

Tooele City Council Work Meeting Minutes

Date: Wednesday, August 18, 2021

Time: 5:30 p.m.

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

City Council Members Present:

Melodi Gochis

Ed Hansen

Justin Brady

Maresa Manzione

City Council Members Excused:

Tony Graf

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Darwin Cook, Parks and Recreation Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Paul Hansen, Tooele Engineer

Michelle Pitt, City Recorder

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairwoman Gochis called the meeting to order at 5:31 p.m.

2. Roll Call

Melodi Gochis, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

Tony Graf, Excused

3. Mayor's Report

Mayor Winn stated the code was changed regarding public improvements. She stated Drewmore-Overlake phase 1 has been inspected and completed. She stated Voter-Rise contacted the City about educating people about the local government; there will be a social media contest with

cash prizes and an opportunity to job shadow the local government. She stated there is a maintenance button on the website for the parks department regarding damages or updates needed on the parks. She stated geo-Tabs have been installed on all city vehicles with the exception of some old trucks that they did not fit in. The department heads have had training to improve safety of staff in vehicles, save on fuel, track where snow plow drivers have been. Mayor Winn stated there was a press-conference with the Utah Independent Redistricting Commission. There has been a population increase. She stated they look at the boundaries every ten years to reset the boundaries for equal population within the boundaries. She stated anyone from the public can go to the website, uirc.utah.gov, to make suggestions to redraw the lines and make recommendations to legislatures.

4. Council Member's Report

Council Member Hansen stated he attended the Planning Commission meeting and Friday's on Vine.

Council Member Brady stated he attended the RDA meeting.

Council Member Manzione stated she attended Friday Nights on Vine, Planning Commission meeting, RDA executive meeting, Active Transportation meeting, Pre-Development meetings, meeting on tax-incentives for businesses, ribbon cuttings, TCI focus group in regards to issue in the communities, and attended the chambers lunch-in.

Chairman Gochis stated she attended Congressman Chris Stewart meeting, Tooele County's primary vote, Community that Cares "Sweet talk" event, Arts Council meeting, Friday's on Vine, and the Planning Commission meeting via Facebook live. She stated she met with mayor and staff in regards to the salary discussion. She stated she attended the planning meeting for memorial of 9/11 and the staff meeting.

5. Zoning Map Amendment Request by Shawn Holste for the Crestview Development to Reassign Approximately 23.6 Acres from the RR-5 Rural Residential Zoning District to the MR-16 Multi-Family Residential Zoning District and Approximately 16.4 Acres from the RR-5 Rural Residential Zoning District to the R1-10 Residential Zoning District Generally Located at 2400 North 200 West

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the City Council had recently approved a Land Use Map Amendment as a part of this project; the next step is to address the zoning. He stated the subject property is located at approximately 2400 North 200 West with the Land Use Map showing the eastern part of the property as assigned to the High-Density Residential land use and the western portion is assigned to the Medium Density Residential land use. He stated the current zoning is part of the RR-5 Rural Residential zoning district. He stated the application is to reassign the zoning to the R1-10 zoning district and the applicant had submitted a developmental concept plan.

Council Member Hansen stated there is a lot of discussion about open space and parks and believes there needs to be a park for how many residents there will be.

Council Member Brady asked if the master plan shows a trail running through 2400 North. Mr. Bolser stated there are trails identified along the 2400 North, Berra Boulevard, and 400 West frontages of the project that would be required with the development.

Council Member Brady asked if it is a stand-alone trail.

Mr. Bolser stated that where these roads are not developed that it would be a separated path, which could be as simple as a widened sidewalk.

Council Member Brady asked what point the developer works with the City regarding their plans.

Mr. Bolser stated it would be a standard part of the review of the development plans and be part of the Parks Department's review.

Council Member Brady stated parks have been brought up and asked if is the school will be east of the townhomes.

Mr. Bolser stated that between the southeast corner of the project and home depot and down to the back of the existing facilities on 2000 North is the high school site.

