
PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council & the Redevelopment Agency of Tooele City (RDA) will meet in a Work Session, on Wednesday, August 5, 2020 at the hour of 5:00 p.m. The Meeting will be held at the Tooele City Hall Council Chamber, located at 90 North Main Street, Tooele, Utah.

Tooele City has implemented Governor Herbert's low risk (yellow) phase guidelines regarding public gatherings. We strongly encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page, at <https://www.facebook.com/tooelecity>.

If you choose to attend we ask that you maintain social distancing and encourage you to wear a face covering. In compliance with public health guidelines Tooele City can accommodate limited capacity at City Hall. Due to limited space and social distancing requirements, we ask that you limit the number of people that attend with you.

1. Open Combined Meeting

2. Roll Call

3. RDA Items:

- Potential Loan to America West
- Sewer Line Replacement on James Way

4. Mayor's Report

5. Council Member's Report

6. Council & RDA Administration Discussion

7. City Council Items:

- **Resolution 2020 – 66** A Resolution of the Tooele City Council Extending Tooele City's Declaration of Local Emergency Through _____, 20____
Presented by Mayor Debbie Winn
- Extension of the City Council Policy Regarding Multi-Family Rezones
- Attainable Housing
- Cares Act Funding
- Request for Establishment of a Special Improvement District for Perpetual Open Space Maintenance in the Lexington Greens Development
Presented by Roger Baker

- Request for Park Impact Fee Reimbursement for Drumore at Overlake Phases 1 & 2 Project Presented by Jim Bolser

