

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council and the Tooele City Redevelopment Agency will meet in a Work Meeting, on Wednesday, December 15, 2021, at 5:30 p.m. The Meeting will be Held in the Tooele City Hall Council Chambers, Located at 90 North Main Street, Tooele, Utah.

We encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>.

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Member's Report**
5. **Discussion** on the City Website
Presented by Shilo Baker, Executive Assistant to the Mayor/Web Specialist
6. **Discussion** on the Golf Fee Schedule
Presented by Darwin Cook, Parks & Recreation Director
7. **Discussion** on the Proposed Canyon Springs Annexation
Presented by Roger Baker, City Attorney
8. **Discussion** on Test Well Drilling
Presented by Paul Hansen, City Engineer
9. **Resolution 2021-119** A Resolution of the Tooele City Council Adopting the 2021 Pre-Disaster Mitigation Plan
Presented by Jared Stewart, Economic Development Coordinator
10. **Closed Meeting**
- Litigation, Property Acquisition, and/or Personnel
11. **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 435-843-2111 Or [Michellep@Tooelecity.Org](mailto:Michellep@tooelecity.org), Prior To The Meeting.

Oquirrh Hills	Current Rates	Proposed Rates	Last Increase	
Green Fees: Regular				
9 Holes (Weekday)	\$11	\$12	2017	
18 Holes (Weekday)	\$20	\$22	2017	
9 Holes (Weekend/Holiday)	\$12	\$13	2017	
18 Holes (Weekend/ Holiday)	\$22	\$24	2017	
Green Fees: Senior/Military				
9 Holes (Weekday)	\$8	\$9	2017	
18 Holes (Weekday)	\$15	\$17	2017	
9 Holes (Weekend/Holiday)	\$9	\$10	2017	
18 Holes (Weekend/ Holiday)	\$16	\$18	2017	
Green Fees: Junior				
9 Holes (Weekday)	\$5	\$6	2017	
18 Holes (Weekday)	\$9	\$11	2017	
9 Holes (Weekend/Holiday)	\$6	\$7	2017	
18 Holes (Weekend/ Holiday)	\$11	\$13	2017	
Season Passes				
10 Punch: Regular	\$80	\$100	2017	
10 Punch: Senior/Military	\$70	\$80	2017	
10 Punch: Junior	\$40	\$50	2017	
20 Punch: Regular	\$140	\$180	2017	
20 Punch: Senior/Military	\$130	\$150	2017	
20 Punch: Junior	\$75	\$80	2017	
Season Pass: Regular	\$500	\$600	2017	
Season Pass: Senior/Military	\$400	\$500	2017	
Season Pass: Junior	\$250	\$300	2017	
Season Pass Family (2 People)		\$1,000	2017	
Season Pass: Family(Add Child)		\$100	2017	
Players Pass				
9 Holes	\$5	\$7	2019	
18 Holes	\$10	\$14	2019	
Trail Fee				
Season Trail Fee (Existing)	\$225	\$300	2017	
Season Trail Fee (New)	\$250	\$300	2017	
Daily Trail Fee (9 Holes)	\$4.00	\$5	2017	
Daily Trail Fee (18 Holes)	\$6	\$7	2017	
Cart Storage				
Gas Golf Carts	\$125	\$200	2017	
Electric Golf Carts	\$150	\$250	2017	
Rentals				
Club Rentals (9 Holes)	\$8	\$10	2017	
Club Rentals (18 Holes)	\$10	\$10	2017	

