

**Tooele City Council and the Tooele City Redevelopment Agency
Work Meeting Minutes**

Date: Wednesday, February 1, 2023

Time: 5:30 p.m.

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

City Council Members Present:

Justin Brady

Maresa Manzione

David McCall

Tony Graf

Ed Hansen

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

Darwin Cook, Parks and Recreation Director

Jared Stewart, Economic Development 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

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

Tony Graf, Present via phone

Ed Hansen, Present

3. Mayor's Report

Mayor Winn reported on the following:

She attended the Chamber of Commerce installation banquet where they awarded the Community Service Award to the Boys and Girls Club. Tooele City turns 170 years old this year. There is a celebration being hosted at the Dow James on February 25, where they can purchase the Tooele City puzzle.

4. Council Member's Report

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

5. Discussion Items

A. Payment of a Fee-in-Lieu of Water Rights Conveyance Request for Tag N Go Carwash

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a fee-in-lieu of water rights to reconsider the decision from Tag N Go Carwash. They have looked for water rights, but have not found enough to fulfill their needs. They are requesting 5 additional acre-feet of water.

The Council asked the following questions:

If the Council is not in favor, do they still need to see a resolution?

What are the total acre-feet they are asking for?

The Council shared concerns about the water usage, efficiency, and the benefits for the community.

Mr. Stewart addressed the Council. Staff will not create a resolution if the Council is not in favor of this item. They have found 12-acre feet in the private market and are seeking 5-acre feet from the City. The City has a reclamation plant that has a state mandated 100% depletion which cuts the water rights in half.

Due to the Council not being in favor, this item will not be moved forward into a resolution.

B. Payment of a Fee-in-Lieu of Water Rights Conveyance Request for Lot 2 Top Stop Subdivision

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a fee-in-lieu of water rights for lot 2 of the Top Stop subdivision. This request would help develop the other portion of the parcel of the Tag N Go Carwash. There will be one restaurant, fast food location, and a gas station. They are requesting 3.3 acre-feet.

The Council asked the following questions:

Does the applicant know the end user?

Is 3.3. is the max number?

The Council would like to see a time limit added.

Mr. Stewart addressed the Council. They don't know the end user but this gives them the confidence enough to move forward. 3.3 acre-feet is the 'up to' number. If the applicant needs more, they can come back and request more. They have used the time limit of 2 years on other applications.

Mr. Baker addressed the Council. They have developed two templates, one where the end user is known and one where the end user has been forecasted and not known.

A resolution will be drafted and brought back in a future business meeting.

C. An Application for a City Code Text Amendment to Table 1 Chapter 7-16 to Include the Residential Treatment Facilities and Programs as Conditional Use in the GC General Commercial Zoning District

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a City Code text amendment to Table 1 of Chapter 7-16. A land use category was adopted into Table 1, Chapter 7-16 in recent meetings. Staff is now looking at an application to add that use into the GC zones. There has been an application to include residential treatment facilities and programs into the land use GC, General Commercial zone. The updated table would simply add a C to make it a conditional use. Staff and the applicant have discussed multiple options to move forward. The request is adding it as a conditional use using an existing land category.

The Council asked the following:

What is the downside of approving this?

Is a Conditional Use Permit required?

The other option is to have the property rezoned?

Mr. Bolser addressed the Council's questions. This is probably not a use that will be prevalent within the zone districts. A Conditional Use Permit will be required, but cannot be denied unless there are identified impacts that cannot be mitigated. The second option would be to pursue a Zoning Map Amendment to a zone that allows it. It is currently zoned GC.

Mr. Baker addressed the Council. The property the applicant wants to do this is about a ½ block from where it is currently allowed.

Mayor Winn addressed the Council. The location is in the downtown area. There are apartments above the businesses. They would like to utilize those apartments again.

The Council is not in favor of a text amendment, but in favor to a rezone application.

D. Resolution 2023-09 A Resolution of the Tooele City Council Approving and Adopting the Water System Amendment to the APWA Manual of Standard Specifications and Plans (2017 Edition) for Installation of Water Transmission and Distribution Lines

Presented by Paul Hansen, City Engineer

Mr. Hansen presented the Water System Amendment to the APWA Manual of Standard Specification and Plans. By state code, any new water installation or upgrade to a water system is required to submit plans to the State Division of Drinking Water for review and approval prior

to their construction. However, the State has added a provision that allows municipalities to assume this review and approval responsibility for the installation of new lines, or the replacement of existing water pipelines, up to and including 16" in diameter as outlined in Section R 309 500-7 of the Utah Administrative code. In order to retain this administrative review right, the City must update its current approved water system standards and plans by Council Resolution. Since 1995, the City code has been modified several times as it continues to update its Standards. The current proposed Water System Amendment includes seventeen (17) Specifications and twenty-four (24) Plans which have been updated to meet current State and Federal regulations, as well as to clarify and update the City Standards. Once approved by the Council, the updated Water System Amendment and signed copy of the Resolution will be submitted to the State Division of Drinking Water, which will allow the City to efficiently manage the construction of new culinary water lines and replace / up size existing water lines.

Mr. Baker addressed the Council with a change in verbiage to reference the Utah Administrative Code instead of the Utah State Code.

E. Resolution 2023-10 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Animal Shelter Fees

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented an updated fee schedule for the Animal Shelter. The fee updates are proposed as the following:

Impounding tiered system, \$40 first time, \$80 second time, \$160 third time

Boarding fees, \$10 per day

Vaccinations, \$15

Micro-chipping, \$25

Pet licensing, \$35 for both dogs & cats

Sterilization, \$150

Quarantine, \$15

Animal surrender fees, \$100 for dogs, cats \$20, history of viciousness is \$150

The Council asked the following questions:

Is the surrender fee for cats & dogs the same?

Will this increase the number of animals loose in the City?

Is there a reason Tooele does not do a tiered licensing system?

Is the City the only shelter in the County?

Mr. Cook addressed the Council's questions. It is the same fee. Cats are easier to put with other rescue groups. Dogs are variable. The reason that the animal has to be marketed to be adopted as well as the care. There has been an increase in surrenders. Most of the time when the shelter gets surrenders, it is because they want it to go to a good home. Staff can look into making a tiered licensing system. If a non-resident brings an animal in, they are sent away.

Mayor Winn spoke on other animal shelters within the county. Grantsville has a very small shelter. Staff only goes in to feed and clean. There has been discussion to do a regional shelter.

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

There is no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:23 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 15th day of February, 2023

Justin Brady, City Council Chair