

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, May 1, 2019

Time: 7:00 p.m.

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

City Council Members Present:

Steve Pruden

Brad Pratt

Dave McCall

Melodi Gochis

City Council Members Excused:

Scott Wardle

City Employees Present:

Mayor Debbie E. Winn

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department

Roger Baker, City Attorney

Glen Caldwell, Finance Director

Stephen Evans, Public Works Director

Chief Ron Kirby, Police Department

Darwin Cook, Parks Department Director

Michelle Pitt, City Recorder Director

Cylee Pressley, Deputy Recorder

Minutes prepared by Kelly Odermott

Chairman Pruden called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Gochis.

2. Roll Call

Steve Pruden, Present

Dave McCall, Present

Brad Pratt, Present

Melodi Gochis, Present

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

Presented by Mayor Winn, Stacy Smart, and Police Chief Ron 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 highlighted Communities That Care Programs including Second Step, QPR, and Guiding Good Choices.

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

- Isabel Snyder
- Lais Pearson
- Samantha Campos
- Kodie Jackson
- Nick Jensen

4. **Public Comment Period.**

Chairman Pruden invited comments from the public, there were none.

Chairman Pruden closed the public comment period.

5. **Resolution 2019-37 A Resolution of the Tooele City Council Declaring Surplus Certain IT Equipment and Authorizing its Disposal.**

Presented by Michelle Pitt

Ms. Pitt stated that the City's IT department has cleaned out and organized the supply room. While doing that, they identified a number of items, including computers, and other IT equipment, that the City can neither use, nor need. A list of the items is attached to the Resolution. Ms. Pitt added that the Disposal of Surplus IT Equipment policy says that we need to keep the items for at least 3 months. During that time, IT uses parts from the items if they can. This equipment has met the time requirement, can no longer be used in any way by the City, and we are asking the Council to declare it surplus so that it can either be disposed of or recycled.

Chairman Pruden asked the Council if there were any questions or comments, there were none.

Council Member McCall motioned to approve Resolution 2019-37. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

6. **Resolution 2019-38 A Resolution of Tooele City Council Amending Golf Cart Fees.**

Presented by Darwin Cook

Mr. Cook stated that on March 20, 2019 the Council approved the purchase of golf carts for golf course. The Parks department is recommending a change in the fee for the rental of the carts to cover the early payment of the carts for five years. The proposal is for nine holes the fee will be \$8 per person which is an increase from the current \$6 per person. The 18-hole fee would also increase from \$12 to \$16.

Chairman Pruden asked if the Council had any questions or comments, there were none.

Council Member Pratt stated that he had noticed in the comparisons that had been provided to the Council, that the new fees are very similar to most of the courses on the document. There are 14 courses and nine of the courses have the same rental fees. Mr. Cook stated that the Tooele Golf Course will be right in line with the other courses that are nearby.

Council Member Gochis motioned to approve Resolution 2019-38. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

7. **Subdivision Preliminary Plan for the Lexington Greens at Overlake Subdivision, Located at 600 West 1200 North in the R1-7 Residential Zoning District for the Purposes of Creating 192 Single-Family Residential Lots.**

Presented by Jim Bolser

Mr. Bolser stated that this is an application for a preliminary plan for a new development at approximately 1200 North along 600 West. An aerial photo of the property was shown on screen. The property is largely located on along the curved area of 400 West as it transitions to 600 West along Franks Drive. This is an application for creation of 192 single-family dwellings and additional park space. The existing zoning for the property is R1-7 as well as the surrounding properties with the exception of the northeast which has an Overlake P zone. A concept plan map was shown on the screen. In the southeast corner will be a park space and is proposed to be a private park. Along the east side of the plat where the development fronts 400 West and Franks Drive there is a significant green space strip between the lots and the road. The Planning Commission has heard this item and forwarded a positive unanimous recommendation with the inclusion of findings and conditions of the Staff Report and the Planning Commission also opted to add a condition for fencing to be provided by the developer along the rear of the lots along 400 West. This recommendation is to match the cohesiveness of fencing in the corridor even though this project will not be part of the North Tooele Service District. The fencing is for cohesiveness and also safety purposes as well.

