

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

Date: Wednesday, December 21, 2022

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
Adrian Day, Police Department Chief
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Darwin Cook, Parks and Recreation Director
Jim Bolser, Community Development Director
Jared Stewart, Economic Development Director
Holly Potter, Deputy City Recorder

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 kick off meeting for Land Use review for attainable housing stakeholder committee.

Snow level is 138% of medium.

Pratt Aquatic Center will be celebrating the 20th anniversary.

Tooele City has an anniversary of 170 years for a celebration every month.

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 Requests (Middle Canyon Commercial Subdivision, RV Park, & Burt Brothers)

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented draft resolutions for the fee-in-lieu of water rights for the middle canyon commercial subdivision. They are asking for 13 acre/feet of water with an estimated 385 jobs, and a generation of retail sales tax with 730,000 square feet of retail.

The City Council asked the following questions:

Are they asking for 13 acre/feet just to start the project?

Are they offering water upfront as the initial start for businesses?

How would the tenant receive water from the applicant?

How much water can the City sell?

Mr. Stewart addressed the Council. The applicant is requesting enough water for their project. As retailers take up space, additional water will be calculated and paid. They will be splitting up the acre/feet to begin. The City can include language in the resolution to clarify and outline the process. A time limit is in the draft requests.

Mr. Baker addressed the Council. Allowing the fee to be paid does not create an instrument that can be sold or transferred. The applicant cannot resell the water to the retailers. The City reserves x-number of feet for the development. The transaction happens later in the process, with the building permit. Knowing who the specific tenant or business is makes an easier decision on allowing the fee-in-lieu. It is at the discretion of the Council to approve the fee-in-lieu per applicant. The Council was favorable to the project and directed that it move forward to a business meeting.

Mr. Stewart presented a request for an RV park that is considered or presented as a commercial venture. They are asking for 6.5 acre/feet providing 150 stalls provided, 80% long term, 20% short term. They project \$20 million capital investment with a max of 7 employees. The estimated completion is in fall 2023.

The City Council had the following discussion: this project is more of a residential project based on the number of jobs they provided. It is hard to compare this project to a commercial project. The Council was not favorable to allowing a fee in lieu and directed that this project not move forward to a business meeting.

Mr. Stewart presented a request from Burt Brothers. They are requesting 0.9 acre/feet water with an estimated sale of \$3 million by year three of operation. They estimate 15-25 employees. It is a Utah based business trying to serve the local economy and community.

The Council is in support of the request for Burt Brothers and directed it be forwarded to a business meeting.

Mr. Stewart will bring back additional information for the request from NAPA.

B. Planned Unit Development Amendment to Western Acres Request by DR Horton

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a PUD, Planned Unit Development, amendment for the Western Acres. The property is located east of the Movie Theater. The property is a combination of townhomes and single-family units. Ordinance 2020-50 was approved two years ago. A PUD does not grant any additional units, but allows for changes to configuration. DR Horton requests an amendment to the PUD Ordinance for vinyl siding product for exterior dwelling units and remove the requirement for covered parking. A concern that the staff has discussed is putting a clause that states they are not done retro-actively.

The City Council asked for the reason behind the requested changes. They discussed the esthetic value to the community.

Mr. Bolser addressed the Council. Additional or changed esthetics is a part of the discussion and consideration. The applicant provides a brief explanation about using a different product for the siding. An explanation was not provided for the covered parking. There would not be a change to eliminating brick, but adding to the potential materials.

Mr. DeCarlo addressed the Council. The cost is a huge factor in the change request. Supply chain cost has gone up. They would like to save costs allowing homes to be more affordable within the community. The advantage of the siding is that it takes less time and labor to install.

The Council discussed the needs of the esthetics of the project and the preference of a covered parking. When the Council widens the options, everyone wants to do it at lowest cost to maximize the profit. The City would like to see quality product that will stand for long time.

Mayor Winn addressed the Council. When a City changes an Ordinance to lower the items, there is not something in place to lower the cost for the buyers.

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

A closed meeting was held about potential litigation.

Council Member Manzione motioned to move to a closed meeting. 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.

Those in attendance include the following:

Mayor Winn, Council Member Graf, Council Member Manzione, Council Member McCall, Council Member Hansen, Chairman Brady, Jared Stewart, Roger Baker, Darwin Cook, Jim Bolser, Holly Potter, Adrian Day, and Shannon Wimmer.

The closed meeting recessed at 7:04 pm.

The closed meeting reconvened at 7:54 p.m.

Those in attendance include the following:

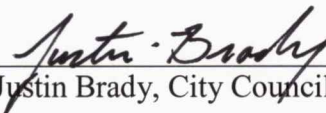
Mayor Winn, Council Member Graf, Council Member Manzione, Council Member McCall, Council Member Hansen, Chairman Brady, Roger Baker, Jared Stewart, Michelle Pitt, Shannon Wimmer, Jim Bolser, and Darwin Cook.

7. Adjourn

Chairman Brady adjourned the meeting at 7:58 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 4 day of January, 2023


Justin Brady, City Council Chair