

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council and the Tooele City Redevelopment Agency will meet in a Work Meeting, on Wednesday, August 4, 2021, at 5:30 p.m. The Meeting will be Held in the Tooele City Hall Council Chambers, Located at 90 North Main Street, Tooele, Utah.

We encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>.

- 1. Open City Council Meeting**
- 2. Roll Call**
- 3. Mayor's Report**
- 4. Council Member's Report**
- 5. Service Line Warranties**
- 6. Discussion on a Zoning Map Amendment Request** by SJ Managing Company for the One O'clock Hill Project Located Along SR-36 Between Settlement Canyon Road and 1250 South, to Reassign Approximately 38 Acres from the RR-1 Rural Residential Zoning District to the R1-7 Residential Zoning District
Presented by Jim Bolser, Community Development Director
- 6. Resolution 2021-80** A Resolution of the Tooele City Council Approving a Change Order with WesTech Engineering for the 2021 Water Reclamation Facility Filters Upgrades Project, Phase 1
Presented by Jamie Grandpre, Public Works Director
- 7. Water Rights Fee-in-Lieu**
Presented by Paul Hansen, City Engineer
- 8. Main Street Utah Program**
Presented by Jared Stewart, Economic Development Coordinator
- 9. Law Enforcement Wage Update**
Presented by Police Chief Adrian Day and Kami Perkins, Human Resource Director
- 10. Closed Meeting**
- Litigation, Property Acquisition, and/or Personnel
- 11. Adjourn**

Michelle Y. Pitt, Tooele City Recorder

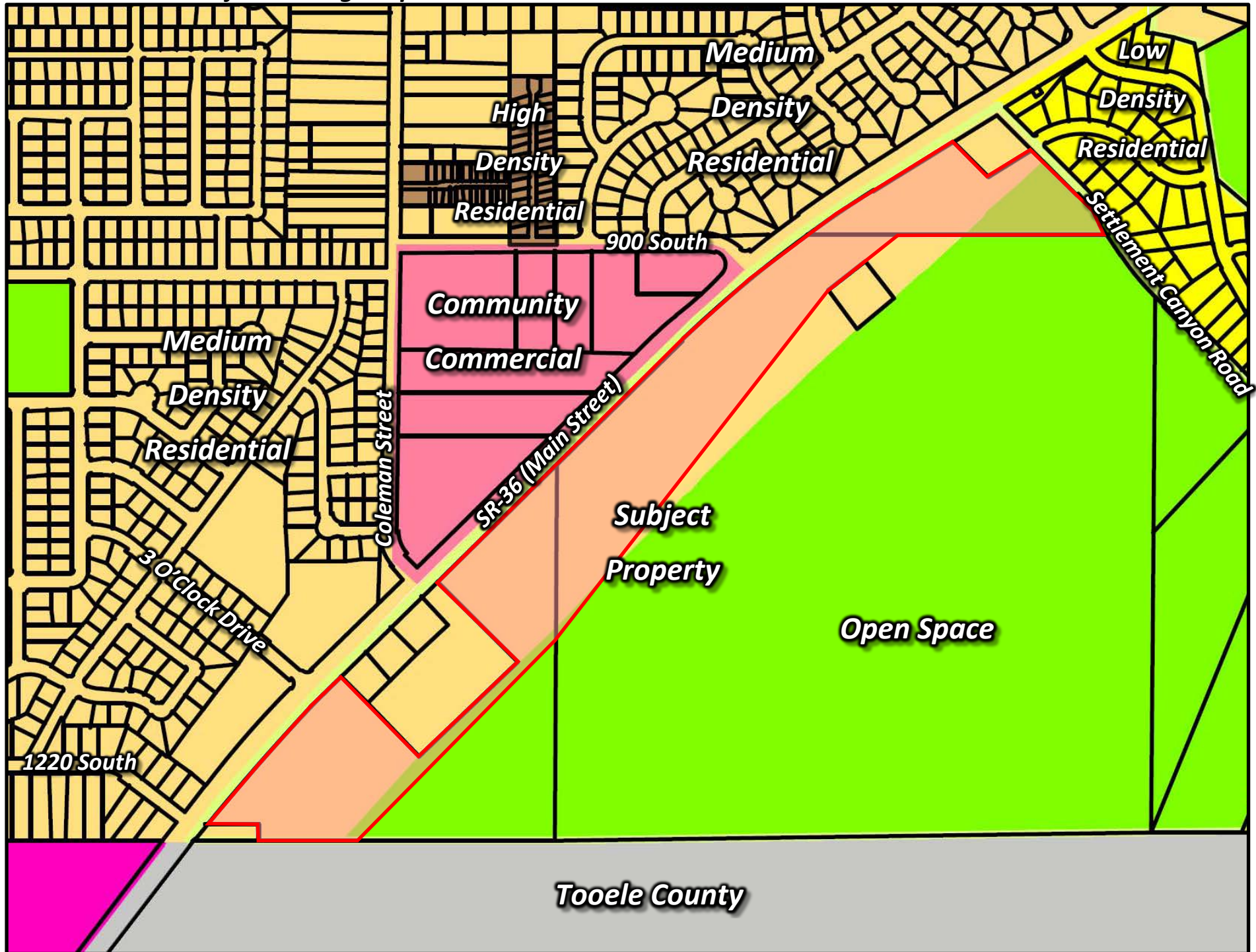
Pursuant to The Americans With Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, At 435-843-2113 Or Michellep@Tooelecity.Org, Prior To The Meeting.

