

Tooele City Council Work Meeting Minutes

Date: Wednesday, July 7, 2021

Time: 5:30 p.m.

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

City Council Members Present:

Melodi Gochis

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Paul Hansen, Tooele Engineer

Michelle Pitt, City Recorder

Cylee Pressley, Deputy City Recorder

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairwoman Gochis called the meeting to order at 5:30 p.m.

2. Roll Call

Melodi Gochis, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

Tony Graf, arrived at 5:40pm

3. Mayor's Report

Mayor Winn stated UDOT will be closing 1000 north from SR-36 to SR-112 intersection on July 9 through July 12. She stated a notice will go out to the local subdivisions and be posted. She expressed her appreciation for Tooele City citizens for following the firework restrictions. She stated the fireworks discharge time period is now closed until July 22 to July 25.

4. Council Member's Report

Council Member Hansen stated he attended the Planning Commission meeting and the festivities throughout the week.

Council Member Brady stated he attended several of the Fourth of July events and the attainable housing committee meeting,

Council Member Manzione stated she attended Fourth of July activities, the flag retirement ceremony, Planning Commission meeting and the pre-development meeting,

Chairman Gochis stated she attended the flag retirement ceremony, the community barbecue, movie in the park at the Aquatic Center, the concert by Charlie Jenkins.

Council Member Graf stated he attended Fourth of July activities and visited the Tooele Museum,

5. Skyline Drive Roadway Improvement Project- Change Order Conditions

Presented by Paul Hansen, Tooele City Engineer

Mr. Hansen stated they awarded a contract to Broken Arrow Construction for roadway improvements to skyline drive and have encountered a number of conditions which were not anticipated. He stated the storm drain piping and boxes are not made to support the development now. As well as extreme saturated soil conditions and rain water build up. He stated they are asking for consideration to change the contract allowing an additional \$30,000 to bring in additional supplies, like soil and get the road back open.

Council Member Hansen stated that it is not really an option, the council didn't have many options for this one.

Mr. Hansen stated sometimes the City does really good, but this project has taken many setbacks.

Chairman Gochis stated she has been driven past that construction and it is becoming a problem for the residents. She stated she believes the Council does not need to make a motion for this item, but to just approve the invoice.

6. Resolution 2021- 74 A Resolution of the Tooele City Council Approving an Agreement with Nelson Brothers Construction Company for the Water Reclamation Facility 2021 Upgrades, Phase 1

Presented by Paul Hansen, Tooele City Engineer

Mr. Hansen stated the Council has three projects that are either recently completed or in process, the second deals with upgrades to the filter process that's in works, and the third is phase one

upgrades. He stated many of the elements have become deteriorated over the last 20 years; the water that flows through that plant is quite caustic, and quite corrosive and damaging to the processing equipment. He stated they put it out for bid and received bids from three contractors, the lowest bid being Nelson Brothers Construction with a submitted cost of \$827,024. He stated it would be paid primarily from sanitary sewer revenue funds, because it's mostly repairs. He stated where they typically ask for a 5% contingency, they are asking for additional contingency of 15%.

Chairman Gochis stated that many supplies are on backorder and having difficulty getting them. She asked if they could make decisions over text or a quick meeting in person.

7. Discussion on a Proposed Text Amendment to Chapter 7-16 of the Tooele City Code Regarding Industrial Zone Setbacks

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated this is an introduction before entering into a formal review. He stated the first item originated from a pre-development meeting. He stated an application came in where the question arose of how to break up different locks for property. As well as addressing this so that they maintain the safety component of the setbacks, but allowing a little bit of flexibility. He stated one of the things that they worked out was a way to reduce the setback without reducing that safety. Mr. Bolser stated the proposal is to maintain the safety component and simply reduce the face requirement to 15 feet as a minimum setback, but also work with an allowance that the setback is actually determined by the IBC international building code. He stated it does two things: it reduces the minimum and places analysis in the safety structure.

Chairman Gochis asked if he talked to the fire chief about their ladder truck because it allows greater access.

