

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

Date: Wednesday, January 16, 2019
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Steve Pruden, Chair
Dave McCall
Scott Wardle
Brad Pratt
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Glenn Caldwell, Finance Director
Roger Baker, City Attorney
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Andrew Aagard, City Planner
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Randy Sant, Redevelopment Agency Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pruden called the meeting to order at 5:00 p.m.

2. Roll Call

Steve Pruden, Present
Dave McCall, Present
Scott Wardle, Present
Brad Pratt, Present
Melodi Gochis, Present

3. Discussion:

- Council Chair and Board/Committee Assignments

Council Member Pratt stated that the RDA Chair and Vice Chair positions would be voted on in the RDA meeting later tonight. Mr. Baker added that the Council could discuss those positions in this meeting because this meeting was noticed as a joint meeting. Council Member Pratt said that the RDA Bylaws dictated that it be taken care of in the RDA meeting.

Council Member Wardle said that traditionally the Council has stayed in a two year cycle. Unless there was a feeling on the Council to make changes, he suggested that they stay in their current positions. Council Member Pratt expressed appreciation to the Mayor and her work with the Council, and recommended that the Chair and Vice Chair stay to for another year. Council Member Gochis agreed. She indicated that she was happy with her committee assignments that she has, but asked if other committees could be added. Council Member McCall agreed to leave committee assignments as they are.

Chairman Pruden stated that he is no longer attending the Utah League of Cities and Towns Legislative Policy meetings, and asked that someone else serve on that committee. The Mayor indicated that there are three seats on this committee, and that she and Mr. Baker fill two of the seats. Chairman Pruden added that the committee meetings only run for about 11 weeks, January through March, when the legislature is in session. Council Member McCall indicated that he would like to serve on this committee.

No other changes were proposed to the current list.

Mr. Bolser stated that in past meetings it had been discussed of having a subcommittee for code text amendments when they are of a larger scale, or on a chapter scale. The subcommittee would work through ideas and brings drafts back to the Council. There are currently two issues for such a subcommittee to discuss: parking and multi-family zones. Council Member Wardle indicated that he would serve on a subcommittee for the proposed parking amendments, and Council Member McCall volunteered to serve on the subcommittee for the proposed multi-family amendments.

The Council asked about subcommittees for water districts. Chairman Pruden explained that Mr. Evans was still discussing this issue with the irrigation companies. As that comes available, the Council will address it at that time.

- Traffic and Utility Modeling Related to the Berra Boulevard Zoning Map Amendment Request
Presented by Jim Bolser

Chairman Pruden reminded those in attendance that this was not a public meeting and not a time for comment. He added that there would be a business meeting at a later date which would be a time for the public to comment.

Mr. Bolser stated that the Planning Commission held a public hearing regarding this application. After that meeting, when it was brought before the Council for discussion, the Council requested

that three items be prepared and addressed: water modeling, wastewater modeling, and a traffic study. The traffic study was done by Joe Perrin, with A Trans. Mr. Bolser introduced and turned the time over to Mr. Perrin who explained the traffic study.

Mr. Perrin stated that the current intersections function, but there is a need to expand them. Mr. Perrin explained that he compared what was proposed versus what it was zoned for. He found that yes, there would be additional traffic with the proposed development. He said that the primary concern is Aaron Drive because it is close to SR36. The road was installed closer to Main Street than what is usually installed. He recommended: additional striping on the southern approach to Aaron Drive to create a separation between the left turn movement and the right turn movement; striping and signing the intersection with "DO NOT BLOCK" signs to minimize queue stacking through the intersection; and discussing with UDOT the possibility of a half cycle in the morning peak period at 2000 North and Main Street to reduce the queue.

Council Member Gochis asked if they took in to consideration the impact a new high school in that area would have on the traffic. Mr. Perrin said that they considered students coming in to the school, and parents going out.

Council Member Wardle said that the homes on Berra Boulevard and the homes currently north of the hospital would probably take 2400 North. Mr. Perrin said that the high school traffic and people north would probably travel on 2400 North, and people on the south would use 2000 North.

Chairman Pruden stated that it was important, as they consider the rezone, to include the high school students and the anticipated traffic. He added that he was concerned that this development, if approved as proposed, would make the left turn lane off Aaron Drive undersized. He also expressed concern about the back up on the highway which might interfere with emergency services getting in to the hospital.

Chairman Pruden went on to say that the City can't penalize Maverick for being where they are. He felt they are an asset to that part of town. He said that in making this decision, the Council has to entertain all of the factors and can't allow any further impediment of the accessibility of the hospital.

Council Member McCall agreed, but stated that he felt that when the entrance was put there it was poorly designed. Council Member McCall added that either the City or UDOT needed to deal with it because of the entrance on to SR36. Chairman Pruden asked if the City should talk with UDOT to entertain a fix at that intersection, or to extend the right turn lane off Main Street. Mr. Hansen said that the City should talk with UDOT.