One O'Clock Hill Project Zoning Map Amendment

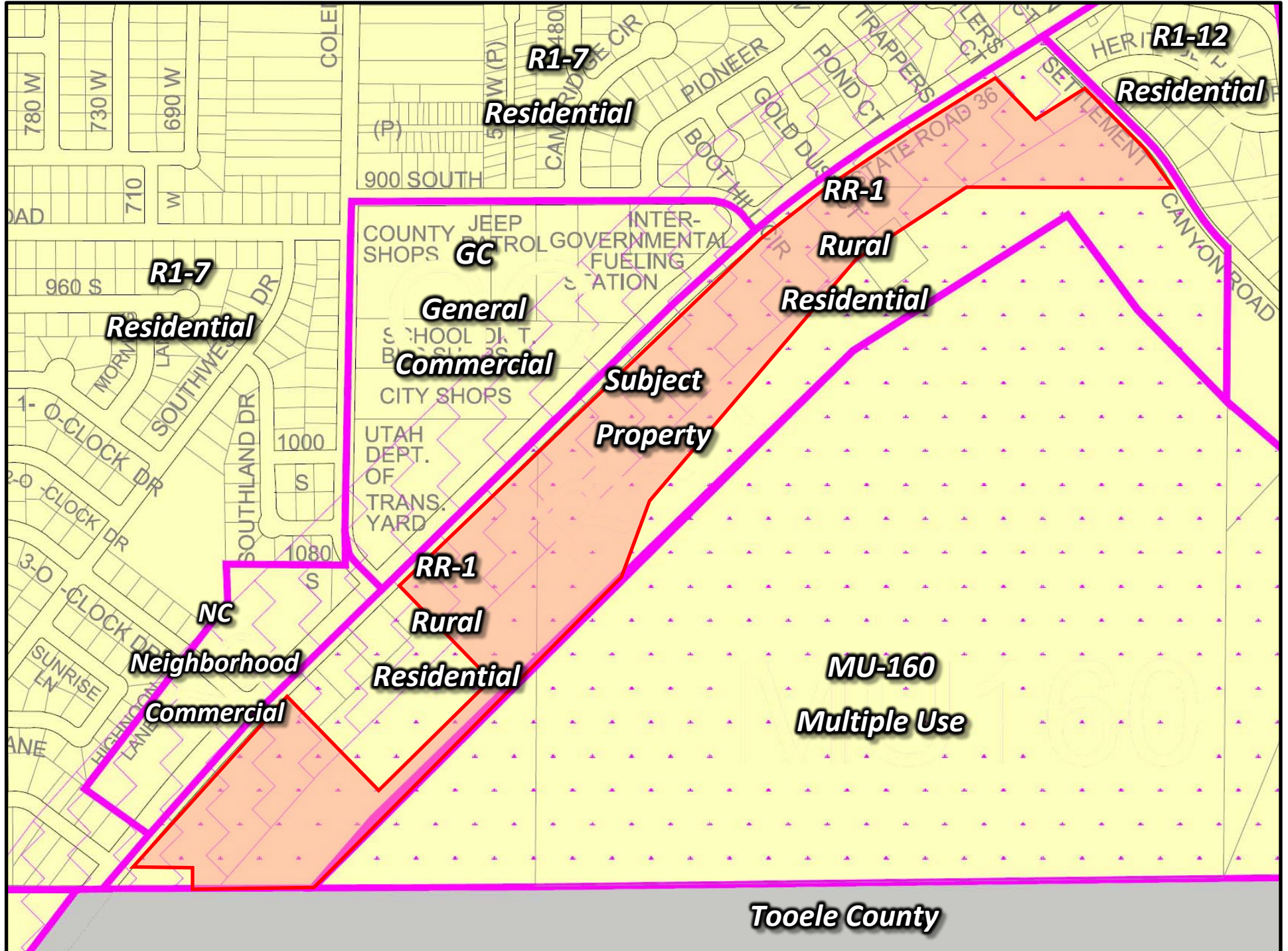


Aerial Map

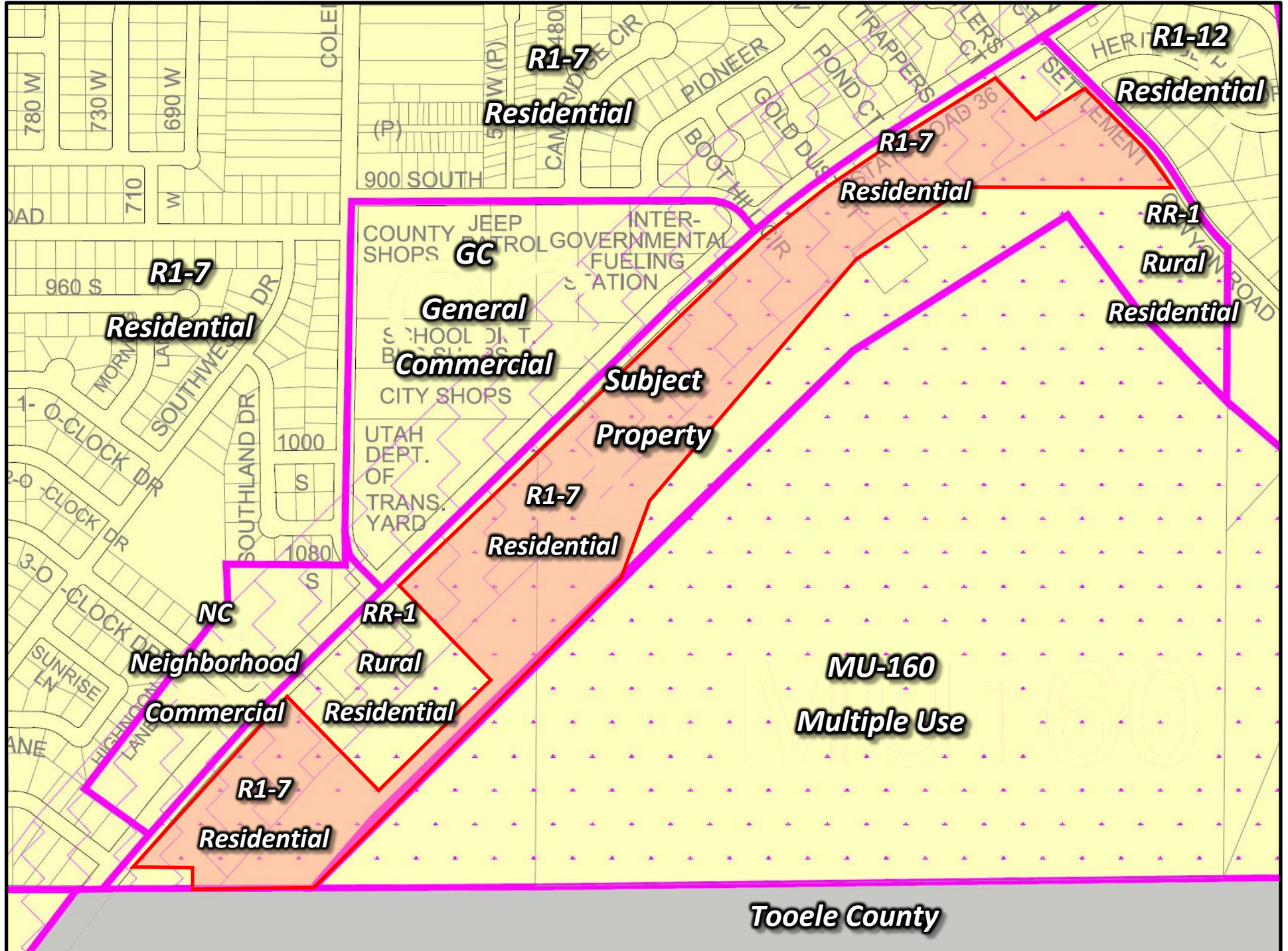
One O'Clock Hill Project Zoning Map Amendment



