

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

Date: Wednesday, April 19, 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
Steve Pruden

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Jim Bolser, Director of Community Development and Public Works
Michelle Pitt, Recorder
Roger, Baker, 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 5:00 p.m.

2. Roll Call

Debbie Winn, Present
Scott Wardle, Present
Dave McCall, Present
Brad Pratt, Present
Steve Pruden, Present

3. Discussion:

- Zoning Map and Land Use Discussion
Presented by Jim Bolser

Mr. Bolser explained that staff was asked to put together a presentation for the Council regarding properties currently zoned for multi-family development, and properties that have been requested to be rezoned for multi-family development. Mr. Bolser cautioned that the properties listed are *potential* properties, and not necessarily reality. Mr. Bolser divided the properties in to four sections, or four different types of development:

1. **City Property:**

Location	Current Zoning	Acreage*	Maximum Units
1000 North	GC	Unknown	Unknown
Near RR Tracks	HDR	8	126

2. **Recents** (properties and projects that the Council has had presented to them recently):

Location	Current Zoning	Acreage*	Maximum Units
2400 N	GC	8	128
100 E	GC	9	146
Broadway Apts.	R1-7	2	32
E. Vine/South of Golf Course	R1-7	13.5	60
Senior Project	R1-12	40	48
Canyon Village Rust	HDR	6 Lots	24

3. **Interest** (people have expressed interest but projects have not been brought to the Council yet):

Location	Current Zoning	Acreage*	Maximum Units
2000 - 2200 N. Main	LI	14	224
Near Bowling Alley	GC	18.5	298
Near Glen Eagles	HDR	25	200
1000 N (Matthews)	R1-7	26	416
Skyline	R1-7	9	25
Barbara Boss Prop.	LI	21	335

4. **Remaining** (zoned HDR, but haven't received recent interest in development):

Location	Current Zoning	Acreage*	Maximum Units
Across from Rust prop.	HDR	43.5	700**
1000 N (Crescent Court & Maples)	HDR	7.5	135
Next to USU	HDR	5	60

*Acreage is approximate

**Middle Canyon irrigation drainage goes through the middle of the property limiting what can be developed.

Key: GC – General Commercial
 HDR – High Density Residential
 R1-7 – Medium Density Residential
 R1-12 – Low Density Residential
 LI – Light Industrial

Mr. Bolser summarized the totals:

Category	# of Projects	Acreage	Units
City Property		8+	126
Recents	6	88	438
Interest	6	113.5	1500
Remaining		56	900
Total:	17 properties	266	3000 approx. potential units.

Councilman Pruden asked if there were any overtures from the school district as to what they were going to do with Harris Elementary. Mr. Bolser said that the school had received contact from potential buyers, but the City hasn't heard anything.

Mr. Sant explained that a study was done about two years ago, specifically on the 31 acres that the City owns, on whether a housing property could be put there, and what the absorption rate would be over time. An analysis was done looking at the market within a 12 mile radius. At the time, there were 150 total apartments in that 12 mile radius. In the past 15 years there have been 0-120 units approved every year, at an average of 43 apartments. There were no apartments built in 2006 and 2009. The study projected that in five years the demand would be 70 per year. The numbers shown by Mr. Bolser indicate that that would fill that projection. The City would be able to build 198 apartments on City property. The study showed that it would take about three years to absorb those. Mr. Sant thinks that the City has plenty of property to absorb what the market would be. Mr. Sant said that he felt the study needed to be updated because the market has changed. The updated study should be completed in 2-3 weeks.

The Mayor stated that he wanted to know how many potential multi-family housing areas the City really had. He thanked Mr. Bolser for the presentation and said that it helped him understand what may need to be done or not done. He said that his first feeling was that the last thing that the City should be doing is adding additional areas zoned as HDR. The numbers prove that it's not necessary. The Mayor said that he doesn't feel that the updated study will show that the City needs to change zoning to allow more HDR areas. The City is not having interest in doing high density, but that doesn't mean that the City can't take each project as they come in. Mr. Baker said the study may not have included the Cove at Overlake. Mr. Sant said that it did include the Cove, but it didn't show all the units, it only showed about half of what they had planned. Mr. Sant stated that an apartment project is feasible on the City's property for future

supply, but if the City has had 200 more units built since the study, it may not be applicable. If anyone wants to request a rezone to allow high density, they should do a similar study to see if those apartments would be feasible.