Mr. Bolser stated he did not talk to the fire chief, but did talk to the in-house representative. He stated one of the considerations that they looked at is the ladder typically provides vertical code for taller buildings, but wouldn't necessarily get them covered.

8. Discussion on a Proposed Zoning Map Amendments by Off-Road Innovations to Reassign Approximately 2.1 Acres Located at Approximately 701 East 2400 North From the GC General Commercial Zoning District to the LI Light Industrial Zoning District (Oristrusts)

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the nature of the application is to swap the line and include the property of the far eastern lot from GC, General Commercial, to LI, Light Industrial.

Council Member Manzione asked if they are just manufacturing or planning to sell.

Mr. Bolser stated they want the possibility of having retail.

9. Discussion on a Proposed Lane Use Map Amendments to Reassign Approximately 23.6 Acres Located at Approximately 2400 North Berra Boulevard From the Medium Density Residential Land Use Category to the High Density Residential Land Use Category (Crestview)

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the Land Use Map assigns this area as Medium Density Residential. He stated the application is to change it to High Density Residential Land use category. He stated if the applicant be successful, the intent is for multi-family homes with a townhome project. He stated the land use was broken up into three ideas: larger lot single family in western third, and smaller single family. He stated the applicant submitted a concept plan.

Chairman Gochis invited the developer forward to answer questions from the Council.

Council Member Manzione asked if the entire project would be tied together as they make a bigger piece into smaller pieces.

Mr. Holste stated they may break it and do it in three so they can do them simultaneously.

Council Member Manzione asked if it will be joining the Northern Tooele Service District.

Mr. Holste stated they have not looked ahead that far.

Council member Manzione asked about the drainage basin and the church shown on the property.

Mr. Holste stated the basin is off the property and the church will not be there.

Council Member Manzione stated there is a lot of building without many amenities going in.

Mr. Holste stated that the decision is up to the City and what their goals are.

Council Member Manzione stated it would be nice to see the City trail apart of the development because that is where the City meets the County.

Council Member Graf asked where the new high school would tie into this project.

Mr. Bolser stated the left-hand corner would be the temple site and the right-hand corner would be the high school.

Council Member Graf stated his concern is the future traffic in that area with the temple and the high-school. He stated his concern for green space and the amount of buildings that will be there.

Mr. Holste stated he shares in all of those concerns, as well as the trail system. He stated he wants to both goals.

Council Member Graf stated there needs to be open space for people to go, especially if there is a development there. He stated it is a needed amenity.

Chairman Gochis stated she talked to Mr. Cook with the Park's department if there is a set number of parks required for the population of Tooele. She stated she likes the idea of having

more organized sports. She stated her concern for the water and asked what the plan was to bring water to this project.

Mr. Holste stated they are working on the water. He stated if the council approves this, they will move forward with the water.

Chairman Gochis stated if they have the water credits, whether or not they purchased them on the open market or credits, they can use those. She asked if they had anything like that.

Mr. Holste stated he did not have them yet but have had conversations with Kennecott and other places to secure the water.

Chairman Gochis asked if he is the developer for the project.

Mr. Holste stated he is the developer on the project.

Council Member Brady stated he would also liked to see them apart of the Northern Service District. He stated green space and the trail system is something the City has been concentrating on with all the developers.

Mr. Holste stated the green space and trail system is something they have been focusing on.

Council Member Brady asked if 2400 North would be completed by the school district and asked if there was a gap somewhere that would not be completed.

Mr. Bolser stated potentially side to side, the school district would have responsibility of the south and this property would have responsibility to the north.

Council Member Brady stated the roads are already designed to be the main corridor for traffic.

Mr. Holste appreciated that roads were mentioned. He stated they are working on design with the church to hopefully make it a smarter route.

Council Member Hansen stated that the Council wants him to be a part of the North Service District. He asked if that is something they can require of the applicant.

Mr. Bolser stated it is a tool the Council can use while they are in a legislative item. He stated they are looking at major items in an open space including trails and potentially a basin. He stated how they would maintain it is their purview.

