

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, March 18, 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, the Tooele City Website www.tooelecity.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Shilo Baker, City Recorder at (435)843-2111 or shilob@tooelecity.gov.

Tooele City public meetings may be recorded and transcribed for documentation and quality assurance purposes. By attending this meeting, you consent to being recorded. If you do not consent, we encourage you to join the City Council meeting electronically by visiting the Tooele City YouTube Channel, at <https://www.youtube.com/@tooelecity> or by going to YouTube.com and searching "Tooele City Channel". If you are attending electronically and would like to submit a written comment for the public comment period or for a public hearing item, please email cmpubliccomment@tooelecity.gov. If submission by email is not an option, written comments may be submitted to the City Recorder. Written comments must be submitted no later than the day prior to the meeting. Written comments will be addressed at the designated points in the meeting.

AGENDA

1. **America 250 Tribute and Pledge of Allegiance**
Presented by Tooele High School JLTC
2. **Roll Call**
3. **Public Comment Period**
4. **Resolution 2026-15** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Animal Shelter Fees and Police Department Record Fees
Presented by Adrian Day, Police Chief
5. **Ordinance 2026-05** An Ordinance of Tooele City Enacting a Temporary Land Use Regulation Amending Tooele City Code Section 7-26-3 Regarding Water Rights Exactions
Presented by Paul Hansen, City Engineer
6. **Ordinance 2026-06** An Ordinance of Tooele City Amending Tooele City Code Section 6-7-4 Regarding the Imposition and Collection of Fees for Impounded Animals
Presented by Matt Johnson, City Attorney
7. **Invoices & Purchase Orders**
Presented by Shilo Baker, City Recorder
8. **Minutes**
~March 4, 2026 Work Meeting
~March 4, 2026 Business Meeting
9. **Adjourn**

Shilo Baker, Tooele City Recorder

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

TOOELE CITY CORPORATION

RESOLUTION 2026-15

A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY FEE SCHEDULE REGARDING ANIMAL SHELTER FEES AND POLICE DEPARTMENT RECORD FEES.

WHEREAS, Tooele City Code §1-26-1 authorizes the City Council to establish City fees by resolution for activities regulated by the City and services provided by the City; and,

WHEREAS, Utah Code §10-3-718 authorizes the City Council to exercise administrative powers, such as establishing city fees and regulating the use of city property, by resolution; and,

WHEREAS, under the Council-Mayor form of municipal government, established and governed by the Tooele City Charter (2006) and Utah Code §10-3b-201 et seq., the Mayor exercises all executive and administrative powers; however, it has been the practice of Tooele City for all fees proposed by the Mayor and City Administration to be approved by the City Council; and,

WHEREAS, Tooele City owns and operates the Tooele City Animal Shelter, for which the City charges user fees, and the City Administration recommends that those fees be amended, as shown in the attached Exhibit A, to better cover City operation and maintenance costs without exceeding the market; and,

WHEREAS, the fees currently charged to for a copy of an initial contact police report, an accident report, or a supplemental report is only \$5 per report, and the City Administration recommends raising the fee to \$10 per report to better cover City operation and maintenance costs, and to become comparable to similar fees imposed by similar agencies (see Exhibits A and B):

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Tooele City Fee Schedule is hereby amended as shown in Exhibit A to include revised Animal Shelter fees and Police Department records fees.

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

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

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, City Attorney

Exhibit A

Proposed Fee Amendments

RECORDS

Inspection of Records: No Charge

Copies of Records (black and white):

Size 8.5x11: \$1 each for the first 10 copies; \$0.10 per copy thereafter

Size 8.5x14: \$1.50 each for the first 10 copies; \$0.10 per copy thereafter

Size 11x17: \$2 each for the first 10 copies; \$0.25 per copy thereafter

Copies of Records (color):

Size 8.5x11: \$1 each

Size 8.5x14: \$1.50 each

Size 11x17: \$2 each

Scanned Records:

Where a person requests copies of large documents (e.g., plats), which the city can reasonably reproduce only by scanning and printing, the city shall charge \$5.00 per scan in addition to the copy fee. The City is not required to print larger than an 11x17 size.

Records provided on DVD: \$10 per DVD

Records provided on USB drive: \$15 per USB

Copy of Photograph: \$2.50

~~Copy of Vehicle Accident Report: \$5~~

Postage:

Where a person requests copies to be mailed, the person shall pay the metered cost of postage plus a \$1 material and handling fee.

Emailed Records:

The cost for emailed records is the same as for copied records.

Compilation:

Where a person requests records in a form other than that in which the records are maintained, the person shall pay a compilation fee of \$15 per hour after the first quarter hour, plus copy charges.

Redactions:

Where a requested record contains private, controlled, or protected information, but is otherwise a public record, the fee for redacted records is twice the regular reproduction fee.

