

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

Date: Wednesday, March 21, 2018
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairman Steve Pruden
Dave McCall
Scott Wardle
Brad Pratt
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Roger Baker, City Attorney
Rachelle Custer, City Planner
Brian Roth, Parks and Recreation Director
Paul Hansen, City Engineer
Randy Sant, Economic Development and 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:

- Broadway Heritage Apartments

Presented by Kevin Peterson and Soren Simonson

Kevin Peterson provided background to this project, explaining that they bought the property in 2007. Soon after that, the economy experienced a downturn. They spent time trying to decide whether to do the property. Mr. Peterson said that a lot of things have changed in Utah's economy since then. They have reconstituted the partnership and feel they have a strong team. Rim Rock Construction is the General Contractor & Project Manager. Mr. Peterson went on to say that they have preliminary commitments for construction and permanent financing for Phase 1. He stated that Phase 1 includes the restoration of the Broadway Hotel as market-rate multi-family units, as well as some commercial space. Phase 2 involves the unimproved property that they currently own, as well as potentially other property on Broadway Avenue, for the development of additional multi-family housing. Mr. Peterson said they would like to have the old apartment building listed on the historical registry because it is related to the mining industry and history of the State of Utah. They are working on getting the plans approved and have an historic preservation consultant on their team. They need to get the apartment building on the historical register first, then move forward with the entitlement process. Mr. Peterson said that zoning makes it difficult to build on this property, but they are committed to getting it done. He said that the neighborhood is a concern. It will be a difficult marketing job for them when they get the apartment building done. They would like to work with the City to bring that part of the town back.

Soren Simonson said that their next step is to apply for the Conditional Use Permit (CUP), but before they do that, staff recommended they meet with the Council. Mr. Simonson said they would like to recommend changes to zoning for this property. The property currently lies in the Broadway Mixed Use Overlay District. A lot of what will happen on this street will not be single family dwellings. He felt that the apartments improve the marketability, raises the lower income districts, and lifts everything around it. He added that they would improve the outside of the building with the help of their historical preservation consultant. They will add stair towers on the rear of the building, restructure and refresh the masonry, replace windows, and gut it down to the super structure and replace almost everything inside. Everything will be done to reflect the historic character of the original building.

Mr. Simonson further explained that the basement would allow for commercial retail, the second and third floor would have single bedroom units. He clarified that the units would be similar to one bedroom studios. Phase 2 would be two and three bedroom units. He said there were three challenging parts of the current zoning: 1) Density of 16 units per acre. The historic hotel's zoning was 100 units per acre. The proposed project shows 30-35 units per acre. He stated that the Broadway District could benefit from a change in zoning. 2) Setback requirement of 20 feet. He said that there wasn't a single building in that zone that has a 20 foot setback. They are asking for 0-10 feet as a minimum which would allow better use and more efficient use of the land. 3) Parking. The original hotel had no parking associated to it. They would like to request the City allow flexibility for the single bedroom units only. They feel that the market for one bedroom units is one parking space per unit. They would like to ask for one parking space per unit for just the hotel. This zoning change could be applied to only this project, and not to every project in the City. Mr. Sorenson added that they would like these changes to allow this project in this part of the City.

Mr. Sorenson asked for the Council's thoughts and feedback regarding the proposed project and requests for zoning changes. Chairman Pruden asked for clarification about parking for Phase 1. Mr. Simonson answered that if they could get permission from the City, they would widen the alley to allow for parking spaces, and then have additional parking for the two bedroom units. Ms. Custer said that one of the big problems they talked about was counting on on-street parking. City Code currently requires one covered parking space, and one uncovered space, per unit. Ms. Custer said that they seem to have addressed the on-street parking issue. Chairman Pruden said that the City would like to see this project be successful and are willing to allow some flexibility. Chairman Pruden added that they don't want to open this, or allow this for everyone in the City. Mr. Baker stated that the Broadway area already has unique zoning to account for its unique history and geography. Council Member Wardle said that when this project was first introduced 12 years ago, the City was excited about it. He said he likes how they've addressed all their questions, especially the financing. Mr. Peterson added that they needed to get comfortable with the financing as well. Council Member Wardle said that he could feel more confidence about the project now. He asked how much tax increment they were looking at. Mr. Sant answered that it would be between five to seven years. He said that it was reduced a little because of the scope of the project. Mr. Sant said that he has talked to the school superintendent about this project. The superintendent is comfortable with the performance that he looked at. Council Member Wardle said that this project addresses the issue of new teachers not needing a home. He realized that the 20 foot set back does not work. From his standpoint, he is comfortable with this proposal.