One O'Clock Hill Project Zoning Map Amendment

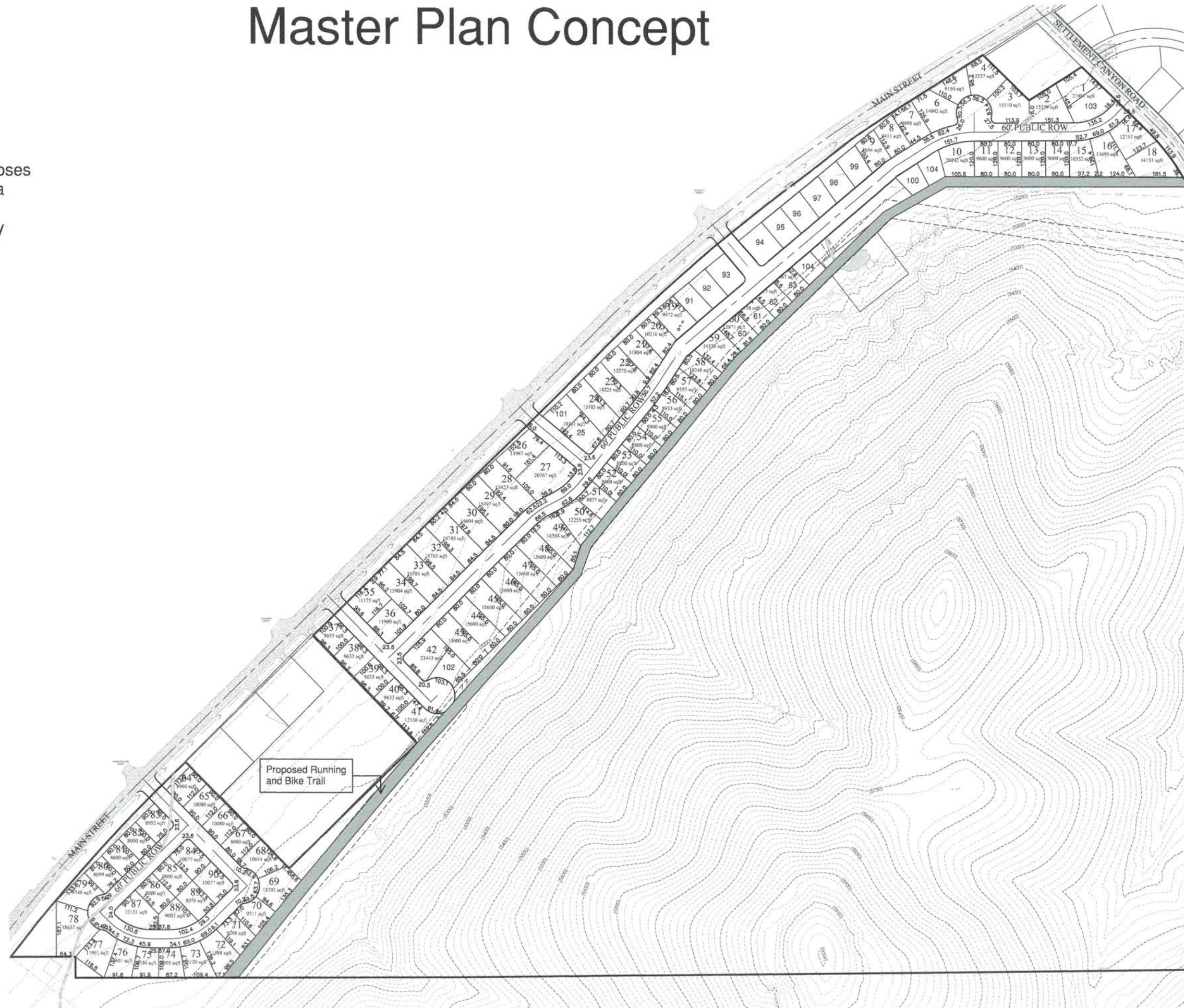


One O'Clock Hill Project Zoning Map Amendment



Master Plan Concept

This plan is for graphical purposes only. This is not meant to be a final plan or Layout. The anticipated number of lots may range from 90 to 130.



www.sjcompany.net
(801) 349-0761

One O'Clock Hill

SE1/4 OF SECTION 32
& SW1/4 OF SECTION
33, T3S, R4W, SLB&M,
Tooele, Utah

Date: Issue Date

Master Plan
Concept

Proposed Bike Trail as Part of the Zone Change

To create an additional benefit to Tooele city for creating this zoning, we propose to create at least an 8' walking, running and biking trail. This would be installed during the construction of the development.