~~Police Body Camera Recordings:~~

~~The costs associated with preparing duplications of police body camera recordings are unique to this record type. Under the authority of UCA 63G-2-203(1) and (2)(a), the fee shall be \$40 per hour of preparation and duplication, plus the DVD/USB fee above.~~

POLICE DEPARTMENT

Fingerprinting

City resident: no charge

non-resident: \$5 per fingerprint card

Reports

Initial Contact Police Report, Accident Report, and Supplemental Reports: ~~\$5~~\$10 per report

All Other Records: see Records fee section

Police Body Camera Recordings

The fee shall be \$10 for a DVD and \$15 for a USB and \$40 per hour of preparation and duplication.

Parking Citations

Civil Penalty if paid within 15 calendar days: \$50

Civil Penalty if not paid within 15 calendar days: \$100

Pistol Range Use

Law Enforcement agencies and Police Academies: \$1,000 per year

Formatted: Font: Not Bold, No underline

ANIMALS

License (one year)

Dogs

Sterilized	\$10 (\$5 for owners aged 60+)
Unsterilized	\$35

Dogs (Declared Dangerous or Potentially Dangerous)

Sterilized	\$60
Unsterilized	\$85

Cats

Sterilized	\$5
Unsterilized	\$35

Late License Penalty (after February 28)

Double the regular License Fee

Replacement Tags

\$5

Impoundment

Dogs & Cats

1st Impound	\$40
2nd Impound	\$80
3rd Impound	\$160
Subsequent Impounds	\$320

Boarding (no livestock)	\$10/Day
Rabies	
Rabies Deposit (reimbursed upon proof of certificate)	\$30
Rabies Test Fee	\$250
Quarantine Fee (for bite breaking skin; no vaccine)	\$100
Vaccinations	
DHHP (dogs – may be required upon impound)	\$15
Bordetella (dogs – may be required upon impound)	\$10
FVRCP (cats – may be required upon impound)	\$10
Rabies	\$25
Adoption Fee (for animals already sterilized)	\$10
Adoption Fee (for animals sterilized by the City)	\$10 + sterilization costs
Sterilization Deposit (reimbursed upon proof of sterilization)	\$25
Microchip (may be required upon impound)	\$25
Trap Rental Deposit	\$70
Disposal (of deceased animal by owner)	
Dog	\$100
Cat	\$50
Surrender Fee	
Dog	\$100
Cat	\$30

Exhibit B

Comparison of Fees of Other Law Enforcement Agencies

Exhibit B

Police Department	Population (2024 Index Crime BCI Report)	Incident Report Cost	Accident Report Cost
Lone Peak	30,812	\$25	\$25
Springville	35,521	\$10	\$10
Pleasant Grove	37,148	Free first 15 min \$35 per hour	\$10
Roy City	38,353	\$20	\$20
Syracuse	38,714	\$10	\$10
Tooele City	40,402	\$5	\$5
Cedar City	41,556	\$20	\$20
Bountiful	43,614	\$10	\$10
Riverton	44,711	\$10	\$10
Draper	49,166	\$10	\$10
Saratoga Springs	58,400	\$13	\$13

TOOELE CITY CORPORATION

ORDINANCE 2026-05

AN ORDINANCE OF TOOELE CITY ENACTING A TEMPORARY LAND USE REGULATION AMENDING TOOELE CITY CODE SECTION 7-26-3 REGARDING WATER RIGHTS EXACTIONS.

WHEREAS, Utah Constitution, Article XI, Section 5 directly confers upon Utah's charter cities, including Tooele 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, 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, Utah Code Section 10-20-504 enables Tooele City to "enact an ordinance establishing a temporary land use regulation," without prior Planning Commission recommendation or public hearings, upon the City Council finding a "compelling, countervailing public interest" in doing so, with "temporary" meaning not to exceed six months; and,

WHEREAS, the Utah Supreme Court case of *Western Land Equities v. Logan City* (1980) identified and established a common law principle called the Pending Ordinance Rule, which provides that a land use or development "application for a permitted use cannot be refused **unless a prohibiting ordinance is pending at the time of application**"; further, "if a city...has initiated proceedings to amend its zoning ordinances, a landowner who subsequently makes application for a permit is not entitled to rely on the original zoning designation" (emphasis added); and,

WHEREAS, like UCA Section 10-20-504, the Pending Ordinance Rule requires a legislative finding of a compelling, countervailing public interest; and,

WHEREAS, *Western Land Equities* also established Utah's vested development rights rule that, except for the Pending Ordinance Rule, a land use application establishes the date on which development rights vest, as well as the set of land use ordinances applicable to the approved land use; and,

WHEREAS, *Western Land Equities* recognizes the unfairness and the threat to the public interest where the announcement of a future zoning ordinance change would trigger a race to file and vest land use applications prior to the municipality's ability to follow the established lengthy process for amending land use ordinances, thus subverting and undermining the very public policies supporting the need for the zoning ordinance amendment; and,