Council Member Wardle asked if UDOT agreed to the half cycle, as suggested in the traffic summary. Mr. Hansen said that they hadn't, but said that the City has begun this discussion with them. Chairman Pruden asked the City to broaden that discussion with UDOT to include the other issues discussed in this meeting.

Mr. Hansen stated that state law and City policy require that the City report on the impact this development would have on water and wastewater. Hansen, Allen & Luce has been contacted to prepare a report on this impact, and contracts will be brought before the Council at their next meeting. Mr. Hansen added that this development can be supported, but a secondary feed under the railroad track needs to be added in to the development near 1280 North where it bends behind Walmart, to feed a water line. An additional pipe would help supply needed water for fire flow. If the development were to be built today without the secondary feed, the area would drop by about 6 pounds of pressure for the homes in that area. Mr. Hansen said that the drop in water pressure would be felt by the homes there because they are at the high end of the pressure zone. State law only requires the pressure to stay at 20 pounds, but the City likes to keep it at 50 pounds or more. Mr. Hansen added that the full water model plan wouldn't be available for several months.

Mr. Hansen said that the sewer lines in this area were sufficiently sized and no updates would be needed. He stated that there would be some impact to the interceptor at some point in the future, but not because of this development only. At some point the sewer line would need to be upgraded because of overall increased development.

- Council Financial Training
Presented by Glenn Caldwell

Mr. Caldwell indicated that City staff would like some input from the Council as to which items they would like brought before them for approval. Currently, the Mayor approves invoices from \$1,000 - \$20,000, and the purchasing agent approves invoices up to \$1,000.

Chairman Pruden said that he was pleased in the way the Mayor and Mrs. Pitt bring items before the Council. He suggested that the process continue as it has been. Council Member Wardle said that he would like dispatch fees brought before them, because they have a tendency to get out of control. He added that he felt the auditors' contract should come before the Council because the Council appoints the auditors.

After a short discussion, it was decided that the following would be brought before the Council:

Legal fees that are over \$20,000,
Contracts for large amounts, but not progress invoices,
Contracts for services, but not progress payments.

The Council also requested that detailed budget reports be uploaded to Google drive.

- Resolution 2019-01 A Resolution of the Tooele City Council Consenting to the Mayor's Appointments to the Tooele Valley Museum Advisory Board
Presented by Mayor Debbie Winn

Mayor Winn stated that the Museum Board has not been functioning for many years. The City has finally found people that are qualified and willing to serve. She explained that those appointed will serve for a four year term. There's a minimum of seven members on the board,

but they can have more than that. She added that this board will help Stephanie Statz, who is running the museum, decide what should and shouldn't be in the museum. Mayor Winn stated that the Army Depot is working with the museum on a display for the army depot.

Chairman Pruden asked if Ms. Statz could liaison with other museums to put everything that is museum related under one umbrella. The Mayor answered that Ms. Statz has reached out to the Daughters and the Sons of the Utah Pioneers and will include them.

Council Member McCall said that he would like to see the Daughters and Sons be able to do more advertising to let more people to know what great museums the City has.

- Resolution 2019-06 A Resolution of the Tooele City Council Surplusing and Approving the Sale of the Dow James Baseball Field to the Tooele County School District
Presented by Mayor Debbie Winn

Mayor Winn indicated that the City is asking the Council to surplus the Dow James baseball field and that the school district purchase it. She said she received a letter from Dan Dow, a relative of the field's name sake, who said that there are a lot of people who don't know where the name came from. Mayor Winn explained that the name came from when some fire fighters that lost their lives while serving. Lauren Dow is the only officer who has lost his life in the line of duty. She went on to say that it is important that the City recognize the service, and would like to put up a permanent marker at this property. The Mayor said that the City could ask the school district to name the field Dow James, but that they can't require it. She felt that the school would be amenable to naming it.

- Readopt Resolution 2018-30 A Resolution of the Tooele City Council Approving the Annexation of 7.85 Acres of Providence Tooele LLC Property into the North Tooele City Special Service District
Presented by Michelle Pitt

Mrs. Pitt explained that this Resolution was adopted in September of 2018, but the accompanying plat hadn't yet been signed by all parties. The plat has now been signed, but the paperwork has to be submitted to the Lt. Governor's Office within 30 days in order to be valid. This requires the Council to readopt the Resolution so that the paperwork can be submitted within the 30 day timeframe.

- Resolution 2019-09 A Resolution of the Tooele City Council Approving a Contract with Hansen Allen & Luce for an Update of the Culinary Water System Master Plan
Presented by Paul Hansen

AND

- Resolution 2019-10 A Resolution of the Tooele City Council Approving a Contract with Hansen Allen & Luce for an Update of the Wastewater Collection System Master Plan
Presented by Paul Hansen

Mr. Hansen stated that there was a discussion a few weeks ago for Hansen Allen and Luce to update the water master plan and sewer master plan. These contracts will be presented before the Council at their next meeting tonight.

- Preliminary Subdivision Plan for Sunset Estates, Phase 8, a 24-lot Subdivision on 10.7 Acres at Approximately 2300 North 400 West
Presented by Jim Bolser

Mr. Bolser stated that this is the next phase of the Sunset Estates Subdivision and is located at the corner of what will become the 400 West 2400 North intersection.