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One O'Clock Hill

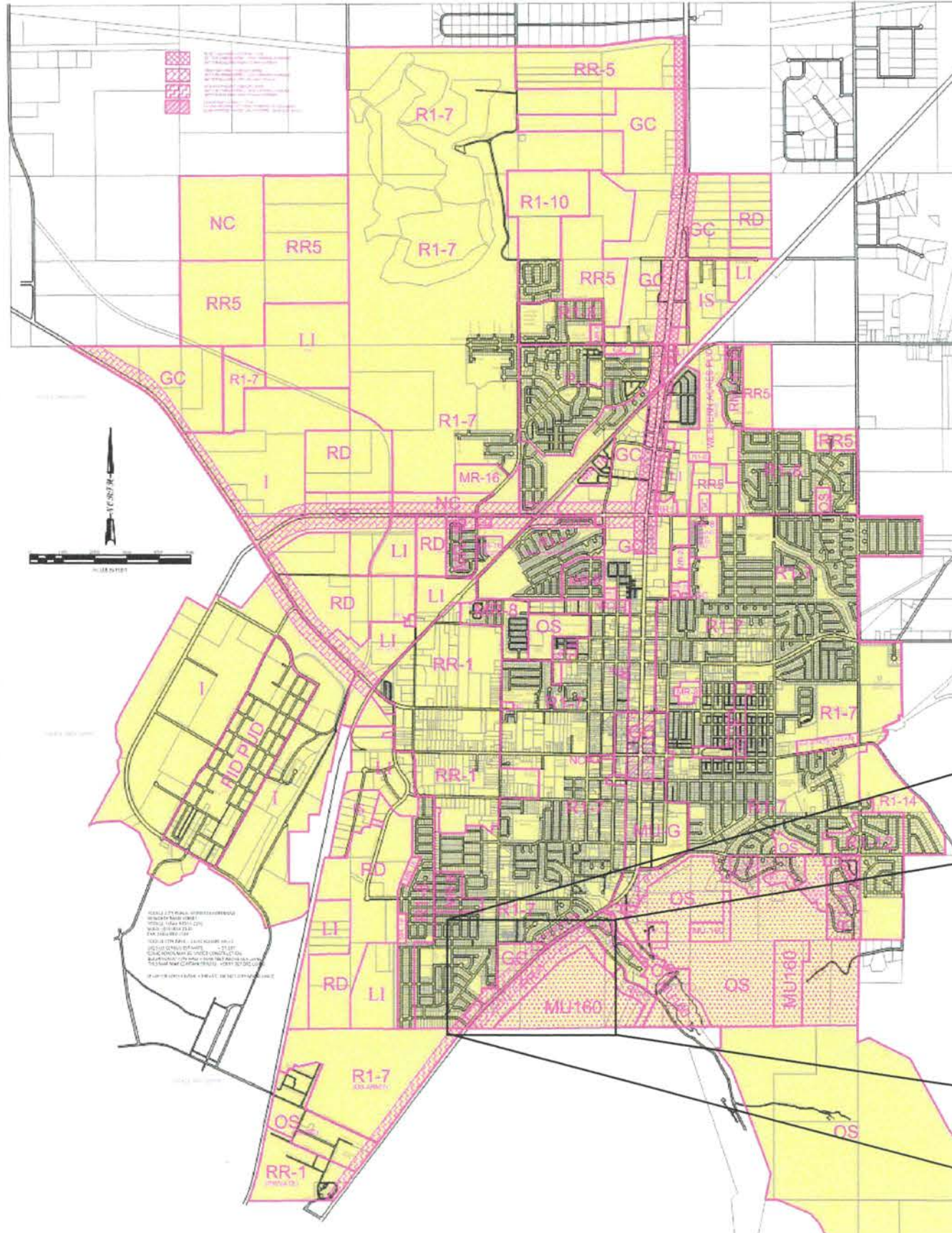
SE1/4 OF SECTION 32
& SW1/4 OF SECTION
33, T3S, R4W, SLB&M,
Tooele, Utah

Date: Issue Date

Added Benefit

TOOELE CITY ZONING

JUNE 15, 2021



Zoning Map

1. What is the present zoning of the property?

RR-1

2. Explain how the proposed zoning is consistent with the current land use designation.

The current land use is for single family residential detached. We are proposing to keep this same land use.

3. Explain how the proposed zoning is similar or compatible to the current zoning in the surrounding area.

The zoning surrounding this entire area is either R1-7, R1-8 or R1-12. We are proposing very similar to R1-7

4. Explain how the proposed zoning is suitable for the existing uses of the subject property(s).

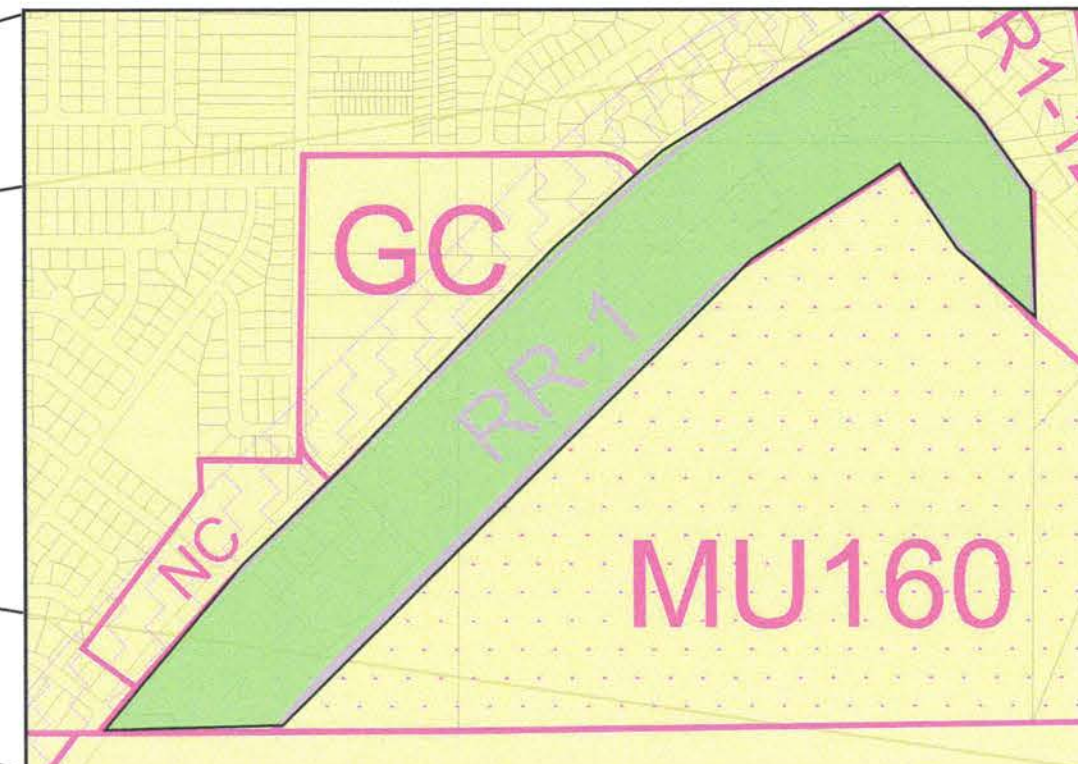
The proposed zoning allows homes to be built in this area to match all the surrounding areas. The proposed zoning allows the proper access points from the highway to allow this area to be developed. The current zoning would require additional access points from the highway for each home, which would not be allowed by UDOT. Or a back access road would need to be built, which is not economical for the few lots that would be allowed.

5. Explain how the proposed zoning promotes the goals and objectives of Tooele City.

The identity of Tooele would be strengthened by finally developing the iconic One O'Clock hill that is so unique to Tooele City. While so doing, we are considering the surrounding land use by leaving the iconic hill alone, and only developing the land at the base of the hill to match the surrounding area. To further use this land for the benefit of Tooele, we are proposing a trail behind this community at the base of the hill to help promote the trails around this area that many citizens use.