WHEREAS, on May 6, 1998, the City Council approved Ordinance 1998-10, announcing a pending ordinance to require the exaction of water rights for new developments in Tooele City; and,

WHEREAS, on August 18, 1998, the City Council approved Ordinance 1998-31, enacting Tooele City Code Chapter 7-26 (Water Rights) regarding the exaction of water rights for new developments in Tooele City; and,

WHEREAS, between 1998 and the present time, the City has exacted water rights under Chapter 7-26, and has continuously developed water sources as state-approved points of diversion for those exacted water rights; and,

WHEREAS, upon the conveyance of water rights to the City, payment of culinary water impact fees, and compliance with other standard development regulations, the City is required to provide culinary water for developments after they receive City land use approval; and,

WHEREAS, the Utah Division of Water Rights has long determined that the eastern and central areas of the Tooele Valley are over-appropriated for water rights, meaning there is less water in the eastern and central Tooele Valley hydrologic system than there are the rights to divert that water, with the result that at some future point in time all the available water in those areas will be put to beneficial use without fully satisfying all appropriated water rights; and,

WHEREAS, the City is experiencing increased difficulty in locating developable culinary water sources in the Tooele Valley; and,

WHEREAS, TCC Section 7-26-3 current provides that the City “may refuse to accept any right which it determines to be...deficient,” including for reasons of insufficient quantity and quality of water; and,

WHEREAS, the City Administration recommends that Section 7-26-3 be amended in the manner shown below, in order to clarify and expand the City’s discretion to reject deficient water rights, including water rights not associated with a developed or identified developable water source:

7-26-3. Type of Water Rights Acceptable for Conveyance.

(1) Water rights proposed for conveyance to the City shall be municipal or municipal-type water rights. Prior to acceptance of such water rights, the City shall evaluate the rights proposed for conveyance and, **in its discretion**, may refuse to accept any right which it determines to be insufficient in annual quantity or flow rate, unsuitable for municipal use, not reasonably likely to be approved for change to municipal purposes within the City by the State Engineer, **not associated with a developed or identified developable water source**, or otherwise deficient. The City’s refusal of such rights shall not constitute a waiver of, and shall not relieve an applicant from complying with, the requirements of this Chapter. In determining the quantity of water available under the water rights, the City will evaluate the priority of the water rights, the historic average quantities of water associated with the water rights, **water source sufficiency, water quality**, and other relevant factors. The City will require an approved application for the

change of use and change of point of diversion, as applicable, with the State Engineer in order to quantify and verify the water rights.

WHEREAS, providing potable water to its residents and businesses is a core and quintessential municipal service provided by city governments, and Tooele City in particular due to the lack of a regional water district in the Tooele Valley; and,

WHEREAS, in addition to satisfying the requirements of *Western Land Equities* for a pending ordinance, this ordinance satisfies the requirements of UCA 10-20-504 for temporarily dispensing with the public process required for land use regulations by finding a compelling, countervailing public interest in protecting the City and its current water rights holdings, current culinary water sources, and existing development projects from water rights conveyed to the City under the City's exaction requirement for new developments when those water rights are not associated with a developed or identified developable water source; and,

WHEREAS, following approval of this Ordinance and the temporary land use regulation proposed herein, the City Council will have a maximum of six months to comply with the statutory land use regulation enactment and amendment process to enact a permanent regulation:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOEELE CITY COUNCIL as follows:

1. This Ordinance 2026-05 is hereby approved; and,
2. The temporary land use regulation enumerated and described in this Ordinance 2026-05 is hereby temporarily enacted (namely, the above-referenced amendment of TCC Section 7-26-3(1)); and,
3. This Ordinance 2026-05, and the temporary land use regulation enacted thereby, are effectively immediately, as authorized by the Tooele City Charter; and,
4. For the duration of this temporary land use regulation, the City may reject water rights conveyed as part of a land use application that the City deems deficient, including for not being associated with a developed or identified developable water source; and,
5. This Ordinance 2026-05 shall be in effect until a land use regulation is enacted following the regular Planning Commission and City Council public processes required by the Utah Code and the Tooele City Code, but in no event for longer than six months; and,
6. The City Administration is hereby instructed to prepare an ordinance consistent with this Ordinance 2026-05 for consideration by the Planning Commission and City Council; and,

7. Should a new land use regulation governing water rights exactions not be enacted within the six-month period referenced above, the existing City Code provisions will govern; and,
8. This Ordinance 2026-05 and its temporary zoning regulation shall have binding application upon all land use applications submitted after the date on which proceedings formally began to amend the TCC Section 7-26-3, that date being March 4, 2026 (the date of the City Council work meeting agenda for which the subject matter of this Ordinance was identified and noticed); and,
9. As required by Utah Code Section 10-20-504 and *Western Land Equities*, the City Council hereby makes a finding of a compelling, countervailing public interest in retaining the discretion to refuse water rights for reasons of insufficiency, including for not being associated with a developed or identified developable water source, as described in the recitals, above; and,
10. Similarly, the City Council hereby finds that in failing to approve this Ordinance 2026-05 and enact this temporary land use ordinance, land use applications could be approved and vested contrary to the legislative policies otherwise enacted by the City Council, including in TCC Chapter 7-26.

