

Date: Thursday, February 23rd, 2023
Time: 20:05
Place: 90 North Main Street, Tooele, Ut, 84074
Tooele City Hall

Board Members Present

Jeff Hammer; Chairman
Jed Winder; Treasurer
Brian Roth; Board Member
Amanda Graf; Maintenance Coordinator
Katrina Call; Board Member

OTHERS PRESENT:

Chris Springer; Jensen Family Landscape
Jim Bolser; Tooele Councilman
Travis Brady; Independent CPA
Justin Brady; Tooele Councilman
Matthew Swain of Perry Homes

1. Open Forum for Public Comment
<i>No Comments, on the public's behalf</i>

20:05

2. Perry Homes looking into the possibility of being annexed into the North Tooele City Special Service District (NTCSSD) with future developments. (Presentation 20-30 minutes). Presented By: Matthew Swain
<p>Jeff Hammer: Perry Holmes, owns the land on the west side of 400 west, some on 2400 North down to 3100 South. Matt's going to show us their development plan. Then, our intent is to have someone from our service district who wants to be involved to work together to make plans work and see what it's going to take to annex them into the district if that's what they choose to do.</p> <p>Matthew Swain: I appreciate the time. Thanks for being open to this discussion. We look forward to seeing where this goes. You may be familiar with the Overlake Golf Course what we call the Overlake Master Plan Community.</p> <p>It's designed to go around the golf course, up to the future 3100 North. We own a little ground by Home Depot as well the new temple is incorporated into that design. It's going to be developed into a premier or master plan community. It will have a mixture of commercial, multifamily, single family, assortment, or single-family dwellings. We like to do it the right way, make it an asset to the community, make it look nice and have it feel like a real community. We reached out to Jeff to</p>

accomplish that. We want to design a site the right of ways that looks nice, its manageable, and feels like an aesthetic that runs through the project and ties it together. People reference Daybreak in Utah as the premier master planned community. I'm not suggesting we can duplicate Daybreak, that's a different set of circumstances. Rio Tint had free ground they had a bottomless pit of money. With that they did an extremely nice job.

There are some design features we're studying we would like to take ideas and incorporate them into what we're proposing to do. I wanted to have an open dialog with the board about what's reasonable, what the technical process might be if you're interested in allowing us to annex into the special servicing district to have some input on features that work, long term maintenance, features that don't work, design input. What you would like to see and have some dialog. We see the potential of annexing the entire Overlake community into the special servicing district, which would be hundreds of acres, a couple thousand residential units and commercial nodes. A very significant project that would be built out over many years. It's not as though we're going to go on and build this in the next five years. It could take decades till completion. I feel like a partnership between Perry, the special servicing district, and Tooele City.

I think we could come up with something that's meaningful and a good long-term asset. We have hired a company called Terracon, and they've done some very early conceptual drawings. I know there's a lot of history here, I'm getting involved at this phase and looking forward to doing it the right way. We don't want to duplicate the concrete jungle, 3100 North is 104' wide right of way if you have that with pavement, then stamp concrete sidewalks and vertical fences, it's going to look like you're flying down an alleyway, it looks horrendous. We want to soften that up, add some landscaping, and be sensitive to water usage. To the mobility of pedestrian and automotive traffic, sensitive to long term maintenance. There's things that work and things don't work based upon the equipment, blade size, your tree placement, somewhere to push the snow. We look at and make sure we're designing something that's functional long term. These conceptual drawings are analogs we've taken from other projects to show site treatments.

This is the new intersection of 3100 North and the Highway. We would like a pretty nice treatment as you come in, some heavily landscaped corner elements to say "Hey, you're in Overlake." Through 3100 North down to 400 West. 3100 is going to be a meandering large arterial street. We're in the final stages we have one more application with UDOT, we'll have the drawings approved. We've already submitted the application to the city. We hope to be on the ground building this summer. The city has a criteria of 104 feet of right of way that's the back of sidewalk to back a sidewalk. We're showing a ten' PUE on the back side of the sidewalk, we may expand based upon what the utility needs are. There will be very large utilities going down 3100 to service the area we're developing next to the golf course and along 3100. We're looking at what the site treatment design might be along both sides of 3100, or see how it interplays with long term servicing of the

district. We'd like to entertain possibly a kind of meandering a little bit opening up a small park pocket, parks or maybe it widens out and there's some walking paths or some larger space that can be incorporated into the design, so it's not just a strip of grass. We'd like some variation some intrigue in it so its pedestrian friendly and interactive with the commercial, as well as the subdivisions that will be directly adjacent to the right of way. Trail systems, openings that go back into the into the subdivisions. That's the big picture stuff. I wanted to have an open dialog with you, see what the interest is in annexing Overlake into the district and working together toward an agreement that would be mutually beneficial.