- Preliminary Subdivision Plan for Country View Villas, a 136-lot Subdivision on 26.6 Acres at Approximately 200 East 1000 North
Presented by Jim Bolser

Mr. Bolser stated that this is the project behind Scholar Academy. He added that this is the 55 years and older community.

- Resolution 2019-07 A Resolution of the Tooele City Council Approving an Interlocal Agreement for Tax Increment Participation with the Redevelopment Agency of Tooele City, Utah (“RDA”) for the 1000 North Retail Community Reinvestment Project Area, and Authorizing the Mayor to Sign the Same
Presented by Randy Sant

Mr. Sant joined the meeting at 6:00 pm.

Mr. Sant stated that he is trying to get the Agreements in place to close on the property. He said that the RDA reached an agreement with the school district, and that they opted to participate at 50%. The RDA is asking the City to enter in to an agreement for 75% of the tax increment, for 20 years with a cap of \$2 million. Mr. Sant said that the benefit to the City is the proposed sales tax, which, upon completion, could be \$443,000 of new sales tax. Mr. Sant added that 25% of the sales tax would come to the City, which could be used to cover some of the cost incurred for the development.

Council Member Gochis felt that the 20 year time frame was a long time and asked if that was standard. Mr. Sant answered that the Agreement says it is for 20 years or until the cap has been met.

- Resolution 2019-08 A Resolution of the Tooele City Council Approving an Interlocal Agreement for Tax Increment Participation with the Redevelopment

Agency of Tooele City, Utah (“RDA”) for the Broadway Community
Development Project Area, and Authorizing the Mayor to Sign the Same
Presented by Randy Sant

Mr. Sant said that this item needed to be tabled.

- Accessory Dwelling Units
Presented by Roger Baker

Mr. Baker stated he and Andrew Aagard wanted to introduce a housing concept that was being discussed in Utah. He explained that he has attended a number of trainings this past year sponsored by the American Planning Association and the Utah League of Cities and Towns, where the topic was a housing gap. The training referred to the fact that for the first time in Utah’s history more people are wanting houses than there are houses available. Some people are calling it a housing crisis. Utah is a high growth, attractive state. Mr. Baker added that the housing short fall shows that there are 40,000 more families looking for homes than exist in the sale and rental market, and the homes that are available for sale are more expensive than those people can afford to pay.

Mr. Aagard explained that there is a new concept, called Accessory Dwelling Units, or ADU. An ADU is a second dwelling unit located on the same lot as a primary dwelling residence. It can’t be bought or sold separately. Mr. Aagard stated that an ADU is a permanent dwelling, not a trailer, mobile home, etc. ADUs include things such as attics, basements, apartment units, attached units, or units over garages. ADUs can be done in various shapes and configurations and mirror the same image as the house.

Mr. Baker mentioned some of the benefits that can be derived from ADUs as: it allows a homeowner to stay in their home throughout the duration of their stages of life, called “aging in place,” it could allow a homeowner to move in to an ADU and rent their primary house, it could provide a supplemental revenue stream for the home owner. Mr. Baker said that research has been done by looking at ten other cities in Utah that allow ADUs and their charted criteria and ordinances for ADUs. He will use this to make recommendations for an ordinance that would work well for Tooele. Council Member Wardle asked that this research be uploaded to Google Drive.

Mr. Baker felt that ADUs would self-regulate because not every lot would accommodate ADUs, or meet the criteria, which include setbacks and lot coverage maximums. He added that there is a significant upfront cost to build them. He said that he believed they would slowly phase in. Council Member Gochis asked if this would only pertain to someone who has a primary residence, or if it would include someone that has a rental as well. Mr. Baker said that it would require an owner to live in one of the units, but it would be difficult to enforce.

Mr. Baker said that a more thorough discussion would be done at a later meeting.

4. Close Meeting to Discuss Litigation, Property Acquisition, and Personnel

Council Member McCall moved to close the meeting. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall “Aye,” Council Member Wardle “Aye,” Council Member Pratt “Aye,” Council Member Gochis “Aye,” and Chairman Pruden “Aye.”

The meeting closed at 6:15 p.m.

Those in attendance during the closed sessions were: Mayor Debbie Winn, Glenn Caldwell, Paul Hansen, Michelle Pitt, Jim Bolser, Steve Evans, Roger Baker, Randy Sant, Attorney Ted Barnes, Council Member Wardle, Council Member Pratt, Council Member McCall, Council Member Gochis, and Chairman Pruden.

No minutes were taken on the closed meetings.

5. Adjourn

Council Member Pratt moved to adjourn the Council meeting. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall “Aye,” Council Member Wardle “Aye,” Council Member Pratt “Aye,” Council Member Gochis “Aye,” and Chairman Pruden Aye.”

The meeting adjourned at 6:57 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 6th day of February, 2019

Steve Pruden, Tooele City Council Chair