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

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

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

(If the mayor approves this ordinance, the City Council passes this ordinance with the Mayor's approval. If the Mayor disapproves this ordinance, the City Council passes the ordinance over the Mayor's disapproval by a super-majority vote (at least 4). If the Mayor neither approves nor disapproves of this ordinance by signature, this ordinance becomes effective without the Mayor's approval or disapproval. UCA 10-3-704(11).)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, City Attorney

TOOELE CITY CORPORATION

ORDINANCE 2026-06

AN ORDINANCE OF TOOELE CITY AMENDING TOOELE CITY CODE SECTION 6-7-4 REGARDING THE IMPOSITION AND COLLECTION OF FEES FOR IMPOUNDED ANIMALS.

WHEREAS, Utah Constitution, Article XI, Section 5 directly confers upon Utah's charter cities, including Tooele 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, UCA 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, Tooele City Code Title 6 governs the Animal Control Division and the Animal Shelter, and Tooele City Code §6-7-4 specifically regulates the imposition and collection of fees in connection with animals that have been impounded; and,

WHEREAS, City Administration recommends amending Tooele City Code §6-7-4 as shown in Exhibit A, in order to clarify and update notice and collection procedures:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that the amendments to Tooele City Code §6-7-4 as shown in Exhibit A are hereby enacted.

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

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

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, City Attorney

Exhibit A

Proposed Amendments to Tooele City Code §6-7-4

CHAPTER 7. IMPOUNDING

6-7-1. Animals to be impounded.

6-7-2. Case report.

6-7-3. Disposition of impounded animals.

6-7-4. Fees.

6-7-1. Animals to be impounded.

(1) Officers have authority to place dogs and cats taken into custody into an animal shelter.

(2) The following dogs and cats may be taken into custody and impounded without the filing of a complaint:

(a) any animal being kept contrary to Tooele City Code Title 6;

(b) any animal creating a nuisance;

(c) any animal required to be licensed which is not licensed. An animal not wearing a tag shall be presumed to be unlicensed;

(d) any sick or injured animal whose owner cannot be located after reasonable effort;

(e) any lost, strayed, or abandoned animal;

(f) any animal required to be vaccinated for rabies which is not so vaccinated;

(g) any animal to be held for quarantine;

(h) any animal at large;

(i) any animal that has attacked a person or domestic animal; and,

(j) any animal that has bitten a person or domestic animal.

(3) The following dogs and cats shall be immediately taken into custody and impounded:

(a) any animal that has bitten a person or a domestic animal without provocation;

(b) any animal that has been determined to be dangerous pursuant to Section 6-5b-6; and,

(c) any animal previously designated as a potentially dangerous animal that is not being kept under the conditions imposed pursuant to Sections 6-5b-6 or 6-5b-7.

(Ord. 2023-32, 08-03-2023) (Ord. 2017-07, 03-15-2017)

(Ord. 2003-28, 12-17-2003) (Ord. 1994-02, 01-11-1994)

6-7-2. Case report.

Officers shall complete case reports on all impounded animals, which reports shall include, as applicable:

(1) a detailed description of the animal, including tag number, if present;

(2) the reason for and the date of impound;

(3) the location of the pickup;

(4) the name of the officer picking up the animal;

(5) the name and address of any person relinquishing an animal to the officer or to the animal shelter;

(6) the name and address of the redeemer or purchaser;

(7) all expenses accruing during impoundment;

(8) all fees received; and,

(9) the manner and date of disposal.

(Ord. 2017-07, 03-15-2017) (Ord. 2003-28, 12-17-2003)

(Ord. 1994-02, 01-11-1994)

6-7-3. Disposition of impounded dogs and cats.

(1) Except as otherwise provided in Title 6 (i.e., for dangerous or quarantined animals), any impounded dog or cat may be redeemed from the Shelter by its owner during the impound period upon payment of the applicable fees.

(2) During impound, reasonable efforts shall be made to identify the animal's owner and give such owner notification of the impoundment. Notice shall be deemed given when contact is made by telephone or in person, or when a written message is left at the last known address of the registered owner.

(3) The owner of an impounded animal must redeem the animal within 5 business days after notification. Failure to so redeem the animal shall indicate that the animal is abandoned and subject the animal to immediate adoption, rescue, humane destruction, or other disposition.

(4) Each impounded, unredeemed animal shall be kept a minimum of 5 business days after impound, except as otherwise provided in this Title 6.