Chairman Pruden asked about the park space, will that have the same fencing. Mr. Bolser stated that the intent of the Planning Commission was to formalize the fencing between the lots and the road. The park space being private it could have some other type of fencing.

The applicant, Chuck Akerlow stepped forward to address the Council questions. The park has been described as a private park, but it won't necessarily be a private park. He has built several parks over the course of his career. This park is designed to have one large regulation soccer field or two small junior soccer field because it had been mentioned by the Parks Department that there was a shortage of soccer fields in the City. Mr. Akerlow stated that the fence is still in planning stages and the fence would come to Franks Drive. It is being discussed if it will run across the back of the homes as well, but there hasn't been a determination made as of yet. Chairman Pruden stated that his thought is mostly about the ball staying out of the street. Mr. Akerlow stated that it hadn't been considered yet. He stated that he is open to how the park is developed and will look because it is an asset to the community. He stated he is open to working with the City for the development of the park. Chairman Pruden thanked Mr. Akerlow and asked him and his team to work with Mr. Cook in the Parks Department.

Chairman Pruden asked the Council if there were any questions or comments, there were none.

Council Member McCall motioned to approve the Subdivision Preliminary Plan for Lexington Greens at Overlake, Located at 600 West 1200 North in the R1-7 Residential Zoning District for the Purposes of Creating 192 Single-Family Residential Lots as presented. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

8. Subdivision Final Plat for the Dow James Subdivision Located at 438 West 400 North in the OS Open Space Zoning District for the Purpose of Consolidating 4 Existing Lots of Record into 2 Platted Subdivision Lots.

Presented by Jim Bolser

Mr. Bolser stated the City has been working with Tooele School District for the transfer of the baseball field at Dow James Park to the school district. The park property itself is traversed by some old property lines, parcel lines that have been on the books for years. The property was also once traversed by right-of-way lines, but the Council has taken action previously to have those resolved. The zoning for the property is OS Open Space and will not be proposed for a change with this action. An aerial photo of the property was shown on the screen. The intent is to carve off the baseball field portion of the property for transfer to the school district, with the remaining properties being consolidated into a single lot for continued ownership and maintenance by the City. The plat also has an easement in favor of the City, as the City has utility infrastructure underground. The easement is for the City to maintain access to the

underground utilities for future needs. The Planning Commission has forwarded a unanimous positive recommendation for consideration. Mr. Bolser mentioned that he is presenting the item, but his department has had very little to do with it. The Mr. Hansen, City Engineer, Mr. Baker, City Attorney, Mayor Winn and the City Administration have facilitated the project.

Chairman Pruden asked the Council if there were any comments or questions, there were none.

Council Member Pratt motioned to approve the Subdivision Final Plat for the Dow James Subdivision Located at 438 West 400 North in the OS Open Space Zoning District for the Purpose of Consolidating 4 Existing lots of Record into 2 Platted Subdivision Lots.

Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

9. Condominium Final Plat for Canyon Village Rust Phase 1 Condominiums, Located at 1770 North 350 East in the MR-16 Multi-Family Residential Zoning District, for the Purpose of Amending the Canyon Village Rust Phase 1 Subdivision Plat and Creating Condominium Units and Associated Areas.

Presented by Jim Bolser

Mr. Bolser stated that this is to amend existing subdivision lots. A few years ago, the Council approved Phase 1 of the Canyon Village Rust Phase 1 subdivision. Subsequently Phase 2 was also approved. An aerial photo of the property was shown on screen. The property is in the MR-16 Multi-Family Residential zone. There were previously six larger than normal lots created in the phase 1 project. The intent at the time of the approval was the applicant was unsure if the lots would become multi-family residential or larger single-family development lots. The applicant has come back and proposed to split the six lots for four townhome units on each lot. The townhomes are allowable by the zoning. A condo plat is for creating the outline of a building for the interior space to be transferred in ownership with the outdoor space being common space. The Planning Commission has forwarded a unanimous positive recommendation.