Council Member Brady stated his understanding is that Tooele City has some land to develop a park.

Mr. Baker stated the Overlake Development agreements are gone and so are the park locations that it showed.

Chairwoman Gochis stated the school asked what kind of trails would be put in place. She stated a park is needed in this area because of the number of residents. She stated she would like to see something to be used for multi-use events.

Council Member Manzione stated she likes the idea of the transition from multi-family to single-family in the development with the addition of trails that opens up green space with benches and stopping points.

Council Member Brady stated as of right now it is fine without a park, but ten years down the road the area becomes isolated with the traffic loads on the major streets planned for the area.

Council Member Manzione stated it is an important part of long-term planning. She stated it is nice to have the parks we have.

Chairwoman Gochis stated she would like to see a traffic study and impact studies for the parks. Mr. Bolser stated there is a Park Master Plan that addresses levels of service. He stated they are in a stage that these could be requested.

Chairwoman Gochis asked at what point they could ask for that. Mr. Bolser stated if it is an important thing for the Council to help determine whether or not to approve a certain zone, they can request it. Chairwoman Gochis stated it will be a nice addition.

Council Member Manzione stated the number of residents becomes an impact on the police force.

Mr. Bolser stated there are standard metrics that look at the number of officers needed, 1 per 1000 people.

Council Member Brady asked if the trail would have access points or just exit on the road.

Mr. Bolser stated there are spaces blocked out with road intersections which would be access to the trails. He stated many developments leave a small walking path between lots and the Council can ask applicant to put something in.

Council Member Brady stated he would like to see an access point in the northeast area of the project.

Mr. Bolser asked if they would like to see additional discussion, before the formal review process begins.

Chairman Gochis stated she would like to see a traffic study and a parks study before the formal process.

Shawn Holste, applicant, asked for clarification and for calculations wanted for open space, green space, trails, and parks.

Chairwoman Gochis stated she recommends a parks and recreation study.

Council Member Manzione stated part of problem is the design plan shows a block. They see houses with nothing in there.

Mr. Holste stated they are on the same page regarding trails and green space.

Council Member Brady stated they don't have an exact number. He stated they have a beautiful trail system but residents would have to leave to get to it.

Mr. Cook stated it is more difficult than just one thing, but can give some guidance, it is not an x equals y solution.

Chairwoman Gochis stated it would be nice for multi-use fields.

Mr. Holste stated they will come up with a plan for green space.

Mr. Baker stated the parks and recreation master plan establishes the level of service of parks needed for the population. The Council can reference the master plan at any time.

6. Resolution 2021-18 A Resolution of the Tooele City Council Accepting for Further Consideration the Annexation Petition of Howard Schmidt

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the application is the same as the Council saw and reviewed in March. The only aspect that has changed was the concept development plan.

He stated the Annexation Policy Plan identifies the area as Expansion Area K which identifies areas that could be proposed and considered for annexation but the Council does not necessarily have to act or approve such requests. The area surrounding the site has been assigned as Medium Density Residential land use which identifies the R1-7, R1-8, R1-10 zoning districts for preferred zoning. The application requests assignment to the R1-7 zoning district in order to make the concept development plan possible. The development plan shows a range of lot sizes with additional amenities. He stated the annexation process in the state code is lengthy and provides full discretion for review of a petition for annexation to the City Council. He stated the General Plan identifies multiple different areas that need to be studied, including water, sewer, storm drains, transportation, parks & recreation, public safety, and taxation. Mr. Bolser stated the resolution is the first formal step of the process. Approval of the resolution says the Council will consider the application further, denial would prove defeat of the application process according to state code. If it moves forward there is a specific process, completion with the Council would be approving the application of annexation, an annexation agreement, and the plat.

Chairwoman Gochis asked about the impact of the infrastructure and if a study has been done. Mr. Bolser stated they have not done a study. It is typically for the applicant to provide in the coming steps.

Chairwoman Gochis asked about the new development and the trail system.