Stansbury GC	Current Rates	Glendale (Salt Lake City GC)
Green Fees: Regular		Green Fees: Regular
9 Holes (Weekday)	\$14	9 Holes (Weekday)
18 Holes (Weekday)	\$23	18 Holes (Weekday)
9 Holes (Weekend)	\$19	9 Holes (Weekend)
18 Holes (Weekend)	\$28	18 Holes (Weekend)
Green Fees: Senior		Green Fees: Senior
9 Holes (Weekday) No Sr. Rate	N/A	9 Holes (Weekday)
18 Holes (Weekday) No Sr. Rate	N/A	18 Holes (Weekday)
9 Holes (Weekend) No Sr. Rate	N/A	9 Holes (Weekend)
18 Holes (Weekend) No Sr. Rate	N/A	18 Holes (Weekend)
Green Fees: Jr Rate on Weekdays Only		Green Fees: Junior
9 Holes (Weekday)	\$5	9 Holes (Weekday)
18 Holes(Weekday)	\$10	18 Holes(Weekday)
9 Holes (Weekend) No Jr. Rate	N/A	9 Holes (Weekend)
18 Holes (Weekend) No Jr. Rate	N/A	18 Holes (Weekend)
Season Passes		
10 Punch: Regular	N/A	
10 Punch: Senior/Military	N/A	
10 Punch: Junior	N/A	
20 Punch: Regular	\$220	
20 Punch: Senior/Military	\$190	
20 Punch: Junior	N/A	
Season Pass: Regular	\$600	
Season Pass: Senior/Military	\$450	
Season Pass: Junior	\$300	
Season Pass Family (2 People)	\$1,150	
Season Pass: Family(Add Child)	\$300	
Players Pass		
9 Holes	N/A	
18 Holes	N/A	
Trail Fee		
Season Trail Fee (Existing)	\$250	
Season Trail Fee (New)	\$250	
Daily Trail Fee (9 Holes)	\$4	
Daily Trail Fee (18 Holes)	\$6	
Cart Storage		
Gas Golf Carts	N/A	
Electric Golf Carts	N/A	
Rentals		
Club Rentals (9 Holes)	\$6	
Club Rentals (18 Holes)	\$12	

MEMORANDUM

To: City Council
CC: Planning Commission
From: Mayor Debra E. Winn, City Administration
Date: December 15, 2021
Re: Administrative Recommendation for Canyon Springs Annexation

On September 9, 2021, the City Council approved Resolution 2021-18, accepting the petition of Howard Schmidt (“Petitioner”) for the Canyon Springs annexation (“Annexation”), for further consideration. The Resolution contemplated the City Administration submitting to the City Council and Planning Commission its zoning and other recommendations regarding the Annexation. This memorandum contains the City Administration (pronoun “we”) recommendation regarding the Canyon Springs Annexation.

Recommendation #1. The City Administration opposes the Annexation, and all development-driven annexations, at this point in time in Tooele City’s history. The City contains vast acreages of undeveloped land which should be developed first, under the tenets and objectives of the Tooele City General Plan, prior to any new annexations being approved. Also, the Petitioner proposes for the Canyon Springs development (“Canyon Springs”) ubiquitous R1-7 zoning for single-family housing, and proposes no unique or special features or amenities beyond the bare minimum that would be required for land already within the City. Finally, the City’s municipal resources—most notably water—are limited, and new annexations will stretch those already scarce resources, perhaps beyond prudent levels.

Recommendation #2. The City Administration recommends adherence to the fundamental principle that any annexation a) pay for itself, i.e., not result in a revenue loss to the City, b) provide benefits and amenities beyond the bare minimum required by the City Code, and c) enhance resident quality of life. We urge the City Council to answer this fundamental question: *What about Canyon Springs will make the Annexation serve the best interest of Tooele City and its taxpayers?* Corollary questions include: *What will the Annexation do FOR Tooele City?* and *What will the Annexation do TO Tooele City?* Should the City Council favor the Annexation, the City Administration recommends, at a minimum, inclusion of the following considerations into an annexation agreement prior to the Annexation’s approval.

1. Parks. On September 9, 2021, the City Council asked the Petitioner to study the impact of Canyon Springs on Tooele City’s parks and recreation (and other) systems. While the City received a letter dated November 15 purporting to contain the requested studies (“Studies”), no parks impact analysis was included. We recommend that the study be undertaken and provided. In the interim, we make some park- and trail-related recommendations, below.
2. Trails. The Petitioner has proposed conveying to the City a long, narrow strip of land (“Trail Land”), currently owned by a third party, for a trail (“Trail”), to be located along the southeast Canyon Springs boundary. The Trail Land is located outside the City limits, outside the approved Annexation Grown Plan expansion areas, outside the Canyon Springs annexation

plat, and outside Canyon Springs (the Canyon Springs concept plan is enclosed). The Trail in this location would be low-functioning because it is located outside Canyon Springs, leads to no connecting or proposed trails in the City or the County, and is isolated from public visibility, where it would tend to invite increased criminal conduct. Instead, the City Administration proposes that Canyon Springs incorporate a looped trail on the development interior, thus being more visible and accessible to the residents, and being looped rather than a dead end. The Trail should be maintained by an HOA. Additional benefits of the Trail in this location and configuration are discussed in #4, below. Should the City Council favor the Trail as depicted in the Canyon Springs concept plan, we recommend that the Trail Land first be included in expansion area K of the City's Annexation Growth Plan, be included in an amended annexation petition, be deeded to Tooele City, and be improved, as express conditions of the Annexation.

