Brady, City Council Chair

**TOOELE CITY COUNCIL COMMISSION & BOARD APPOINTMENTS 2026**

*Revised 01/07/2026*

Commission / Board	Meeting	Number	Term	Appointed By	Council Appointee
City Council	2 x month	5	4	Electorate	Chair: Justin Brady Vice Chair: Ed Hansen
Planning Commission	2 x month	7	4	Mayor Appoints 4; Council Appoints 3; Council Liaison	Liaison: Ed Hansen Liaison: Jon Gossett
Library Board	Quarterly	5 – 9	3	Mayor (with Council consent); 1 Appointee may be a Councilperson	Melodi Gochis
Redevelopment Agency	As needed	5 (Council)	–	–	Chair: Melodi Gochis Vice Chair: Dave McCall
RDA Taxing Entity Committee	As needed	8	–	Council (“legislative body”) Appoints 2	Melodi Gochis Shannon Wimmer
Municipal Building Authority	As needed	6 (Council & Mayor)	–	–	N/A
Council of Governments	Monthly	13	–	Mayor Appoints 2 (with Council consent)	Mayor Maresa Manzione Dave McCall
Tooele Valley Museum Advisory Board	Quarterly	7 – 14	3	Mayor (with Council consent); Mayor is a Member	Mayor Maresa Manzione Ed Hansen
Employee Grievance Appeal Board	As needed	5	2	3 by Vote of Full-Time City Employees; Council Appoints 2 of its own Members	Justin Brady Ed Hansen
Historical Preservation Commission	2 times per year	5	–	Mayor (with Council consent)	N/A
Accessibility Committee	As needed	3	2	Mayor (with Council consent); 1 Member from Engineering	N/A
Local Boundary Commission	As needed	7	4	Mayors of Municipalities Appoint 2 Elected Municipal Officials	Mayor Maresa Manzione
North Tooele City Special Service District	Monthly	6	4	City Council Appoints 5 Residents of the District and 1 Ex Officio Councilperson	Justin Brady
PAR Tax Board	As needed	5 (Council)	–		City Council Members
Arts Council Board	Monthly	7	4	2 City Council Members	Dave McCall Jon Gossett
Housing Advisory and Appeal Board (UBC)	As needed	5 Must be Qualified	3	City Council	N/A
USU Board	Quarterly	–	–	City Council	Melodi Gochis
Homeless Coordination Committee		–	–	City Council	Ed Hansen
Utah League of Cities and Towns Legislative Policy Committee		–	–	City Council / Mayor	Mayor Maresa Manzione Matt Johnson Melodi Gochis
Tooele City Water Special Services District	As needed	5 (Council)	–	City Council	Chair: Justin Brady
Pre-Disaster Mitigation Planning Team		1 (Council)	–	City Council	Ed Hansen

Children's Justice Center		1 (Council)	–	City Council	Jon Gossett
Attainable Housing		1 (Council)	2	City Council	Ed Hansen
Council on Aging	Monthly	1 (Council)	–	City Council	Dave McCall
Historic Main Street Commission	2 times per year	6		Mayor	Jon Gossett
Tree Advisory Board	Quarterly	7	3	City Council	Justin Brady
Shelter Cities Advisory Board	Monthly		–	Mayor; Mayor selects alternate	Mayor Maresa Manzione Chief Adrian Day

Wasatch Front Regional Council (WFRC) appointments made by COG

## City Council Business Meeting Minutes

**Date:** January 7, 2026

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

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

### **Council Members Present:**

Justin Brady  
Dave McCall  
Ed Hansen  
Melodi Gochis  
Jon Gossett

### **Staff Present:**

Maresa Manzione, Mayor  
Matthew Johnson, City Attorney  
Nathan Farrer, Assistant Public Works Director  
Jamie Grandpre, Public Works Director  
Darwin Cook, Parks & Recreation Director  
John Perez, Economic Development Director  
Adrian Day, Police Chief  
Paul Hansen, City Engineer  
Shannon Wimmer, Finance Director  
Kelly Anderson, Planning Commissioner  
Shilo Baker, City Recorder  
Loretta Herron, Deputy City Recorder  
Chris Sloan, Planning Commissioner  
Tiffany Day, Executive Assistant to Mayor

Minutes Prepared by Teresa Young

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

Chairman Brady opened the meeting at 7:00 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. Recognition of Maresa Manzione's Service on the Tooele City Council**

*Presented by Justin Brady, Council Chairman*

Chairman Brady advised that the city always flies a flag over the Utah State Capital to show appreciation for the service of an outgoing City Council Member. Chairman Brady presented Mayor Manzione with the flag. This flag was flown over the Utah State Capital on the 17<sup>th</sup> day of December 2025 [Mayor Manzione's last meeting as a City Council Member].

