

**Tooele City Council  
Business Meeting Minutes**

**Date:** Wednesday, September 2, 2020

**Time:** 7:03 p.m.

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

**City Council Members Present:**

Justin Brady  
Tony Graf  
Ed Hansen  
Melodi Gochis

**City Council Members Excused:**

Scott Wardle

**City Employees Present:**

Mayor Debbie Winn  
Jim Bolser, Community Development Director  
Chief Ron Kirby, Police Department  
Steve Evans, Public Works Director  
Paul Hansen, City Engineer  
Roger Baker, City Attorney  
Darwin Cook, Parks and Recreation Director  
Shannon Wimmer, Finance Director  
Michelle Pitt, City Recorder  
Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairman Hansen called the meeting to order at 7:03 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Ms. Shannon Wimmer, Finance Director.

**2. Roll Call**

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

### **3. Communities That Care Data & Grant Report**

Presented by Stacy Smart

Ms. Smart stated she was presenting the Communities That Care Risk and Protector Factor Assessment Report. In March of 2019, the students of Tooele County School District took the SHARP survey, which stands for Student, Health, and Risk Prevention. It is administered to students in grades 6 -12. The data from the report gives the Communities That Care (CTC) a good report about how the students are feeling about alcohol, tobacco, violence, school, and depressive issues. The data for Tooele City Schools, specifically is sent to the CTC evaluation team, who goes through the data to assess what risk and protective factors need to be addressed. The goal is to decrease risk factors and increase protection for the youth in Tooele City. The risk and protective factors that have been reviewed are those that the CTC evaluation team prioritized as the top five risk factors and the two protective factors. The CTC community board then takes the information and implements programs and strategies.

Ms. Smart listed the risk factors as, Low Commitment to School, Low Neighborhood Attachment, Depressive Symptoms, Family Conflict, and Perceived Risk of Drug Use. The prioritized protective factors include, reward for Prosocial Involvement and Interaction with Prosocial Peers. Ms. Smart reviewed each of the areas with the Council.

Low Commitment to School continues to be a concern. There was a slight decrease from 2017. That should keep moving down as they continue to partner with Tooele County School District in implementing Second Step and Life Skills Training.

Low Neighborhood Attachment, had a 3.47 drop in the area, it is still one of the highest risk factors. The mayor along with Tooele City Parks and Recreation have created a Take Pride in Tooele Initiative, which the CTC hopes will empower neighborhoods and increase neighborhood attachment.

Depressive Symptoms had a decrease in the past year. CTC will continue to offer the programs that are currently in place and feel they are working. The programs include, Life Skills training, Second Step, mental health First Aid, the Tooele County Health Community health Improvement Plan and QPR Suicide Prevention training.

Family Conflict continued to decrease. The program Guiding Good Choices is a research and evidence-based program to help families. CTC will continue to offer the program as well as other strategies, like the Save Family Diner Night to decrease family conflict and open lines of communication.

Perceived Risk of Drug Use which had a 5.5% increase. With the legalization of marijuana there is confusion to many youth as to the dangers of the drug, as well as E-cigarettes and vaping. There needs to be education and awareness. The Tooele City Police Department spends time in

the classroom educating 6 graders and the Guiding Good Choice class educates the parents on the dangers of the drugs.

Reward for Prosocial Involvement and has had a gradual decrease for a few years. This is a protective factor and should be increasing. When youth are rewarded for positive participation in activities, this helps bond to the community, thus lowering their risk for substance abuse. The Mayor's Youth Recognition Award is a good example of how the City can recognize the youth.

Interaction with Prosocial peers, young people who interact with peers and engage in prosocial behavior are more protected from engaging in antisocial behavior and substance abuse. In Tooele there is a coalition called the RAD Pack. They among many other groups in the valley and schools are a good example of those who engage in prosocial behavior.

The SHARP survey will again be administered in march of 2021. With the CTC program, it opens doors with grant funding. The CTC has been awarded a grant by the Utah Department of Substance Abuse and mental health. The grant will help with the identified and prioritized risk and protected factors. In forwarded with the Take Pride Tooele Initiative, the grant will help purchase a trailer and supplies to make available for neighborhoods, groups and, volunteers to check out and use. Ms. Smart expressed her appreciation to the Mayor and the City Council for the opportunity of the CTC.

