

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, May 19, 2021

Time: 7:10 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
Chief Ron Kirby, Police Department Chief
Steve Evans, Public Works Director
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Darwin Cook, Parks and Recreation Director
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder

Minutes prepared by Katherin Yei

Chairwoman Gochis called the meeting to order at 7:03 p.m.

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Police Chief Kirby.

2. **Roll Call**

Tony Graf, Present
Melodi Gochis, Present
Ed Hansen, Present
Justin Brady, Present
Maresa Manzione, Present

3. **Mayor's Youth Recognition Awards**

Presented by Stacy Smart, Mayor Winn, and Police Chief Kirby

Mayor Winn welcomed visitors for the Mayor's Youth Awards and introduced Tooele City Police Chief Ron Kirby and thanked him for his collaboration.

Ms. Smart, Chief Kirby, and the Mayor then presented the Mayor's Youth Recognition Awards to the following students:

- Bailey Higgins

Mayor Winn asked the City Council to take a photo with Bailey Higgins; the photo would be placed in the local newspaper and on Facebook.

4. **VOCA (Victims of Crime Act) Grant Report**

Presented by Velynn Matson, Victim Advocate

Mrs. Matson stated the grant is funded through criminal fines, rather than tax payers' dollars. She stated the funding for the VOCA grants will dramatically decrease over the next two years by 20% which will cut into the emergency needs. VOCA has worked with many victims and has become a resource and safe place for victims.

Council Member Graf stated he has worked with these victims and the program gives them a voice. He stated it is a vital service and am grateful for what they do.

Mayor Winn stated that we forget about the victims and recommended that the funding does not go away.

5. **Public Comment Period**

Chairman Gochis invites the public to approach

Chairman Gochis read an email from Brian Valez.

Good afternoon, my name is Bryan Velez. I'm a Tooele resident living on 171 S Coleman Street. I've lived in Tooele for quite some time and noticed that in the last year or so these roads around town are covered in random nails and screws and I have evidence and photos to show to whomever would like to see. It's not just a few roads it's literally every dang road in town. Including going up to settlement canyon. I've spent over 1,100\$ on tires for my Subaru because of this problem in Tooele. I'd like to probably report these issue and hope the city of Tooele can clean up all the roads properly.

Mayor Winn stated with the growth and development in the City, she pleads with construction companies to keep their areas clean with their tools, supplies and litter. She

stated that there has been no street sweeper for the last three years but the City Council has approved a street sweeper, that will be arriving in June.

6. **Public Hearing & Motion on Resolution 2021- 48 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2020-2021**
Presented by Shannon Wimmer, Finance Director

Ms. Wimmer stated the amendment is to record income of grants and transfer of funds. She asked for questions on the resolution 2021-48.

Chairman Gochis opened the public hearing.

Council Member Hansen motioned to approve ordinance 2021-48. 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," Chairwoman Gochis, "Aye." The motion passed

7. **Public Hearing & Motion Ordinance 2021- 16 An Ordinance of Tooele City Reassigning the Land Use Designation from Medium Density Residential (MDR) to High Density Residential (HDR) for Approximately 7.4 Acres of Property Located at 602 & 603 West Three O' Clock Drive**
Presented by Jim Bolser, Community Development Director

Mr. Bolser stated this is a new applicant with a new intended result of the property at 602 & 603 west Three O'Clock drive. He stated the current land use is a medium density residential and the zoning of the property is GC, General Commercial with the nature of the request being to revise the land use map. He stated the Planning Commission forwarded a negative recommendation.

Council Member Hansen asked if the ordinance goes through, if it has to come back as a zone amendment. Mr. Bolser stated it would have to come back for a rezone request but it would still be to the discretion of the City whether or not to approve a new zone.

Chairman Gochis asked if it was asked to eventually be MR-12 zoned. Mr. Bolser stated the City does not have an MR-12 zoning district, so it is recommended as MR16 in order to accommodate their current request.

Council Member Manzione stated many of the public comments are in regard to SR-36 and asked if there is a way to petition UDOT. Mr. Bolser stated the City could approach UDOT to look at this part of the highway or the second option would be to require the applicant to work with UDOT before their development application could be approved.

Council Member Graf stated that the time line can become lengthy. Mr. Bolser stated if it is left up to UDOT it can be a lengthy process, but if it is up to the developer, it tends to be pushed through quicker since the improvements would be done by the developer rather than having to follow UDOT's process.

