

Tooele City Council Work Meeting Minutes

Date: Wednesday, July 6, 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

City Employees Present:

Mayor Debbie Winn

Paul Hansen, City Engineer

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance 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

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

3. Mayor's Report

Mayor Winn shared information on the following:

The Independence Day Celebrations were fun and successful throughout the weekend. The Fire Department was called out multiple times, with one major fire. A new fire truck is being asked

for approval. The purchase does include all equipment with delivery within 24-25 months. The City had a successful fundraiser for the Dow-James Memorial, with half of the money raised.

4. Council Member's Report

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

5. Discussion Items

A. Ford Performance Racing School Request to Purchase Water in Lieu of Providing Water Rights

Presented by Debbie Winn, Mayor

Mayor Winn presented information about Ford Performing Racing School building within the City near Lidiards. From the water right requirement, they need 1.15acre-feet. They are requesting to purchase water in lieu of providing water rights. The money is put into the budget for additional water rights for later use.

Mr. Baker addressed the Council. It gives the Council the opportunity to evaluate and discuss the merits of the request by looking at commercial tax, sales tax, business and job creation, etc.

The Council is in support of this item.

B. Garage Parking in Multi-Family Developments

Presented by Roger Baker, City Attorney & Jim Bolser, Community Development Director

Mr. Baker presented information in regards to garage parking in multi-family developments. They have identified the current standards and some alternatives to think about. In apartments, they could have 2 spots with the garage or without the garage. The town-homes in the temporary rule states that garages do not count towards the parking requirements. He presented six options available for consideration.

Mr. Bolser addressed the Council with the range of options that could be included within the changes, ranging from complex to a simplistic approach. A formal process will be initiated once the preparation work is complete and they receive ideas and feedback form the Council.

The Council had a discussion and asked questions about the following:

Is ADU use covered in single-family residential?

Currently with apartments the garage counts but in a townhome it does not. What is the process?

Many apartments charge more for parking and garage spaces. If they choose not to have any garages, they could choose not to build any garage space.

How often do developers say they are limited to what they can do?

Have they looked at various projects or the project in Stansbury about how they do their garages?

Mr. Bolser addressed the Council. The single-family works differently. In the ADU, it was put forth one parking spot per bedroom. In a townhome, parking is usually associated by unit. In an

apartment, parking is a communal thing. They have not looked at the townhomes in Stansbury specifically, but for other things, they have looked at what other communities do. A trend that is popular is rear allies for parking in townhomes. In the scenario of the Harris Village Project, it will be communal project.

Mr. Baker addressed the Council. In a complex there is not typically a garage for parking within an apartment. There is a provision in the code that prohibits apartments from charging extra for parking. Many apartment garages are used for storage and visitor parking is used by tenants. He asked for thoughts on a prosed rule that says garage spaces do not count for tenant parking, but can if other requirements are met.

The Council is generally in support of the following:

If they have a two-car garage, it should count for one parking spot. A storage closet is not effective and could be used as a loophole. Additional visitor parking for apartments should be included.

The temporary ordinance will end September 18th.

C. Fiscal Year 2022-2023 Budget

Ms. Wimmer presented some additional budget information. The tax rate and evaluations were received before adoption of the budget. They would like to see if the Council would like to move forward or make any changes to the tentative budget. The Council also received the fire study and would like to see a discussion on moving forward for a fire station.

The Council had discussion and questions about the following:

A fire station should be started soon. The longer the wait, the more expensive it becomes.

Is there a ranking for other projects that need to be added in or prioritized?

If the tax rate is not changed, the City runs into the problem of losing revenue and not staying competitive. For a safety margin in this economy, the City needs to raise the percentage.

Mayor Winn addressed the Council. The priority projects are included within the budget. They can review those items if needed.

Ms. Wimmer addressed the Council. In the proposed budget, if the fund it as it, the tax increase would be 5.55%. They would add in judgment liability to build the fire station. There has been an increase in the evaluations, with 40% increase. The sales tax brings higher revenue than property tax.

Mr. Bolser addressed the Council's questions regarding to building permits. The number of overall permits is up from the month of June. The overall number is maintaining steady. The Council is in support of the Fire Station being built. They like going the 13% or seeing numbers for 18-20%.

Calculations will be prepared for additional percentages by Ms. Wimmer.

D. Resolution 2022-59 a Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for the Harris Community Village Project

Presented by Roger Baker, City Attorney

Mr. Baker presents Fee-in-Lieu of water rights conveyance for the Harris Community Village Project. There is a policy that allows the payment of fee-in-lie for development water rights. They have asked for ability to purchase water rights for the development with the City donating the ARPA funds. The amount is 8.35 acre-feet, calculating to \$293,000.

E. Resolution 2022-60 a Resolution of the Tooele City Council Waiving Development Impact Fees for the Tooele County Housing Authority's Murdock Subdivision

Presented by Roger Baker, City Attorney

Mr. Baker presented an application for Tooele County Housing authority's Murdock Subdivision. Waiving impact fees allows up to \$10,000 waiver per dwelling unit. The water impact fees were raised effective July 5th. The Council must look at the loss of impact fees compared to the social benefits. For a waiver to be approved, the Tooele County Housing Authority must be involved in the project.

The Council discussed the following:

Murdock project is north of the Harris Community Village Project. There was a discussion previously about setting a price per unit. The City needs attainable housing and amend the City code to match it. When the fees are waived, do they pay themselves?

Mr. Baker addressed the Council's concerns. The Council previously set a level of waiver that could be given. The Council could table the ordinance and then change the City code to raise the impact fee waiver cap. Often, for housing authority, they do not have to find funds from another source.

F. Resolution 2022-61 a Resolution of the Tooele City Council Waiving Development Impact Fees for the Tooele County Housing Authority's Harris Community Village Project

Presented by Roger Baker, City Attorney

This item reflects in the discussion above.

G. Resolution 2022-63 a Resolution of the Tooele City Council Approving a Contract Change Order with Broken Arrow Inc. For the 2022 Roadway Improvement Project

Presented by Paul Hansen, City Engineer

Mr. Hansen presented a contract change to resolution 2022-38. The City Council approved a contract with Broken Arrow for the road way projects. The South-eastern cemetery roads needs some improvement. The contract would be adjusted for an additional \$47,411.21 funded from the Road C funds.

H. Resolution 2022-64 a Resolution of the Tooele City Council Approving a Contract Change Order with Broken Arrow Inc. for the 2022 Seventh Street Road and Utility Improvement Project

Presented by Paul Hansen, City Engineer

Mr. Hansen presented a contract change to resolution 2022-44. The elements that needs to be addressed is the parking lot, the storm drain, and curb and gutter for the new Parks Department's building. The contract would be adjusted for an additional \$149,964.16 funded from the capitol project funds.

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

There is no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:46 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 20th day of July, 2022

Justin Brady, City Council Chair