Jeff Hammer: It's most likely not going to look like 2000 North, because of the grass we are trying to get more environmentally conscious. If you want it exactly like 2000 North that probably isn't going to happen. The streetlights may be closed. Matt contacted us in the beginning, so we kind of have a say. That's why one of the board members will be with them as they hold their meetings to get our input. It's not just one person's ideas, We'd have to come together as a board to be approved first. We're trying to get everybody to see what things look like and give ideas. That's why Chris or Mike could be part of the group, to give their input as far as landscape, sidewalks with the plow. To make sure it's congruent with their equipment.

Chris Springer: What's easiest to use the most efficient and economical as well. Would there be ten feet from the sidewalk to fence?

Matthew Swain: That depends on some houses are going to have a back alley loaded garage. some are on the side, some a traditional backyard with a fence, depending on how wide that buffer is between the back of sidewalk and the residents. Some of the houses may not have fenced yards.

Jeff Hammer: The more members we have in the district, the lesser of the tax payment for this portion, it spreads the wealth. The possibility of this many people joining the district I think improves for us. There will be more areas that will look how we want them to instead of bits and pieces here and there. I'm not here to say that we must do it. Be open, let's see what we can do to give ideas. I think that it's going to work best for all parties involved.

Katrina Call: When you talk about annexing, is it just 3100 all the way down, is it all Perry Homes?

Matthew Swain: Potentially all of Perry Homes, a few hundred acres around the golf course. All the acres on the North and south side of 3100 North. West of the golf course isn't going to be developed for a very long time. We're intent on creating an esthetic for the entire project. I think the only way to accomplish it is through the district.

Justin Brady: There's no commercials in the service market currently, right? Are property taxes paid by these commercial areas into the services?

Matthew Swain: It would be an allocation against the person, they would pay their proportionate share.

Justin Brady: Commercial pays 100% on their property, and residence pays 55%, right? Are there apartments in the service district right now?

Katrina Call: They are building some.

Justin Brady: I didn't know how the tax revenue works, the service district doesn't pay to maintain the parks and overlay, that's Overlakes HOA. Any sort of park or Greenspan it's the city park, right? Would it be any like existing in the service district? If there's a commercial it would be beneficial for the taxpayers, the businesses would be putting in more of a share.

Jed Winder: It's all based on property taxes; it doesn't matter if it's commercial.

Jim Bolser: If you own the properties within the city, you have to the city would have jurisdiction

Jeff Hammer: Would it make sense in your opinion?

Jim Bolser: It Certainly makes it easier. The annexation process is not simple, the only drawback for Perry homes is the vacant land will be paying the taxes as well.

Justin Brady: The tax is not much. For an average single-family home, it's \$60 a year. I don't know what that.

Justin Brady: I wonder if there's a way to annex it all with only half of those properties that have been approved for planting?

Matthew Swain: If we did do kind of a fluctuation of those treatments, say it was larger a pocket park that litigation is where does the city and where the where does the district take responsibility? I'm not sure what your sizes are. That's something we will look to see how it's treated. I think that those treatments could change larger or smaller to create intrigue and create spaces usable for pedestrians.

Katrina Call: What is the estimated size of a pocket park?

Matthew Swain: PUE we will define the majority of how wide the park will be. It's a grass playground, a sitting area the possibilities are endless, they generally occupy 1 to 3 lots, it softens the esthetic the feel creates intrigue along the way, it draws

pedestrians from the neighborhoods onto the pedestrian walkway away from the roadway, it helps everything flow organically.

Travis Brady: It'd be a good question for the city. The city has parks throughout the area. Is it a city park or not?