#### **4. Mayor's Youth Recognition Awards**

Presented by Mayor Winn, Stacey Smart, Communities that Care Coordinator and Chief Kirby

Mayor Winn welcomed visitors for the Mayors Youth Awards and introduced Tooele City Police Chief Ron Kirby, and thanked him for his collaboration. Ms. Smart highlighted Communities That Care programs including Second Step, QPR, and Guiding Good Choices.

Ms. Smart then presented the Mayor's Youth Recognition Awards to the following students:

- Bela Dickerson
- Jordan Smith
- Ashton Shepherd
- Braxton Rogers
- Jace Nigh

#### **5. Youth Advocate of the Year Award**

Presented by Jamie Slade, Tooele County Prevention Team

Ms. Slade invited Emma Shumway as the 2020 Youth Advocate of the Year for the RAD Pack Youth Coalition. RAD Pack stands for Resisting Alcohol and Drug Prevention Advocacy Coalition. Ms. Slade read the nomination letter and presented a plaque to Ms. Shumway.

Mayor Winn thanked, Ms. Shumway for her service to the community. Chairman Hansen stated he has worked with Ms. Shumway and is well deserving of the award.

#### **6. Public Comment Period**

Chairman Hansen opened the public hearing, there were no comments.  
Chairman Hansen closed the public comment period.

#### **7. Public Hearing**

##### **a. Public Hearing and Motion on Ordinance 2020-34 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the R1-7 Residential Zoning District for Approximately 1.08 Acres of Property Located at 133 East 700 North Presented by Jim Bolser**

Mr. Bolser stated this is a request for a Zoning Map Amendment. The subject property is on the north side of 700 North and east of 1<sup>st</sup> East. It is right behind Lucky's Supermarket. The current zoning on the property is MR-16 residential, which is a multi-family residential zone. The same zoning occurs for the remainder of the property that this was split off from on the north and north east. The property immediately to the south is R1-7 Residential and there are two pockets of GC General Commercial on either side of the property. The proposed zoning would reassign the property to the R1-7 residential, single family zone which would match that to the south. A little over a year ago this property was rezoned from GC General Commercial into the MR-16 Multi-Family Residential for a concept plan to develop a townhome project. Facing south on 700 North, there is an existing single family residence. The City Code has a provision, that anything that is a legal non-conforming use is not allowed to expand. A single family home would not be on conforming in the MR-16 Multi-Family residential, but would also be non conforming in the prior GC General Commercial zone. The property owners of the residence have expressed the desire to build an expansion on the home. In order to do that, the legal non-conforming status needs to be removed. The zoning amendment is to bring the home into conformance with it's existing use and allow the expansion of the home. The Planning Commission has reviewed this and forwarded a unanimous positive recommendation for the Council's consideration.

Chairman Hansen asked if there were any comments from the council, there were none.

Chairman Hansen opened the public hearing, there were no comments. Chairman Hansen closed the public hearing.

**Council Member Gochis motioned to approve Ordinance 2020-34.** Council Member Brady seconded the motion. The vote was as follows: Council Member Brady, "Aye,"

Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Hansen, "Aye."  
The motion passed.

**b. Public Hearing and Motion on Ordinance 2020-35 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the RR-1 Residential Zoning District for Approximately 1 Acre of Property Located at Approximately 77 North 1100 West**

Presented by Jim Bolser

Mr. Bolser stated this is a Zoning Map Amendment on the west side of 1100 West and north of Vine Street. This property is associated with an existing storage unit facility to the north of the property. The existing zoning for the property as well as the other properties on the west side of 1100 West is LI Light Industrial. Properties immediately across the street are RR-1 Rural Residential. The nature of the application is to reassign the property to the same RR-1 zone which is across the street with the intent to construct a single family residence on the property for the management of the storage facility. The home in the future could also be sold independently of the storage units. There was discussion during the Planning Commission hearing and the City Council meeting two weeks prior, regarding a pending application on a property immediately to the south. There is another existing storage facility which has plans to expand into the vacant property immediately to the south of the subject property. The question was raised on if the rezone would have an impact on things, such as setbacks. Based on discussion with staff, it is believed that the application for the expansion was made prior to the rezone and would the rezone be approved, it would not have impacts on the prior application. The Planning Commission has heard this and forwarded a unanimous positive recommendation.

