

**Tooele City Council and
Tooele City Redevelopment Agency of Tooele City, Utah
Business Meeting Minutes**

Date: Wednesday, May 17, 2017

Time: 7:00 p.m.

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

City Council Members Present:

Debbie Winn, Chairwoman

Steve Pruden

Brad Pratt

Dave McCall

Scott Wardle

City Employees Present:

Mayor Patrick Dunlavy

Roger Baker, City Attorney

Ron Kirby, Police Department

Heidi Peterson, Communities That Care Director

Michelle Pitt, City Recorder

Lisa Carpenter, Deputy Recorder

Glenn Caldwell, Finance

Jim Bolser, Public Works and Community Development Director

Paul Hansen, City Engineer

Randy Sant, Economic Development Consultant

Minutes prepared by Amanda Graf

Chairwoman Winn called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Zane Jefferies, a Boy Scout from Troop 1400

Chairwoman Winn recognized and welcomed Boy Scout Troop 1400 who was in attendance.

2. Roll Call

Scott Wardle, Present

Brad Pratt, Present

Steve Pruden, Present
Dave McCall, Present
Debbie Winn, Present

3. Mayor's Youth Recognition Awards

Presented by Mayor Dunlavy, Heidi Peterson, and Chief Ron Kirby

Mayor Dunlavy welcomed everyone and expressed appreciation for their attendance and support of these young individuals. The Tooele City elected officials are proud of these honorees.

Ms. Peterson highlighted some of the programs offered by the Communities that Care department:

Guiding Good Choices is a parenting program that is available to any parents or grandparents in the community. The next session starts June 1, 2017. Anyone interested can register online at tooelecity.org

QPR is a 90 minute program that helps individuals recognize the warning signs and risk factors for suicidal ideation. Attendees learn a three step process to help those who are at risk for suicide. The next class will be held in August.

Second Step is an evidence-based program that is offered in the schools for students in Kindergarten-8th grade. Kids learn the importance of making good friends, how to deal with depression and anxiety, and how to avoid drugs and alcohol.

Each of the students that were nominated for the Mayor's Youth Award received a bag that includes prizes and donations from local agencies and businesses.

Ms. Peterson then presented the Mayor's Youth Recognition Awards to the following students:

- Ireland Tinnes
- Noah Cederlof
- Kate McCubbins
- Paige Rogers
- Brequelle Smith
- Blake Hervat

Ms. Peterson recognized the grand prize winners for the Second Step program. All 6th grade students in the city are given the assignment to prepare a project that demonstrates why they should be drug free and maintain a healthy lifestyle. The grand prize winners from all of the entries are:

- Jaxon Day
- Garret Pearson

The students received a certificate and a \$25 gift card to Wal-Mart. Ms. Peterson recognized them for their passion and commitment towards living a drug-free lifestyle. The video produced by Jason and Garret was then viewed by those in attendance.

Mayor Dunlavy congratulated all of the award winners for their efforts. He stated that the youth are what makes Tooele the greatest city in Utah. He commended the parents of the honorees as well.

A brief recess was taken for a picture of the recipients with the City Council members and Mayor. The photo will be included in the Tooele Transcript Bulletin.

4. **Public Comment Period**

Chairwoman Winn reconvened the meeting and invited public comment from the audience.

Ed Dalton, a citizen from Erda, came forward to speak on behalf of the Tooele Education Foundation. He mentioned that the First T program is now in 12 schools. He recognized several programs that have had a positive impact on the community including the First T program, which is now in 12 elementary schools, the Hope Squads, Communities that Care, USU, the TATC, etc. On Monday evening at Tooele High School evening a brand new scholarship was presented: the Mayor Patrick Dunlavy Leadership Scholarship. This \$1500 scholarship was awarded to Tiffany Bird. Mr. Dalton expressed his appreciation to the Mayor for everything that the scholarship represents. He thanked the City Council for all they do on behalf of the students in the community.

Mayor Dunlavy thanked Mr. Dalton for the recognition. He stated how rewarding it is to serve as the mayor and expressed his appreciation to the city council for their service.

Chairwoman Winn closed the public comment period.

Councilman Wardle motioned to amend the agenda by moving item numbers 13, 14, and 15 to be discussed after item number 9, which is approval of the minutes and invoices. He motioned to table item number 13 and to then adjourn to an RDA meeting afterwards. Councilman Pratt seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," and Chairwoman Winn, "Aye." The motion passed.

