

Tooele City Council Work Meeting Minutes

Date: Wednesday, June 16, 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

Justin Brady

Maresa Manzione

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Darwin Cook, Parks and Recreation Director

Shannon Wimmer, Finance Director

Steve Evans, Public Works Director

Paul Hansen, Tooele Engineer

Kami Perkins, Human Resources Director

Michelle Pitt, City Recorder

Cylee Pressley, Deputy City Recorder

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairwoman Gochis called the meeting to order at 6:01 p.m.

2. Roll Call

Tony Graf, Present

Melodi Gochis, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

3. Mayor's Report

Mayor Winn stated she attended the celebration of the Tooele Rail port with Savage. She stated the City was invited to a Flag Day ceremony in Lexington Green where the VFW Post was invited. She stated with the drought the water conservation schedule is posted and the City is posting links with tips to conserve water. She stated Utah has put out restrictions with fireworks

and fires. She stated the county is not allowing any fires in the county-maintained canyons; fires are only allowed in approved fire rings. She stated she met with the fire chief to leave fire restrictions in place from previous years. She stated she signed the certificate of completion for the public works items.

Mayor Winn stated UDOT is planning to begin the re-pavement project of SR112. She stated 600 west 1000 north intersection will be shut down completely for full closer June 24-27; 200 west and 1000 north will be closed completely July 9-11.

4. Council Member's Report

Council Member Hansen stated he didn't have anything to report.

Council Member Brady stated he attended the Dugway Proving grounds tour, Downtown Main Street Program meeting, Savage ribbon cutting, met with several developers about ideas for City.

Council Member Graf stated he attended the Dugway Proving grounds tour, attended Arts Council Meeting with Friday's on Vine starting, attended savage ribbon cutting today, and a citizen reached out about fires within the City where a conversation ensued with the Mayor and the county.

Council Member Manzione stated she attended the Dugway Proving grounds tour, the flag raising ceremony, the Utah Main Street Program meeting, Savage Ribbon Cutting, Planning Commission meeting, and active transportation meetings.

Chairman Gochis stated she attended the Dugway Proving grounds tour, Friday's on Vine with a BBQ and a concert, Miss Tooele City elected official brunch, 911 memorial planning meeting, Pre-development meeting, Tooele City Arts Council meeting, viewed Planning Commission meeting, and the Flag Raising Ceremony.

5. Fraud Risk Assessment

Presented by Shannon Wimmer

Ms. Wimmer stated the fraud risk assessment came out around March of 22 to allow agencies to assess their progress in those areas. She sated the City is doing well but needs improvement in three areas.

Council Member Graf stated his appreciation.

Chairman Gochis stated there is a responsibility to the citizens and the assessment is appreciated.

6. Resolution 2021-49 A Resolution of the Tooele City Council Consenting to the One-Time Incorporation of Stipends Paid to Specific City Employees by the Redevelopment Agency of Tooele City (RDA) to Employee Regular Rates of Pay by Tooele City Corporation
Presented by Kami Perkins

Mrs. Perkins stated she has been asked to include the RDA stipend in the Tooele City Budget. She stated she does not have authorization within the policy and procedures to make the changes; she brings these changes to the council to make sure they are transparent in these changes.

Chairman Gochis stated RDA is going to sunset and there will be other ways to create the tax.

Mrs. Perkins stated this is a discussion tonight, but the vote will be in July.

7. Resolution 2021-55 A Resolution of the Tooele City Council in Support of Renaming the Midvalley Highway (S.R. 179) to “Jordan M. Byrd Veterans Memorial Highway”
Presented by Tony Graf, City Council Member

Council Member Graf stated reached out to the family of Jordan M Byrd to rename the Midvalley Highway. He stated the City does not have the power to rename the highway, but the intent is to show support to the movement when they can approach UDOT. He read a section of the story of Jordan M Byrd and his service; he put himself in danger with no thought of himself but for the safety of his platoon. He stated they want to remember our own; those that put life and liberty above their own.

Council Member Hansen asked if it has been presented to the County.

Council Member Graf stated he has not been in contact with the County yet. He stated he wants the full support of the City before he moves forward to the County.

Council Member Manzione stated she is in full support.

Graf stated his goal is to get all the entities within the county to support this endeavor as well.

Council Member Hansen stated he is in support of honoring the young man.

Council Member Graf stated the verbiage is recognizing all veterans, Jordan is the front runner of this project.

8. Discussion on a Proposed City Code Text Amendment Regarding RSD Residential Special Districts and CSD Commercial Special Districts

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated it is a first draft to the proposed City Code text amendment. He stated the principle and application of zoning is a powerful tool but can be somewhat inflexible. He stated RSD, residential special districts, is not one that is widely understood and accepted by a lot of

cities. He stated the inflexibility comes into play when new ideas come into the equation and time and technology change ideas, codes typically cannot keep up.

Mr. Bolser stated the idea is to specifically identify and accommodate new ideas without overhauling ordinances. He stated the applicant comes in with a project that does not fit into a current zone, they basically write their own zone; this text amendment is a first effort to look and establish a program. He stated the difficult part is trying not to undermine the current zoning code by making the RSD program too simple or allow it to cover too small of a project area that it encourages every project coming in to propose an RSD to get around zoning. There is also a balance in that you don't want to set up a program or project area where it's too much for good projects to utilize this tool. He stated the document given out was a declaration page that developed for use with PUDs was an example of what the RSD form could look like.