Chairman Hansen asked the Council if there were any questions or concerns. There were none.

Chairman Hansen opened the public hearing. There were no comments. Chairman Hansen closed the public hearing.

**Council Member Brady motioned to approve Ordinance 2020-35.** Council Member Gochis seconded the motion. The vote was as follows: Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Hansen, "Aye."  
The motion passed.

**c. Public Hearing and Motion on Ordinance 2020-36 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the LI Light Industrial Zoning District for Approximately 170.8 Acres of Property located at Approximately 2000 North 1200 West**

Presented by Jim Bolser

Mr. Bolser stated this rezone is west of the existing Overlake phase and to the southwest of the Overlake golf course. It is immediately adjacent to the north of the Tooele County trail system that runs from Roger's Road area down to Deseret peak. The existing zoning on the property is R1-7 Residential, as are the properties to the east. The R1-7 Residential was applied to this property and those to the east and southwest out of the settlement agreement of the Overlake lawsuit, which intended the R1-7 Residential zone to be a holding zone in preparation for requests to come through for more specific zoning applications for those properties. The intent of the application is to reassign the subject property from the R1-7 Residential into the LI Light Industrial zone. The LI Light Industrial and I Industrial zoning to the south provides a corridor and connection to similar uses. It does place the section of the R1-7 Residential to the west as an island, but the owner of this property is actually the owner of that property as well and is planning on proposing other uses for the R1-7 Residential property as well. This is a part of the City's 1000 West North Industrial Community Industrial Investment Area. This is an area that is identified for uses other than residential. The Planning Commission has heard this application and forwarded a unanimous positive recommendation for consideration.

Chairman Hansen asked if there were any questions from the Council.

Council Member Gochis asked about the R1-7 property to the east and there are no homes there now, but are there plans to have a buffer between the R1-7 Residential and Lil Light Industrial zones. Mr. Bolser stated at this point in time the City does not have a development plan for either side of the property. There are conceptual plans that are being worked on by the property owner. Having seen those plans the line dividing the two properties will be a master road corridor for 1200 West. There should be a roadway to provide buffering.

Chairman Hansen opened the public hearing

Mr. Drew Hall stated he is the managing partner for Tooele Associates who owns the property. He stated that 1200 West will be a major road and will be a good buffer. They intend to provide a buffer on the west side of 1200 West, when a specific site plan is brought to the City. He stated that the intent for this property would be Li Light Industrial. He stated that the R1-7 Residential property to the west is not intended to be R1-7. There is not a specific user for this property, but he has been approached by a number of companies who wanted major projects. The land competed with other sites as his land wasn't shovel ready. The intention of the rezone is to get the land ready for building 1200 West and get it shovel ready. There is an opportunity to provide jobs. He further stated that there is a specific use for the R1-7 Residential and it will be coming back if the 170 acres is approved and it will be I Industrial. There is a specific use and a

significant manufacturing facility on the R1-7 Residential. The change in zoning will increase tax base and provide good jobs. Chairman Hansen closed the public hearing.

**Council Member Brady motioned to approve Ordinance 2020-36.** Council Member Graf seconded the motion. The vote was as follows: Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Hansen, "Aye." The motion passed.

## 8. **First Reading Items**

### a. **Resolution 2020-07 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Providence at Overlake Phase 2 Subdivision**

Presented by Paul Hansen

Mr. Hansen stated that Tooele City by Ordinance is required to have the City Council accept public improvements when they are completed and certified by the City departments. The Providence at Overlake Phase 2 has been completed and inspected by the City inspectors.

**Council Member Gochis motioned to approve Resolution 2020-07.** Council Member Brady seconded the motion. The vote was as follows: Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Hansen, "Aye." The motion passed.