(5) Following impound, animals which are not redeemed, except for those animals quarantined under the provisions of Section 6-6-7, held under the provisions of Section 6-5b-5, or confined by court order, may be adopted out, delivered to a rescue organization, humanely destroyed, or otherwise disposed of. The Division shall not sell or adopt out any animal that has not been spayed or neutered.

(6) Quarantined animals not redeemed by their owner within 5 business days after the quarantine is ended shall be subject to immediate adoption, rescue, humane destruction, or other disposition.

(7) Any animal voluntarily relinquished or surrendered by its owner to the Division or the Shelter may be immediately adopted out, delivered to a rescue organization, humanely destroyed, or otherwise disposed of.

(8) At the discretion of a Division or Shelter supervisor, any impounded animal having or suspected of having a serious physical injury or a contagious disease requiring medical attention may be released to the care of a veterinarian, with the consent of the owner. The owner shall be responsible for all costs and fees.

(9) When, in the judgment of a Division or Shelter supervisor or officer, an impounded animal must be destroyed for humane reasons or to protect the public from imminent danger to persons or property, the animal may be destroyed without regard to any time limitations otherwise established herein and without court order.

(Ord. 2023-32, 08-03-2023) (Ord. 2017-07, 03-15-2017)

(Ord. 2008-11, 11-05-2008) (Ord. 2003-28, 12-17-2003)

(Ord. 1994-02, 01-11-1994)

6-7-4. Fees.

(1) Fees relating to impounded animals shall be contained in the Tooele City Fee Schedule.

(2) If the owner of an impounded animal is identified, then the owner shall at the time of the disposition or redemption of the animal be given notice of the incurred costs and fees. Incurred costs and fees shall

include all applicable impounding, boarding, veterinary, licensing, rabies vaccination, and other costs and fees reasonably related to the impoundment of the animal. Notice shall be deemed given when hand-delivered to the owner or sent by first-class U.S. mail to the last known address of the owner.

(32) Except as otherwise provided in Title 6, the owner of an impounded animal, or the owner's agent, may redeem the animal before disposition, provided all ~~applicable impounding, boarding, veterinary, licensing, rabies vaccination, and other~~ incurred costs and fees ~~and costs~~ are first paid.

(43) No ~~impound~~ fee shall be ~~charged~~ ~~charged~~ for:

(a) the impoundment of a suspected rabid animal if the reporting person complies with Chapter 6-6; or,

(b) the impoundment of an animal:

(i) not found to be either potentially dangerous or dangerous after a hearing under Chapter 6-5b; and,

(ii) regarding which criminal charges are declined.

(54) Except as otherwise stated in this Section, the owner of an impounded animal is liable for all ~~impound, disposition, and other~~ incurred costs and fees under this Chapter. ~~which if not voluntarily paid within 30 days of the notice of incurred costs and fees, the incurred costs and fees may be collected using any or all of the following:~~

(a) referral to the City Finance Department or a third-party collection agency;

(b) referral to the City Attorney's Office to initiate a civil action for recovery of the debt; and,

(c) any other legal remedy available under law ~~collected through a civil action or by being added to the owner's tax or utility bill.~~

(5) Persons may obtain any animal not timely redeemed by its owner for a fee per animal established in the Tooele City Fee Schedule, plus the costs of license, spay, neuter, and rabies vaccination, as applicable.

(Ord. 2026-16, __-__-____)(Ord. 2023-32, 08-03-2023)
(Ord. 2017-07, 03-15-2017) (Ord. 2008-11, 11-05-2008)
(Ord. 2003-28, 12-17-2003) (Ord. 1994-02, 01-11-1994)

City Council Work and RDA Meeting Minutes

Date: March 4, 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
Melodi Gochis
Jon Gossett

Staff Present

Maresa Manzione, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Public Works Director
John Perez, Economic Development Director
Darwin Cook, Public Works Director
Kelley Anderson, Planning Commissioner
Chris Sloan, Planning Commissioner
Andrew Aagard, Community Development Director
Police Chief Adrian Day
Paul Hansen, City Engineer
Shannon Wimmer, Finance Director
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder

Minutes Prepared by Teresa Young

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:30 p.m.

2. Roll Call

Councilman Gossett, Present
Councilwoman Gochis, Present
Councilman Hansen, Present
Councilman McCall, Present
Chairman Brady, Present

3. Mayor's Report

Mayor Manzione reported that the state legislative session is in its final week, with more than 1,000 bills introduced and just over 200 passed so far. Several hundred additional bills are expected to pass before the session concludes, including some related to taxes and elections that could affect the city, which will continue to be monitored.

Mayor Manzione also announced that the city's Tree City USA application was approved by the Arbor Day Foundation, officially renewing the city's designation.

Additionally, the city participated in recent ribbon cuttings for new businesses, including Pizza Pie Cafe and Jersey Mike's, with more expected later this month.