Councilman Wardle said that he remembered talking about project areas 10 years ago. They talked about zoning and project areas that possibly might turn in to low quality projects, with higher police calls. Once there is a flooding on the market, it causes problems. He said he appreciated the study because it helped the Council evaluate where they move in the future. He felt that the market should dictate demand rather than the developers dictate demand. Councilman Wardle requested that as requests come in, this summary gets updated and given to the Council and the Planning Commission.

Mayor Dunlavy stated that this study was for a 12 mile radius, but they can't discount the fact that other jurisdictions have projects going on. The Council and administration have been sensitive to the fact that they want to project who they are. In doing that, they do a lot of planning, and decided what does this Council, with their vote, want this city to look like. Some high density housing projects turn in to exactly what Councilman Wardle described, with high crime areas. Councilman Pratt said that it was important to emphasize that Commercial and LI need to be in particular areas. HDR could damage the commercial outlook. They need to be mindful of that in the vision and decide where they want commercial. Chairwoman Winn said that the City needs to be aware of the importance of creating jobs. If all the commercial space is taken up with housing, there won't be any more commercial that will create jobs for the residents. Councilman Wardle said that USU plans on the City's master plan to help bring in students. The City needs to have quality growth versus quantity growth.

Chairwoman Winn and Councilman Pruden thanked Mr. Bolser for the presentation and said it was very helpful.

- Sunset Estates Preliminary Plan
Presented by Jim Bolser

Mr. Bolser said that this is Phase 7 and is the next phase of Sunset Estates. The development will extend 400 West, and include 27 single family homes.

- Ordinance 2017-13 An Ordinance of Tooele City Amending the Tooele City Code Section 7-25-6 Regarding Permits for Temporary Special Event Signs
Presented by Roger Baker

Mr. Baker explained that this amendment regards the sign code, but does not require reopening the sign code. A couple of years ago, the Council enacted a code regarding temporary special event signs. In one area of the code it says that some temporary special event signs require permits. There is a small conflict because in another area of the code it says that all temporary special event signs are exempt from the permit requirement. Mr. Baker stated that the amendment reconciles a small conflict, but doesn't change the sign ordinance.

The Mayor talked about special event applications and the need for these events to have insurance certificates. Although it has been a big change, after the reason has been explained to applicants, they understand the reason insurance is required.

Councilman Pruden expressed concern about electronic signs. He thinks there are violations throughout the City. Ms. Custer said that notices regarding that very thing were sent out on Friday. Ms. Custer said that sign companies say that their signs are in compliance. Councilman Pruden stated that the brightness part cannot be in compliance, and said that St. Marguerites is extremely bright. Signs are supposed to have a dimmer switch installed. Mr. Bolser said that this issue becomes very seasonal. The City will try to stay on businesses to remind them that signs need to reset again. Councilman Pruden suggested that the code enforcement officer work on a few Saturdays to help with this issue. Chairwoman Winn said that there should be software that is similar on all signs, with a setting to not be brighter than what is allowed by law.

- Dispatch Fees
Presented by Scott Wardle

Councilman Wardle stated that he and Councilman Pratt will be attending the Council of Government's (COG) meeting tomorrow night to vote on dispatch fees. He explained that this topic has been discussed a couple of times in the last couple of months. The City had received numbers showing an 8% increase every year. Because of discussions between the City and County, the County has come back with 1.5 - 2% increase instead. There has been new legislation regarding equipment replacement, and fees. Councilman Wardle said that the City would like a 2-3 year agreement with 1.5% increase. There are two options: establish a special service district (SSD), with a board to regulate the costs, or a contract. In order to set up a special service district, it would need to go to the voters. Councilman Wardle asked the Council which option they would like. Councilman Pruden stated that he was not in favor of the SSD. He would like a contract instead. He said that the County would need to be held to the terms of the contract. Chairwoman Winn agreed. She liked the idea of a contract so that they would know what the cost would be. Mayor Dunlavy stated that the County tried to propose that Grantsville be raised 24.5% and Tooele 26%. Both Grantsville and Tooele said no. Grantsville and Tooele were carrying the load for everyone. Sheriff Park told the Mayor that the reason they needed to have such a large increase was to establish a contingency fund of half a million in case they needed to replace equipment. The Mayor asked why the City should give thousands of dollars that the County wasn't going to use. He was told that the phone system needed to be replaced. The Mayor said that they found out that the phone system was paid for with 911 fees, not the new fees assessed. No one knew they had paid for the phone system with the 911 fees. The Mayor did not want to give the money just on the basis that they might need it. The Mayor stated that dispatch services are needed, and with the legislative laws the fees will increase. The SSD would create an amount of money but he wondered who would decide how the money was spent. He stated that he would be opposed to the SSD unless there was a specific agreement with how and where the money would be spent. Councilman Wardle said that he was trying to see where the costs are in the dispatch center. He was serious about keeping their costs under control. Councilman Wardle said that he understood fluctuations each year, but couldn't see why there were substantial increases each year. He said that dispatch calls were actually down over the last few years.