### b. **Subdivision Plat Amendment Request for Lexington at Overlake Minor Subdivision by Zenith Tooele, LLC for 32.24 Acres of Property Locates at Approximately 400 West 1200 North in the MR-16 Multi-Family Residential Zoning District.**

Presented by Jim Bolser

Mr. Bolser stated this the property was reassigned approximately a year and half ago from the R1-7 Residential zone to the MR-16 Multi-Family residential zone with the intent of bringing forward one or more multi-family residential projects. Several months ago the same plat was brought forward to establish five larger lots which did not entitle development but separated the lots for ownership and sale of the lots to other owners that would bring forth development plans. This is a similar proposal with the five lots becoming eight lots and there are new public roads that had not been identified in the prior plan. Now with more work completed, the lot lines are being reestablished with the dedicated road lines established. The eight lots will still have to come back for various entitlements for development. The Planning Commission has forwarded an unanimous positive recommendation.

Chairman Hansen asked that since this is MR-16 Multi-Family residential, they cannot build with the restrictions approved by the Council? Mr. Bolser stated that they can build because the restrictions are on establishing new zoning designations.

**Council Member Brady motioned to approve the Subdivision Plat amendment Request by Lexington at Overlake.** Council Member Graf seconded the motion. The vote was as follows: Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Hansen, "Aye." The motion passed.

**c. Subdivision Preliminary Plan Request for Settlement Acres by Park Capital Homes, LLC for 1.16 Acres of Property Located at Approximately 560 West 900 South in the R1-7 Residential Zoning District**

Presented by Jim Bolser

Mr. Bolser stated this is a development proposal for a vacant parcel on the north side of 900 south, just west of Main Street and SR 36. The property immediately to the south is the Tooele County Road Shops and there are public works facilities. This is to the east of Coleman. Properties to the north and east are existing non conforming trailer park developments. This project is zoned R1-7 Residential, as are the properties around it. The plat will establish six lots on the north side of 900 West. This is a preliminary plan as there is a limited dedication of right-of-way along the front of the properties. The lots meet the terms of City Code for the R1-7 Residential development. The Planning Commission has heard this item and forwarded a positive unanimous recommendation.

Chairman Hansen asked about the property along the front for dedication and if it would become an easement? Mr. Bolser stated that it would be dedicated for the road and serve for park strip and sidewalk area. Chairman Hansen asked if that was matching other properties in the area? Mr. Bolser stated to the west there is not any sidewalk and further east there are improvements that would line up.

**Council Member Graf motioned to approve Subdivision Preliminary Plan Request for Settlement Acres by park Capital homes, LLC.** Council Member Gochis seconded the motion. The vote was as follows: Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Hansen, "Aye." The motion passed.

## **9. Minutes**

**Minutes include August 19, 2020 Work Session and City Council Business Meetings.**



**Council Member Gochis motioned to adopt minutes.** Council Member Brady seconded the motion. The vote was as follows: Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Hansen, "Aye." The motion passed.

#### **10. Approval of Invoices**

Presented by Michelle Pitt

An invoice in the amount of \$34,494, to Ken Garth West Valley, for F150 truck for the police department.

An invoice in the amount of \$142,168, Ken Garth West Valley, for 2021 ford explorer interceptors for the police department.

An invoice in the amount of \$116,875, to Grantsville City, for payment number 8 of the library bond.

An invoice in the amount of \$25,893, Ken Garth West Valley, for a F150 paid for public works. This was an invoice that was approved in the prior meeting, but was once again presented with the funding accounts.

An invoice in the amount of \$45,495, Ken Garth West Valley, for F350 for public works. This was another invoice that was approved in the prior meeting, but the price has increased due to an invalid discount given to the City before the prior meeting. It was also brought back with the funding note.

Council Member Gochis asked how many years were left on the Grantsville bond payments? Ms. Wimmer stated they would conclude in 2038.

**Council Member Graf motioned to approve invoices.** Council Member Brady seconded the motion. The vote was as follows: Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Hansen, "Aye." The motion passed.

#### **11. Adjourn**

Chairman Hansen adjourned the meeting at 7:56 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 16th day of September, 2020

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Ed Hansen, Tooele City Council Chair