Council Member Manzione stated she is a fan of the proposal.

Council Member Brady stated this is great. He stated the developer would complete it and then the Council talks about what they want within that. Mr. Bolser stated it would function in one of two ways including providing the document to the applicant to start the conversation or the applicant fills out the form and then the discussion happens.

Council Member Brady stated once the application is submitted, the Council can state what they need within it, i.e. park or green area.

Council Member Hansen stated other zones are cut and dry, this allows some freedom. Mr. Bolser stated many applicants want different things that would fall under different zones. He stated they can do two things with an RSD, allow them to mix product types without worry about zoning boundaries or right their own zones to fit their ideas.

Council Member Hansen stated problems might arise over the years. He asked if they are going to fix the problems as they arise. Mr. Bolser stated they have taken the opportunity to address issues the staff has seen in the past and can adapt.

Council Member Hansen asked why the acre is so big. Mr. Bolser stated he is unsure of what the balance point is between a project that is big enough to warrant this idea but not too big to make it as a very select few. He stated they can discuss project sizes for what's right for an RSD.

Council Member Manzione stated she would like a smaller size than listed in draft.

Council Member Gochis stated her concerns is an applicant will come in and say the City allowed it in one area but not the other. Mr. Bolser stated the standard of review is addressed in the draft to be non-precedent setting, but the Council gets to decide the standard for each RSD because it is a legislative review so the Council maintains discretion. Chairman Gochis stated her concern is sometimes the applicant can find ways around things.

Council Member Brady stated the Council has the final approval on projects; the applicant can design the project but the Council gets to help in the process for design.

Council Member Manzione stated there needs to be uniformity but by changing text in city code for where it applies it shows there is a need for some flexibility.

Mr. Bolser stated a difficult part is the idea of a comparison to a development agreement, but it is important because an RSD provides a method to accomplish flexibility without the need for a development agreement.

Chairman Gochis asked how it affects the Land Use Map.

Mr. Bolser stated it is only approvable if the Land Use Map identifies it as the correct use. The area would have to already be designated with a residential land use in order to be considered for an RSD. He stated it cannot be put anywhere. He stated feedback from the Planning Commission would be coming soon. He stated because it is a text amendment to the City Code, it goes through a public hearing with both the Planning Commission and City Council for approval.

9. Discussion on a Proposed Land Use Map Amendment for the Proposed Tooele Commercial and Multi-Family Residential Project to Reassign Approximately 34.35 acres Located at Approximately 2800 North 400 East from the Regional Commercial, High Density Residential, and Medium Density Residential Land Use Categories to the Regional Commercial and High-Density Residential Land Use Categories

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the proposed Land Use Map amendment located 2800 North 400 East is to change the Regional Commercial, High Density Residential, and Medium Density Residential area to Regional Commercial and High-Density Residential land uses for the project located at 2800 North, 400 East. He stated the intended zoning is MR-25, but they do not have a concept plan submitted yet.

Council Member Manzione stated she wants to see a concept plan before considering a Land Use Map amendment.

Council Member Brady stated that this spot might be ok for a high density, but he does not want high density with medium density surrounding it.

Council Member Hansen asked if the bottom of property is coming in as commercial.

Mr. Bolser stated the bottom property shown on the Land Use Map is reassigned as commercial but the map shown was produced prior to that change. He stated it is not uncommon to have high density next to non-residential uses as a buffer.

Council Member Brady stated his other concern is that the county is to the east with no road access. Mr. Bolser stated in the access agreements with UDOT, as they develop up the highway, they allow an access point but all access is from the west as stated.

Council Member Manzione stated without a concept plan it is hard to approve something with so many unknowns.

Chairman Gochis stated she is opposed without seeing infrastructure and transportation plans.

10. Discussion on a proposed Zoning Map Amendment for the Proposed Meadows Subdivision to Reassign Approximately 4.31 Acres Located at Approximately 740 West McKellar Street From the MR-8 Multi-Family Residential Zoning District to the MR-25 Multi-Family Residential Zoning District

Presented by Jim Bolser, Community Development Director

Mr. Bolser stated the proposed property at approximately 740 West McKellar Street wants to be rezoned from MR-8, Multi-Family Residential, to MR-25 Multi-Family Residential. He stated the Land Use Map identifies the area for high density residential, so the Council only has to discuss zoning. He stated it is supported as multi-family under the City Code. He stated the applicant has asked for MR-25 and has submitted a concept plan. He stated it is an introductory item so it is not a public hearing or decision item yet.

Council Member Brady stated by zoning it to a higher density, the current road could not handle the traffic. He stated he feels bad for the residents when they take from a small zone to a larger zone.

Mr. Bolser stated McKellar Street would be the main access point, but there would be another access point at 600 North, but those both feed into Coleman Street.

11. Closed Meeting

- Litigation, Property Acquisition, and/or Personnel

There was not a closed session.

12. Adjourn

Chairwoman Gochis adjourned the meeting at 7:07 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 7th day of July, 2021

Melodi Gochis, City Council Chairwoman