

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

Date: Wednesday, May 15, 2019  
Time: 5:00 p.m.  
Place: Tooele City Hall, Large Conference Room  
90 North Main St., Tooele, Utah

**City Council Members Present:**

Scott Wardle, Vice-Chair  
Dave McCall  
Brad Pratt  
Melodi Gochis

**City Employees Present:**

Mayor Debbie Winn  
Glenn Caldwell, Finance Director  
Roger Baker, City Attorney  
Michelle Pitt, Recorder  
Jim Bolser, Community Development Director  
Steve Evans, Public Works Director  
Paul Hansen, City Engineer  
Darwin Cook, Parks and Recreation Director  
Andrew Aagard, City Planner

Minutes prepared by Michelle Pitt

**1. Open Meeting**

Vice-Chair Wardle called the meeting to order at 5:03 p.m.

**2. Roll Call**

Scott Wardle, Present  
Brad Pratt, Present  
Dave McCall, Present at 5:06  
Melodi Gochis, Present at 5:03  
Steve Pruden, Excused

**3. Discussion:**

- Utility Services Partners Presentation  
Presented by Dennis Lyon

Mr. Lyon stated they partner with the National League of Cities (NLC). He explained his program as a service to homeowners for protection of their lateral water and sewer lines, and inside plumbing. They also educate homeowners about their responsibility for those lines. He said that most homeowners don't realize those lines are their responsibility until there is a problem. There is no cost to the City for this program, and it may generate an ongoing revenue stream for the City, if the City chooses to pay \$10,068 dues to join the NLC. If the City chooses to participate, we would receive \$0.50 per month for each service/participant. Every January the City would get a royalty which could be used for things such as low income utility assistance, donations to a charity, or to build something such as an all-ability park. If the City declines the revenue, the savings are passed on to the homeowners.

Mr. Lyon went on to say that if the City chooses to participate, the Utility Service Partners will respond to homeowners who have problems such as backups, through a local licensed contractor. If a homeowner has an issue such as cracked lines, the contractor would take care of the repair. Homeowners are allowed \$8,500 per occurrence, with no deductible. It is a month-to-month basis, with no long term requirements, and no pre-inspections done. They also offer in-home plumbing options at \$3,000 per occurrence. This service is provided to homeowners who voluntarily choose to purchase this coverage.

The marketing is done by direct mail to the residents. The City can review and approve the mailings that go out. It educates the homeowner on what their responsibility is, explains the different options, how they can enroll, and explains the partnership with the City. Utility Services Partners uses the City's logo on marketing.

Some of the Utah cities that they work with are Clearfield, Payson, Salt Lake, and Orem.

The monthly cost for a homeowner is \$5.75/month for water, \$7.75/month for sewer, and \$9.99/month for in-home plumbing.

The Mayor indicated that she received a letter from the Utah League of Cities and Towns in support of the program. She felt it would be a great option for citizens to offer this program. It was decided to get the contracts to Mr. Baker for review.

- Cemetery Fee Changes  
Presented by Darwin Cook

Mr. Cook provided a chart comparing City's fees with other cities' fees. Mr. Cook stated that the purpose of this discussion was to bring the City's fees more in line with neighboring cities. He explained that three years ago, some fees were adjusted, with the idea that further adjustments would be brought to the Council as a stepping process, rather than raising them all at once.

Mr. Cook stated that the cemetery staff would really like to see a rise in the fee for disinterment of cremated remains. This fee is so low that citizens are temporarily putting cremations in a certain spot, and then moving them to another spot when someone else in the family gets a burial spot.

Mr. Cook asked for a discussion on resident vs. non-resident fees. He said that it is hard to define a resident, and cited an example: a man lives in Tooele for 80 years, then his family moves him to a care center near them in Bountiful because that's where they live. Would that man be considered a resident? At the time of burial, while people are grieving, is a difficult time to debate whether or not they are considered a resident. For now, staff has decided that as long as the Certificates are mailed to a Tooele City address, they are considered residents. Mr. Cook added that there is very limited space available for upright headstones.

She and the Council felt that the residents should be able to get a discount because they are already paying property tax. The Mayor encouraged the Council to look at the non-resident and resident fees and to get their input to her so that they can see what needs to be discussed further.

The Council discussed amounts they would like to see on certain rates. Mr. Cook will prepare a Resolution for their consideration at their next meeting.

- Sign Ordinance  
Presented by Andrew Aagard

Mr. Aagard stated that three weeks ago, the Council considered an Ordinance amendment to permit off-premise signs. The Council asked Mr. Aagard to research other cities to see how they got past freedom of speech issues. From his research, Mr. Aagard found that most cities prohibit off-premise signs. However, there are cities that are rolling the dice with their ordinances. They have old ordinances, haven't amended their codes, and are running the risk of being challenged.

