

Tooele City Council Business Meeting Minutes

Date: Wednesday, February 1, 2023

Time: 7:00 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

Dave McCall

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

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Brady.

2. Roll Call

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

Dave McCall, Present

3. Public Comment Period

The public hearing was opened. No one came forward. The public hearing was closed.

4. Public Hearing & Motion on Ordinance 2023-03 An Ordinance of Tooele City Amending Tooele City Code Chapter 7-16 Table 1: Table of Uses to Remove the "Group Home" Use

Presented by Roger Baker, City Attorney

Mr. Baker presented an Ordinance to amend Chapter 7-16. Currently, the verbiage allows a group home in General-Commercial zoning district. With the recently approved ordinance permitting residential facilities for persons with a disability, there is a conflict in the Table of Uses. Ordinance 2023-01 removes the group home use from the table.

The public hearing was opened. No one came forward. The public hearing was closed.

Council Member Graf motioned to approve Ordinance 2023-03; An Ordinance of Tooele City Amending Tooele City Code Chapter 7-16 Table 1: Table of Uses to Remove the "Group Home" Use. Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

5. Public Hearing & Motion on Ordinance 2023-04 An Ordinance of the Tooele City Council Making Technical Revisions to the Amended (2022) Moderate Income Housing Element of the Tooele City General Plan

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a technical revision to the amended Moderate-Income Housing Element of the General Plan. When House Bill 462 was passed, the City Council had adopted the updated Moderate-Income Housing Element of the Tooele City General Plan. The City received a non-compliance notice from the State. They have 90 days to make the plan into compliance and resubmit. The City has been making amendments and working with the State. The only amendments were two deficiencies that were identified by the state. One was a requirement that was outlined from the state code, they asked for a citation and verbatim references to the state code. A further discussion that included specific benchmarks and reporting to follow up on each of the strategies. The Planning Commission has forwarded a unanimous positive recommendation.

The public hearing was opened. No one came forward. The public hearing was closed.

Council Member Manzione motioned to approve Ordinance 2023-04; An Ordinance of the Tooele City Council Making Technical Revisions to the Amended (2022) Moderate Income Housing Element of the Tooele City General Plan. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

6. Public Hearing & Motion on Ordinance 2023-07 An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 97 Acres of Property Located at Approximately 1825 South 11th Avenue from Regional Commercial (RC) to Industrial (I)

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a Land Use Map amendment for the property located at 1825 South 11th Avenue, near the Tooele County Jail. Currently, the property's land use designation is RC, Regional Commercial. It is zoned RR-1 and a small portion of OS, Open Space. The applicant is requesting I, Industrial. They would like to expand the existing RV park and possibly add personal storage units and create an industrial park in the future. The water service to the RV facility is provided by the Army. The Army has indicated a reserved interest to providing water service. There is a line that does go to the detention facility, that is solely to the detention facility. There is a condition that does not allow service until the line is looped. The remainder of the property is expansive. The Planning Commission has forwarded a negative recommendation as a 6:1 vote.

Mr. Baker addressed the Council. The Council has allowed fire service line and very limited culinary use, e.g., a single restroom, for the National Guard. The City has indicated it would not allow additional connections, especially for residential uses. By zoning the land Industrial, it allows the full range of industrial uses, including sexually oriented businesses. Mr. Baker was not speaking for or against sexually-oriented businesses, but simply informing the Council of one controversial use that would be allowed on this property if the rezone were to be approved. The City has ample other property zoned Industrial that allows sexually-oriented businesses.

The Council had a discussion on the following:

The applicant would need to front the entire cost to fully be a part of the water system. There is a lot of land with no concrete plan. There are a lot of unknown variables that cause unease.

Mr. Bolser addressed the Council. It would be expensive to loop into the system. Any point that would be looped would be further west and still less accessible.

The public hearing was opened. No one came forward. The public hearing was closed.

Council Member Manzione motioned to deny Ordinance 2023-07; An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 97 Acres of Property Located at Approximately 1825 South 11th Avenue from Regional Commercial (RC) to Industrial (I) for the reasons discussed. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

7. Resolution 2023-08 A Resolution of the Tooele City Council Approving a Financial Consulting Services Agreement with Lewis Young Robertson & Birmingham

Presented by Roger Baker, City Attorney

Mr. Baker presented a financial agreement with Lewis Young Robertson & Birmingham. They have provided consulting services for the City for many years. This agreement is for 5 years with an automatic one-year renewals at the end of the term. The addendum specifies consulting services for bonds for the construction of the fire station and the fee for that project. The basic

concept is to renew the current consulting arrangement, with addenda entered into later for specific projects.

Council Member Hansen motioned to approve Resolution 2023-08; A Resolution of the Tooele City Council Approving a Financial Consulting Services Agreement with Lewis Young Robertson & Birmingham. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

8. 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.

Council Member McCall motioned to approve 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. Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

9. 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

Council Member Manzione motioned to approve Resolution 2023-10; A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Animal Shelter Fees. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

The Council would like to revisit tiered licensing.

10. Resolution 2023-11 A Resolution of the Tooele City Council Reappointing Amanda Graf to the Administrative Control Board of the North Tooele City Special Service District
Presented by Justin Brady, City Council Chair

Chairman Brady presented the reappoint of Amanda Graf to the Administrative Control Board of the North Tooele City Special Service District. Her term would 1/1/23 to 12/2026.

Council Member Graf motioned to approve Resolution 2023-11; A Resolution of the Tooele City Council Reappointing Amanda Graf to the Administrative Control Board of the North Tooele City Special Service District. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

11. Invoices & Purchase Orders

There are no invoices and purchase orders to be approved.

12. Minutes

There are no changes to the minutes.

Council Member Manzione motioned to approve Minutes. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Graf, “Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

13. Adjourn

Chairman Brady adjourned the meeting at 7:38pm.

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 15th day of February, 2023

Justin Brady, City Council Chair