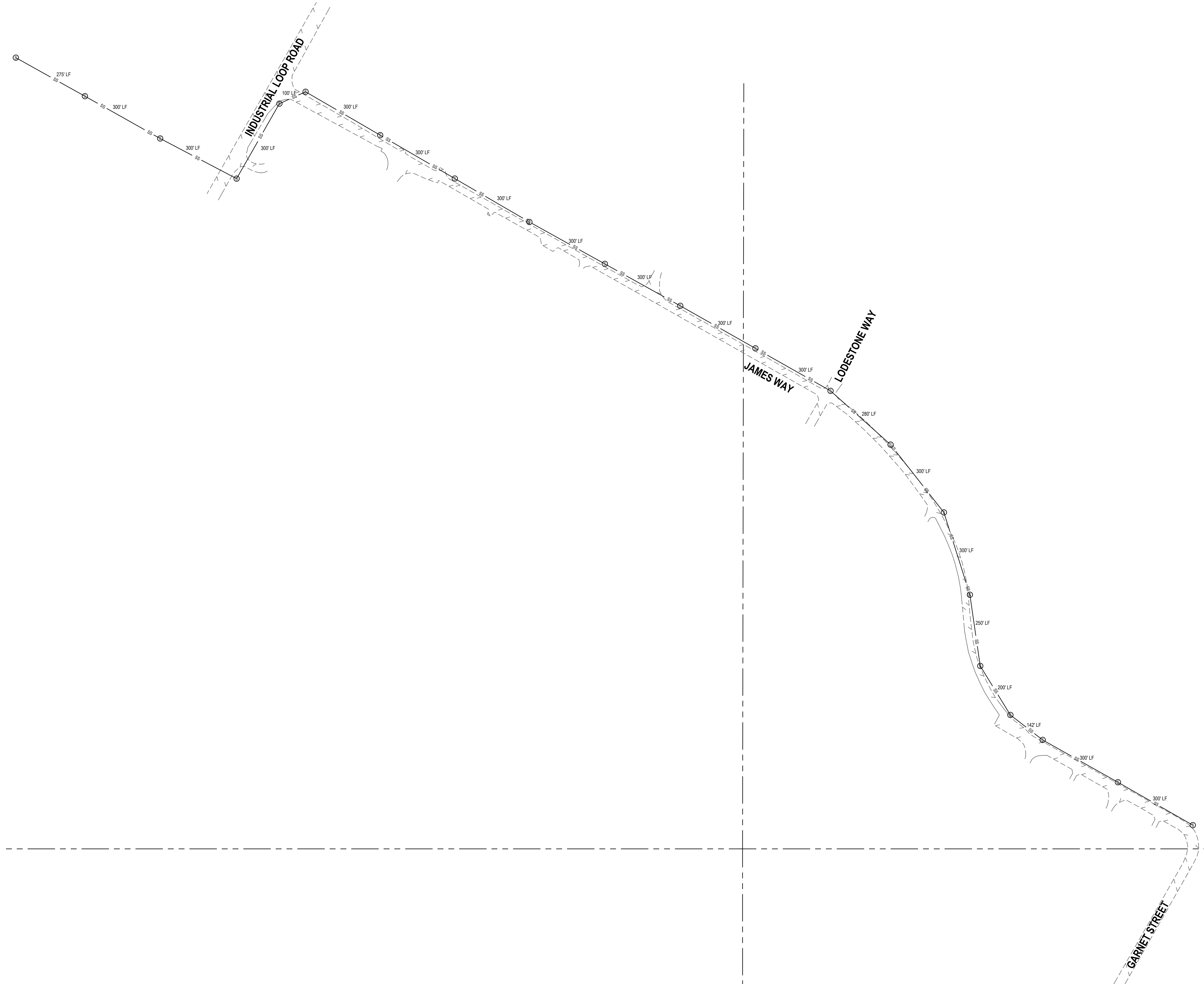
8. Closed Meeting

- Litigation, Property Acquisition, & Personnel

9. Adjourn

Michelle Y. Pitt
Tooele City Recorder

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2113 or michellep@tooelecity.org, Prior to the Meeting.



ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

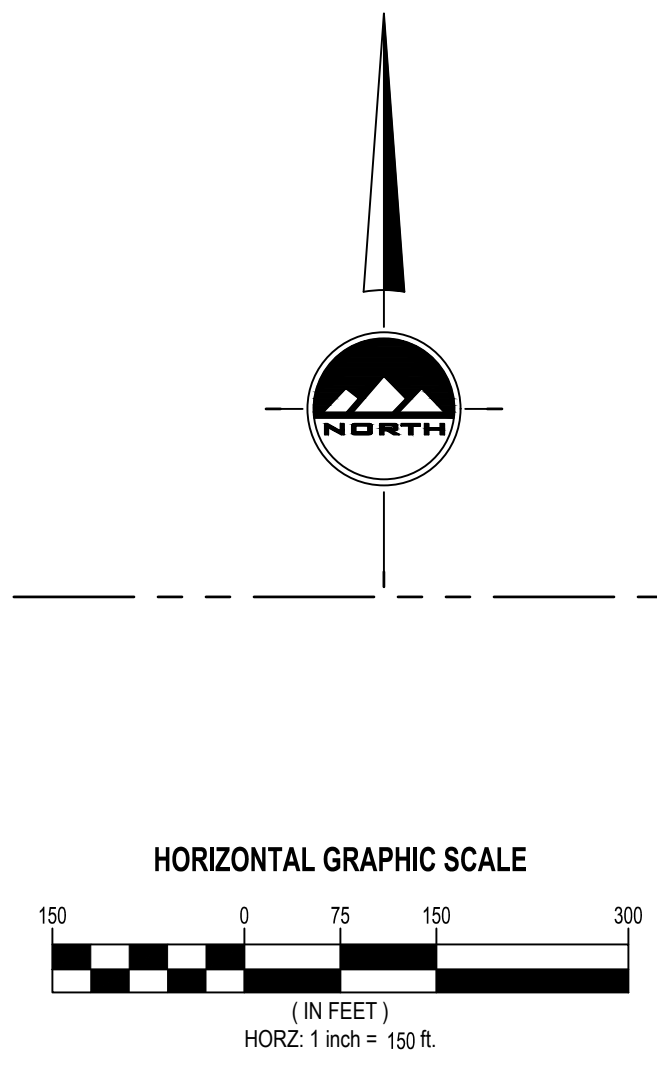
WWW.ENSIGNENG.COM

FOR:
PETERSON INDUSTRIAL DEPOT
LODESTONE WAY
TOOELE, UTAH 84074
CONTACT:
BROCK PETERSEN
PHONE: 801-560-1147

PID - SEWER
JAMES WAY
TOOELE CITY, UTAH

OVERALL LAYOUT

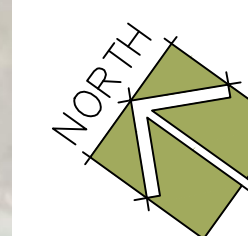
PROJECT NUMBER: 9456D PRINT DATE: 5/27/20
DRAWN BY: CHECKED BY:
PROJECT MANAGER:



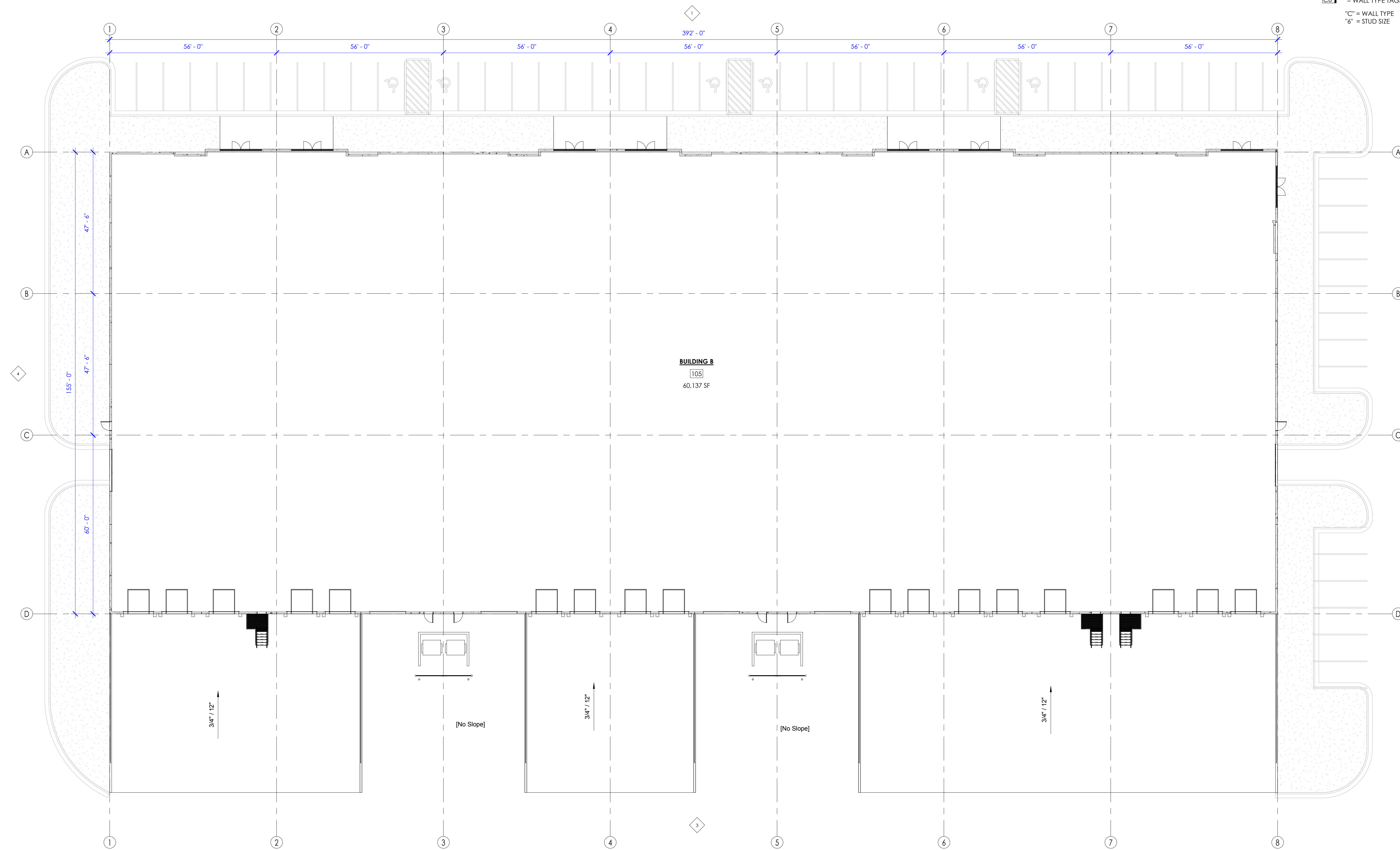


PARKING/BUILDING DATA

BUILDINGS A-C	199,640 S.F.
TOTAL PARKING	407 SPACES
RATIO	2.04/1,000 S.F.
BUILDINGS D-F	302,400 S.F.
TOTAL PARKING	721 SPACES
RATIO	2.38/1,000 S.F.
FLEX 1-2	73,696 S.F.
TOTAL PARKING	105 SPACES
RATIO	1.43/1,000 S.F.



0 40 80 120 160
Scale 1" = 80'



GENERAL NOTES

1. INTERIOR DIMENSION AT FACE OF STUD, EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003 AND G004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.

LEGEND

- = DOOR TAGS
- = STOREFRONT WALL TAGS
- = KEYNOTE TAGS
- = ROOM NUMBER
- = WALL TYPE TAGS; SEE WALL TYPES ON G006
- = DETAILS CALL-OUTS TAGS
- = SECTION CUTS TAGS
- "C" = WALL TYPE
- "6" = STUD SIZE

MARK	DESCRIPTION	REVISION DATE

AE2020.136
LEVEL 01
FLOOR PLAN

DATE: PROJECT ISSUE DATE

SHEET #:

A101

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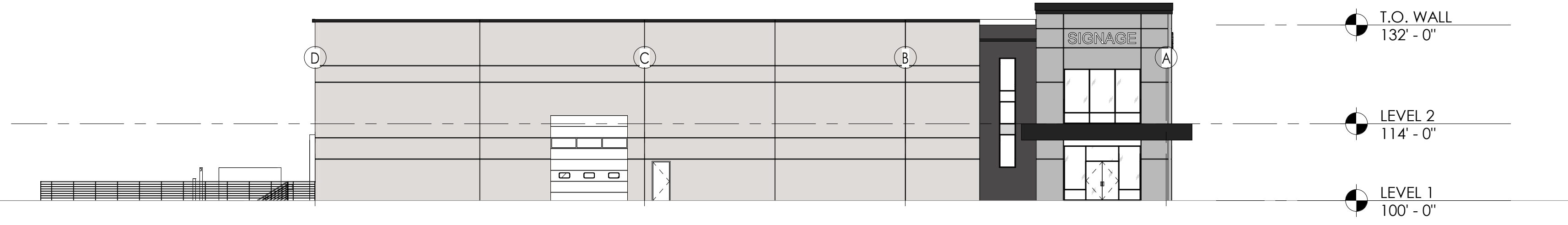
1
A101
LEVEL 1
1/16" = 1'-0"