3. Storm Water. On September 9, 2021, the City Council asked the Petitioner to study the impact of Canyon Springs on Tooele City's storm water systems, including historic flows and on-site detention. The Studies contain general estimates, broad assumptions, and brief conclusory statements about Canyon Springs' storm water impacts. The Studies are not responsive to the Council's request. Instead, the Studies defer to detailed post-annexation analysis of storm water impacts. The City Administration strongly recommends that the storm water impacts of Canyon Springs be fully studied and understood prior to any decision on the Annexation. Comments specific to the storm water detention shown on the concept plan follow.
4. Storm Water Detention. We disfavor the three storm water detention areas on Droubay Road as depicted on the Canyon Springs concept plan. They are disconnected and fragmented, they would be ineffective at serving their intended purpose, and they appear to be strategically located to avoid the City's double-frontage lot right-of-way improvements. Similarly, we disfavor a single large detention area on Droubay Road at the northwest corner of Canyon Springs. Instead, we recommend that storm water detention be a series of detention facilities ("Facilities"), designed to accommodate the natural or built topography. The Facilities should be multi-functional, integrated into the internal looped Trail, and designed to be community amenities. The detention areas should include vertical recreational improvements (e.g., play equipment, exercise equipment, benches, pavilions) in order to maximize their multi-functional purpose. As part of the Trail, the Facilities should be maintained by an HOA.
5. Zoning; Lot Size; Density. We recognize that the above recommendations regarding the Trail and the Facilities may result in fewer residential lots than currently projected in Canyon Springs. However, we believe this decrease will be offset by the increased value of the resulting premium lots located near the Trail and Facilities open spaces throughout Canyon Springs. We recommend the R1-8 zoning designation for lots adjacent to Droubay Road (to the west, zoned R1-7) and to the Carr Fork subdivision (to the north, zoned R1-7), transitioning to R1-10 and/or R1-12 for the remaining portions of Canyon Springs. In addition, we recommend that the City Council and the Petitioner study and consider the viability and value of a Neighborhood Commercial component to Canyon Springs. This recommendation

is based on the fact that single-family residential development generates greater costs than revenues, on average nationally \$1.16 in costs for every \$1.00 in revenues, and about \$1.25:\$1.00 in Utah. (See “Cost of Community Services Studies,” Farmland Information Center, 2016.)

