

Tooele City Council and Redevelopment Work Meeting Minutes

Date: Wednesday, February 2, 2022

Time: 5:30 p.m.

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

City Council Members Present:

Justin Brady

Maresa Manzione

Tony Graf

David McCall

Ed Hansen, Present via phone

Planning Commission Members Present:

Chris Sloan

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Darwin Cook, Parks and Recreation Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jared Stewart, Economic Development Coordinator

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:30 p.m.

2. Roll Call

Tony Graf, Present

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

Ed Hansen, Present via phone

3. Mayor's Report

Mayor Winn presented information on the following:

Certificate of Completions for the Stevens Residents and Settlement Acres and the events she attended.

4. Council Member's Report

The Council Members reported on the events they attended during the week.

5. Discussion Items

A. RDA By-Laws

Presented by Maresa Manzione, RDA Chairperson

Council Member Manzione shared information on the updated the RDA By-Laws.

B. RDA Discussion on Traffic Signal at Utah Avenue and Lodestone

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented information on the RDA installing a traffic signal at Utah Avenue and Lodestone. The RDA has reached out to Jones and Daniel, with the estimate of \$200,000-\$250,000. The property owner will donate the land for the traffic signal area.

C. Resolution 2022-11 A Resolution of the Tooele City Council Authorizing Mayor Winn to Sign Grant Applications for 1000 North West Industrial Community Reinvestment Project Area Infrastructure

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented Resolution 2022-11 to coordinate with a private property owner to identify, pursue, and bring grants to their property for infrastructure. They do have to be a municipality to apply. The project they are working on includes their collapsible containers.

D. Downtown Alliance Arts Projects Budget Amendment Proposal

Presented by Jared Stewart, Economic Development Director

Mr. Stewart shared information on the Downtown Alliance project regarding the one-time purchase of buffalo statues. Businesses will sponsor the buffaloes every year and get the opportunity to paint and decorate the buffalo giving the Downtown Alliance and ongoing revenue. They will bring \$40,000 to the project for 10 buffaloes, shipping, the supplies to install them, and a minimum of two murals.

The Council had shared concerns about the life expectancy of the buffaloes and the effect on the Arts Council.

E. PAR Tax Projects Update

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented updates on the following projects:

The Wigwam has footings and foundation in place, with block work beginning. The irrigation meters are funded and being implemented with the goal to have all Settlement Canyon sites metered. The Parks and Rec building is secured and cleaned out; the roof has been redone. The steep ladder on the high dive will be redone into a spiral staircase with Russel Welding. Dow James' internal electricity has been updated to three phases. The floor is being done currently. The restroom on the back nine and the front nine of the golf-course are ready for service when the golf course opens. The Youth Center needs to update the electrical, heating, and air conditioning.

F. Teen Center Floor Project

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook proposed to do the floor at the Teen Center in place of the playground. The amount is \$77,620 with some adjustments do to not knowing the conditions of the floor. The goal is to have the building as a fully functioning building for family events or smaller gatherings.

The Council is in support of the Teen Center Floor.

G. Potential City Code Text Amendment Regarding Non-Conforming Accessory Structures (continued from 12/01/21)

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented information on a request from a citizen about a text amendment for non-conforming accessory structures. By allowing an accessory structure on the vacant lot, it can create restrictions for a primary structure and adjacent properties. If they allow it for one property, they must allow it for all.

The City Council is not in favor of the text amendment.

H. Ordinance 2021-16 An Ordinance of the Tooele City Council Reassigning the Land Use Designation from Medium Density Residential (MDR) to High Density Residential (HDR) for Approximately 7.4 Acres of Property Located at 602 & 603 West Three O' Clock Drive (was tabled on 05/19/21)

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented the Land Use Designation change on the properties that surround 3 O'Clock Drive from a Medium Density Residential to High Density Residential. It would be supportive of all multi-family zones, favoring MR-16 by the applicant . The item will be brought back to the first Business Council meeting in March.

The City Council shared their concerns with the speed limit being 55mph without a traffic light. The Council is not in favor of the high-density of MR-16.

The applicant and traffic engineer spoke to the Council's concerns about the traffic and speed limit.

I. Ordinance 2021-19 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the MR-25 Multi-Family Residential Zoning District for Approximately 14.3 Acres of Property Located at Approximately 300 West 1000 North (was tabled on 06/16/21)

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented information on the 300 West 1000 North property containing high-density land-use designation and zoned as General Commercial. The request is to revise it to MR-25.

The City Council discussed their concerns for the right-in, right-out and MR-25 zone. The Council would like to see MR-16.

The applicant addressed the Council's concerns including changing the MR-25 to MR-16, the access points, and the green space. The project is proposing a three-story building with 12 units per floor and parking underneath.

The Council will see this item during the first business meeting in March.

J. Ordinance 2021-21 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the MR-25 Multi-Family Residential Zoning District for Approximately 4.3 Acres of Property Located at Approximately 740 West McKellar Street (was tabled on 07/07/21 and continued for review on 08/04/21)

Presented by Jim Bolser, Community Development Director

Mr. Bolser reviewed the information regarding the reassignment of the zoning classification to the MR-25 for the property located approximately 740 West McKellar Street. The Council had tabled this ordinance and requested a traffic study. The land use is high density residential with MR-8 zoning. A concept plan and a traffic study were performed and submitted. The Council will see this item during the business meeting in March.

The Council Members shared their concerns of an MR-25 zone.

The applicant, Mr. Aubrey, addressed the City Council's concerns regarding the traffic report with an increase delay of 1.2 seconds and 18 cars, and MR-25.

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

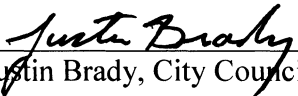
There is no closed meeting.

10. Adjourn

Chairman Brady adjourned the meeting at 6:56 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 2 day of March, 2022


Justin Brady, City Council Chair