5. **Ordinance 2017-15 An Ordinance of Tooele City Correcting TCC Section 4-11a-2 Regarding Park Strip Trees**

Presented by Roger Baker

TCC refers to the Tooele City Code. The city code has a provision that authorizes specific trees that are authorized to be planted in the park strips. Certain types of trees can break the sidewalk if planted in

the parking strips. This ordinance is to correct a mistaken-cross reference in the city code. One provision references another provision and that reference is incorrect. This is a technical correction of a cross reference.

Councilman McCall motioned to adopt Ordinance 2017-15. Councilman Pratt seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman McCall, "Aye," Councilman Pruden, "Aye," and Chairwoman Winn, "Aye." The ordinance passed.

6. Ordinance 2017-16 An Ordinance of Tooele City Amending Tooele City Code Chapter 5-20 Regarding the Proximity of Specified Community Locations to New Restaurants Serving Alcohol

Presented by Roger Baker

A new state law, House Bill 442, requires a minimum of 300 feet distance between restaurants that serve alcohol and certain community locations such as parks, libraries, schools, and churches. (Prior to this new law the required distance was 600 feet.) This ordinance brings the city code into alignment with the new state law.

Councilman Pratt motioned to adopt Ordinance 2017-16. Councilman Wardle seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," and Chairwoman Winn, "Aye." The ordinance passed.

7. Ordinance 2017-18 An Ordinance of Tooele City Code Section 5-1-7 Regarding Occasional Businesses Operated by Minors

Presented by Roger Baker

This ordinance is required by a new state law, Senate Bill 81. It prohibits all municipalities from requiring a business license or fee for businesses that are operated occasionally by minors under the age of 18. The state did not define the term "occasional," which leaves it up to interpretation by the city.

Councilman Pratt asked if the ordinance would apply to lemonade stands, minors mowing lawns, etc.

Mr. Baker stated that it's difficult to know where to draw line as to what would be deemed "occasional." For example, if a minor mowed lawns daily for four months that would not be considered an occasional business, however, if a minor painted someone's house one time, or had a lemonade stand on an occasional basis, that would qualify under this new state law.

Councilman Pruden motioned to adopt Ordinance 2017-18. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," and Chairwoman Winn, "Aye." The ordinance passed.

8. PUBLIC HEARING & MOTION on Ordinance 2017-09 An Ordinance of Tooele City Amending the Tooele City General Plan, Land Use Element from General Commercial (GC) to High-Density Residential (HDR) for Approximately 9.15 Acres of Property Located at Approximately 850 North 100 East

Presented by Jim Bolser

This ordinance is regarding an application for property located directly behind Albertsons. The property is located between Scholar Academy and an apartment complex. The applicants have submitted a request to amend the Land Use Map and Zoning Map. Amending the Land Use Map to change from general commercial to high-density residential for this property is a required first step to allow for the development of multi-family housing on this land. The applicant has submitted conceptual plans for consideration. The Planning Commission has reviewed the application, held public hearings, and forwarded a positive recommendation for the Council to consider.

City staff recommends an approval be made contingent upon development of a public right-of-way, or street, to run from 100 East through this property to the properties east of it to enable emergency vehicle access and assist with traffic flow as well as to avoid land-locking any properties.

Chairwoman Winn invited anyone from the public to comment on this proposal; no one came forward. Chairwoman closed the public hearing.

Councilman McCall motioned to adopt Ordinance 2017-09 with conditions presented by staff. Councilman Wardle seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," and Chairwoman Winn, "Aye." The ordinance passed.

9. PUBLIC HEARING & MOTION on Ordinance 2017-10 An Ordinance of Tooele City Amending the Tooele City Zoning Map for Approximately 9.15 Acres of Property Located Near 850 North 100 East from General Commercial (GC) to High-Density Residential (HDR)

Presented by Jim Bolser

Chairwoman Winn explained that this ordinance changes the zoning of the property discussed in agenda item number eight from general commercial to high-density residential. Mr. Bolser verified Chairwoman Winn's explanation and requested the council reiterate that the approval for the Zoning Map Amendment is conditional upon the development of a right-of-way from 100 East through the property to the properties located east of the land.

Councilman Wardle motioned to amend the ordinance to include the following language as part of the zoning change: "That as a condition of approval, that it requires a dedicated public road through the subject property in question, to connect 100 East to the property east of the subject property as a

means not to land-lock the property, ensure and improve public safety, and emergency services access, and improve traffic flow, connectivity, and management of the overall area.”