#### **4. Mayors Youth Recognition Awards**

Mayor Manzione expressed her excitement to present the Mayor's Youth Recognition Awards and welcomed attendees. She was assisted by Police Chief Adrian Day in distributing backpacks with reward items donated by local business.

Mayor Manzione presented the first award to Greta Hancock who attends Stansbury High School and was nominated by Chloe Sanders. Greta was recognized for her happy presence in class. She often contributes to class discussions and improves the class environment. Greta has shown support and thoughtfulness to her peers as she helps and engages with new students. She has been very kind and helpful to a new foreign exchange student in class. The teacher has noticed Greta turn around multiple times during class to help this new student with assignments and questions.

Mayor Manzione presented the second award to J.T. Bevan who attends Tooele Junior High School and was nominated by Principal Norton. J.T. was recognized for playing an active role in participating and helping with several junior high events. He made poppies for the Veteran's Day program, He also helped with the winter tree festival and gave service during the sixth-grade welcome night and with the end of year school carnival. J.T. also has the daily responsibility of raising and taking down the flag. It's a good job. J.T. shows support to new students by showing them around the building and making sure the new students feel welcomed. He is respectful to his teachers and school staff.

Mayor Manzione invited the award recipients, their families, and the City Council to take a group photo which would be shared on social media and in the local newspaper. She expressed her appreciation for the student's exemplary conduct. There was brief pause in the meeting for a photo.

#### **5. Public Comment Period**

Chairman Brady read an email sent to the public comment email. Celeste McGuire asked if Tooele City would consider adding lighting to the skate park located in the Dow James Memorial Park. While the park is currently used it sees less activity during the fall and winter months due to limited daylight. Improved lighting could significantly increase its accessibility for youth who attend school or work during the day. Adding lighting would allow the city to better utilize an existing investment rather than building new facilities. Lighting would reduce injury risk and discourage unsafe behavior, and help prevent youth from skating in streets, parking lots or other areas not designed for them. A well-lit designated space provides a safer alternative and helps keep young people engage in positive and healthy activity. In the long term this location may be worth expanding as a youth recreation hub. Investing in lighting now could help gauge demand and community engagement for future improvements. Energy efficient LED or solar lighting could help keep cost and maintenance minimal.

Chair Brady opened the public hearing at 7:10 p.m.

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

**6. Selection of City Council & Redevelopment Agency Chair and Vice Chair Positions for 2026**

Chairman Brady advised that after the discussion in the work meeting, he will remain as Chair of the City Council with Councilman Hansen serving as Vice Chair. Councilwoman Gochis will serve as the RDA Agency Chair with Councilman McCall serving as Vice Chair.

**Motion: Councilman Hansen moved to approve the selection of City Council & Redevelopment Agency Chair and Vice Chair Positions for 2026.** Councilman Gossett seconded the motion.

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

**7. Tree City USA Proclamation**

*Presented by Darwin Cook, Parks & Recreation Director*

Mr. Cook advised as part of our Tree City USA designation there needs to be an official Arbor Day proclamation read into record every year. Mr. Cook read the proclamation. The proclamation will be dated January 7, 2026.

**8. Resolution 2025-90 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Parks and Recreation Equipment)**

*Presented by Shilo Baker, City Recorder*

Ms. Baker stated the Parks and Recreation Department has equipment they no longer needed. These are being brought to the Council for surplus. There are two green tee mowers, six grasshopper lawnmowers, two Honda lawnmowers, one weed trimmer, and one snowblower. Staff is requesting a disposal of goods through sale, donation, recycling, or another disposal. The first intent will be to offer them to other eligible entities in the County then to offer them at public sale.