Mayor Manzione also reported that she met with representatives from JustServe, who are interested in partnering with the city to potentially designate it as a JustServe community. More information will be provided as discussions continue.

4. **Council Members' Report**

Councilman McCall reported that he attended several ribbon cuttings for new local businesses during the week. He also attended the Historical Preservation Committee meeting, where efforts are underway to document and preserve local history. He encouraged community members to share historical information, stories, or locations related to Tooele and Tooele County, particularly from older generations, so they can be recorded and preserved for future generations.

Councilman Hansen reported attending the Planning Commission meeting the previous week, noting there was productive discussion on several items. He also met with a developer who presented plans for a potential project.

Councilwoman Gochis reported attending the Fire Department banquet on February 21, thanking Chief McCoy and the fire department staff for their service to the community. She noted the event was well attended and highlighted the department's accomplishments over the past year. She also attended the Legislative Policy Committee meeting on February 23, a tour of the Pederson Industrial Depot on February 26, and a ribbon cutting for Hot Worx near Macey's. In addition, she participated in two legislative sessions and another Legislative Policy Committee meeting at the Utah State Capitol, noting that many actions are taking place as the legislative session approaches its conclusion that may affect the city. Finally, she attended the Jersey Mike's ribbon cutting, congratulating the business and recognizing the continued growth of new businesses in the community.

Councilman Gossett reported attending the Firefighters Banquet, noting it was a great opportunity to see the department's accomplishments over the past year. He also met with Councilman Hansen and a developer to hear about the project plans.

Chairman Brady reported attending the North Tooele City Special Service District meeting, noting appreciation for the district's efforts in maintaining the area, which has been well-kept for over 20 years. He also mentioned meeting with developers and speaking with residents about concerns, including ongoing issues with residential parking, which will be addressed during the meeting.

5. **Discussion Items**

- a. **Discussion on Proposed Amendments to Tooele City Code 7-4-7; Parking Location, Regarding Front Yard Parking in Residential Zoning Districts**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard reviewed a proposed ordinance amendment addressing residential parking, originally presented on December 3. The ordinance is intended to limit vehicle parking in front, side, and rear yards while preserving the visual integrity of residential properties. The Council had previously expressed preference for Option No. 3, which defines the front yard area adjacent to the driveway as extending into the side yard. The proposal allows parking on the driveway, the side yard next to the garage or carport, and the rear yard where no garage exists, with all parking areas required to be paved. A graphic illustration was provided to help the public understand permitted and prohibited areas.

Mr. Aagard outlined the pros and cons, noting the ordinance could reduce front-yard parking issues while maintaining reasonable property use, though some residents may perceive it as an intrusion on property rights. Examples of compliant and non-compliant properties were reviewed, and Council discussion focused on backyard vehicle storage, landscaping, enforcement procedures, timeframes for compliance, and challenges with corner lots, circular driveways, accessory dwelling units, multiple driveways, and large vehicles such as trailers or RVs. Councilmembers emphasized balancing neighborhood aesthetics with property rights, and staff confirmed that existing enforcement procedures and tiered fines would be applied with flexibility.

The Council agreed to forward the proposed amendment to the Planning Commission for review and to revisit the matter at a future work session after receiving the Commission's recommendations. Additional refinements, including adjustments for circular drives, side yards, and parking on both sides of the house where practical, will be considered before final adoption.

b. **Discussion on Ordinance Amendment 7-26: Water Rights**

Presented by Paul Hansen, City Engineer

Mr. Hansen advised that the council discussed reintroducing a temporary land use ordinance related to water rights, originally adopted in June 2025 as Ordinance 2025-10 but not fully implemented due to staff transitions, including the retirement of the city attorney. The ordinance is intended to give the city discretion to evaluate water rights offered for municipal use under Title 7-26, ensuring they are sufficient in quantity, flow, and source, are associated with a documented and developable water supply, and meet city drinking water standards before acceptance. It does not change existing water quantity requirements or impose punitive measures; it simply allows the city to manage water rights responsibly and protect the interests of residents.

The ordinance would have a six-month temporary lifespan, be assigned a new number for 2026, and be reviewed by the Planning Commission as a Title 7 action before returning to the council for final adoption following a public hearing. Council discussion clarified that the ordinance would prevent accepting over-allocated or undeveloped "paper" water rights, ensuring water rights acquired can be practically and safely used to supply the city. Examples were provided to illustrate scenarios where water rights might not be acceptable, emphasizing the city's ability to prioritize reliable sources and manage municipal demand. Council members agreed with the proposed approach and supported

moving forward with Planning Commission review and subsequent council consideration.

6. **Closed Meeting**

~ *Litigation, Property Acquisition, and/or Personnel*

There was no need for a closed session.