Mr. Bolser stated the portion along Droubay Road is a part of the development plan, but the portion to the south along development would not be able to force the developer to provide because it is not a part of the proposal area and would still lie outside of the City boundaries. He stated the trail connections would be in City.

Council Member Brady stated there would be no way to make sure the trail was completed. Mr. Bolser stated it would be a difficult thing to hold them to.

Chairwoman Gochis asked about a visibility study.

Mr. Bolser stated it would be at another point in the project.

Council Member Manzione stated there are portions along Drubay Road that need to be maintained and asked who would maintain it.

Mr. Bolser stated the staff have not been involved directly regarding the development plan, but advises to ask the applicant directly.

Chairwoman Gochis stated the original plan was 240 single-family homes. Shae asked how many are planned to be there now.

Mr. Bolser stated it was in the ball park of 170.

Council Member Brady stated they could approve an agreement to annex the property then potentially sell the property.

Mr. Bolser stated theoretically that would be correct, but with the annexation agreement at the end of the process it could provide some safe guards by tying the development plan to it.

Council Member Brady stated his concern is the trail system. Mr. Bolser stated it is to the applicant's discretion what to propose and negotiate in the annexation agreement.

Council Member Hansen stated there are concerns with parks and green space on Droubay Road.

Chairwoman Gochis stated the applicant stated they wanted to donate money to England Acres instead of building a park.

Council Member Brady stated there is a trail head not far from England Acres.

Mr. Bolser stated there are designated bike lanes on 1000 North that could double as trails between the park and this property as well. He stated when dealing with a new area that is not developed, separated paths would be considered a widened sidewalk that could merge on an existing sidewalk or bike path for a continuous trail system.

Council Member Hansen asked if there are sidewalks on the east side of Droubay Road.

Mr. Bolser stated it is in front of the Carr Fork development.

Chairwoman Gochis stated the liability and impact of the water is her major concern. She stated she would like to see more discussion on water sources and impact.

Council Member Hansen stated at the last meeting, they asked if the water was available and from what he understood was it is considered wet water.

Mr. Baker stated because they have enacted fees, the developer just has to pay fees and the City will provide the service. He stated Kennecott water credits states they must be used within the City.

Chairwoman Gochis stated they would have to be in the water boundaries.

Mr. Baker stated they are.

Council Member Brady stated if the developer had the water rights, the City would have to develop the water.

Chairwoman Gochis stated she didn't know if it is adequate to put the Kennecott water there.

Council Member Brady asked if Kennecott water could be used elsewhere.

Mr. Baker stated the Kennecott water rights could be put into any well, but it is the City Council's challenge to find the source and develop in into a well.

Council Member Hansen stated they have to figure out if the wells have water in it.

Mr. Baker stated with the Kennecott "B" well, they have authorized a limited number of water rights for that well based on its capacity. Wherever the credits are used in the City for development, they are tied to that well.

Chairwoman Gochis asked if it if for another area.

Mr. Baker stated it is about 500 acre-feet of depletion that has been allowed by City and State for the Kennecott "B" well.

Chairwoman Gochis asked if it is being used at capacity.

Mr. Baker stated it is not.

Council Member Hansen asked if there is water there (in the Kennecott "B" well).

Mr. Baker stated there is.

Council Member Brady stated it is a natural annexation and asked how is it different if they moved to a higher density.

Mr. Baker stated if the property is annexed in and Kennecott water rights are used, it reduces other areas in the City where those rights can be used for development in that area.

Chairwoman Gochis invited the applicant to speak.

Howard Schmidt stated the offsite trail that runs on the diagonal is owned by UDOT. They have approached UDOT and the property can be purchased. He stated it is not really usable, but they are willing to fix it. He stated they are addressing water issues, but asked where about the well is located.

Mr. Baker stated it (the Kennecott "B" well) is on Erikson Road.

