

Tooele City Council Business Meeting Minutes

Date: Wednesday, October 18, 2023

Time: 7:00 p.m.

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

City Council Members Present:

Ed Hansen

Maresa Manzione

Tony Graf

Dave McCall

Justin Brady

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Roger Baker, City Attorney

Jared Stewart, Economic Development Director

Andrew Aagard, Community Development Director

Darwin Cook, Parks and Recreation Director

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Chase Randall, Library Director

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:08 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Brady.

2. Roll Call

Tony Graf, Present

Ed Hansen, Present

Maresa Manzione, Present

Dave McCall, Present

Justin Brady, Present

3. Mayor's Golf Tournament Youth Recreation Grant Awards

Mayor Winn presented the Mayor's Golf tournament youth recreation grant awards to the following:

Tooele County Crushers, TC United Soccer, Tooele County Education Foundation, Tooele Valley Academy of Dance, Tooele Bit and Spur Riding Association, Boys and Girls Club of Tooele, Tooele Valley Theater, Tooele Junior High PTSA, Tooele Youth Baseball, Tooele Scout Unit 314, and Tooele Valley Composite Mountain Bike Team.

The tournament funds also support three leadership scholarships through the Tooele Education Foundation and also supports the Junior Golf Program at Oquirrh Hills Golf Course.

Mayor Winn thanked the many business that give back to the community.

4. Public Comment Period

Zell McAllister, Amy Motta, and Kory Sagnorth spoke on the needs of the Tooele City Animal Shelter.

5. Public Hearing and Motion on Ordinance 2023-37 An Ordinance of Tooele City Adopting the Downtown Element to the Tooele City General Plan

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented the Tooele City Downtown Element. Staff has had a lot of public input in putting together the plan, including workshops and over 600 survey responses

Jake Young, a consultant on the plan with CitiDesign, presented the Downtown Plan's vision and goals including the action items.

The Council asked how many activities were held in the last year.

Mr. Stewart addressed the Council. He is unsure of the total amount of events so far. The downtown alliance has a goal to have an event on the second Saturday of every month.

The public hearing was opened.

Tyson Hamilton, Chair to the Downtown Alliance, spoke on the events coming to the downtown area. The downtown alliance has become a community as they work to make beneficial plans for the City.

Stephanie Bathell spoke on her excitement of the plan and Main Street.

The public hearing was closed.

Council Member McCall motioned to approve Ordinance 2023-37; An Ordinance of Tooele City Adopting the Downtown Element to the Tooele City General Plan. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Council Member Brady, "Aye." The motion passed.

6. Public Hearing and Motion on Ordinance 2023-42; An Ordinance of Tooele City to Amend Tooele City Code 7-14, Table 5, Regarding Lot Sizes within the In-Fill Area Overlay Zone, Amendments Proposed by Robert Jalbert

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an amendment to Tooele City Code in regards to the in-fill overlay zones regarding minimum lot sizes. In-fill overlay encompasses two areas in the downtown area, typically in the older section of town. Reductions include building setbacks, total lot coverage, water rights, and lots sizes. It is there to encourage development on older lots that have infrastructure. The applicant would like to subdivide the lot he owns in section B. He would not be creating a unique situation for this area, but would match many of the surrounding properties. He is proposing language be added to City Code 7-14, Table 5. The Planning Commission did have a public hearing and forwarded a positive recommendation with a condition limiting it to minor subdivisions.

Mr. Baker addressed the Council. The current code does state the minor subdivision is 10 or fewer lots, but administrative staff are preparing a proposed amendment to reduce this to 6 lots. The Council should be clear in the conditions about recommendation of how many lots they would like included, up to 6 or up to 10.

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

Council Member Graf motioned to approve Ordinance 2023-42; An Ordinance of Tooele City to Amend Tooele City Code 7-14, Table 5, Regarding Lot Sizes within the In-Fill Area Overlay Zone, including it applied to minor subdivision of six units or less. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Council Member Brady, "Aye." The motion passed.

7. Preliminary Subdivision Plan Request for One O-Clock Hill by SJ Company to Subdivide 178 Acres Located at Approximately SR-36 (Main Street) and Settlement Canyon Road in the R1-7 Residential Zoning District

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the preliminary subdivision plan for the property located near SR-36 and Settlement Canyon Road. It is zoned R1-7. The application proposes to subdivide it into 134 single family lots. There are four accesses proposed. This subdivision provided numerous studies for the property. The property can be developed if the follow the recommendations of the studies. Rocky Mountain Power distribution lines run across the property. Rocky Mountain Power will relocate those power lines. There will be a trail system including conditions during each step of the process.

The City Council asked the following:
Are the power lines going to be moved on the trail?
Is there a fence along SR-36?