This property is an ideal Fill In Location as services are readily available on the full frontage of this property that is more than capable of handling this proposed zoning.

Adding additional housing in this area helps to promote the reduction in traveling distances for employment at the Army Depot, and upcoming industrial land development less than 1 mile away.



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(801) 349-0761

One O'Clock Hill

SE1/4 OF SECTION 32 & SW1/4 OF SECTION 33, T3S, R4W, SLB&M, Tooele, Utah

Date: Issue Date

Zoning Map

TOOELE CITY ZONING

JUNE 15, 2021

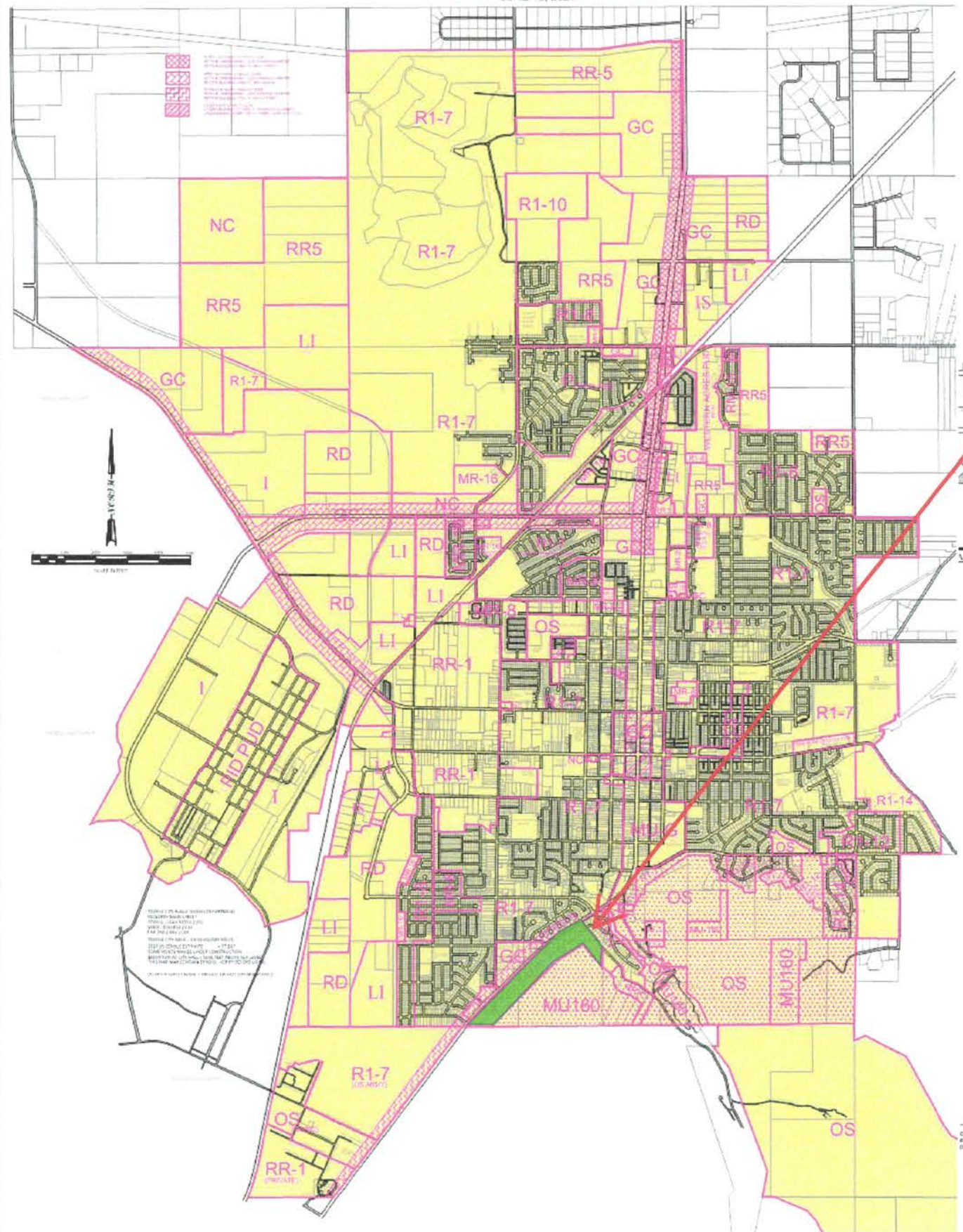
Sensitive Overlay



www.sjcompany.net
(801) 349-0761

In addition to requesting a zone change, we would also like to request to remove the sensitive overlay from a portion of the property. It has been understood that the portion we are requesting to be removed was never intended to be part of the sensitive overlay, just the mountain area behind this property.

Below is a map that shows the entire property that is currently under a sensitive overlay, with the area highlighted that we are requesting to be removed.