**Motion: Councilman Hansen moved to approve Resolution 2025-90 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Parks and Recreation Equipment).** Councilwoman Gochis seconded the motion.

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

**9. Resolution 2026-01 A Resolution of the Tooele City Council Authorizing a Water Rights Allocations for the WinCo Foods Retail Development Under UCA Section 10-8-2**

*Presented by John Perez, Economic Development Director*

Mr. Perez advised that WinCo requested 18.45 feet to be valued at \$645,750, they are requesting that the fees be waived. He explained that in Exhibit B (provided in packet) there was cost benefit analysis study done that's required by the UCA section code 10-8-2 it reflects the 1% yearly sales tax that the city receive. It's approximately \$47.2 million. Mr. Perez clarified that if WinCo was bringing in \$55 million it would be assumed that would be about \$550,000 that the city would receive. In the letter provided by WinCo they

address the capital investment of \$67,712,000, the creation of 210 full-time jobs, 75 part-time jobs, and then annual remuneration ranging from \$34,000 to \$98,000, and then the generation of new sales tax. Included was the 2023 policy considerations listed with the two-year expiry as well as 50-acre feet per calendar year allocation that has been approved. Chairman Brady advised the conclusion the council agreed on was waiving the fee for WinCo then giving them the option to purchase the remainder of the water rights up to the 18.45 acre feet.

City Attorney Matthew Johnson advised that we approve the fee in lieu so they can buy the remaining options that aren't related to WinCo.

**Motion: Councilwoman Gochis moved to approve Resolution 2026-01 A Resolution of the Tooele City Council Authorizing a Water Rights Allocations for the WinCo Foods Retail Development Under UCA Section 10-8-2 with the addition of waiving the fee for the WinCo Store [variable amount] which could exceed the 11.83 acre feet, and provide them an option to purchase additional water rights [approximately 6.62 acre feet] as a fee in lieu at the fee of \$35,000 per acre foot within a two-year period.** Councilman McCall 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.

#### 10. Invoices & Purchase Orders

*Presented by Shilo Baker, City Recorder*

No invoices were presented

#### 11. Minutes

- ~November 19, 2025 RDA Budget Meeting Minutes
- ~December 17, 2025 Work Meeting Minutes
- ~December 17, 2025 Business Meeting Minutes

**Motion: Councilman McCall moved to approve the November 19, 2025 RDA Budget Minutes, December 17, 2025 Work Minutes, and December 17, 2025 Business Minutes.** Councilman Hansen 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.

#### 12. Adjourn

Chairman Brady adjourned the meeting at 7:22 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 January, 2026

\_\_\_\_\_  
Justin Brady, City Council Chair



## Shilo Baker

---

**From:** Celeste M. McGuire <TyrellAndCeleste@outlook.com>  
**Sent:** Sunday, December 14, 2025 11:43 AM  
**To:** parksandrec; Council Meeting Public Comment; Jamie Grandpre  
**Subject:** Request for lighting Improvements at Tooele Dow James Skatepark

[External Email]

Hello,

I'm writing to ask whether Tooele City would consider adding lighting to the skate park located in Dow James Memorial Park, 438 W 400 N, Tooele, UT 84074. While the park is currently used, it sees less activity during fall and winter months due to limited daylight. I believe this is not a lack of interest, but a limitation of visibility and safety after dusk.

This skate park already sees more use than the skate park on the opposite end of town, and improved lighting could significantly increase its accessibility for youth who attend school or work during the day. Adding lighting would allow the city to better utilize an existing investment rather than building new facilities.

From a safety perspective, lighting would reduce injury risk, discourage unsafe behavior, and help prevent youth from skating in streets, parking lots, or other areas not designed for them. A well-lit, designated space provides a safer alternative and helps keep young people engaged in positive, healthy activity.

In the long term, this location may even be worth expanding as a youth recreation hub. Investing in lighting now could help gauge demand and community engagement before considering future improvements. Energy-efficient LED or solar lighting could keep costs and maintenance minimal while aligning with sustainability goals.

I believe this would be a practical, cost-effective improvement with meaningful benefits for Tooele's youth and the broader community. Thank you for your time and consideration. I would be happy to provide additional input or community support if helpful.

Sincerely,

Celeste McGuire

A concerned skatepark frequenter.