Chairwoman Winn invited anyone from the public to comment on this proposal; no one came forward. Chairwoman closed the public hearing.

Councilman Wardle moved to adopt Ordinance 2017-10 with the included language he presented specifying the conditions for approval. Councilman Pruden seconded the motion. The vote was as follows: Councilman Wardle, “Aye,” Councilman Pratt, “Aye,” Councilman Pruden, “Aye,” Councilman McCall, “Aye,” and Chairwoman Winn, “Aye.” The ordinance passed.

10. Minutes

Councilman Pratt motioned to approve the minutes from the City Council Meeting dated May 3, 2017. Councilman McCall seconded the motion. The vote was as follows: Councilman Wardle, “Aye,” Councilman Pratt, “Aye,” Councilman Pruden, “Aye,” Councilman McCall, “Aye,” and Chairwoman Winn, “Aye.” The motion passed.

11. Invoices

Presented by Michelle Pitt

An invoice for Turf Equipment and Irrigation Inc. for \$27,128.42 for one aerator for the golf course was presented.

Councilman Pratt motioned to approve the invoice. Councilman Pruden seconded the motion. The vote was as follows: Councilman Wardle, “Aye,” Councilman Pratt, “Aye,” Councilman Pruden, “Aye,” Councilman McCall, “Aye,” and Chairwoman Winn, “Aye.” The motion passed.

Chairwoman Winn turned the time over to the Redevelopment Agency (RDA) Chair, Councilman Pratt, to conduct business relating to the RDA.

12. RDA Resolution 2017-01 A Resolution of the Redevelopment Agency of Tooele City Designating the Tooele Business Park Community Reinvestment Project Area be Created and Authorizing and Directing all Necessary Action by the Agency, Staff, and Consultants

Presented by Randy Sant

Mr. Sant explained that this resolution is the first of many steps that need to take place to move forward with this project. The boundaries are the commercial park which is approximately 360 acres, 267 of which are owned by the Redevelopment Agency (RDA), while the rest is privately owned. This resolution is regarding all of the property to the south of the USU/TATC campuses; the RDA is proposing putting that land into a redevelopment area. This resolution authorizes the city to begin the process.

Councilman Pruden motioned to adopt RDA Resolution 2017-01. Councilwoman Winn seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilwoman Winn, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," and Councilman Pratt, "Aye." The motion passed.

13. RDA Resolution 2017-02 A Resolution of the Redevelopment Agency of Tooele City Designating the Tooele 1000 North West Industrial Community Reinvestment Project Area be Created and Authorizing and Directing all Necessary Action by the Agency, Staff, and Consultants

Presented by Randy Sant

The Ninigret Peterson Depot is running out of space for new businesses. The city is looking at areas within the community where further economic development can take place. The city is looking at land at the west end of 1000 North. This resolution takes 360-400 acres of property and allows the city to put it back into a community reinvestment area. This is the beginning of many necessary steps to develop the area.

Councilman Wardle moved to adopt RDA Resolution 2017-02. Councilman McCall seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilwoman Winn, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," and Councilman Pratt, "Aye." The motion passed.

14. RDA Resolution 2017-03 A Resolution of the Redevelopment Agency of Tooele City Designating the Tooele 1000 North Retail Community Reinvestment Project Area be Created and Authorizing and Directing all Necessary Action by the Agency, Staff, and Consultants

Presented by Randy Sant

The city has been working for eight years to move forward with a retail development on 1000 North and Main Street. The city needs to consider including the property in a potential community reinvestment area which includes 31 acres on the corner of 1000 North and Main Street that the RDA owns. There is also an opportunity to develop 25 acres of land on the north side of 1000 North near the bowling alley and to the west of the Performance Auto car dealership. The combined area for this project would be 55-60 acres. This resolution begins the process to develop the land.

Councilwoman Winn moved to adopt RDA Resolution 2017-03. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilwoman Winn, "Aye," Councilman Wardle, "Aye," and Councilman Pratt, "Aye." The resolution passed.

15. Approval of a Listing Agreement for the Sale of Property within the Tooele Commercial Park with CBC Advisors--tabled

This item was tabled.

16. Adjourn

Councilman Pratt moved to adjourn the meeting. Councilwoman Winn seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilwoman Winn, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," and Councilman Pratt, "Aye." The motion to adjourn passed.

The meeting adjourned at 8:00 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 June, 2017.

Debra E. Winn, Tooele City Council Chair