Councilman Pratt stated that this has facilitated a closer look at how it is structured within the County. He expressed appreciation for the negotiations and talks with the Sheriff. The increases they were asking for were astronomical. Councilman Pratt felt there was no justification for the increases. COG started looking at what could be done to keep dispatch, but keep the costs down. He said that he was leaning against the SSD, and would rather go with a contract.

Councilman Wardle said that he and Councilman Pratt will vote against the special service district.

4. Council Reports

Councilman Wardle: USU's graduation is this Saturday. USU has been working with Kami Perkins, HR, for police officers to take classes at USU after POST. USU has created a pathway for an Associate's Degree. POST is not counted as college credit towards Criminology. Councilman Wardle said that he liked the direction President Crockett is going with the USU campus. There were concerns with the nursing program, and President Crockett is addressing those issues. USU just received a grant to outfit the labs in the science building. USU can now provide a computer science degree.

Councilman Pruden: Mr. Baker, Mr. Sant and Councilman Pruden attended the League of Cities and Towns training. While at that conference, he completed his open meetings training. He felt that Tooele City is doing things the right way, while other Cities may not be. Budgeting is transparent, with the budget available to the public. Councilman Pruden attended a legislative review. One legislative change is the distance now for businesses that serve alcohol to be from schools and churches has been cut to 300 feet. The State wants to collect online sales tax, but there's a problem with how it gets dispersed. He discussed the pros and cons of online broadcasting all public meetings. Councilman Pruden went on to say that he liked to encourage people to attend the meetings, so that they can ask questions. Herriman City says they have a way to chime in during the meeting. There was a discussion with the Utah Food Truck League. Councilman Pruden indicated that they have solidified a deal to have food trucks at Fridays on Vine. There is a change in home occupation licensing that will require the City to amend our business license ordinance.

Mr. Baker indicated that he has a list of ordinances that will need to be implemented with the new legislative laws that are going in to effect.

Councilman Pratt: He is glad to be back on the CTC board. CTC is in the process of putting together a set of bylaws for the CTC board. The bylaws would outline the terms of the chair and functions of the board. Allison McCoy is currently the Chair. Councilman Pratt suggested that CTC have Mr. Baker review the bylaws. CTC is going to be a lot more involved with parents and principals putting programs in the schools, and having parents go in the schools. Councilman Pratt praised CTC for the work done in the community and feels that they have had a lot of success. CTC is looking for members to serve on the board. He asked Council members to let him know if they knew of someone to serve on that board.

Councilman Pratt indicated that he would update the Council after the COG meeting to let them know what happened at the meeting. The arts council has the Fridays on Vine schedule set. He said he was happy with what has been done with the stage.

Councilman McCall: There wasn't a library meeting.

Chairwoman Winn: At the North Tooele City Special Service District meeting, they did their training. Their next meeting is May 11.

The Mayor stated that because of the bad fire last year, administration has come up with a plan. The City will go around and identify open fields. They will make recommendations for code amendments to make the penalty more severe for those allowing weeds to get out of control. The amendment will also require the perimeter to be expanded to 30 feet instead of 15. Fire department inspectors will go around on Fridays and sometimes on Saturdays, to tell people that they need to cut their weeds, and inform them of the penalties if they don't. If they don't cut their weeds, the City will cut them and bill them for the cost. A lien may be placed on the property if necessary. The City will be more aggressive. The fire department and administration will work together.

5. Close Meeting to Discuss Litigation and Property Acquisition

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

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

The meeting closed at 6:20 p.m.

No minutes were taken on these items.

6. Adjourn

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

The meeting adjourned at 6:50 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 3rd day of May, 2017

Debra E. Winn, Tooele City Council Chair