0 8' 16' 32'
GRAPHIC SCALE

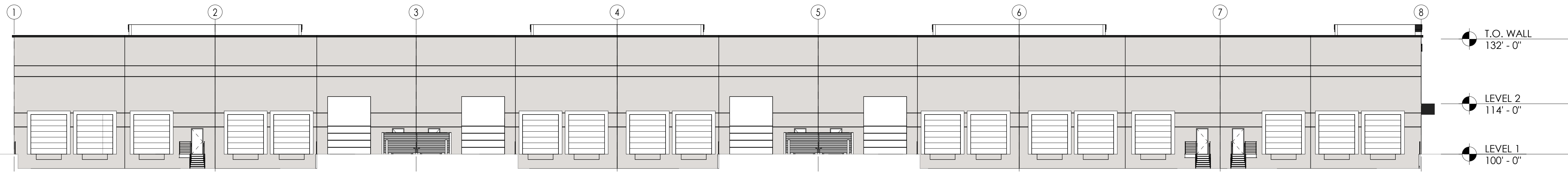




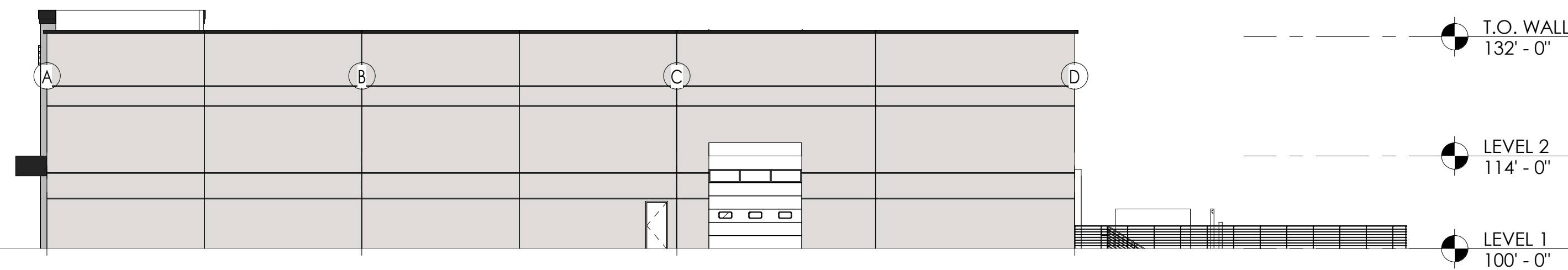
1 EAST ELEVATION
A201
1/16" = 1'-0"



2 SOUTH ELEVATION
A201
1/16" = 1'-0"



3 WEST ELEVATION
A201
1/16" = 1'-0"



4 NORTH ELEVATION
A201
1/16" = 1'-0"

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- "6" = STUD SIZE



MARK	DESCRIPTION	Revision Date

AE2020.136
ELEVATION

DATE: PROJECT ISSUE DATE

SHEET #:

A201

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SIGNAGE SIGNAGE

SIGNAGE SIGNAGE

SIGNAGE SIGNAGE

ENGINEER'S ESTIMATE OF PROBABLE COSTS



PROJECT TITLE: James Way Sewer Improvements			PROJECT NUMBER: --		
LOCATION: Tooele, Utah 84074			DATE: May 27, 2020		
CLIENT: PID			SHEET: 1 OF 1		
ESTIMATED BY: J. Clegg		CHECKED BY:		APPROVED BY:	

STREET IMPROVEMENTS

APWA SPEC.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
	Saw Cut	LF	8,000	\$1.00	\$8,000.00
31 23 26	8" Base Course	SQ. FT.	4,000	\$0.70	\$2,800.00
02 41 14	9" Granular Borrow	SQ. FT.	4,000	\$0.70	\$2,800.00
02 41 14	3" Asphalt	SQ. FT.	4,000	\$1.70	\$6,800.00
				Sub Total	\$20,400.00

SANITARY SEWER IMPROVEMENTS

APWA SPEC.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
32 31 00	8" SDR-35 PVC Sanitary Sewer Pipe	LF	2,947	\$42.00	\$123,774.00
32 31 00	10" SDR-35 PVC Sanitary Sewer Pipe	LF	2,500	\$45.00	\$112,500.00
33 31 00	5' Sewer Manholes	LS	21	\$4,800.00	\$100,800.00
				Sub Total	\$337,074.00

MISC.

