

**Tooele City Council and the
Tooele City Redevelopment Agency of Tooele City, Utah
Work Session Meeting Minutes**

Date: Wednesday, April 5, 2017

Time: 5:00 p.m.

Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairwoman Debbie Winn

Scott Wardle

Dave McCall

Brad Pratt

City Employees Present:

Mayor Patrick Dunlavy

Glenn Caldwell, Finance Director

Jim Bolser, Director of Community Development and Public Works

Michelle Pitt, Recorder

Derrick Larson, Assistant City Attorney

Rachelle Custer, City Planner

Paul Hansen, City Engineer

Randy Sant, Economic Development and Redevelopment Agency Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairwoman Winn called the meeting to order at 5:02 p.m.

2. Roll Call

Debbie Winn, Present

Scott Wardle, Present

Dave McCall, Present

Brad Pratt, Present

Steve Pruden, Excused

3. Discussion:

- Resolution 2017-18 A Resolution of the Tooele City Council Approving the Annexation of 49 Acres of Additional Sunset Estates Property into the North Tooele City Special Service District
Presented by Derrick Larson

Mr. Larson stated that this development began in 1999. This Resolution is to bring in an additional 49 acres to the North Tooele City Special Service District. Chairwoman Winn added that this development has been done phase by phase. Mayor Dunlavy said that this area wasn't in the service district, and they are asking to be in the service district. Chairwoman Winn stated that the developers said they will do the landscaping to match that on 400 West.

- Canyon Village – Rust – Preliminary Plan request
Presented by Jim Bolser

Mr. Bolser stated that Canyon Village – Rust is located at the north end of Broadway, near Pine Canyon Road, on the east side. The applicant has requested a preliminary plan for a subdivision. The applicant has submitted a plan that details two phases. Mr. Bolser went on to say that the project has been reviewed by staff and the Planning Commission and has been found to meet all preliminary design standards.

- Ordinance 2017-09 An Ordinance of Tooele City Amending the Tooele City General Plan, Land Use Element from General Commercial (GC) to High Density Residential (HDR) for Approximately 9.15 Acres of Property Located at Approximately 850 North 100 East

and

- Ordinance 2017-10 An Ordinance of Tooele City Amending the Tooele City Zoning Map for Approximately 9.15 Acres of Property Located Near 850 North 100 East from General Commercial (GC) to High Density Residential (HDR)

Presented by Jim Bolser

Mr. Bolser discussed both items together. Mr. Bolser explained that this applicant is requesting to amend the Land Use Element of the General Plan, and the Zoning Map for about 9 acres along 100 East, near the charter school. The development would be located in the field in between the charter school and the apartment complex. The applicant is requesting the zoning to be changed to high density residential for a multi-family housing project.

Councilman Wardle joined the meeting at 5:07.

Councilman Pratt asked if this was the same developer or property owner that owned the neighboring property. Mr. Bolser answered that he believed it was not. Councilman Wardle said that he had broader questions about all four ordinances, and about policy. Councilman Wardle said that these two ordinances refer to different places, and different situations, but that he had questions about both of them. He wanted the applicants to know that each are looked at separately, but he had similar questions about them.

Councilman McCall indicated that people had approached him with a couple of questions about this project, but that they all seemed to be in favor of it.

Chairwoman Winn suggested that Mr. Bolser introduce the next two items, and then Councilman Wardle could ask his questions.

- Ordinance 2017-11 An Ordinance of Tooele City Amending the Tooele City General Plan, Land Use Element from General Commercial (GC) to High Density Residential (HDR) for Approximately 8.81 Acres Located at Approximately 600 East 2400 North

and

- Ordinance 2017-12 An Ordinance of Tooele City Amending the Tooele City Zoning Map for Approximately 8.81 Acres of Property Located Near 600 East 2400 North from General Commercial (GC) to High Density Residential (HDR)

Presented by Jim Bolser

Mr. Bolser stated that this is a different application, but the same idea as the previous items. The applicants are looking to rezone the area in front of Liddiard's, along the frontage of 2400 North, to high density residential. Mr. Bolser said that this application was also to facilitate multi-family housing.

Councilman Wardle said that these are two competing applications: one is a property owner who has been trying to sell property for years, and has had a dividing vote from the Planning Commission. Councilman Wardle indicated that there was a letter that had six items listed in response to the Planning Commission meeting. The letter said that the City has an under-supply of multi-housing in Tooele. The letter also indicated that a housing study was done. Councilman Wardle asked the applicant if he had the housing study information with him. Alan Cohen, applicant for the 2400 North project, stated that they have had this piece of property which has been zoned general commercial for several years, and that they have not been able to do anything with it. They have a relationship with the Ritchie Group, which is a business that develops high residential, and they were asked to look in to it. The Ritchie Group asked Jeff Neese to look at it. Mr. Cohen indicated that Mr. Neese is an expert in this field. The applicant had a meeting with Cornerstone Residential, who manage the Cove Apartments. The Cove Apartment manager said that they have a higher demand than they have units for. The email that was sent to Ms. Custer that said a study was done, was actually an opinion, not a study.

Councilman Pratt said that he was struggling with this request because there hasn't been a study done to base it on. Councilman Pratt disclosed that he's a business owner in town, and that from his point of view, and of the businesses that are in the area of 2400 North, he struggled with the idea of mixing uses to the point of maybe threatening the success or viability of those businesses. He stated that he believed the situation on 100 East is a different situation because they aren't changing what's in the neighborhood. There's already high residential in that area. He again said that he's having a struggle with changing the zoning for the 2400 North project. He's reviewed

the history of the City annexing this property in to the City, what was there prior to the annexation, the way this was annexed in to the City, and the way it is currently zoned.

