

**Tooele City Council  
Work Session Meeting Minutes &  
Redevelopment Agency**

**Date:** Wednesday, February 17, 2021

**Time:** 5:35 p.m.

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

**City Council Members Present:**

Tony Graf

Melodi Gochis

Ed Hansen attending by phone

Justin Brady

Maresa Manzione

**City Employees Present:**

Mayor Debbie Winn

Jim Bolser, Community Development Director

Darwin Cook, Parks and Recreation Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Steve Evans, Public Works Director

Michelle Pitt, City Recorder

Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairman Hansen called the meeting to order at 5:35 p.m.

**1. Open City Council Meeting**

**2. Roll Call**

Tony Graf, Present

Melodi Gochis, Present

Ed Hansen, Present attending by phone

Justin Brady, Present

Maresa Manzione, Present

**3. Mayor's Report**

Mayor Winn stated she has the opportunity at the 7:00pm meeting to give the State of the City Address. This last week the City got snow. Settlement Canyon is reading at 84% level and Bevan Cabin is reading at an 88% of medium level.

#### **4. Council Member's Reports**

Council Member Graf stated he attended the Children Justice Center meeting and Arts Council Meeting. There was discussion about the concerts on Vine.

Council Member Manzione stated she attended the RDA and Planning Commission meeting.

Council Member Brady stated he attended the RDA meeting.

Council Member Hansen stated he attended the Communities that Care Board meeting.

Chairwoman Gochis stated she spoke with the Census Bureau and Tooele City had a 75.6% self response rate for the 2020 Census. Tooele was in the top 10 of cities reporting in the State of Utah. The state of Utah Response rate was 71%. The Bureau is offering virtual Census training for data analysis. She attended a meeting with Carvana, that is coming to Tooele City. She attended the staff meeting, met to go over agendas, and attended the budget retreat for the City.

#### **5. LTAP Analysis & Recommendations for Streets Networks**

Presented by Steve Evans, Public Works Director

Mr. Evans gave a short slide presentation about the roads. There are currently 147.08 miles of roads in Tooele City. There are 62.66 miles of residential roads and 2.29 are minor arterials, with 16.10 for the majority of traffic. Asphalt roads are 99.29%. The remaining service life of the roads is an average of 10.61 years. Pavement preventative life brings roads back to useful life. The road network is 42% of the majority of 10.9 RXL value. The LTAP determined the City has \$1.8 million of budget per year. There are two bonds on 1000 North and Tooele Boulevard and those both equal about \$600,000. The staff uses the studies to prioritize the road work needed.

Council Member Brady asked how the City compares to other cities of similar size? Mr. Evans stated there is a comparison in the report.

#### **6. Landscaping Standards for North Tooele City Special Service District**

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated there is a Special Service District at the north end of the community that covers the developed portion of the Overlake Development in the City. With the development agreement to establish that project, there was a control board established called the North Tooele

City Special Service District Board that is given some administrative functions specific to the District that was defined. One of the things that staff has been working on with the Board is formal adopted standards for development. A list of the standards was included in the packet with an update of sod type. This was reviewed and approved by the Parks Department. The Council would need to adopt this by Resolution at a later meeting.

Council Member Manzione stated that this has been a long time coming. Council Member Hansen asked if this is for the homeowners or for the property of the Service District? Mr. Bolser stated that it is for landscaped areas, which become public improvements and maintained by the District.

**7. City Code Text Amendments Regarding RV Parks in the NC Neighborhood Commercial Zoning District**

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated that this is an item that was brought to staff by an applicant. The applicant would like to develop an RV resort in Tooele City. It is on a piece of property on the north side of 1000 North where Franks Drive curves off at 600 West coming out of the Overlake area. Currently the property is zoned NC Neighborhood Commercial and is bounded on the north and south by multi-family residential. There are some non residential uses to the west and southwest. This is currently not a permissible land use in any of the current zones, so a simple Land Use Amendment would not accomplish the applicant's goal. The applicant is requesting a text amendment to reintroduce this type of land use into the NC zone. A site plan was submitted for demonstration of the site. The intent of the applicant is to amend the text of the City Code to include this use in the NC zone. That could provide benefit to the applicant. The downside to the application, is that it would not apply to just this applicant. Any other applicants would benefit from this change in any zoning district anywhere in the City that would have this use listed. This could be added as an RSD type application, which is currently in development for provisions, to have some control in development. This is just for discussion by the Council.