Mr. Baker said that he spoke with Jody Burnett on Friday about this issue. Mr. Burnett echoed those concerns about the cities that have those old ordinances that permit off-premise signs and agreed with the concerns Mr. Baker expressed during the last discussion.

Mr. Aagard said that if you have to read the sign to identify what it is, you have freedom of speech issues. The Mayor said it was the real estate group that brought this to the City's attention. Vice-Chair Wardle asked Mr. Aagard to bring some versions of a policy and possible effects to the Council for consideration.

- Ordinance 2019-04 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the R1-7 Residential Zoning District for 16.4 Acres of Property Located at 600 West and 650 West Utah Avenue  
Presented by Jim Bolser

Mr. Bolser said that this Ordinance was originally a request for a Zoning Map Amendment to the MR-8 Multi-Family Residential zone on the west end of Utah Avenue, west of Coleman, with a concept project plan that would be a mixture of single-family homes and attached residential product. The application received a negative recommendation from the Planning Commission. The applicants chose to go back to the Planning Commission with a new proposal that was strictly an R1-7 single-family detached rezone request. The Planning Commission made a negative recommendation again. Mr. Bolser added that the Planning Commission minutes that

the Council received are draft minutes. Mr. Bolser said that the Council may hear the same comments from the public that the Planning Commission heard in their meeting.

- Subdivision Preliminary Plan for Par Fore Estates, Application by Par 4 Estates LLC, Located at Approximately 775 East Vine Street, in the R1-7 Residential Zoning District, for the Purpose of Creating 62 Single-Family Residential Lots Presented by Jim Bolser

Mr. Bolser stated that this is the Par Fore Estates subdivision application which is before the Council as a preliminary plan. He explained that this is the property that the City sold to the applicant on the east end of Vine Street, and west of the golf course clubhouse. It was approved for a PUD for a twin-home project and meets the terms of the current zoning.

- Ordinance 2019-12 An Ordinance of the Tooele City Council Amending the Text of Chapter 7-4 of the Tooele City Code Related to Parking and Making Related Technical Changes to Chapter 7-15, Chapter 7-15a and Chapter 7-16 of the Tooele City Code Presented by Jim Bolser

Mr. Bolser said that the Planning Commission forwarded a positive recommendation of this Ordinance to the Council. The Council has seen this item at prior meetings and what's before them tonight hasn't changed from what they've previously seen.

- Rezone/Water Modeling Presented by Vice-Chair Wardle

**Council Member Pratt moved to have a recess.** Council Member Gochis seconded the motion. The vote was as follows: Vice-Chair Wardle "Aye," Council Member McCall "Aye," Council Member Pratt "Aye," and Council Member Gochis "Aye."

The meeting recessed at 5:55 p.m., and reconvened at 5:58 p.m.

This item was tabled.

- RDA Project Update Presented by RDA Chairman Brad Pratt

Chairman Pratt stated that the City met with the Kimball's on the 1000 North project. He added that Mr. Sant would send more details via email at a later date. Two members of the Council are going to ICSC later this week; Mr. Sant will try to get the Council the email update before they go to that conference.

Mayor Winn said that she and Mr. Sant met with the Kimball group to discuss the development agreement, and to work out a few items. The attorneys on both sides are working on finishing up the agreement and those changes. The Mayor felt that the Council could see a development agreement at their meeting on June 15th.

#### **4. Close Meeting to Discuss Litigation and Property Acquisition**

**Council Member Pratt moved to close the meeting.** Council Member McCall seconded the motion. The vote was as follows: Vice-Chair Wardle “Aye,” Council Member McCall “Aye,” Council Member Pratt “Aye,” and Council Member Gochis “Aye.”

The meeting closed at 6:01 p.m.

Those in attendance during the closed session: Mayor Debbie Winn, Paul Hansen, Michelle Pitt, Jim Bolser, Steve Evans, Glenn Caldwell, Roger Baker, Darwin Cook, Attorney Ted Barnes, Council Member Pratt, Council Member McCall, Council Member Gochis and Vice-Chair Wardle.

No minutes were taken on the closed meetings.

#### **5. Adjourn**

**Council Member Pratt moved to adjourn.** Council Member McCall seconded the motion. The vote was as follows: Vice Chair Wardle “Aye,” Council Member McCall “Aye,” Council Member Pratt “Aye,” and Council Member Gochis, Aye.”

The meeting adjourned at 6:50 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 5th day of June, 2019

---

Steve Pruden, Tooele City Council Chair