7. **Adjourn**

Chairman Brady adjourned meeting at 6:17 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 March, 2025

Justin Brady, City Council Chair

City Council Business Meeting Minutes

Date: March 4, 2026

Time: 7:00 p.m.

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

Council Members Present

Justin Brady

Ed Hansen

Jon Gossett

Melodi Gochis

Dave McCall

Staff Present:

Maresa Manzione, Mayor

Matthew Johnson, City Attorney

Nathan Farrer, Public Works Director

John Perez, Economic Development Director

Kelley Anderson, Planning Commissioner

Chris Sloan, Planning Commissioner

Police Chief Adrian Day

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Loretta Herron, Deputy City Recorder

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

Chairman Brady called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. Roll Call

Councilman Gossett, Present

Councilwoman Gochis, Present

Councilman Hansen, Present

Councilman McCall, Present

Chairman Brady, Present

3. Mayor's Youth Recognition Awards

Mayor Manzione recognized two recipients of the Mayor's Youth Recognition Award. The first recipient, Collin Hammond of Stansbury High School, was nominated by his teacher, Chloe Sanders. Colin was recognized for his consistent effort in class, positive example to peers, and willingness to help and motivate classmates throughout the year

The second recipient recognized was Paisley Hanson, also a student at Stansbury High School and nominated by Chloe Sanders. Paisley was commended for her kindness and courage in standing up to a student who was being teased, demonstrating thoughtfulness and strong character. Mayor Manzione highlighted both recipients as exemplary students who set positive examples for their peers and the community. Attendees were encouraged to celebrate their achievements, and photos were taken with the awardees and council members to commemorate the occasion.

There was a brief pause in meeting for photos.

4. **Public Comment Period**

Chairman Brady opened the public hearing at 7:07 p.m.

James Hubbard, a resident on East Pinehurst, addressed the council regarding ongoing parking and access issues near his home. He emphasized that the bushes in the city's right-of-way are valued for their aesthetic appeal, support of local wildlife, drought resistance, and environmental benefits such as erosion control and cooling. He expressed concern that road widening or curb and gutter construction would be prohibitively expensive, disruptive, and could trigger seizures for his child with epilepsy, creating severe personal and financial hardship. James described the current parking situation—vehicles blocking the roadway and sidewalk—as unsafe and stressful for his family, affecting daily routines and overall well-being. He suggested a simpler, cost-effective solution: installing no-parking signs, which would enforce existing city code without removing the bushes. He provided photos to illustrate the issue.

Seeing no other members of the public coming forward, Chairman Brady closed the public hearing at 7:11 p.m.

5. **Public Hearing and Motion on Resolution 2026-10 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2025-2026**

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented the third quarter budget amendments to align the city's budget with unforeseen expenses and incoming funds. Adjustments include a transfer from the trust fund for buffalo statue-related work, a donation from Rio Tinto for the Tooele Valley Museum, and recording grant funds and municipal building authority fees. A \$1.8 million COG (Council of Governments) grant for the 2400 North and Berra Boulevard project was included, along with \$900,500 for the recently approved salt shed contract. The water fund required an additional \$200,000 for operations and maintenance, and the Redevelopment Agency requested \$908,000 from their fund balance for O Avenue roadway improvements. Other adjustments included \$100,000 for water meter replacements, a \$10,000 Carnegie Institute donation for library projects, \$60,000 for the Harvey subdivision housing authority impact fee, and recording donations and expenses for Shop with a Cop. Finally, \$20,000 was allocated for retiree benefits, and \$45,000 was added for new and replacement garbage cans.

Chairman Brady opened the public hearing at 7:15 p.m. Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:15 p.m.

Motion: Councilman Hansen moved to approve Resolution 2026-10. A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2025-2026. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis,

"Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

6. **Resolution 2026-09 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointment of Dorothy Manusakis to the Tooele City Historic Main Street Commission as a Commission Member**

Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution acknowledging the Mayor's appointment of Dorothy Manusakis to the Tooele City Historic Main Street Commission. Her appointment fills a vacant seat left when Councilman Gossett transitioned to the council representative role. Ms. Manusakis, owner of Hometown Bakery on Broadway, was highlighted for her connection to the Main Street district, which includes Broadway in the city's GIS map. Although she was unable to attend the meeting, her willingness to serve and contribution to the community were praised.

Motion: Councilwoman Gochis moved to approve Resolution 2026-09 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointment of Dorothy Manusakis to the Tooele City Historic Main Street Commission as a Commission Member. Councilman Gossett seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye", and Chairman Brady, "Aye". The motion passed 5-0.

7. **Resolution 2026-14 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for the Tooele Flex Spaces Development at 1121 West Utah Avenue**

Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution regarding the Tooele Flex Spaces development at 1121 West Utah Avenue, near the intersection with Tooele Boulevard. The development had previously been approved in May 2023, but the approval had expired. The current request is for 1.5 acre-feet of water rights, consistent with the prior approval. The project is estimated to create approximately 120 jobs, with a total capital investment of just over \$5 million, though the exact businesses are not yet confirmed. Each flex space unit is proposed to have its own restroom, so no unusual water demands are anticipated. The council was informed that this request aligns with the city's November 2023 policy regarding the two-year expiry for vertical construction.

