

**Tooele City Council and the
Tooele City Redevelopment Agency of Tooele City, Utah
Work Session Meeting Minutes**

Date: Wednesday, July 19, 2017
Time: 6:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairwoman Debbie Winn
Scott Wardle
Dave McCall
Brad Pratt
Steve Pruden

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Matt Johnson, Assistant City Attorney
Rachelle Custer, City Planner
Randy Sant, Economic Development and Redevelopment Agency Director
Paul Hansen, City Engineer

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairwoman Winn called the meeting to order at 6:00 p.m.

2. Roll Call

Debbie Winn, Present
Scott Wardle, Present
Dave McCall, Present
Brad Pratt, Present
Steve Pruden, Present

3. Discussion:

- Canyon Village – Rust Phase 1 Final Plat Request
Presented by Rachelle Custer

Ms. Custer stated that this is the first phase of three phases for the Canyon Village Rust development. The developers are requesting approval of a final plat for approximately 7.9 acres located at approximately 1800 North Copper Canyon Drive. This phase consists of 27 lots. Six of the lots will be developed as four unit townhomes and 21 lots will be single family residential homes. Councilman Pruden stated that he likes the way this developer handles his projects, doing a little bit at a time. Mr. Hansen added that because the multi-family lots are not definitive in terms of what they are actually are going to put on that lot, the City staff has not exacted water rights for the six multi-family lots. City staff would like to address that when they come back in and the landscaping and design has been completed. This will allow the developers to move forward, and the City will collect the water rights on the 21 single family lots at this time. Mr. Hansen went on to say that the City holds predevelopment meetings once a week, on Mondays. The next meeting would be on the 24th, which is a holiday. Therefore, the next meeting will be held on the 31st, since the 24th is a holiday and key staff required for the meeting are not available later that week. The developer might ask for an exception, saying it will delay him. Mr. Hansen is asking that City staff be allowed to follow the schedule of Mondays, and hold the next one on the 31st.

Councilman Pruden asked if the lots were large enough for homes. Ms. Custer stated that the developer shows plans of three car garages, but the lot size may not accommodate that for all of the units. Ms. Custer said that it will be up to the developer to fit their home to the lot size. The City only requires a two car garage. Ms. Custer went on to say that some lots have double frontage lots. The developers will be some of the first to design to the City's new double frontage standards.

4. Council Reports

Councilman Wardle stated that USU hasn't met, and the Council of Governments cancelled their meeting.

Councilman Pruden stated that the last Fridays on Vine was late getting started due to equipment challenges. Councilman Pruden said that although they were late getting started, people stayed and waited. This Friday, Joshua Creek will perform. The finale will be Ryan Shupe and the Rubberband. It has been determined that the Labor Day concert event will be called the "Tooele City Music Festival". It will be from 2:00-10:00 p.m. with five bands and a saxophonist performing in between bands setting up. There will be food trucks there as well. The 4th of July concert, with Starship, went well and was fun.

Councilman Pruden thanked staff for all the work they did during the 4th of July, especially the parks employees, and Terra, Holly, and Brian. He complimented how well the grass at the aquatic center park bounced back after the arts festival. Mr. Hansen noted that the ability of the grass to recover was due in part to the reclamation product that was applied.

Councilman Wardle stated that the parade was done well this year. He said he appreciated the efforts to continually make the City's parade safer. Mayor Dunlavy said that the new route was easier for the police to do their jobs. Staging was easier, with less traffic. Councilman Pruden said he heard lots of positive comments this year about the 4th of July as a whole.

Councilman Pratt had no meetings. CTC has not met. He said the 4th of July concert and fireworks were amazing. Fridays on Vine concerts are going well. He also complimented City staff on the work they do for the 4th.

Councilman McCall had nothing to report.

Chairwoman Winn said that the North Tooele City Special Service District (NTCSSD) did not have a meeting. They still have an opening on the board. Chairwoman Winn said that Mr. Hansen met with Erik and Jeff of the NTCSSD and gave a presentation on street lights. She expressed appreciation for the presentation and said that the NTCSSD is ready to support a change to the District's street lights. Mr. Hansen added that all new light replacement will be consistent with Black & McDonald's contract. The light replacement should be easier because they will be working with one vendor, and the parts will be consistent with Black & McDonald's inventory. Chairwoman Winn said that the NTCSSD had the landscaping redone in the round-about, taking out the rock, and putting in more grass and trees.

Mr. Hansen stated that he and the Mayor met with Rocky Mountain Power representatives. They have expressed a need to increase power capacity in the southwest part of the City and have requested assistance by the city in providing easements for infrastructure. The first property is on the lot where the City has a water storage tank on 900 West. Rocky Mountain Power would like to use some of the space in the southeast corner to put in a switch box. Mr. Hansen felt that it wouldn't affect the operation of the water storage tank. He recommended that the City grant an easement for this purpose.

Mr. Hansen added that there is an existing power line that runs west of the old runway. Rocky Mountain Power would like to install a power connection from this line to the development east along 700 South. Mr. Hansen indicated that the City dedicated only the right-of-way for the extension of Tooele Boulevard and 700 South. The current request is for the adjacent easement along the south side of 700 South. Mr. Hansen said that the Mayor insisted that the line be installed underground. Mr. Hansen said that City staff recommends giving them an easement for the underground line. Councilman Pruden asked what would happen if someone wanted to build in that area. Mr. Hansen answered that the easement would be adjacent to the road and wouldn't adversely affect development.

The Mayor indicated that he can't sign an agreement with Rocky Mountain Power until the Council approves it, so it will be brought before the Council for approval.

Ms. Pitt asked the Council to approve the names of the poll workers for the primary election, which are: Philip Parish, Valerie Lee, Cheryl Caldwell, Judy Norton, Jeri Shelton, Chris Holland, Valerie Shumway, Edith Cramer, Thomas Cramer, Sophie Nix, Marilyn Christiansen, Susan Howard, Barbara Lemmon, Lee Lemmon, Melissa Thomas, Anne Lund, Roseann Davis, Sherry Tomboc, Susan Kroff, Alice Monosso, Ann Shosted, and Barbara Palmer. The Council approved the names of the poll workers for the primary election.

5. Close Meeting to Discuss Litigation and Property Acquisition

Councilman Pratt moved to close the meeting. Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall “Aye,” Councilman Wardle “Aye,” Councilman Pratt “Aye,” Councilman Pruden “Aye,” and Chairwoman Winn “Aye.”

Those in attendance during the closed session were: Glenn Caldwell, Mayor Patrick Dunlavy, Matt Johnson, Paul Hansen, Michelle Pitt, Rachele Custer, Randy Sant, Councilman McCall, Councilman Wardle, Councilman Pratt, Councilman Pruden, and Chairwoman Winn.

The meeting closed at 6:30 p.m.

No minutes were taken on these items.

6. Adjourn

Councilman Pruden moved to adjourn the meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall “Aye,” Councilman Wardle “Aye,” Councilman Pratt “Aye,” Councilman Pruden “Aye,” and Chairwoman Winn “Aye.”

The meeting adjourned at 6:47 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 16th day of August, 2017

Debra E. Winn, Tooele City Council Chair