

Tooele City Council and Redevelopment Agency Business Meeting Minutes

Date: Wednesday, January 4, 2023

Time: 7:00 p.m.

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

City Council Members Present:

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

Dave McCall

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation Director

Jim Bolser, Community Development Director

Jared Stewart, Economic Development Director

Holly Potter, Deputy City Recorder

Michelle Pitt, City Recorder

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:04 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Brady.

2. Roll Call

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

Dave McCall, Present

3. Public Comment Period

The public hearing was opened. No one came forward. The public hearing was closed.

4. Selection of City Council & Redevelopment Agency Chair & Vice Chair Positions for 2023

The Council would like to retain the same positions as the previous year.

Council Member Manzione motioned to retain the same positions as the previous year. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

5. Resolution 2023-01 A Resolution of the Tooele City Council Formally Naming the Competitive and Lap Pool of the Leigh Pratt Aquatics Center

Presented by Mayor Winn

Mayor Winn presented the formal naming of the competitive and lap pool of the Leigh Pratt Aquatics Center to “Mel Robert’s Competitive and Lap Pool.”

Council Member Graf motioned to approve Resolution 2023-01; A Resolution of the Tooele City Council Formally Naming the Competitive and Lap Pool of the Leigh Pratt Aquatics Center. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

6. Resolution 2023-02 A Resolution of the Tooele City Council Correcting Resolution 2022-60 Regarding Impact Fee Waivers for the Murdock Subdivision

Presented by Roger Baker, City Attorney

Mr. Baker presented a correction to the impact fee waiver for the Murdock Subdivision. The City Code allows the Council to provide impact fee waivers for eligible affordable housing, allowing the savings to be passed on to the buyer or renter. The approval divided the waiver into three different components. The clarification is the waiver applies to all 23 lots, not just the 15 lots in phase 1. The waiver numbers per lot are accurate and do not need correction.

Council Member Hansen motioned to approve Resolution 2023-02. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

7. Resolution 2023-03 A Resolution of the Tooele City Council Correcting Resolution 2022-61 Regarding Impact Fee Waivers for the Harris Community Village Project

Presented by Roger Baker, City Attorney

Mr. Baker presented a correction to impact fee waiver for the Harris Community Village Project. The clarification is applied to all 66 multi-family residential units, not just the 15 lots alluded to. The waiver numbers per lot are accurate and do not need correction.

Council Member Manzione motioned to approve Resolution 2023-03. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

8. Ordinance 2023-01 An Ordinance of Tooele City Enacting a Temporary Land Use Regulation Amending Tooele City Code Chapter 7-16 Table 1: Tables of Uses to Remove the “Group Home” Use

Presented by Roger Baker, City Attorney

Mr. Baker presented a Temporary Land Use regulation for City Code Chapter 7-16 Table 1. Currently, the verbiage allows a group home in General-Commercial district. With the recently approved ordinance regarding residential facilities for persons with a disability, there is a conflict in the Table of Uses. Ordinance 2023-01 removes the group home use from the table. By enacting a temporary ordinance, the City can prevent group homes moving into that district until a permanent solution is in place, approved after public hearings and Planning Commission recommendation. Staff will go through the permanent action to enact the Ordinance as soon as possible.

Council Member Hansen motioned to approve Ordinance 2023-01; An Ordinance of Tooele City Enacting a Temporary Land Use Regulation Amending Tooele City Code Chapter 7-16 Table 1: Tables of Uses to Remove the “Group Home” Use. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

9. Resolution 2022-107 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for the Middle Canyon Commercial Center Subdivision

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a payment Fee-in-Lieu of water rights conveyance for the Middle Canyon Commercial Center Subdivision. The application is asking for 13 acre/feet for retail development on 1000 North with an estimated 382 jobs. There are no specific businesses per pad. As business permits are issued, the acre/feet will be given.

Mr. Engar addressed the Council. It is being subdivided into 11 lots. If the contract for the water is approved, they can move forward to building and selling the lots to the businesses. The application has been submitted and they are working with staff to get it approved. They are requested that the two-year approval period begin when the subdivision is approved.

Mr. Baker addressed the Council. The Council does have the discretion to revise the resolution as they see fit. Staff does not recommend allowing the developer to drag out the process, e.g., by delaying the two-year start date or by allowing automatic extensions of the two-year period. If the developer needs more time, he can address that with the Council then. As a point of

clarification, there is not another contract to be signed at a later period regarding the payment of the fee-in-lieu.

Council Member Manzione motioned to approve Resolution 2022-107; With a change to the verbiage of the two-year period starting when the subdivision is approved. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

10. Resolution 2022-109 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for Burt Brothers Tire and Services LLC.

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a payment Fee-in-Lieu of water rights for the Burt Brothers Tire and Services LLC. The request is for 0.9 acre/feet with a \$4.5 million new value. They would like to be up and running by the end of 2023.

Council Member McCall motioned to approve Resolution 2022-109. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

11. Invoices & Purchase Orders

There are no invoices or purchase orders to be approved.

12. Minutes

There are no changes to the minutes.

Chairman Manzione motioned to approve Minutes. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," The motion passed.

12. Adjourn

Chairman Brady adjourned the meeting at 7:34pm.

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 18th day of January, 2023

Justin Brady, City Council Chair