One O'Clock Hill

SE1/4 OF SECTION 32
& SW1/4 OF SECTION
33, T3S, R4W, SLB&M,
Tooele, Utah

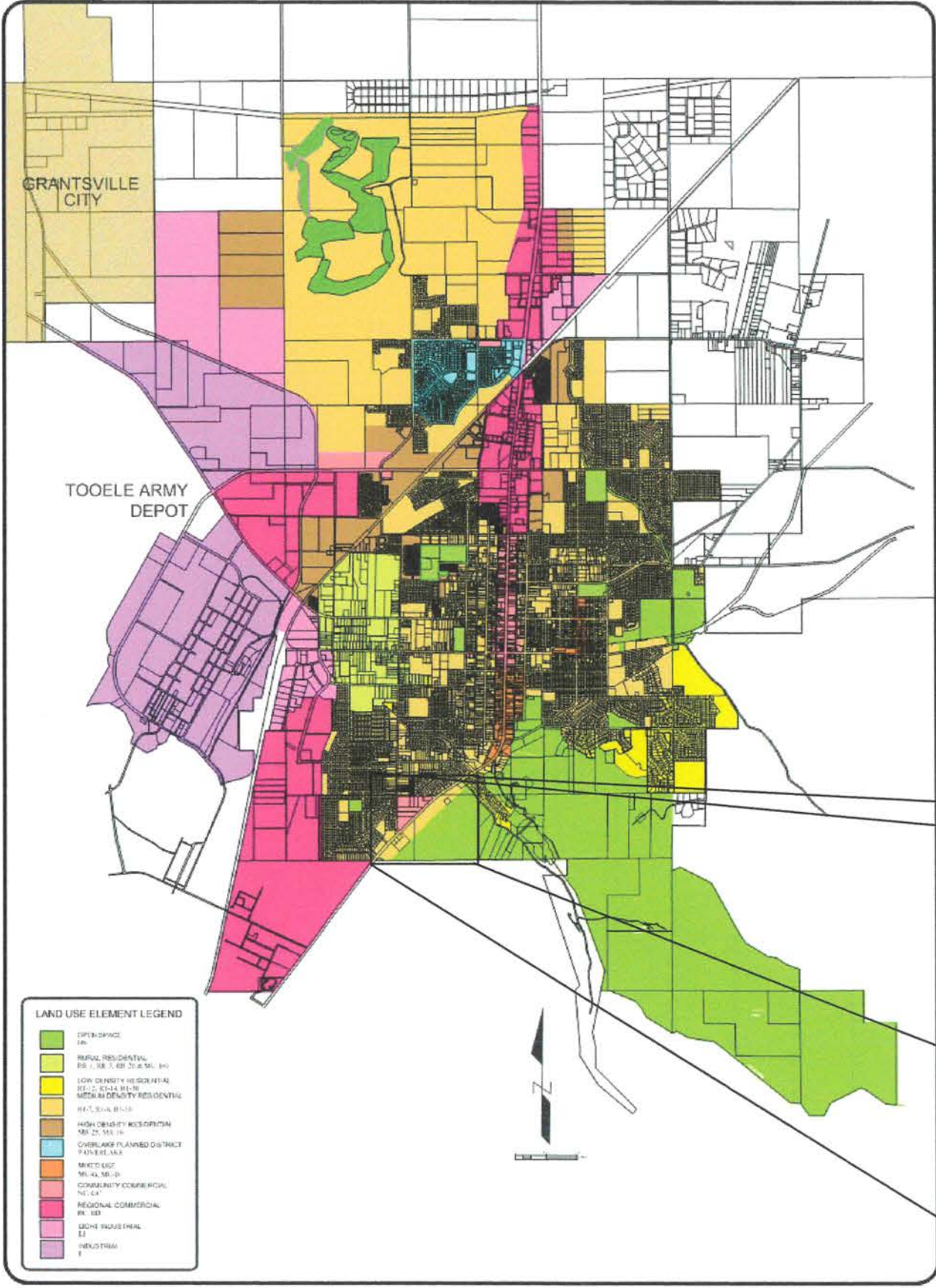
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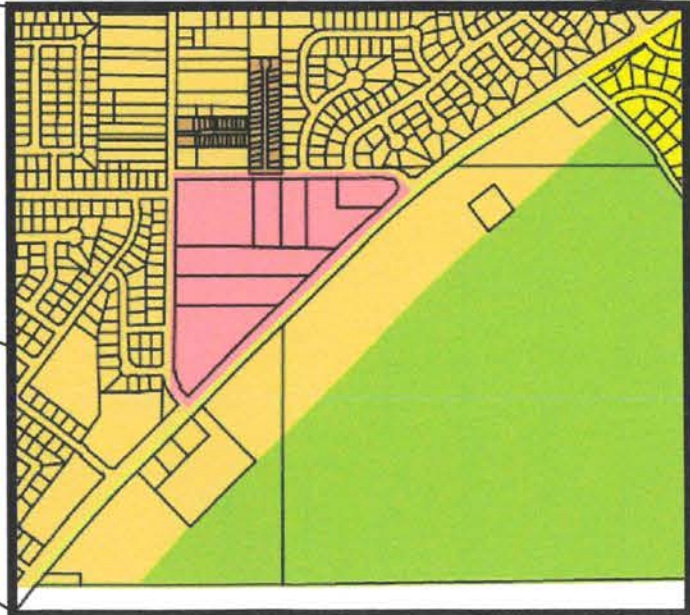
General Plan Map



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(801) 349-0761



- 1. What is the present land use designation of the subject property(s)?**
R1-7, R1-8, R1-10
 - 2. Explain how the proposed land use designation is similar or compatible with the other land use designations in the surrounding area.**
The current land use is for single family residential detached. We are proposing to keep this same land use.
 - 3. What do you anticipate the land being used for?**
Residential Single Family Detached Housing
 - 4. Explain how the proposed land use designation would affect property, surrounding properties, and Tooele City.**
The proposed zoning allows homes to be built in this area to match all the surrounding areas. The proposed zoning allows the proper access points from the highway to allow this area to be developed. This will all affect Tooele City in positive ways by having land used as per the general plan map, and in a beautiful area.
 - 5. Explain how the proposed land use designation promotes the goals and objectives of Tooele City.**
The identity of Tooele would be strengthened by finally developing the iconic One O'Clock hill that is so unique to Tooele City. While so doing, we are considering the surrounding land use by leaving the iconic hill alone, and only developing the land at the base of the hill to match the surrounding area. To further use this land for the benefit of Tooele, we are proposing a trail behind this community at the base of the hill to help promote the trails around this area that many citizens use.
- This property is an ideal Fill In Location as services are readily available on the full frontage of this property that is more than capable of handling this proposed zoning.*
- Adding additional housing in this area helps to promote the reduction in traveling distances for employment at the Army Depot, and upcoming industrial land development less than 1 mile away.*



LAND USE ELEMENT LEGEND

- OPEN SPACE OS
- RURAL RESIDENTIAL RR-1, RR-5, RR-20 & MU-160
- LOW DENSITY RESIDENTIAL R1-2, R1-4, R1-6
- MEDIUM DENSITY RESIDENTIAL R1-7, R1-8, R1-10
- HIGH DENSITY RESIDENTIAL MR-25, MR-16
- OVERLAKE PLANNED DISTRICT P-OVERLAKE
- MIXED USE MU-G, MU-B
- COMMUNITY COMMERCIAL NC, GC
- REGIONAL COMMERCIAL RC, RD
- LIGHT INDUSTRIAL LI
- INDUSTRIAL I

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One O'Clock Hill

SE1/4 OF SECTION 32 & SW1/4 OF SECTION 33, T3S, R4W, SLB&M, Tooele, Utah

Date: Issue Date

General Plan

TOOELE CITY CORPORATION

RESOLUTION 2021-80

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING A CHANGE ORDER WITH WESTECH ENGINEERING FOR THE 2021 WATER RECLAMATION FACILITY FILTERS UPGRADES PROJECT, PHASE 1.