Chairman Pruden asked if there is an HOA to take care of the property? Mr. Bolser stated there would have to be. Chairman Pruden asked if the properties east and north of the units are single-family dwellings and if those properties have been notified of the multi-family units being built across the street. Mr. Bolser stated that he did not know if they had been notified. There isn't a specific notice for platting of this nature.

Mr. Baker stated that these do have the appropriate zoning for townhome units and were subdivided to begin with for this type of development. Mr. Bolser stated that that is correct.

Chairman Pruden asked the Council if there were any questions or comments, there were none.

Council Member Gochis motioned to approve the Condominium Final Plat for Canyon Village Rust Phase 1 Condominiums, Located at 1770 North 350 East in the MR-16 Multi-Family Residential Zoning District, for the Purpose of Amending the Canyon Village Rust Phase 1 Subdivision Plat and Creating Condominium Units and Associated Areas. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

10. Subdivision Final Plat for Sunset Estates Phase 8, Located at Approximately 400 West 2300 North in the R1-10 Residential Zoning District, for the Purpose of Creating 24 Single-Family Residential Lots.

Presented by Jim Bolser

Mr. Bolser stated this is the next phase of the Sunset Estates subdivision. An aerial photo of the project was shown on the screen. The zoning is R1-10 and not proposing to change. The Council saw this plat just a couple meetings ago in the preliminary phase. This is the next phase. The northwest corner of this plat will be the intersection of 2400 North and 400 West. There is a storm water retention area in the northwest corner. The Planning Commission has forwarded a unanimous Positive recommendation.

Chairman Pruden asked if there a plan in place to maintain the water retention pond. Mr. Bolser stated that the development is part of the North Tooele Service District. The development will maintain double frontage lot standards and implementation through the district for maintenance.

Chairman Pruden asked the Council if there were any comments or questions, there were none.

Council Member McCall motioned to approve Subdivision Final Plat for Sunset Estates Phase 8, Located at Approximately 400 West and 2300 North in the R1-10 Residential Zoning District, for the Purposes of Creating 24 Single-Family Residential Lots. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

11. Resolution 2019-39 A Resolution of Tooele City Council Adopting the Budget Officer's Tentative Budget for Tooele City Fiscal Year 2019-2020, and establishing the Time and Place of a Public Hearing to Consider its Adoption.

Presented by Mayor Debbie Winn

Mayor Winn stated that the Resolution is for adoption of the tentative budget for the 2019 2020 budget that begins in July. This resolution will set a time and date for its adoption and the date and time is June 19, 2019 at 7:00pm in the Council Chambers. There will be a budget discussion meeting that is scheduled for May 8, 2019 at 5:00pm in the large conference room.

Council Member McCall motioned to approve Resolution 2019-39. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

12. Minutes

Chairman Pruden asked if the Council if there were any comments or questions, there were none.

Council Member McCall motioned to approve minutes from the City Council and City Council Work Session held on April 17, 2019. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

13. Approval of Invoices

Presented by Michelle Pitt

An invoice in the amount of \$20,210.41 to Mountainland Supply Company for water meters and gas meters.

An invoice in the amount of \$20,340.91 to Mountainland Supply Company for cables, wires, and radio touch couplers for the water department.

An invoice in the amount of \$85,023.50 to Tooele County Sheriff Office for Jan, Feb, Mar Dispatch fees.

Council Member Pratt moved to approve invoices. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

14. Adjourn

Council Member Pratt moved to adjourn the City Council meeting. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

The meeting adjourned at 7:42 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 15th day of May, 2019

Steve Pruden, Tooele City Council Chair