Mr. Schmidt stated they are banked with the City and make sense to be used in this development. He stated that spot along Drubay Road that trail goes in, there is a detention pond but it is maintained by an HOA. He stated by contributing money to England acres spot would be more beneficial.

Chairwoman Gochis asked how big the detention areas are.

Mr. Schmidt stated there might be a couple areas, but not sure.

Council Member Hansen asked if they would be willing to buy that property from UDOT.

Mr. Schmidt stated he would be.

7. Resolution 2021-84 A Resolution of the Tooele City Approving an Agreement with Pine Tree Construction for Pavilions at England Acres Park and Wigwam Park

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook stated the application is about expanding the service to the residents. He stated they are in the second phase of England acres and continuing the work in Wigwam. He stated they sent them out to bid to build both pavilions. He stated they would like to award the contract to Pine

Tree Construction with the completion date of November 30. The price for both pavilions would be \$912, 228 together.

Council Member Hansen asked if they have used these contractors before. Mr. Cook stated they have not, but like their projects.

Council Member Hansen asked where they are located. Mr. Cook stated they are from the Sandy area.

Council Member Brady asked if there is security system or protection in the area. Mr. Cook stated security cameras will be installed after the pavilions will be built.

Council Member Manzione stated she is happy to see this project moving forward. Mr. Cook stated with the population growing, they need to continue moving there projects forward.

Chairwoman Gochis asked how much property is available in the project. Mr. Cook stated including this project, there is fourteen acres that are undeveloped. He stated it will be contracted for the parking lot and design group for green space and trails.

Council Member Brady asked if there was flooding in the ditch. Mr. Cook stated the ditch was filled.

8. Ordinance 2021-29 An Ordinance of Tooele City Amending Tooele City Code Section 4-8-2 Regarding Arc Radii for Intersecting Right-of-Way Boundaries

Presented by Paul Hansen, City Engineer

Mr. Hansen stated the ordinance applies to new developments and subdivisions. He stated one of the early standards was to set the radius at the curb and gutter at 40 feet. He stated the standard is from the property line, it should be 29 1/2 feet. He stated there was a conflict in the written code: as you get to a narrow road allows smaller radius, big road allows bigger radius. He stated they are recommending they correct the portion of the city code, to state the standard be at to 29 1/2. The provision would allow alleys something less because traffic use is less. It would bring the written text to be same as what is applied.

Council Member Hansen stated his concern was the older part of town, they are really narrow and asked if the revision would work for it.

Mr. Hansen stated it is only for new roads and subdivision and allows any developer to follow that policy.

9. Pretreatment Water Position

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre stated the pretreatment program is apart of the 40 CFR 403.8 that deals with waste water treatment. He stated the legal authority gives control on who is going to pollute and how they will make them apply. He stated the state has controlled that the last couple of years, but is pushing it back to the City. He stated recommendations from state of Utah water quality (DWQ) is to bring in a full-time pretreatment coordinator, they would have to develop an approved pretreatment program. He stated the duties would include oversee and support wastewater pretreatment program, investigate & collect data, conduct site visits, assist in review, among other duties to assist in the needs of maintenance, inspection, and repair of wastewater facilities.

Council Member Manzione asked if there is a deadline.

Mr. Grandpre stated the state wants to get Tooele on its own system in about a year, about 10 months ago.

10. Closed Meeting - Litigation, Property Acquisition, and/or Personnel

Mr. Baker stated they would recess this meeting, and reconvene at the end of the business meeting by voting to a close.

Council Member Hansen motioned to recess. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Chairwoman Gochis, "Aye." The motion passed.

The closed meeting began at 8:16 p.m.

Those in attendance: Mayor Debbie Winn, Council Member Brady, Council Member Hansen, Council Member Manzione, Chairwoman Gochis, Roger Baker, Paul Hansen, Michelle Pitt, and Jim Bolser.

No minutes were taken during this portion of the meeting.

11. Adjourn

Chairwoman Gochis adjourned the meeting at 8:26 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 1st day of September, 2021

Melodi Gochis, City Council Chairwoman