Jim Bolser: We would turn to Darwin the parks director about that and if it's something they want to maintain. We would turn it over to him versus us trying to maintain it.

Jed Winder: Who would maintain your trails, that would be different right?

Matthew Swain: We'll have to work that out. I'm not exactly sure.

Jed Winder: Darwin does the city does all our trails too. They're developing a trail system in Tooele right now. That would be another question for you, to ask him.

Jed Winder: Can see where their trails are coming from.

Jed Winder: They want a trail from Erda to Overlake one going from Dessert Peake to Sheep Lane. You can make sure it ties into extended areas.

Matthew Swain: This is a complicated project. I think it's a three party arrangement so the whole thing will have a better result. These are conceptual ideas, I don't know if it's going to end up like this or not. I think it's a conversation we need to have.

Justin Brady: The service district has stop lights, sign poles, stop signs, and streetlights, all those polls. That means you would want to incorporate that as well and not just the standard city.

Jeff Hammer: It's just a nicer looking pole we maintain than what the city standard is versus Overlake service district standard. We pay the difference.

Matthew Swain: We want that consistent with signage, the lighting. All of that carried through the entire project.

Jeff Hammer: Is there anybody on the board who wants to take part, or do you want me to take part? We'd come back and say what we've discussed. We could invite Matt back in three months, six months, whichever is feasible, and what we've come up with.

Matthew Swain: We're looking to move relatively quickly on the site treatment design. We are going through the city right now for our plan to find the policy. I'm

happy to interact with you, show you where we're headed. You can give us your input, make it kind of an innovative process.

Jeff Hammer: I don't know how often we're going to meet. Except Matt, Chris and Mike and the city, that's the intent.

20:05-20:38; 33 Min

3. Tooele Community Development Representative Presented By: Jim Bolser

Jim Bolser: A lot of the development work is what you've already seen as wrapping up.

Jeff Hammer: How far along are we for the stop light at 1000 North?

Jim Bolser: I don't know. We haven't heard from UDOT in quite a while. We have a meeting with them next week, to talk about a variety of things. I'm sure that will end up on the list. As far as the study work and design work to my understanding it's still ongoing on. I haven't seen any update on it.

20:38-20:38 1 Min

4. City Council's Member Report Presented By: Justin Brady

I don't have anything, our meetings have been short, Amanda was reappointed again in the first February meeting.

Justin Brady: *We don't know, I guess, for defense or what?*

Justin Brady: *I brought the fence up after our last meeting. The mayor said they had sent a bid. They know how many panels they need. They are waiting for it to get warmer.*

Katrina Call: *Did the church's insurance cover it?*

Justin Brady: *She never said.*

Jeff Hammer: *That's something we want to avoid in future developments. If we have fences by the sidewalk or don't want them to have concrete around the posts and stuff because they just cause more work and more time and more money for everybody involved. It's a big headache.*

20:38-20:40; 2 Min.

5. Maintenance Coordinator's Report on Past and Present Actions Presented By: Amanda Graf

A blinking light on 2200 north and Berra.

20:40-20:40; 1 Min

6. Jensen Family Landscape Presented By: Chris Springer

We wrapped up all of the fence repair, all the fence by the bridge. The fencing has been fixed. The logs, the logs have been ordered, and they're in production. They come from a very specific supplier or are they out of their pocket? They're up in Heber. It's probably been three weeks. He told me they were somewhere between three and five weeks out on production. No invoice at the moment

20:40-20:43 3 Min

7. Treasurer's Report-

Presented By: Jed Winder

We had one check in the mail for, \$1,600. And an invoice for Travis Brady \$50.

Motion to Approve

Invoices Presented By: Jed Winder

Approved By: Amanda Graf

Seconded By: Katrina Call

Approved

20:25-20:39- 13 min.

8. Independent CPA: Status of Budget

Presented By: Travis Brady

Nothing has really changed since last month. The one check that Jed mentioned. \$4,000. Um, and some of those trickled in right after. January is usually when the big one comes in, like, 120,000 or so. there is \$54,000 excess. Revenue minus the expenditures, a lot of that's going to be spent on snow removal and spring flowers. There should be about 50,000 left at the end of the year. If you want to move it to the Capital Projects Fund, that's something that you have to approve at a meeting. You can plant trees or whatever the service district wants to do with that money. There's \$156,000 cash, usually after the meeting I move money from the checking into the Public Treasury Investment Fund. There's always money in the checking account so stuff gets paid. Then I move it over, so it makes a little bit of extra interest throughout the year. So that's all I have. Any questions there? Okay. You've got the March meeting now, meeting in April and then May. That would have to have that. You need to do that. Someone needs to bring a proposal for the capital projects.