WHEREAS, Tooele City owns and operates the Water Reclamation Facility ("Facility"); and,

WHEREAS, by Resolution 2021-44, Tooele City entered into an agreement with WesTech Engineering for construction upgrades and expansion to the Facility's filtration system; and,

WHEREAS, it has been determined that the required electrical boxes do not fit the prior anticipated location, and will need to be moved to an alternate location, which will also require upgrade of the electrical boxes to account for environmental conditions; and,

WHEREAS, WesTech has provided a change order proposal in the amount of Twenty-Seven Thousand Nine Hundred Thirty-Seven Dollars (\$27,937.00) for the changed electrical conditions; and,

WHEREAS, WesTech's proposal and the estimated costs therein are consistent with WesTech's prior estimates, with other similar projects, and with the City's understanding of electrical components; and,

WHEREAS, funding for the project will be derived by a combination of sewer enterprise funds and sanitary sewer impact fees:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Change Order Proposal (attached as Exhibit A) with WesTech Engineering in the amount Twenty-Seven Thousand Nine Hundred Thirty-Seven Dollars (\$27,937.00) is hereby approved.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this _____ day of _____, 2021.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)


(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:



Roger Evans Baker, Tooele City Attorney

EXHIBIT A

Change Order Proposal #1

3665 South West Temple, Salt Lake City, UT 84115
Phone: 801.265.1000

Job Name: Tooele WRF Filter Upgrade and Expansion
Job No: 24448A
Customer: Tooele City
Customer Contact:
WesTech Contact: Doug Kolb
WesTech Email: dkolb@westech-inc.com

Ref. PO/Contract: 00 52 00
Revision No: COA
Date: 6/11/2021
Validity Period: 30 days

SCOPE

Item	Description of Change and Statement of Reason	Net Price (USD)																														
A-1	Electrical modifications - 316SS requirements and AC unit	\$27,937.00																														
	<table border="1"> <thead> <tr> <th>Quantity</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>NEMA 4X Enclosure, 316SS, Floor Mounted</td> </tr> <tr> <td>1</td> <td>Back Panel</td> </tr> <tr> <td>1</td> <td>NEMA 4X SS Air Conditioner, 4000 BTU</td> </tr> <tr> <td>1</td> <td>100-Watt Heater</td> </tr> <tr> <td>1</td> <td>20" X 16" HMI cover</td> </tr> <tr> <td>1</td> <td>UPS, 24VDC, 3.4aH</td> </tr> </tbody> </table> <p>The Items below we are removing from the original scope of supply.</p> <table border="1"> <thead> <tr> <th>Quantity</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>-1</td> <td>2 Dr Floor-Mtg 4X Encl, 3pt</td> </tr> <tr> <td>-1</td> <td>Panel, Lg NEMA 12 / 56.00x56.00</td> </tr> <tr> <td>-2</td> <td>Filtered Fan, IP54</td> </tr> <tr> <td>-1</td> <td>NEMA 4X Enclosure</td> </tr> <tr> <td>-1</td> <td>Back Panel</td> </tr> <tr> <td>-1</td> <td>Mounting Feet</td> </tr> <tr> <td>-1</td> <td>UPS, 120V, 2000VA</td> </tr> </tbody> </table>	Quantity	Description	1	NEMA 4X Enclosure, 316SS, Floor Mounted	1	Back Panel	1	NEMA 4X SS Air Conditioner, 4000 BTU	1	100-Watt Heater	1	20" X 16" HMI cover	1	UPS, 24VDC, 3.4aH	Quantity	Description	-1	2 Dr Floor-Mtg 4X Encl, 3pt	-1	Panel, Lg NEMA 12 / 56.00x56.00	-2	Filtered Fan, IP54	-1	NEMA 4X Enclosure	-1	Back Panel	-1	Mounting Feet	-1	UPS, 120V, 2000VA	
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Freight Terms	FOB Destination - Full Freight Allowed (Prepaid)	Included																														
	Taxes (sales, use, VAT, IVA, IGV, duties, import fees, etc.)	Included																														
	Total, To Be Added to Item 1 of the Contract	\$27,937.00																														

TERMS

- (1) Unless specifically identified above or attached to the contrary, this Job Change Order does not impact Terms and Conditions for the Purchase of Goods and Services of the Existing Agreement.
- (2) This order is subject to all specifications above as well as attachments included.
- (3) Any added equipment will ship with the primary equipment, unless otherwise noted.
- (4) This change adds an additional 7 days to the project submittal schedule.

AUTHORIZATION

Tooele City

WesTech Engineering, Inc.

Signed By: _____ Date _____
Title: _____

Signed by: _____ Date _____
Title: _____

RECOMMENDED BY
Aqua Engineering

Naho Garvin
Digitally signed by Naho Garvin
DN: cn=US, e=naho.garvin@aquaeeng.com,
o=Naho Garvin
Date: 2021.06.11 10:19:45-0600

6/11/2021

Signed By: Naho Garvin, PE Date _____
Title: Project Engineer AQUA Engineering



Main Street Supporters:

- GOED
- State Historic Preservation Office
- Brigham City
- Price
- Utah Office of Tourism
- Utah Dept. of Heritage & Arts
- Utah Dept. of Transportation
- DWS-Community Development Office
- Preservation Utah
- Southeastern Utah Assn. of Local Governments
- Bear River Assn. of Governments
- Carbon & Box Elder Counties
- Box Elder Travel Council
- Carbon County Travel Council
- Castledale
- Helper
- Utah Cultural Alliance
- Utah State Archives

UTAH MAIN STREET PROGRAM

The Main Street national revitalization effort supports local communities' return to economic vitality. Forty-six states and the District of Columbia have Main Street programs, and 87% of these programs are coordinating partners of Main Street America. This program provides methods, funding, and technical support. Most statewide programs are operated and funded by the state government and created an impressive average 11,967 jobs through the programs' duration.

Utah does not have a coordinated Main Street program. There is proposed legislation to establish such a program with a tiered approach to enable communities of different sizes to participate.

Partnering Organizations

The Governor's Office of Economic Development (GOED) convened a group of partners to develop a pilot program highlighting a Main Street approach to downtown revitalization in Brigham City and Price. Partners include Bear River Association of Governments, Brigham City, Preservation Utah, Price City, Southeastern Utah Association of Local Governments, State Historic Preservation Office, Utah Community Development Office, Utah Department of Heritage & Arts, Utah Department of Transportation, Utah Office of Tourism, and others.