Council Member Brady stated that he has the concern about the text change to allow this City wide. He liked the idea of the RSD. Mr. Bolser stated that this is a prime candidate for something like an RSD as it has some unique properties and may not work for everyone everywhere, which is the intent of the RSD. Council Member Brady asked about the property tax? Mr. Bolser stated that he imagines that it is more of a commercial venture, but that is speculative.

Council Member Manzione stated that she would be more agreeable to the RSD route as well. She asked if there is a way to guarantee the text amendment is not permanent? Mr. Bolser stated that the RSD, working with the applicant has the ability to settle all the conditions.

Chairwoman Gochis stated that she would be interested in the impact to the City infrastructure, is this something that will be coming as a resolution? Mr. Bolser stated it is just a question on if

the Council would like to hear more at this point, but it would be something that would have to come forward through ordinance. There would be an impact to water and sewer.

Council Member Hansen stated this is an RV Park, would people live there permanently or a temporary housing? Mr. Bolser stated that would be something that could be addressed through an RSD. This may be more of a snowbird type facility or a weekender facility. Council Member Hansen stated he is for a temporary situation and not a permanent residence.

Mr. Bolser stated that it sounds like there is interest in an RSD situation and there would need to be an establishment of the RSD through Ordinance and then preparing an RSD to create a text amendment to create this RSD specifically. It would be a two step process.

**8. Canyon Springs Estates Annexation for 61.16 Acres at Approximately 700 North Droubay Rd**

Presented by Jim Bolser, Community Development Director

Chairwoman Gochis gave the Council a brief background of the processes for an annexation and what was to be considered during the following discussion.

Mr. Bolser stated that there have been four formal applications for annexation. Until recently none of the four were complete petitions for annexation so they have not been brought to the Council formally, this one has now completed the petition and is now ready to start the formal process. The first formal step is a resolution for consideration, which would be at the next meeting. This is being brought forward for an outline and background prior to formal consideration. The property is an undeveloped property on the east side of Droubay Road, immediately south of the Carr Fork Subdivision. The Carr Fork Subdivision to the north and the development on the west of Droubay Road are inside Tooele City limits. This property is listed as Area K in the General Plan Annexation Policy Plan and allows for consideration of an annexation petition. The subject property is bordered by properties within the City, that have Medium Residential Density designations and R1-7 Residential zoning designations. A concept plan was submitted for intent for the property.

Mr. Bolser gave a brief outline of the Annexation process as directed by State Code and asked the Council to consider the benefits and drawbacks to the application proposed and the impacts on water, sewer, infrastructure, storm drainage, transportation, parks and recreation, public safety considerations, and other impacts by adding to the City boundaries.

Chairwoman Gochis asked if the Mayor has a recommendation on the proposed annexation? Mayor Winn stated that annexation is a decision made by the City Council, but also recognizes the impacts on the City and administration. She is concerned about new annexations and water. There are no water rights for sale in east Tooele Valley right now. Developments approved in existing City limits are having a difficult time finding water rights. Water rights owned by Tooele City are fully committed and there is not an excess of water. New annexations will only

make this more difficult. Kennecott water rights cannot be used without new wells, the rights must be used for development within the existing boundaries, the rights cannot be used to satisfy the City's existing commitments unless the City pays the market rate for them. The sewer plant expansion is coming as annexations hasten the day of expansion. This annexation would bring 240 new homes and add about 1000 new people and they deserve municipal services, including parks and amenities. The proposed subdivision, does not include a park or open space and the impact would need to be absorbed by the City's existing parks. The police department is stretched thin and annexation will tax the department and require the hiring of additional police officers. Annexing new land will tax all of the City departments, including the volunteer fire department, which will need more equipment. City revenues are finite and new houses will generate new income, but it is only a percentage of what it costs the City to provide municipal services for that house. The administration encourages building within the current City limits. Mayor Winn stated that she is not anti-development or anti-growth, but the City has their hands full with what is already in the City limits. New annexations will demand more resources when resources are already taxed.

