

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

Date: Wednesday, January 18th, 2023

Time: 6:30 p.m.

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

City Council Members Present:

Justin Brady

Maresa Manzione

David McCall

Tony Graf

Ed Hansen

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

Jamie Grandpre, Public Works Director

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 6:30 p.m.

2. Roll Call

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

Tony Graf, Present

Ed Hansen, Present

3. Mayor's Report

Mayor Winn reported on the following:

Tooele High School is hosting a community outreach open house for the local youth on Thursday. The water conservation program will have a presentation by the Tooele County Extension on February 18th.

4. Council Member's Report

The Council Members reported on the events they attended during the week.

5. Discussion Items

A. Crestview Rezone

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a rezone for the property located near Home Depot. A Land Use Amendment had been approved to high-density residential. The section of the property zoned RR-5 is proposed to be changed to R1-10 and MR-16. A concept plan has been submitted showing single-family lots and townhomes. The application is at the initial stages due to the developability of the property in regards to water rights. Staff would like feedback from the Council as to where to go with the application.

The Council asked the following questions:

Does the applicant have a preference?

If the rezone is approved, does the application stay as is?

When can the applicant ask for a refund?

Mr. Bolser addressed the Council's questions. From the email correspondence, the applicant would like to continue moving forward. If the rezone was approved, the property would remain rezoned until the applicant decided to do something. The applicant can request a refund at any point.

The Council is in favor of allowing the application to sit until the applicant is ready.

Mr. Baker addressed the Council. Currently, this item is a legislative decision, and a great deal of legislative discretion is still allowed. If they decide to approve the rezone, thereafter the administrative process begins, and they lose their discretion to impose conditions on approval. The only inquiry will be whether a land use application complies with City ordinances; if it does, it must be approved. If at that stage the City Council wants a park, the City will have to compensate the developer for the value of the land and improvements.

Mayor Winn gave an update on the GTM Well. Tooele City paid over \$150,000 to have a pump put in the bottom of the well to find out that status of the water and if the well would be a good source. There was water in the well, but after two tests, the results came back that the water was not potable and could not be used in our system the way that it was. Contaminant levels were high enough that the water cannot even be used for secondary water because it would kill plants. Tooele City invested the money just to find out if it would be a source.

Tooele again met with Mr. Holste after the City was contacted by a gentleman who has a way to treat water. He believed he could treat the water to make it potable for use by the City. At that time, the City needed water for him to test. The pump had already been pulled out of the well. The pump needs to be put back in the well at a deep enough level to draw out water at a rate of 1,000 gallons or 800 gallons per minute.

The tester can't test, determine if it can be treated, give a cost to treat, or inform the City of the potential until there is water to test. At the last meeting, Mr. Holste committed to hire the drilling company to come back in at his cost and put a pump in to his well to get water to test. The City is currently waiting for Mr. Holste to do what was committed. If this well produces potable water, the City could take further action. The City cannot make commitments until they find out if the well can produce enough water and be treated in a costly manner.

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

There is no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:52 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 February, 2023

Justin Brady, City Council Chair