Mayo Winn asked if UDOT can require developer to improve the roads. Mr. Bolser stated that any project that goes up to a UDOT road must have UDOT approval and they can require improvements to those roads.

Council Member Brady stated his concerned for the speed limit on SR-36. Mayor Winn asked about plans for stoplights in the area. Mr. Bolser stated the master transportation plan shows the long term plans for a needed stop light located at Coleman Street.

Chairman Gochis opened up the public hearing.

Kevin Park asked if the well water was in replacement of water lost or if it truly additional water. He stated he hoped the City didn't use the same experts on previous studies. He stated he would like a summary of the water master plan. He stated by adding a stoplight at Coleman, it might create a bigger problem by backing up traffic.

Kori Park stated her concerns were for the water and safety issues on SR-36. She stated the neighborhood would be land locked and if there was an emergency evacuation, traffic would be at a complete stop.

Ken Olsen, applicant, stated the development is a good idea for the size of the property. He stated he has reached out to UDOT and Atrans for a traffic study of SR-36. He stated he is open to concepts and willing to improve and put in the times to make the project a success.

Colleen Leakehe stated her concern was having only one exit.

Sonja Richardson stated her concerns on safety with traffic and the exits from the neighborhood. She stated if the City allows the land to be high density and the deal with the current applicant falls through, it allows another applicant to build higher.

Kalani Mascherino stated her concerns with traffic; competing with school buses, snow plows, gravel trucks, and the Army Depot traffic. She stated there are many accidents on SR-36 because many people don't know the speed limit.

Sindy Maxfield stated she agrees with the other comments. She stated her major concern is by allowing the development, more families and kids move in on a dangerous road. She stated SR-36 is not a place for kids to be playing.

Dusty Argile, applicant, stated there is more control with townhomes with parking and landscaping because they can require an HOA. He stated UDOT may not see what it is now, but by building, UDOT will see the problem.

Trent Maxfield stated his concern is the problem with traffic coming in and out of the parking lot.

Kevin Park stated he wants to rebut; he does not believe we must build and then UDOT will come. He stated the City needs to fix the problem before building.

Anchevka Hansen sent in an email, it reads as follows:
I am in favor of the town homes. The developer sounds very reasonable and I think they would do their best for the neighborhood. I feel it's unfair to continue to punish the developer because of a road issue. sound like the developer is willing to help improve the area and make as many improvements as possible. thanks for your time.

Chairman Gochis closed public comments.

Council Member Hansen stated the water issue, could build six homes per acre as long as they have the city shares. He stated the City needs some cheaper housing for families to live. He stated his concerns for SR-36 and suggested the developer does something with UDOT before building.

Council Member Manzione stated that it doesn't get anything taken care of until something is done and should be included in the developer's plan.

Council Member Graf stated the City needs a different zoning designation. He stated it would be ideal if the traffic is addressed at same time but it is not fair to developer to require the traffic study.

Council Member Brady stated he is more comfortable with the lot being approved as an MR8. He shares his concern with traffic and states the City needs to petition UDOT about the speed limit.

Council member Graf agrees that the City needs more attainable housing, but needs to control zoning to what is appropriate to neighborhood.

Chairman Gochis stated her concerns about changing to a high-density zone.

Council Member Hansen asked if they should table and wait to see the coming changes.

Applicant asked to table it and wait for June meeting changes.

Council Member Graf motioned to table ordinance 2021-16. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council

Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

8. **Public Hearing & Motion on Ordinance 2021- 17 An Ordinance of Tooele City Reassigning the Land Use Designation from Regional Commercial (RC) to Light Industrial (LI) for Approximately 1.5 Acres of Property Located at Approximately 346 South Tooele Boulevard Presented by Jim Bolser, Community Development Director**

Mr. Bolser stated the city owns a large amount of property in the southwest part of the community along Tooele Boulevard. He stated the City has been marketing property for various uses with USU and other non-residential uses in the area. He stated he has worked with the applicant to purchase 1.5 acres of property.

Mr. Bolser stated if the application be success, it will be reassigned to LI, Light Industrial use with the intended use for a store front and showroom for one of our local home builders. Part of the property is identified as storage for some of their vehicles, to condense the vehicles. He stated the change is because they want to store their vehicles on the lot. He stated the Planning Commission held their own public hearing on this request and forwarded a unanimous positive recommendation.

Council Member Graf asked if IS zone was the new designation created.

Mr. Bolser stated there was a concern with the potential use if this project of a property in the area if that project did not work out. The IS Industrial Service zone was create to be more limited in uses than the standard I Industrial zone but still allows what the applicant was asking for.