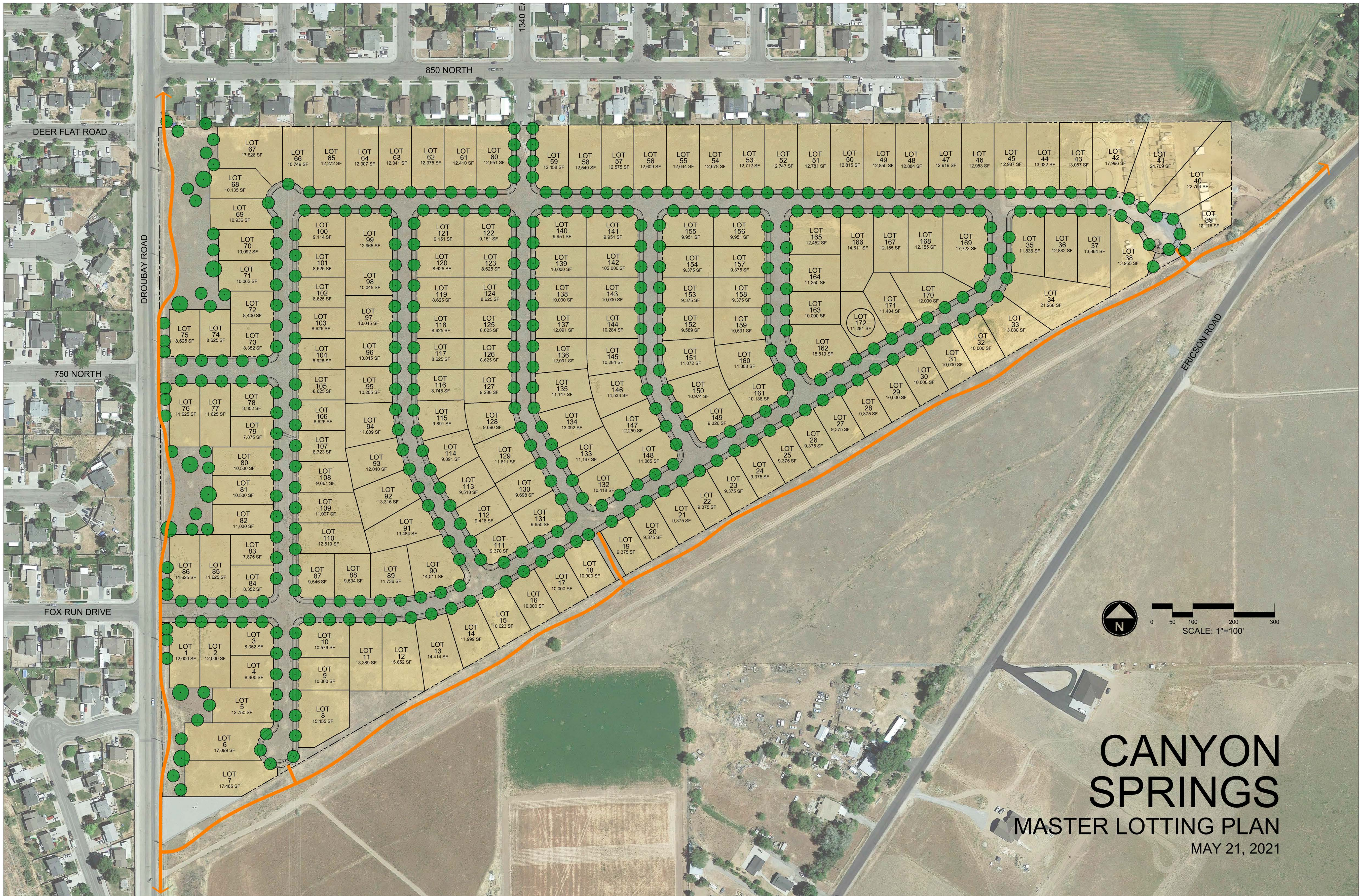
6. Park Strip Landscaping. Grassed five-foot park strips are recognized as inefficient water uses. We suggest that Canyon Springs represent a change in City park strip landscaping standards away from turf grass and toward lower water usage. To that end, we recommend that Canyon Springs park strips be landscaped with drip-irrigated xeriscaping, of a professional design acceptable to the City, using specific approved tree species. In the alternative, we recommend a park strip width of eight (8) feet in order to increase irrigation efficiencies, increase snow storage capacity, and reduce conflicts between trees and concrete. All uniform park strip landscaping would be maintained by an HOA. The Droubay Road frontage should comply with the City’s double-frontage lot standards, found in TCC Chapter 7-19, including a masonry wall, all HOA-maintained.
7. Architectural Design. We recommend that all single-family homes in Canyon Springs comply with the architectural design standards of TCC Chapter 7-11b. These standards are not merely “pretty codes,” but contribute both to the long-term value and equity of the houses, and to the quality of life of the residents.
8. Water. On September 9, 2021, the City Council asked the Petitioner to study the impact of Canyon Springs on Tooele City’s culinary water system. The Studies contain general estimates, broad assumptions, and conclusory statements about Canyon Springs’ water impacts. The Studies are not responsive to the Council’s request. Instead, the Studies defer to post-annexation modeling by the City. We recommend that the water impacts of Canyon Springs be fully studied and understood prior to any decision on the Annexation.
9. Water Rights. We recommend that water rights be provided consistent with City Code.
10. Sewer. On September 9, 2021, the City Council asked the Petitioner to study the impact of Canyon Springs on Tooele City’s sanitary sewer system. The Studies contain general estimates, broad assumptions, and brief conclusory statements about Canyon Springs’ sewer impacts. The Studies are not responsive to the Council’s request. Instead, the Studies defer to post-annexation modeling by the City. We recommend that the sewer impacts of Canyon Springs be fully studied and understood prior to any decision on the Annexation.
11. Transportation. On September 9, 2021, the City Council asked the Petitioner to study the transportation impacts of Canyon Springs. The Studies contain general estimates, broad assumptions, and brief conclusory statements about Canyon Springs’ transportation impacts. The Studies are not responsive to the Council’s request. For example, a vehicle trip generation count alone is not an analysis. The study should examine the effect of the trip generation on traffic control devices, a traffic light, medians, acceleration and deceleration lanes, school routes, crosswalks, crossing guards, etc. Instead, the Studies defer to post-annexation studies of transportation impacts. We recommend that the transportation

impacts of Canyon Springs be fully studied and understood prior to any decision on the Annexation.

