

Tooele City Council Work Meeting Minutes

Date: Wednesday, June 15, 2022

Time: 5:30 p.m.

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

City Council Members Present:

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

David McCall

Planning Commission Members Present:

Chris Sloan

Melanie Hammer

City Employees Present:

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation Director

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jami Grandpre, Public Works Director

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 via phone

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

3. Mayor's Report

Mayor Winn is excused.

4. Council Member's Report

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

5. Discussion Items

A. Zoning Map Amendment Request by Shawn Holste for the Crestview Development to Reassign Approximately 23.6 Acres from the RR-5 Rural Residential Zoning District to the MR-16 Multi-Family Residential Zoning District and Approximately 16.4 Acres from the RR-5 Rural Residential Zoning District to the R1-10 Residential Zoning District Generally Located at 2400 North 200 West (continued from August 18, 2021)

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented information about the Zoning Map Amendment near 2400 North 200 West, where the applicant is seeking to rezone the east side of their property. It is zoned RR-5. They are seeking MR-16 and R1-10. In August the Council wanted to see a traffic study and information about the open space.

The Council asked the following questions:

With the zoning changes, are they taking out the townhomes?

Mr. Bolser responded to the Council's questions. According to the submitted concept plan the west side is R1-10, with the portion to the east being townhomes.

Mr. Evans presented to the Council about a possible park in the Crestview subdivision. A trail system will be implemented in the south side and the east side. Option one is a park on the furthest East section as a long thin area with pavilions, restrooms, basketball court, pickleball, and a one-mile measured track. Option two is a parcel in the middle of the development with a parking lot on each side, CrossFit station, pavilion, restrooms, ziplines, a Gold Star Memorial, a dog park, and indoor pickleball court. Option three is a rec center with multiple walking and running lanes, and a pool dedicated to the sport. The City would receive \$1.1 million in impact fees from this project.

The Council had the following discussion. Would the trail system be put in at the developer's expense? At what point in the formal process do they need to discuss water rights?

Mr. Evans stated the developer would be putting in the trail system, but only a portion of it. They would love to put in 2400 North in right now, but they need water rights.

Mr. Bolser addressed the Council. Water rights could be tied to the zoning change as a condition of approval and would be later in the formal process.

Mr. Baker addressed the Council regarding what they need for the agreement. A number of items would require a development agreement and expectations should be made clear.

The Council would like to see it back for further discussion of the amenities and water rights before entering the formal review process.

B. Canyon Springs Annexation Petition for Approximately 61.16 Acres Located at Approximately 750 North Droubay Road (continued from January 19, 2022)

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented information on an annexation located east of Droubay Road which shows as Area K in the Annexation Policy Plan. A plat and concept plan have been submitted with the City. In January, when this item was last discussed, the Council requested studies including, water, storm drain, transportation, parks and recreation, taxation, public safety, and sewer; which have been provided. The City has since received study information on traffic, water, sewer, and storm drain. The other three have statements submitted but do not have studies that have been submitted.

The Council asked the following questions:

On the last three studies, what is required?

In the packet, there is a memorandum of what the Council requested, but the staff seemed to want additional information. Was that requested and provided?

With the retention ponds, the staff is recommending them to be moved?

Mr. Bolser addressed the Council's questions. Information is provided and the Council can decide what they would like to move the petition forward for approval. What has been recommended by staff, has not been changed. The water, sewer, storm drain, and transportation were the plans included in the packet. The recommendation from staff is that the storm water basins were not in an ideal location for multi-uses. No requirements have been made yet.

The applicant was invited up to address the Council. Mr. Howard Schmidt address the Council. He said that a study was done of the annexation and a financial study from EFG consulting to see the impact. Copies of the financial study was distributed to the Council. The biggest question was how many extra emergency responders are needed. Based on current City costs, impact fees, and taxes it will be a positive impact to the City. The UDOT trail is a good feature. The detention ponds have not been engineered yet to see what it can hold, but there is a potential to add more area if needed. They would like to donate \$250,000 to the parks in the City. They met with the Tooele Housing Authority to make a potential housing donation of another \$250,000 to benefit City Employees and workforce housing. From the studies that they have gotten back, there are some costs involved, but nothing of concern.

The Council asked if the developers will use their property in the subdivision or elsewhere for that workforce housing?

The applicant addressed the Council. This subdivision is a move up product and the housing authority wants to put the money into a more affordable area in the City. They can administer it on their end without the City having to do it.

The Council shared their support for the product, the trail system being maintained by the City, and the annexation benefiting the City through the donation to the City Parks and Housing Authority. The Council would like to see the following in the annexation agreement:

Housing Authority donation, Park's development, City access to the trail, multi-function and or usable detention basin.

C. Proposed City Code Text Amendment to Table 1 of Chapter 7-16 of the Tooele City Code Regarding Heavy Equipment Rental and Sales in Non-Residential Zoning Districts
Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a text amendment that has come in from a private applicant. The City is working with Home Depot to be able to store equipment for the community rent and to use. Working with the applicant, the change would function using the existing land use category title and be allowed as an accessory use. One staff recommendation is to have this listed as a conditional use in the case of a hazard or nuisance that could be addressed. A second staff recommendation is including the conditional use into the Regional Commercial zone as well. The Planning Commission will see it in their next meeting.

Council Member Hansen asked if the size of the equipment will be limited?

Mr. Bolser addressed the question. The size would not be limited in the code, but having the functionality as an accessory use will limit the size.

D. Water Share Request from Tooele County Housing Authority

Chairman Brady reviewed the request in the packet regarding the Harris Community Village for payment in lieu.

The Council is in support of the water share request with the Housing Authority.

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

There is no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:31 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 6th day of July, 2022

Justin Brady, City Council Chair