Jeff Hammer- Chris will you put together a proposal for trees for this year.

20:39-

**9. Chair Report
Hammer**

Presented By: Jeff

I don't need to explain any more about Mat Swain that was here and stuff, cause that's why we brought him here. So you could kind of introduce himself and just tell you guys what their ideas and stuff are, too,

Katrina Call: *I mean, in all honesty, it's. They bring what they want to do, and then we decide if, yes, that's fine and we want to or not. Right. And we don't at all.*

Jeff Hammer: I mean, we my understanding is we if we change like the spec and stuff or the streetlights or the street pole, then we'd have to I don't know what process we have to go in, but we'd have to approve that because they can't just come in and say, this is what we're going to do and we approve it. It's not in our specs and stuff right now. So it would have to go through that process to be approved before they can just go ahead and do it, because if we annexed them in then.

Jeff Hammer: *The idea is, is they're open to our feedback, I think. I mean, yeah, they're they have their vision of what the whole thing's going to look like and what they want it to look like.*

With Mike and Chris. They're. That's why they'll be advantageous there with what makes sense as far as landscape and what's easiest to maintain and what's best as far as the types of trees or the type of grass. I mean, there's not the idea is not to have as much grass and stuff to be more economically friendly with water and different things like that, and drought, desert tolerant plants and stuff like that that don't take as much water. But what you're saying I think is probably true, but at least they're entertaining us. Having some input and stuff like that. It's not like I said, Oh, we got this idea here the okay with it, and at least they're allowing us to be a part of the discussion at the beginning instead of bringing it out here and saying, I hope you like it, can you change your specs to meet what we have? And so, I mean, in their mind, if they're thinking, well, we want five feet and we're like, well, actually the district is ten feet or 20 feet or whatever it is, then they would adjust their I mean, they would then change to what we're suggesting, so we'd have to look at that and see if it makes sense to change some specs and requirements and stuff like that. Because like I said, it isn't in my opinion, and it's only my opinion, I'm just one person. But in my opinion, it doesn't make sense to mirror what's on 2000 North, even though I like it. And back in the day I would have said, Yeah, somebody came in, yeah, I want 2400 looking like if it came in and things happened like it, like I would have wanted it to and yeah. But yeah. So that's I have it. I just must find it on my computer. Oh, yeah. So, I'll get that and send it to them within a week or two here. So, they have it. So, they're not. So they know what the spec is and then they can say, well this is what we think makes

sense. Do you guys like it? They approve it so they know what the specs are now and what they would have to go through to change them and stuff. [

Travis Brady: do you think it would be worth reaching out to Steve from Gtm and saying, Hey, we've opened up talks with Perry, They're going to be on the other side at work. You're going to be sandwiched in the middle of it. Then it would be in your best interest to also consider being annexed in and synchronizing those to. It'd be nice to see where Steve's at or there were G teams that in the process.

Jim Bolser: The last motion movement on that allocation, which is just basically they've filed a request to rezone it was basically put on hold and that was a year ago They're staying the course.

Jeff Hammer: Along or not. Right. Because at some point they will move along and then they'll know.

The last item I have is the approval of the minutes that we held on our last meeting, January 26, 2023. Are there any changes that anybody's proposed?

Jeff Hammer: I have a motion to approve the minutes as they've been amended from Amanda's minor changes for the meeting held on January 26, 2023.

Amanda Graf: I think it is an incredible job. I would love to what she does. You're so on the ball.

Kelly: Thank you I really appreciate it.

10.	Motion to Approve
Minutes From January 26 th 2023 Meeting	
Approved By: Amanda Graf	
Seconded By: Jed Winder	
Approved	

11. March 26 th 2023 Meeting

20: Minutes

There being no further business, the meeting was adjourned.

Total Minutes: 108