Chairman Pruden expressed appreciation for what they've done. He asked Ms. Custer where she would like them to go next. Ms. Custer said that the next step was to get direction from the Council on what they would like staff to do for a possible zoning change. Ms. Custer said that to get the zoning changes in place, there would be public hearings required. Mr. Simonson said they were hoping to do the CUP and zoning changes at the same time. Mr. Baker asked Ms. Custer if the zoning flexibility to accomplish the project could be tied to just the Broadway Mixed Use Zoning District. Chairman Pruden asked Ms. Custer to bring back to the Council a recommendation that would fit the project. Council Member McCall asked if they were just talking about zoning changes for Phase 1. Mr. Simonson answered that it was only for Phase 1, but if passed, the zoning would apply to the whole project. Council Member McCall asked when they would begin the second phase. Mr. Peterson said they were looking at starting Phase 2 next year. He said they needed to close on Phase 1 at the end of this year and would start working on Phase 2 after that.

Council Member McCall said that this project looked like a better product. Mr. Peterson said that the success of Phase 1 would help with developing Phase 2. Mr. Simonson added that it was affordable housing, not low income housing.

Ms. Custer suggested that they submit a zoning amendment request with the changes they would like to see.

Council Member Wardle said that he has seen projects like this in the Salt Lake area, where other development comes in to fill in the area. He felt these projects work as a domino effect. Mr. Baker explained that one significant change in this proposal with those in the past, is that the hotel is Phase 1. In prior proposals, the hotel was in a later phase. With the hotel being the first

phase, it becomes a new project. Council Member Gochis asked if they owned the other properties near the hotel. Mr. Peterson said that they did. They own both sides up to the wood shop building across the street, and then up to Venus building.

Council Member Pratt said that in past, one of the sticking points had been the parking situation. Prior renditions always showed on-street parking. He felt they've addressed that and expressed appreciation for that. Mayor Winn thanked Mr. Peterson and Mr. Simonson for sticking with this project and for caring about the City to restore this district for them. She also expressed appreciation to the Council for being willing to make changes to make it happen.

Council Member Pratt asked if an elevator would be required to be in this building. Ms. Custer said that it depended on how many units were in the building. Mr. Baker added that it would also depend on the Department of Interior requirements.

- Resolution 2018-18 A Resolution of the Tooele City Council Declaring 31 Acres of Property on Skyline Drive Surplus and Authorizing its Sale Presented by Roger Baker

Mr. Baker presented that a number of years ago the City acquired 55 acres from Brockbank Family Holdings. It was critical to preserve existing water infrastructure like springs, storm water drainages, and transmission lines. About 31 acres was not necessary to be owned by the City as critical open space but would lend itself to quality residential development. The first thing this Resolution will accomplish is to declare that this property is not needed for government purposes. The 31 acres have been appraised at \$560,000, or \$18,065 per acre. There are costs associated with preparing the land for sale, so the City is recommending that \$575,000 be the lowest bid accepted for this property. Mr. Baker went on to say that this Resolution was part of the list of the steps needed, along with the appraisal, survey, going through the subdivision process, and taking sealed bids with \$575,000 as the floor. Council Member Wardle said that he appreciated Mr. Baker taking over selling the City's real property.

4. Council Reports

Council Member Gochis reported that the following funding was granted by the Tooele City Arts Council: \$27,000 to LaForge Encore, \$10,000 to Tooele Arts Festival and \$3,000 to Tooele Valley Academy of Dance. They had one other applicant, but they don't reside in Tooele City so they don't meet the criteria of the grant.

Council Member Pratt stated that he met the new president of the Tooele Technical College, Paul Hacking. Council Member Pratt felt that Mr. Hacking had a very good vision of moving forward. He appreciated that Mr. Hacking came from Vernal with some vision and direction and ideas. There were some failures in Vernal that can be learned from. Mr. Sant added that it was amazing how fast the programs have filled up at the technical college. He said they may need an extension at the building.

5. Close Meeting to Discuss Litigation and Property Acquisition

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

Those in attendance during the closed session were: Mayor Debbie Winn, Glenn Caldwell, Roger Baker, Paul Hansen, Michelle Pitt, Rachele Custer, Brian Roth, Randy Sant, Council Member Wardle, Council Member Pratt, Council Member McCall, Council Member Gochis, and Chairman Pruden.

The meeting closed at 5:48 p.m.

No minutes were taken on these items.

Motion to Reopen the Meeting

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

6. Adjourn

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

The meeting adjourned at 6:53 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 4th day of April, 2018

Steve Pruden, Tooele City Council Chair