APWA SPEC.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
01 71 34	Street Monuments	EA	0	\$550.00	\$0.00
26 56 19	Construction Staking	LS	-	\$3,500.00	\$3,500.00
				Sub Total	\$3,500.00

PROJECT SUB TOTAL

				Sub Total	\$360,974.00
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CONTINGENCY

	15% Contingency	LS	-	-	\$54,146.10
				Total	\$415,120.10

*Extension of May 15, 2019, Policy Regarding Multi-Family Rezones through
September 16, 2020*

On May 29, 2019, the City Council approved, and the Chairman signed, a document entitled, “City Council Policy Regarding Multi-Family Rezones: Effective May 15, 2019.” The Policy announced: “Effective immediately, no new rezone applications to multi-family residential zoning districts for new multi-family residential projects will be accepted or approved for a period of up to 12 months, to allow time for the completion of a “comprehensive update to the City’s water and sewer master plans.”

As of May 6, 2020, the comprehensive update was not complete and the City Council approved an extension of the Policy through August 6, 2020. While the comprehensive update is well underway, it is still not complete. For the update to be of maximum utility to the City Council, Planning Commission, City Administration, and the development industry it must be completed. To this end, the City Council announces an extension of the Policy through September 16, 2020.

City Council Chair

TOOELE CITY CORPORATION

RESOLUTION 2020-66

**A RESOLUTION OF THE TOOELE CITY COUNCIL EXTENDING TOOELE CITY'S
DECLARATION OF LOCAL EMERGENCY THROUGH _____, 20_____.**

WHEREAS, on January 21, 2020, the Utah Department of Health (“UDH”) activated its Department Operations Center in response to the evolving COVID-19 global pandemic. The UDH recognizes COVID-19 as an imminent threat to the health and safety of the residents of the State of Utah (“Utah”); and,

WHEREAS, on February 28, 2020, the State Emergency Operations Center raised its activation level to “Level 3 – Elevated Action.” The Utah Division of Emergency Management (“UDEM”) and the UDH activated a Joint Information System for public information; and,

WHEREAS, the United States Centers for Disease Control and Prevention (“CDC”) has identified the potential public health threat posed by COVID-19 both globally and in the United States as “high,” and has advised that person-to-person spread of COVID-19 will continue to occur globally, including within the United States; and,

WHEREAS, the UDH recognized that confirmed community transmission in the United States significantly increases the risk of exposure and infection to the general public with Utah, which creates an extreme public health risk that may spread quickly; and,

WHEREAS, due to the identification of COVID-19 cases in Utah, COVID-19 has created conditions that are or are likely to be beyond the control of local resources, and requires the combined forces of other political subdivisions to combat: and,

WHEREAS, the presence of COVID-19 was identified in Tooele County on March 15, 2020; and,

WHEREAS, the Tooele County Health Officer (“Health Officer”) has determined that there is an imminent and proximate threat to the public health within Tooele County from COVID-19; and,

WHEREAS, the mobilization of local resources, the coordination of interagency responses, the acceleration of procurement of vital supplies, and the implementation of mutual aid agreements will be critical to successfully responding to COVID-19; and,

WHEREAS, these conditions create a “State of Emergency” within the intent of the “Disaster Response and Recovery Act” found in Utah Code Annotated (“UCA”), Title 53, Chapter 2a, (1953), as amended, and necessitate that Tooele City proclaim the existence

of a local emergency which allows for the utilization of emergency police powers and resources; and,

WHEREAS, on March 17, 2020, the Tooele County Commission declared a State of Emergency and has encouraged Tooele County's municipalities to do the same; and,

WHEREAS, the Tooele County Emergency Operations Plan is now in effect. The incident command system with respect to this local emergency has been activated; and,