Council Member Manzione stated she did not want to change the zoning piece by piece but instead all at once.

Mr. Bolser stated spot-zoning is creating an island of a zone inside another zone. He stated it is an effective tool if used properly because it is useful to control what happens.

Council member Brady stated the original plan for the property is not being used as plan now, the use can be changed.

Mr. Bolser stated the education corridor was the original use with direct research or training usage still possible and welcome, but the City has the opportunity to adjust the course.

Chairman Gochis opens to the public.

Council Member Brady motioned to adopt ordinance 2021-17. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye,"

Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

9. **Public Hearing & Motion on Ordinance 2021- 18 An Ordinance of Tooele City Reassigning the Zoning Map Designation from RD Research & Development to LI Light Industrial for Approximately 1.5 Acres of Property Located at Approximately 346 South Tooele Boulevard**
Presented by Jim Bolser, Community Development Director

Mr. Bolser stated ordinance 2021-18 is the same property as the mapping change for light industrial land use of the property at 346 South Toole Boulevard from the previous item. This request is requesting a change to light industrial zoning district with a unanimous positive recommendation of Planning Commission.

Chairman Gochis opened public hearing.

Council Member Manzione motioned to approve ordinance 2021-18. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

10. **Ordinance 2021-14 An Ordinance of Tooele City Adopting the 2021 Tooele City Drinking Water System Master Plan**
Presented by Paul Hansen, Tooele Engineer

Mr. Hansen stated Tooele City is taking their water system very seriously by trying to meet the needs of the City. He stated the master water plan has been in process for two years because they wanted it to be thorough, complete, and show water impact revisions, revenue rates, among other items that allows the City to move forward.

Council Member Brady stated it is important that the public knows the City is planning water with projects and addressing the publics concerns.

Council Member Graf stated there is a summary in the packet if the public is interesting in reading it to help them understand what is happening.

Chairman Gochis stated it is a living document that is always updated to show changes. Mr. Hansen stated the drinking water system model is updated for every new development and subdivision to know where they sit.

Council Member Hansen motioned to approve Resolution 2021-14. 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,” Chairwoman Gochis, “Aye.” The motion passed

11. **Resolution 2021-54 A Resolution of the Tooele City Council Approving and Ratifying the Agreement with Kilgore Contracting for the 1000 West Reconstruction Project (Vine Street to 100 North)**

Presented by Paul Hansen, Tooele City Engineer

Mr. Hansen stated 1000 N is a road that has taken a lot of wear with previous construction. He stated the proposal is to reconstruct the south side and fix some water issues. He stated the road was opened for public bids and Kilgore construction was the lowest bid fitting well within the budget.

Council Member Brady motioned to approve Resolution 2021-54. 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,” Chairwoman Gochis, “Aye.” The motion passed

12. **Resolution 2021-51 A Resolution of the Tooele City Council Approving and Ratifying a Modification to the Third-Party Public Improvement Inspection Requirement for Overlake 1L Phase 3**

Presented by Roger Baker, Tooele City Attorney

Mr. Baker stated the settlement agreement with Overlake exempts Perry Homes from complying with the City's code regarding public improvement inspections, allowing them to hire an outside engineer. He stated they have discovered that the City inspections process is more efficient and less expensive, and they would like to utilize the regular inspection process. They cannot simply opt out of this provision of the settlement agreement, so an amendment is necessary for this subdivision. This is the third time we have done so with Perry Homes.

Council Member Manzione motioned to approve Resolution 2021-51. 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,” Chairwoman Gochis, “Aye.” The motion passed

13. **Resolution 2021-52 A Resolution of the Tooele City Council Approving General Consulting**

Agreements with WSRP Certified Public Accountants

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer stated the agreement with WSRP is to split the duties of the City auditor, by recommendation of the fraud risk assessment, into accounting position and outsourcing the auditing to another company.

Council Member Graf motioned to approve Resolution 2021-52. 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," Chairwoman Gochis, "Aye." The motion passed

14. Minutes

-May 5, 2021 Work & Business Meeting

Chairman Gochis stated there are no changes to the May 5th minutes.

Council Member Brady motioned to approve Minutes from May 5. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Chairwoman Gochis, "Aye." The motion passed

15. Invoices

Ms. Pitt stated there were no invoices to report.

16. Adjourn

Chairwoman Gochis adjourned the meeting at 8:29pm.

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 2 day of June, 2021

Melodi Gochis, City Council Chairwoman