Mr. Aagard addressed the Council. From his understanding, the trail is gravel. Power lines will just be moved to existing power poles. There will be a six-foot wall separating the subdivision and SR-36.

The applicant addressed the Council. All the studies suggested to not hinder the hill side so they decided to do gravel trail.

Council Member Manzione motioned to approve Preliminary Subdivision Plan Request for One O-Clock Hill by SJ Company to Subdivide 178 Acres Located at Approximately SR-36 (Main Street) and Settlement Canyon Road in the R1-7 Residential Zoning District including the conditions listed. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Council Member Brady, "Aye." The motion passed.

8. Resolution 2023-90; A Resolution of the Tooele City Council Consenting to Mayor Winn's Appointments of Eric Niven, Crystal Larmore, and Julie Brough to the Library Board of Directors

Presented by Chase Randall, Library Director

Mr. Randall presented stats for the library. As well as the appointment of Eric Niven. Crystal Larmore, and Julie Brough to the Library Board of Directors. There are still two vacant spots on the board.

Council Member Graf motioned to approve Resolution 2023-90; A Resolution of the Tooele City Council Consenting to Mayor Winn's Appointments of Eric Niven, Crystal Larmore, and Julie Brough to the Library Board of Directors. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Council Member Brady, "Aye." The motion passed.

9. Resolution 2023-91 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule to Add a Bulk Culinary Water Fee for Limited Commercial Construction

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented an amendment to the Tooele City fee Schedule to add a bulk culinary water fee for limited commercial construction. The requested fee is \$1500 for fire hydrant deposit, and \$6 per 1000 gallons. This was discussed during the City Council Work meeting.

Council Member Hansen motioned to approve Resolution 2023-91 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule to Add a Bulk Culinary Water Fee for Limited Commercial Construction. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf,

“Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Council Member Brady, “Aye.” The motion passed.

10. Resolution 2023-89 A Resolution of the Tooele City Council Approving a Contract with Black & McDonald for Work on City-Owned Street Lights

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented a contract with Black & McDonald for work on City owned Street lights. This original contract was written in 2016 and renewed in 2020 for three years. The contract is written to have repair basic maintenance within two days and other issues within 10 days. Staff would like residents to self-report if street lights go out. They can do this by calling the public works department or going to the City website. The cost is \$5000 a month for basic maintenance.

Council Member McCall motioned to approve Resolution 2023-89; A Resolution of the Tooele City Council Approving a Contract with Black & McDonald for Work on City-Owned Street Lights. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Council Member Brady, “Aye.” The motion passed.

11. Ordinance 2023-41 An Ordinance of Tooele City Amending Tooele City Code Section 10-3-30 Regarding the Removal of Illegally Parked Cars

Presented by Adrian Day, Police Chief

Chief Day presented an amendment to the removal of illegally parked cars. This does make registered owners responsible. This defines what danger and obstruction is, giving police authority to remove those vehicles. This item was discussed during the work meeting.

Council Member Manzione motioned to approve Ordinance 2023-41; An Ordinance of Tooele City Amending Tooele City Code Section 10-3-30 Regarding the Removal of Illegally Parked Cars. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye,” and Council Member Brady, “Aye.” The motion passed.

12. Resolution 2023-87 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for the Peterson Industrial Depot's Development of Central States Manufacturing

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a payment fee-in-lieu of water right conveyance for the development for Central States Manufacturing. They are requesting 2.65 acre/feet of water for construction on 10-acre property. The estimated new taxable property value will be \$5.6 million. The company will employ over 100 people.

Council Member McCall motioned to approve Resolution 2023-87; A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for the Peterson Industrial Depot's Development of Central States Manufacturing. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Council Member Brady, "Aye." The motion passed.

13. Resolution 2023-88 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for the Peterson Industrial Depot's Development of an Indoor Pickleball Facility ("The Kitchen")

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a payment of a fee-in-lieu of water rights conveyance for the Peterson Industrial Depot's development of an indoor pickleball facility. They are requesting 1.17-acre feet of water including the construction of 6 pickle ball courts. The new facility will result in new taxable property value of \$3.9 million.

Council Member Manzione motioned to approve Resolution 2023-88 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for the Peterson Industrial Depot's Development of an Indoor Pickleball Facility ("The Kitchen"). Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Council Member Brady, "Aye." The motion passed.

14. Invoices & Purchase Orders

Ms. Pitt presented the following invoices:

Motorola Solutions for hand held, vehicle, and station radios for the Fire Department in the amount of \$31,157.29

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

15. Minutes

There are no changes to the minutes

Council Member Hansen 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 Manzione, "Aye," Council Member McCall, "Aye," and Council Member Brady, "Aye." The motion passed.

16. Adjourn

Chairman Brady adjourned the meeting at 8:40pm.

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 November, 2023

Justin Brady, City Council Chair