WHEREAS, the Tooele County Emergency Operations Center ("EOC") has been activated; and,

WHEREAS, Tooele City Mayor Debra E. Winn issued a Declaration of Local Emergency on behalf of Tooele City Corporation, dated March 18, 2020, for the maximum 30-day statutory period; and,

WHEREAS, on April 15, 2020, the City Council approved Resolution 2020-31, extending the Declaration of Local Emergency through June 30, 2020; and,

WHEREAS, on July 1, 2020, the City Council approved Resolution 2020-60, extending the Declaration of Local Emergency through August 6, 2020; and,

WHEREAS, in light of the above and of the continuing and evolving coronavirus pandemic circumstances, the City Council desires to exercise its authority under UCA Section 53-2a-208 to extend the Declaration of Local Emergency through _____, 20_____:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOEELE CITY COUNCIL that Tooele City's Declaration of Local Emergency, dated March 18, 2020, a copy of which is attached as Exhibit A, is hereby extended through _____, 20_____.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2020.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

TOOELE CITY MAYOR

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

Exhibit A

Tooele City Declaration of Local Emergency
March 18, 2020

DECLARATION OF LOCAL EMERGENCY

TOOELE CITY, UTAH

WHEREAS, on January 21, 2020, the Utah Department of Health (“UDH”) activated its Department Operations Center in response to the evolving COVID-19 global pandemic. The UDH recognizes COVID-19 as an imminent threat to the health and safety of the residents of the State of Utah (“Utah”); and,

WHEREAS, on February 28, 2020, the State Emergency Operations Center raised its activation level to “Level 3 – Elevated Action.” The Utah Division of Emergency Management (“UDEM”) and the UDH activated a Joint Information System for public information; and,

WHEREAS, the United States Centers for Disease Control and Prevention (“CDC”) has identified the potential public health threat posed by COVID-19 both globally and in the United States as “high,” and has advised that person-to-person spread of COVID-19 will continue to occur globally, including within the United States; and,

WHEREAS, the UDH recognized that confirmed community transmission in the United States significantly increases the risk of exposure and infection to the general public with Utah, which creates an extreme public health risk that may spread quickly; and,

WHEREAS, due to the identification of COVID-19 cases in Utah, COVID-19 has created conditions that are or are likely to be beyond the control of local resources, and requires the combined forces of other political subdivisions to combat; and,

WHEREAS, the presence of COVID-19 was identified in Tooele County on March 15, 2020; and,

WHEREAS, the Tooele County Health Officer (“Health Officer”) has determined that there is an imminent and proximate threat to the public health within Tooele County from COVID-19; and,

WHEREAS, the mobilization of local resources, the coordination of interagency responses, the acceleration of procurement of vital supplies, and the implementation of mutual aid agreements will be critical to successfully responding to COVID-19; and,

WHEREAS, these conditions create a “State of Emergency” within the intent of the “Disaster Response and Recovery Act” found in Utah Code Annotated (“UCA”), Title 53, Chapter 2a, (1953), as amended, and necessitate that Tooele City proclaim the existence of a local emergency which allows for the utilization of emergency police powers and resources; and,

WHEREAS, on March 17, 2020, the Tooele County Commission declared a State of Emergency and has encouraged Tooele County's municipalities to do the same; and,

WHEREAS, the Tooele County Emergency Operations Plan is now in effect. The incident command system with respect to this local emergency has been activated; and,

WHEREAS, the Tooele County Emergency Operations Center ("EOC") has been activated:

THEREFORE, PURSUANT TO THE AUTHORITY OF U.C.A. §53-2a-208, BE IT DECLARED BY TOOELE CITY MAYOR DEBRA E. WINN AS FOLLOWS:

Section 1. **Declaration of Local Emergency.** It is hereby declared that there is a Local Emergency affecting Tooele City, Utah, which exceeds the resources of Tooele City Corporation, and assistance is requested from Tooele County, the State of Utah, and the federal government to provide all necessary resources to combat the emergency to protect the community and provide emergency assistance.