12. Police and Fire. On September 9, 2021, the City Council asked the Petitioner to provide an analysis of the impacts Canyon Springs will have on police and fire service. The Studies contain brief conclusory statements about Canyon Springs' impacts. The Studies are not responsive to the Council's request. We recommend that the fiscal impacts of Canyon Springs be fully studied and understood prior to any decision on the Annexation.
13. Fiscal Analysis. On September 9, 2021, the City Council asked the Petitioner to provide a fiscal impact analysis for Canyon Springs. The Studies contain general estimates, broad and incorrect assumptions, and brief conclusory statements about Canyon Springs' fiscal impacts. The Studies are not responsive to the Council's request. For example, the assumptions of per-lot benefits to the City, applied city-wide, would result in a nearly \$8 million general fund surplus annually. This is far from accurate. Also, the incorrect assumptions lead to a significant net positive cost-to-revenue outcome, when national and Utah data all indicate otherwise. (See "Cost of Community Services Studies.") The City Administration strongly recommends that the fiscal impacts of Canyon Springs be fully studied and understood prior to any decision on the Annexation.

The City Council has reasonably requested the Petitioner to provide the information necessary to determine the costs and benefits of the Annexation and Canyon Springs. It is not appropriate for the Petitioner to shift back to the City the burden of determining the costs and impacts of the Annexation. We have urged the City Council to answer the questions, *What will the Annexation do to and for Tooele City?* and *Will the Annexation be a net positive for Tooele City?* The Council cannot adequately answer these questions with the Studies provided to date. At this time, We recommend that the Annexation is not ready to be reviewed by the Planning Commission for its public hearing and recommendation. Once the full analyses have been provided and evaluated, we will prepare additional recommendations for you.

My Administration looks forward to discussing fully these issues with the Planning Commission and City Council, and appreciates the opportunity to provide these initial recommendations.



850 NORTH

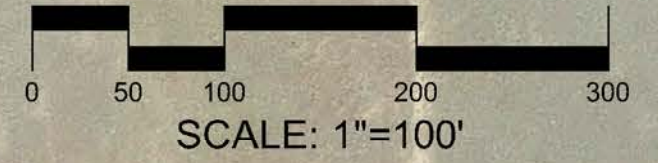
DEER FLAT ROAD

DROUBAY ROAD

750 NORTH

FOX RUN DRIVE

ERICSON ROAD



CANYON SPRINGS

MASTER LOTTING PLAN

MAY 21, 2021

TOOELE CITY CORPORATION

RESOLUTION 2021-119

A RESOLUTION OF THE TOOELE CITY COUNCIL ADOPTING THE 2021 PRE-DISASTER MITIGATION PLAN: TOOELE COUNTY, UTAH

WHEREAS, the Tooele City Council recognizes the threat that natural hazards pose to people and property within Tooele City; and

WHEREAS, Tooele City has participated in the creation of a Tooele County, multi-hazard mitigation plan, hereby known as the 2021 PRE-DISASTER MITIGATION PLAN: TOOELE COUNTY, UTAH in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the 2021 PRE-DISASTER MITIGATION PLAN: TOOELE COUNTY, UTAH identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Tooele City from the impacts of future hazards and disasters; and

WHEREAS, adoption by the Tooele City Council demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2021 PRE-DISASTER MITIGATION PLAN: TOOELE COUNTY, UTAH; and

WHEREAS, Tooele City desires to adopt the 2021 PRE-DISASTER MITIGATION PLAN: TOOELE COUNTY, UTAH:

NOW, THEREFORE, BE IT REVOLVED BY THE TOOELE CITY COUNCIL that Tooele City hereby adopts the 2021 PRE-DISASTER MITIGATION PLAN: TOOELE COUNTY, UTAH as its pre-disaster mitigation plan.

This Resolution is necessary for the life, health, safety, property, and welfare of Tooele City's residents and businesses and shall be effective immediately upon passage.

Passed this ____ day of _____, 2021.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR

(For)

(Against)

ATTEST:

Michelle Y. Pitt, RDA Secretary

S E A L

Approved as to Form: _____
Roger Evans Baker, RDA Attorney