Mayor Winn showed the Council a map of the existing City limits and then showed the Council a map of the land that is undeveloped property and is zoned for residential units. There is 4,500 acres already zoned for new homes. Another map showed the undeveloped areas zoned for commercial and industrial use, 2750 acres for business. Mayor Winn recommended that Tooele City not expand its borders at this time, but instead develop the land within the City.

Chairwoman Gochis asked if there were any comments or questions for the staff?

Council Member Graf asked if green space could be required with annexation? Mr. Bolser stated he believes the Council could. An annexation agreement allows for terms which are negotiable and terms could be added to the agreement. Council Member Graf asked what the impact is for 1000 new inhabitants and is there a formula for the law enforcement? Mr. Bolser stated that there is a level of service ratio and could be part of the studies required for consideration. Chief Kirby stated that Tooele City is about one officer per thousand residents. That is a general guideline.

Chairwoman Gochis asked how that compares to cities that are similar size? Chief Kirby stated the population, demographics, and need more than one per thousand would not want to go lower in the ratio. A development like that would require a minimum of one officer. In addition to officers there is support staff and equipment. In comparing the crime rate and demographics are slightly below other cities. Hiring officers has been a challenge.

Council Member Hansen asked if the developer has a water rights? Mr. Bolser stated he understands that there are water rights available that the applicant has access to.

Council Member Brady asked about the history of the piece of property north of the subject property? Mr. Bolser stated that was before his time with the City, but it would make sense it was an annexation at some point. Council Member Brady stated he thinks there needs to be more green space, trails, and something that benefits the City. He appreciated the Mayor's comments. Council Member Brady asked if this could be developed in Tooele County? Mr. Bolser stated it could be developed in Tooele County, but they have a different standard and may result in less lots. There are also utility connection concerns that would be easier to address with the City. Council Member Brady asked that if the Council decided to move forward, is it at that point the zoning is decided? Mr. Bolser stated that would be a provision of the annexation agreement. The applicant can request the zoning, but the Council has the ultimate discretion. Council Member Brady asked if the size of the house determine the financial benefits of that home to the City? Mayor Winn stated she believes the numbers presented in the meeting are an average. The cost to provide services to the residents is more than what is paid in property tax.

Mr. Baker stated that the water rights issue it raises a policy question. The water rights that the City has from Kennecott are restricted to use within the City's current boundaries. To annex this property and use Kennecott water rights on it would not only be a change in land use policy, but also a change in water policy. He stated that his understanding is that the water rights for this property are Kennecott water rights. It is a change in water policy as the Kennecott water rights are finite and would be diluted if used on property that is newly annexed, because then they would not be available for land use already in the City. It is an important policy decision for them to consider.

Council Member Manzione stated that she is not opposed to annexation. There is nothing that adds value other than houses and that is where she is struggling.

Chairwoman Gochis stated her questions were answered about water.

Council Member Hansen asked if the water the developer has is Kennecott water? Chairwoman Gochis confirmed that the water is Kennecott and would require a change to land use and water policy.

## **9. Closed Meeting**

The motion to close to closed meeting was made by Council Member Graf. Seconded by Council Member Manzione. The meeting moved to closed session at 6:22.

Closed Session attendees; Mayor Debbie Winn, Chairwoman Gochis, Council Member Hansen joined by phone, Council Member Brady, Council Member Manzione, Council Member Graf, Roger Baker, City Attorney, Michelle Pitt, City Recorder, Jim Bolser, Community Development Director, and Paul Hansen, City Engineer.

Chairwoman Gochis adjourned the closed meeting at 6:42pm.

**10. Adjourn**

**Chairwoman Gochis adjourned the meeting at 6:38pm.**

*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 3rd day of March, 2021

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Melodi Gochis, Tooele City Council Chair