Motion: Councilman Hansen moved to approve Resolution 2026-14 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for the Tooele Flex Spaces Development at 1121 West Utah Avenue. Councilman Gossett seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

8. **Ordinance 2026-04 An Ordinance of Tooele City Amending Tooele City Code Chapters 10-2 and 10-3 Regarding Parking in the Public Rights-of-Way**

Presented by Adrian Day, Police Chief

Police Chief Adrian Day presented an update on proposed revisions to the city's parking code. He explained that Code 10-2-5, which currently addresses parking enforcement at Tooele High School, is confusingly worded. The proposed changes would repeal that section and move the regulations to Code

10-3-1, expanding enforcement to all public-school properties, including Desert Peak and other schools. Updates include requiring valid vehicle insurance in city-owned parking lots, compliance with state law changes (only one license plate required), clarifying large vehicle definitions, and adding missing descriptions in code sections. These changes would allow the city to take action on parking violations, such as large vehicles, sidewalk or hydrant blockages, and accidents where insurance information is needed. Chief Day noted that while this code hasn't been heavily used at high schools, the revisions provide clearer authority and enforcement tools.

Motion: Councilman McCall moved to approve Ordinance 2026-04 An Ordinance of Tooele City Amending Tooele City Code Chapters 10-2 and 10-3 Regarding Parking in the Public Rights-of-Way. Councilman Hansen 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.

9. **Resolution 2026-11 A Resolution of the Tooele City Council Approving an Agreement with M&M Asphalt Services, Inc., for the 2026 Roadway Maintenance Project, Schedule A**
Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented a resolution regarding a slurry seal project covering approximately one mile of roadway in the Bevan Estates and Vista Meadows subdivisions. He explained that the contractor provided a bond to fund the slurry seal as part of the development, allowing the city to complete the work when weather conditions were favorable rather than waiting for full development completion. The project was competitively bid, resulting in a favorable price for the city.

Motion: Councilman Gossett moved to approve Resolution 2026-11 A Resolution of the Tooele City Council Approving an Agreement with M&M Asphalt Services, Inc., for the 2026 Roadway Maintenance Project, Schedule A. Councilwoman Gochis 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.

10. **Resolution 2026-12 A Resolution of the Tooele City Council Approving an Agreement with Staker & Parsons Companies for the 2026 Roadway Maintenance Project, Schedule B**
Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented an update on the 2026 roadway maintenance project, which will include approximately 11 miles of roadway. The project features extensive chip sealing to rehabilitate the roads and extend their lifespan. A significant portion of Vine Street, from Main Street up toward the golf course, will be included.

Motion: Councilman Hansen moved to approve Resolution 2026-12 A Resolution of the Tooele City Council Approving an Agreement with Staker & Parsons Companies for the 2026 Roadway Maintenance Project, Schedule B. Councilman Gossett seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

11. **Resolution 2026-13 A Resolution of the Tooele City Council Approving an Agreement with Black Forest Paving, LLC, for the 2026 Roadway Maintenance Project, Schedule C**
Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented a portion of the 2026 roadway project involving a roto-mill and overlay for two areas: Canyon Overlook Drive at the top of Skyline Drive; and 2000 North from State Route 36 to Aaron Drive, near the Maverik and hospital. The project aims to restore the road surfaces to a smooth, standard level, with Canyon Overlook receiving about 1.5 inches of asphalt and 2000 North about 2 inches. Work on 2000 North will primarily occur at night to minimize daytime traffic impacts, and roads will remain drivable in stages during construction. The project is scheduled to start before June and be completed by August.

Motion: Councilman Gochis moved to approve Resolution 2026-13 A Resolution of the Tooele City Council Approving an Agreement with Black Forest Paving, LLC, for the 2026 Roadway Maintenance Project, Schedule C. 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. Invoices & Purchase Orders

Presented by Shilo Baker, City Recorder

Ms. Baker presented one invoice for council approval. The invoice, totaling \$34,024.45 to Owen Company, is for a new pump and cylinders to replace worn components on the main jetter used to clean sewer lines, ensuring the equipment can return to service.

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

13. Minutes

~February 18, 2026 Work Meeting Minutes

~February 18, 2026 Business Meeting Minutes

There were no corrections to the minutes.

Motion: Councilman McCall moved to approve the February 18, 2026 Work Meeting Minutes, and the February 18, 2026 Business Meeting Minutes. Councilman Hansen seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye";

14. Adjourn

Chairman Brady adjourned the meeting at 7:33 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 March, 2026

Justin Brady, City Council Chair