Section 2. **Executive Authority.** This declaration of a local emergency shall authorize the Mayor to take all actions necessary to limit the impact, loss, damage, and disruption due to the local emergency.

Section 3. **General Provisions.** This State of Emergency has not been implemented based on a current level of confirmed cases; rather, it reflects that Tooele City will work in concert with County, State, and Federal agencies to slow the spread of COVID-19 infection. This action is based in part on recommendations of both the professionals of the Tooele County Health Department and the Tooele County Emergency Response Center.

Section 4. **Special Events Permits.** Special Event Permits will be subject to review on a case-by-case basis by Tooele City.

Section 5. **Closures.** The following Tooele City facilities shall be closed to the general public:

- Tooele City Public Library
- Pratt Aquatics Center
- Dow James Building

Due to the evolving situation with potential spread of the COVID-19 virus, the closure of Tooele City facilities will be continuously reviewed and updated. Where, in the opinion of the Mayor, it is warranted, these closures may be expanded to other facilities.

Section 6. Public Advisories. The following measures are hereby strongly recommended by the Tooele County Health Department and by Tooele City. Additional public advisories may be issued by the Tooele County Health Department and the Centers for Disease Control.

- No gatherings over Ten (10) people should be held.
- Those individuals who are age Sixty (60) or older, or who are immunocompromised, should not attend gatherings.
- Persons in any gathering should maintain distance from one another where practical.
- In the discretion of the Mayor, City employees may be encouraged to work remotely from home.
- Where appropriate, other employers should encourage their employees to work remotely from home.
- In the discretion of the Mayor, in addition to measures approved by the City Council, the City may make temporary modifications to its personnel policies and procedures as necessary and reasonable due to COVID-19.
- Where City employees are sick, the City will encourage them to stay at home.
- Where employees with other employers are sick, employers should encourage their employees to stay at home.
- Extra-curricular public and private school activities should be cancelled.
- Public and private schools should be closed.
- Access to long-term care facilities should be limited to close family relatives and facility staff.
- Restaurants should cease dine-in eating.

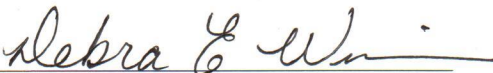
Section 7. Fluidity. As the nature and extent of the local emergency evolves, additional guidance may be provided, based on the advisories of the Tooele County Health Department, the State of Utah, and the Centers for Disease Control.

Section 8. Duration. This declaration of local emergency shall expire thirty (30) days after the Effective Date (defined below) unless extended in writing by the Tooele City Council.

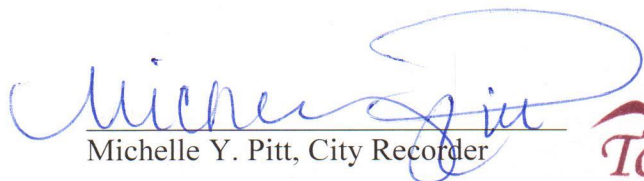
Section 9. Publication. This declaration of a local emergency shall be on file for public inspection with the Tooele City Recorder.


Section 10. Notice to Governor. A copy of this Declaration of a local emergency shall be sent to the Office of the Governor of the State of Utah.

Effective Date: 3-18-2020


Debra E. Winn, Tooele City Mayor
Tooele City, Utah

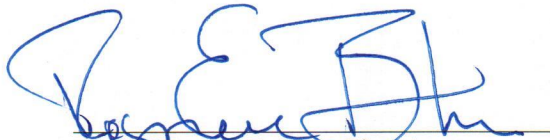
Attest:


Michelle Y. Pitt, City Recorder



Tooele City
Est. 1853

Approved as to Form:


Roger Evans Baker, City Attorney