Councilman Wardle stated that he would like to see a couple of studies before he makes a decision. On 100 East, he is wondering what kind of traffic and/or safety issues this project would bring, and what kind of impact the City would see with this change. There's already a log jam near the school at 3:00, so he would like to see the impact this would bring with the large amount of units proposed in this area. On the other request, in a broader discussion, the RDA has talked about updating the high-density residential study and that's why he asked if the applicants had that. Councilman Wardle said that he believed the RDA study would be completed in about 2-4 weeks. He would like to see the impact of all the projects in the pipeline in that study. Part of the viability of the project is not only the high-density residential, but the townhomes, and what the saturation of the market is going to look like. Councilman Wardle went on to say that the City has had a number of developers begin projects and not finish them. The City has started to see a boom again. Before a drastic step is taken, Councilman Wardle would like to see the impact of that study. He said that the City has received competing letters: a letter was sent from the fish food place, which contrasts with the applicant's letter. Councilman Wardle felt that the current Council should look at the intent of the Council when the annexation was done. Almost nine years ago, the Council looked at Light Industrial (LI), but there were problems with LI because of limited access. Councilman Wardle expressed appreciation to the Planning Commission for their discussion on these items. He again said that the housing study would help with part of the competing issues. He also said that the Council needs a realistic idea of how many trucks travel up and down that road. Chairwoman Winn said that she also would like to see a traffic study because there's only one way in and out in that area. Councilman Pratt said that he would also like to see the studies. Chairwoman Winn said that the Council can't base the decision on sympathy, but should base it on facts, and then use best judgement. Councilman Wardle said that a traffic study should be completed for both sites.

Mayor Dunlavy asked if a traffic study was done when the school went in. Ms. Custer answered that she didn't think so. Mr. Bolser thought that there was a traffic study done, but said that they will check.

Mr. Cohen asked about the viability of public ground. He indicated that the property was bought in the boom. There hasn't been any interest in the property for years at any price. In the last couple of months, with the recent request, there has been serious interest. Councilman Wardle said that he didn't want to make a rash decision. He asked Mr. Hansen about water issues. He indicated that he would like to see some figures on water and wastewater. Chairwoman Winn said that the Council needed more information before these items could go to a business meeting for a vote.

Matt Carter, applicant for the 100 East project, asked if the traffic study on 1st East was the only issue for his project. He stated that people would be commuting, leaving at 7 am, then be at home at 5 pm. He felt that the new traffic would miss the high traffic times. Ms. Custer added that a traffic study would show that. Mr. Hansen said that a traffic study was done before the charter school was put in. That traffic study was based on the current zoning. Mr. Hansen stated that it would be good to look at traffic based on a change in the zoning. Mr. Hansen indicated

that when a site plan is brought in, is when they usually receive a traffic study. Mr. Hansen felt that the study that was done for the school would be outdated.

Mr. Cohen asked the Council what additional information they would like from them. The Mayor said that the City doesn't normally do traffic studies, so the developer should do it. Councilman Wardle said that they need to quantify whether there are 300 trucks on the road per day, or not.

Councilman McCall said that he didn't have a problem with the project on 100 East, but he has a concern with the proposed residential project at the 2400 North area. He said that the applicant said they did a study on the smell from the fish food plant. The applicant said that they couldn't smell anything. Councilman McCall said that they need to go down there while the plant is running. He felt that when they were there before, and did their study, the plant wasn't running. Councilman McCall expressed concern that after people buy housing in that area, they will come back to the City asking them to do something about the smell. If there is a development going in next to a fish food plant, the developer should do something about the smell - not the City. Councilman McCall said that he would like to see a development in that area, but he had a problem with homes going in there. The applicant agreed with that, and indicated that they will spend more time there. The applicant said that they work with Liddiard's quite a lot and have asked them about the smell. He also reminded the Council that Popeye's has been put in. The applicant indicated that he understood that it's their burden, to make sure they make a product that will go. The applicant added that he felt they were there while the fish food plant was running because he saw smoke coming out of the building.

Councilman Wardle clarified that the letter he was referring to said that there were 3000 trucks a year traveling up and down the road, operating 24 hours a day.

Mr. Larson read Mr. Baker's response to a letter from Mr. Cohen. Mr. Baker had said that he wanted some points read in to the minutes. Those points are attached as part of these minutes.

Chairwoman Winn would like Lisa Carpenter to put these ordinances and supporting documents in a separate folder for the Council. Chairwoman Winn summarized that the Council would like additional information: a traffic study on 100 East; and the housing and traffic study for the 2400 North project

Mr. Cohen said that he has some data, but not a full blown study. He asked if the Council would accept a letter from Mr. Neese. He also indicated that the residential portion of the project would be done in one phase, not multiple phases. The commercial would go in as it comes in.

4. Close Meeting to Discuss Litigation and Property Acquisition

Councilman Pratt moved to close the meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall "Aye," Councilman Wardle "Aye," Councilman Pratt "Aye," and Chairwoman Winn "Aye."

Those in attendance during the closed session were: Glenn Caldwell, Jim Bolser, Mayor Patrick Dunlavy, Derrick Larson, Michelle Pitt, Paul Hansen, Councilman McCall, Councilman Wardle, Councilman Pratt, and Chairwoman Winn.

The meeting closed at 5:53 p.m.

No minutes were taken on these items.

5. Adjourn

Councilman Wardle moved to adjourn the meeting. Councilman Pratt seconded the motion. The vote was as follows: Councilman McCall “Aye,” Councilman Wardle “Aye,” Councilman Pratt “Aye,” and Chairwoman Winn “Aye.”

The meeting adjourned at 6:19 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 19th day of April, 2017

Debra E. Winn, Tooele City Council Chair