Mr. Baker stated it is something they have addressed many times over the last 20 years. He stated there was a time when the Council would require entry into the service district. He stated within issues resolved and the developer agreeing to being the project into a different tax district, he was not sure. He stated at the time there was a legal issue creating two different taxation levels on a single party. He stated he gave his legal opinion to Councilman Mike Johnson to allow a property not to split themselves into two two different taxing districts. He stated this information is different and would merit some additional research.

Council Member Hansen asked the applicant if they were willing to join anyway.

Mr. Holste stated with the information provided, it would merit some additional research on his part.

Chaim ran Gochis stated she would also like to see them join the service district and if they choose not to have a fund to take care of those amenities.

Mr. Holste stated that was his plan.

Council Member Brady stated there is a double frontage road on 2400 and most developers do not understand that they do not have to have an HOA if they are apart of the service district.

Mr. Bolser stated it depends on how the right-of-way is designed. He stated typically the district is responsible for upgraded facilities versus the standard facility. He stated it may be a combination where some of these features are to the district to maintain and some of them still need an HOA.

Mr. Baker stated it is a complicated issue, but Mr. Bolser is correct when drawing a line. He stated the City has accepted that perimeter fencing as a city public improvement that has to be maintained by the district because it exceeds its public improvement standards. He stated there are other items that would not be maintained by districts such as city park and standard attention basins.

Council Member Manzione stated that a discussion needs to happen between the City Council, developer and the service district board to narrow down the specifics.

Chairman Gochis stated if his property falls outside the settlement area, he would have to petition to annex into the special service district.

10. Discussion on a Proposed Lane Use Map Amendments by U-Haul Moving & Storage of Tooele To Reassign Approximately 6.0 Acres Located at Approximately 2100 North 400 East From the Reginal Commercial Land use Category to the Light Industrial Land Use Category

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the subject property is located east of the hospital and zoned GC, General Commercial. He stated the current land use designation is Regional Commercial. He stated the applicant wishes to amend the land use map to LI, Light Industrial and provided a concept plan showing their plans to do two things: rent moving trucks and have a storage component to it. He stated that is why the applicant asked for the amendment.

Council Member Brady stated he opposes it because it is a gateway to the community; by building more storage units right in the gateway, that is the first thing people see.

Council Member Manzione stated she agreed with Council Member Brady. She stated she thinks they need commercial, but not as much industrial right there.

Chairman Gochis stated she did some research and believes there is different values in commercial and industrial property. She stated she did not want to give up commercial property. She stated the other storage unit in the area was asked to do a lot of cosmetic changes to fit into the area. She stated she thinks they need to preserve our commercial, because it is a commercial district.

Council Member Graf stated they did have a long discussion on the other storage unit last year where they got very specific on the details. He stated that is the gateway to Tooele City. He stated his concern is that with the type of suggested use, it would be hard to offset their concerns about appearance.

Mr. Ling stated he is the President of U-Haul Company in Utah. He stated he understands their concern and sees it in many markets. He stated they don't build the typical storage; they build three-story storage units with climate control. He stated it is a need that needs to be addressed within the community. He stated with the dealerships in town, they are not able to manage the returns and rentals; they would like to have something that can help manage that flow in a more appropriate fashion. He stated most of the load, unload is hidden from the public, because they build their facilities with garage doors.

Chairman Gochis stated her biggest concern is changing the land use because they are changing it to Light Industrial although they are not manufacturing anything.

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

Council Member Manzione motioned to move to a closed meeting. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Chairwoman Gochis, "Aye." The motion passed

The meeting moved to closed session.

Those in attendance during the closed meeting: Mayor Debbie Winn, Council Member Graf, Council Member Hansen, Council Member Manzione, Council Member Brady, Chairwoman Gochis, Roger Baker, Michelle Pitt, Jim Bolser and Paul Hansen.

No minutes were taken during this portion of the meeting.

12. Adjourn

Chairwoman Gochis adjourned the meeting at 7:01 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 21 day of July, 2021

Melodi Gochis, City Council Chairwoman