

**Tooele City Council
Work Session Meeting Minutes**

Date: Wednesday, May 6, 2020
Time: 6:01 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main St., Tooele, Utah

City Council Members Present:

Scott Wardle, Chair
Melodi Gochis
Tony Graf
Ed Hansen
Justin Brady

City Employees Present:

Mayor Debbie Winn
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Chief Ron Kirby, Chief of Police
Shannon Wimmer, Finance Director
Steve Evans, Public Works Director (by phone)
Derrick Larsen, Assistant City Attorney
Matt Johnson, Assistant City Attorney

Minutes prepared by Michelle Pitt

1. Open Meeting

Vice Chairman Graf called the meeting to order at 6:01 p.m.

2. Roll Call

Scott Wardle, Present
Melodi Gochis, Present
Tony Graf, Present
Ed Hansen, Present
Justin Brady, Present

3. Mayor's Report

The Mayor updated the Council on these items:

COVID-19: The Utah state government changed levels from red to orange. City staff put together a draft plan for Tooele City operations for all departments for the orange level. The Mayor cautioned that the plan changes on a daily basis. After a meeting yesterday with the Utah League of Cities and Towns, cities were asked to put together a plan of operation from orange to yellow so that we'll be ready when the plan changes. Employees have PPE equipment, and we have some items in stock. We are making sure that we stay ahead of what the demand might be.

The Library has received a grant to extend their Wi-Fi access point. Because of COVID there's more of a need for residents to use the Wi-Fi. It will still be restricted but will now be extended to the library parking lot and to the grounds. This could allow someone to do homework, check out books, etc. The summer reading program will happen this year, but will be done online.

Parks – playground equipment is still closed. Parks employees will use a pressure washer to clean the equipment, but citizens are asked not use them yet. Pickle ball courts are open and are being well used. We are asking people to play single and not double at this time. Most of the parks' restrooms are open. They will be disinfected twice a day. People will be notified of that fact and will be asked to use them at their own risk. Some park restrooms are not open yet, because some repairs need to be made due to vandalism. Pavilion rentals will be open soon and will be pressure washed after each use. People will be reminded that we are only allowing groups of up to 20 people. Youth and adult groups are not allowed to use fields for over 20 people at this time.

With the COVID-19, graduation is difficult. Each graduation has been put together with class officers and school administration. The City has no control over graduation ceremonies. The fire department has been asked to help with fireworks display for graduation and they are willing to help with that.

The City has been able to keep all full-time staff employed. There have been no layoffs or furloughs. We have allowed some employees to work from home and reassigned some duties to allow employees to keep working. The City is starting to hire summer hires. Some employees have helped with cleanup of parks until summer help have been hired.

1000 North, between 1st East and Broadway, will be closed overnight. A contractor hit a sewer line. The City and the contractor is working hard to make sure that no homes in that area get backups. It is a major line and won't be repaired until sometime tomorrow.

Chairman Wardle asked who to contact if they want to use one of the sports fields. The Mayor answered that they don't need to call to schedule it at this time, but they do need to follow the guidelines which state that no team sport activities are allowed, and to stay under 20 people. Chairman Wardle asked to be kept up to date about when public meetings can be opened again to the public. The Mayor said she felt that this may be when we enter the yellow phase. The Mayor added that if we believe we are ready, even before the State of Utah is ready, the City can make a request through the local health department. The local health department will take the request to the State of Utah for approval. The City can also request to go back to the red level, if we feel that people are not following the guidelines.

4. City Council Members' Reports

Council Member Hansen: nothing.

Chairman Wardle: on Monday, the City's council chambers will undergo a re-do for new audio and visual equipment. The Planning Commission will be the first meeting with the new equipment.

A committee is being put together to discuss affordable housing. They are hoping to bring some recommendations forward to the Council in the next two weeks.

Council Member Gochis: The Census Bureau will be dropping off packets to residents' doors. The program is called, "Update Leave." Tooele is currently having a friendly contest with Grantsville on who gets the most residents to respond to the census. Tooele currently has over 66% response, and Grantsville has 64 %. The Census is still hiring. People should answer the Census by August 14th.

Justin: nothing

Tony: the sign ordinance is still on hold to discuss potential changes. During the COVID-19, the sign ordinance requirements have been suspended.

5. Discussion:

- Capital Facilities Plan
Presented by Fred Philpot, Lewis Young Robertson & Burningham

Mr. Philpot explained that entities need to have an impact fee facilities plan and analysis before they can impose impact fees. He explained the impact fee process and the status of the City's parks and recreation, police, and fire impact fees. He summarized the change proposed for 2021 for single family, multi-family and commercial. Mr. Philpot then explained the steps that should happen if the City chooses to implement the proposed changes.

- City Council's Policy Regarding Multi-Family Rezones
Presented by Chairman Scott Wardle

Chairman Wardle explained that the Council's policy regarding multi-family rezones will expire on May 15th. The City is still waiting for the facilities plans and the projected plans. There has been a recommendation that the policy be extended through August 6th to make sure the study is received. The policy requires a signature by the Chair. All were in favor to extend the policy and to discuss it at a future meeting.

- PUE Vacation Request
Presented by Jim Bolser

Mr. Bolser stated that when subdivisions are approved there are easements for the placement of utilities, such as natural gas, water and sewer lines, etc. There is a property owner who has a desire to build a garage in their back yard. The property owner has received a Conditional Use Permit from the Planning Commission and would like to place the garage near their back yard on the south and rear property lines. They have received letters from all the utility companies affected indicating they would be willing to vacate their easements. Mr. Bolser asked the Council if they would be willing to vacate the easements. If so, an action item would be brought to the Council at a later date.

The Council agreed to have this brought back before them as an action item as either an ordinance or resolution.

- Zoning Map Amendment Request
Presented by Jim Bolser

Mr. Bolser stated that he spoke with a property owner, near the Tooele Technical College and 1200 West, who would like to bring an impound towing yard to their property. The towing company currently works with our existing police services to provide rotational towing services. The towing yard would be a place for those vehicles. Their current facility is in Salt Lake County. They need a yard here in Tooele in order to stay in that rotation according to the state. Their current zoning is Light Industrial (LI) which would not permit that use of land in that zone. The Industrial Zone (I) would permit that usage. The property owners have spoken with neighboring properties and they are in favor of rezoning the property to I, Industrial Zone, and would be interested in including their properties as well. The property owners are asking if this is something that the Council would consider with a formal rezone request. Mr. Bolser explained the difference of the LI and I zoning.

Chairman Wardle expressed some concern that this may open this area up to noise, and heavy industrial use. Screening from the road would be important. He added that he wasn't sure about including all of the property, but didn't mind this particular portion of the property. Mr. Bolser said that with the tracks right behind them, it may be amenable to industrial. Mr. Bolser said that it was possible to a text amendment to the zoning, rather than a rezone, but then the provision would apply to all areas with the same zoning.

Mayor Winn said that the real estate agent that represents the RDA property in that area is, zoned as Research and Development, is finally receiving some requests on purchasing this property. The requests though would like to rezone it because they aren't looking at research and development property. She said that she would like to discuss this with the RDA Chair and Vice-Chair in their meeting on Friday.

The Council agreed to have additional discussion on this item.

6. Adjourn

Council Member Gochis motioned to adjourn the meeting. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady,

“Aye,” Council Member Graf, “Aye,” Council Member Gochis, “Aye,” Chairman Wardle,
“Aye.”

The meeting adjourned at 6:57 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 _____ day of May, 2020

Tony Graf, Tooele City Council Vice-Chair