Project Goal

The pilot program aims to support downtown revitalization efforts using the Main Street Approach (MSA) in Brigham City and Price. This approach will develop the foundation of a tiered program that could roll out on a statewide basis and helps Utah become an MSA coordinating state.

A study conducted in 2019 to gauge Utah's interest in a statewide Main Street program showed that 70% of respondents were interested. A total of 71 Utah cities, including 39 rural towns, expressed interest.

In Utah, we lack a coordinated, efficient, and productive Main Street revitalization initiative. A cohesive Main Street Approach would provide a state-supported downtown revitalization framework that's locally-driven and implemented.

A new Utah Main Street Program would:



Currently, very few resources support small, locally-owned retail businesses. The Utah Main Street project can help close that gap.

Mission Statement:

The Utah Main Street Pilot Program is a collaborative effort between state agencies and other organizations to assist the pilot communities of Brigham City and Price in revitalizing their historic downtown districts.

Vision Statement:

With practical and usable tools & resources provided by partners including the communities, the community-led Main Street Pilot Program will address needs & wants for the districts, and will lead to a roll out of the Utah Main Street Program in communities throughout the state.

Why Main Street?

"Downtown is important because it's the heart and soul of any community. If you don't have a healthy downtown, you simply don't have a healthy town."

— Ed McMahon, Chair,
National Main Street Center
Board of Directors

Downtowns Matter

The Main Street America approach is a unique preservation-based economic development tool that enables communities to revitalize downtown and neighborhood business districts by leveraging local assets - from historic, cultural, and architectural resources to local enterprises and community pride. It is a comprehensive strategy that addresses the variety of issues and problems that challenge traditional commercial districts.

Supporters

Sen. Derrin Owens (R-Utah) is sponsoring a bill that enables GOED and its partners to develop a statewide revitalization effort. We ask for your active support of this bill in the upcoming legislative session.

The national 40-year experience of the Main Street program demonstrates local Main Street revitalization efforts either 1) are not embraced by the community or 2) usually fail without support from a state program that helps them weather the ups and downs of local and national economic cycles.

Success metrics for downtown revitalization include:



Funding

Funding of a statewide Main Street Approach program will provide:

- Training and technical assistance
- Project planning, business counseling and training, market research, professional/technical reports
- Community economic development
- Feasibility studies and plans
- Long-term business strategic planning
- Local project funding assistance
- Placemaking grants
- City beautification
- Historic preservation tax credits
- Help from consultants
- A robust and multi-agency approach



2020 Utah Main Street Pilot Program Report

Meeting the Challenge

Main Street was traditionally the center of economic development, social activity, and identity in Utah's communities, but Utah is one of the few states without a state-coordinated Main Street program. In recent years, interest in re-establishing a Utah Main Street program has been expressed by business organizations, local elected officials, and various state agencies and organizations. That sentiment was supported by a 2018 survey of 102 Utah cities: 71 (70%) expressed interest in participating in a renewed Main Street program. Of those interested, 40 (57%) are rural.

A New Utah Main Street Program

To address the lack of a coordinated Main Street effort, a pilot program was outlined to work with the communities of Brigham City & Price. The pilot committee was convened in the spring of 2020 by GOED's Office of Rural Development. It includes the following partners: Brigham City, Price, Utah Office of Tourism, Utah Department of Transportation, Utah Department of Heritage & Arts, State Historic Preservation Office, DWS - Community Development Office, Preservation Utah, Bear River Association of Governments, Southeastern Utah Association of Local Governments and others.

- Sub-committees were organized conforming to the Main Street America 4-point approach - Organization, Design, Economic Vitality, and Promotion. Meeting twice per month, committee members have contributed an estimated 450 hours to help get the program off the ground. All have programs that touch on one or more aspects of the Main Street approach. GOED has provided part-time staff support to the effort and has initiated membership in the National Main Street America organization.
- A budget of \$114,000 has been developed with support from many state agencies and a USDA grant.
- Outreach efforts included presentations to city councils, business groups and others.
- A program to provide a map of the downtown districts with overlays of business permits, building information, utilities, occupancy/vacancy status, etc. is being developed with GIS support from the communities & counties.
- An experienced Main Street consultant was engaged to provide trainings in both Brigham City & Price on how local Main Street organizations should be structured and function to be successful.
- To stimulate immediate physical improvements, a façade grant program was launched, with 5 grants awarded to businesses in the two pilot communities. A total of \$47,500 granted from the Pilot Program Committee funds will be matched by the businesses for an estimated impact of \$196,550 in the downtown districts in Brigham City & Price.
- Both the Bear River Association of Governments and the Southeastern Utah Association of Local Governments are involved; BRAG has provided funding and SEUALG, working with the Price City Council, has developed a youth committee that is involved in aspects of downtown Price beautification. The youth committee has applied for and been awarded a grant from the Sorenson Legacy Foundation for their Main Street project.
- Success metrics are being developed and will include traditional information as well as a more comprehensive view of program impact on the community.

A Legislative Initiative for 2021

- With support from Senator-elect Derrin Owens, a priority bill to establish the Utah Main Street Program will be introduced in the 2021 General Session of the Utah Legislature. A grass-roots network of support for the legislation has been developed, with commitments from: Brigham City, Price City, GOED, Utah Office of Tourism, Utah Department of Transportation, Utah Department of Heritage & Arts, State Historic Preservation Office, Dept. of Workforce Services - Community Development Office, Preservation Utah, Bear River Association of Governments, Southeastern Utah Association of Local Governments, Castle Dale, Helper and Moab cities, Carbon County, Box Elder County, Utah Cultural Alliance,
- The proposed tiered approach, based on concepts from the Main Street America program, will allow most communities in Utah to participate at a level that works for them. Top-tier communities could qualify for full Main Street America accreditation, enhancing their effectiveness.
- Main Street is a community-initiated and community-driven program, with the state program providing assistance and resources to support local Main Street program efforts and priorities. State resources include: training, technical assistance, and grants or low-to-no interest loan funding to participant communities and businesses.

Funds will be used to support local Main Street programs through:

- Assessments, plans, and implementation strategies for revitalizing downtown's economy
- Streetscape and related downtown beautification projects
- Placemaking efforts to capitalize on each community's unique character
- Facade grants for storefront and other building improvements
- Downtown marketing & advertising
- Promotional events that bring people to the downtown area
- Other projects & initiatives to support the local Main Street programs