

**Tooele City Council  
Work Session Meeting Minutes**

Date: Wednesday, August 1, 2018  
Time: 5:00 p.m.  
Place: Tooele City Hall, Large Conference Room  
90 North Main St., Tooele, Utah

**City Council Members Present:**

Steve Pruden, Chair  
Dave McCall  
Scott Wardle  
Brad Pratt  
Melodi Gochis

**City Employees Present:**

Mayor Debbie Winn  
Glenn Caldwell, Finance Director  
Michelle Pitt, Recorder  
Roger Baker, City Attorney  
Jim Bolser, Community Development and Public Works Director  
Randy Sant, Redevelopment Agency Director  
Paul Hansen, City Engineer

Minutes prepared by Michelle Pitt

**1. Open Meeting**

Chairman Pruden called the meeting to order at 5:01 p.m.

**2. Roll Call**

Steve Pruden, Present  
Dave McCall, Present  
Scott Wardle, Present  
Brad Pratt, Present  
Melodi Gochis, Present

**3. Discussion:**

- Droubay Road

This item was tabled.

- Allowable Land Uses  
Presented by Jim Bolser

Mr. Bolser explained that City Staff is looking for input on how to address some issues regarding land use and a business licensing matter. Mr. Bolser explained that he didn't want to use the names of the particular businesses at this point in time because the case is symbolic of a broader issue. A business filed for a business license that would utilize a specific land use category in the City Code. However, the City Code prohibits this use in the zone where the business desired to locate. There is currently another business operating in that same zone that was established under a different land use, established as a temporary use due to its specific nature and circumstances, with a limitation of 40 days of use per year. The administration and public safety personnel have been working with this business to address issues. If the City changes the land use in the City Code to allow the new business license request, it would require the City to allow the other business a use all year. The flip-side is, if the City Code isn't changed, the other business license request will need to be denied.

Chairman Pruden asked if the original business was supposed to be a temporary business, but is now operating as a permanent business. Mr. Bolser answered that it still is temporary, but the operator has incorporated other things beyond the original intent, which has caused some issues in addition to safety concerns with the original business. Chairman Pruden asked if the original business and the new applicant are in a residential area. Mr. Bolser said that they are adjacent to a residential area. Chairman Pruden asked if there were lighting or parking issues. Mr. Bolser said that it was a concern, but a secondary concern. Mayor Winn asked what this area was currently zoned. Mr. Bolser answered that it's within the MUG zone.

Council Member Wardle said that he didn't know what businesses were being discussed and asked if this could be clarified during the closed meeting. Mr. Baker indicated that it was appropriate to discuss this matter in a closed meeting because of potential litigation issues.

- Long Range Planning  
Presented by Paul Hansen and Jim Bolser

Mr. Hansen updated the Council on current and future developments, but focused on the City's water situation. He explained that the City's water tanks are in good condition and are meeting current needs. He discussed the condition of the City's wells and noted that the City has two wells which are currently not working due to bad motors, but the City is working to have them fully operational within the next few weeks. Mr. Hansen said that he would also like to talk about water challenges and chart a path as we move forward to meet future demands. One of the steps being considered would involve the drilling of test wells at various locations, like that which was done back in the 1990s in partnership with the USGS, where the City drilled a number of small diameter wells to help provide information on future water development. Mr. Hansen indicated that the City continually looks for water resources and is currently looking at options to put the City in the best possible situation to meet future water demands.

Mr. Hansen asked the Council to let Staff know their ideas, and things they see and hear as they are out in the community. Chairman Pruden added that the City could do more on water

conservation education and water use enforcement. Chairman Pruden said that he would like the Council to go on a field trip so that the Council can see some of their resources, such as their property in Vernon.

Council Member McCall suggested that the City encourage developers to use low water landscape design, like Xeriscape for their projects. Mr. Bolser said that the City encourages water conservation design for every development. He added that some developers choose to do that, some choose not to.

Council Member Wardle asked about putting funding towards secondary water use. Mr. Hansen said that there would be a cost to fix all the pipe, but it could save the City a lot of culinary water. He suggested the City fix the pipes in increments and allow the water to be used on focused areas for best efficiency, rather than all at once. Council Member Wardle stated that the secondary water could first be used on the schools, churches and parks in the area. This would still save the City a lot of culinary water. Mr. Hansen stated that there is still a cost for secondary water. The advantage is that it saves water resources.

Mr. Hansen stated he wanted to publicly commend Mr. Bolser and his staff on how well they managed the water with the Middle Canyon fire. In the past, the City has worked very hard to be able to move water all over the City. This helped a lot at this time.

Mayor Winn thanked the Staff for their work during the fire. She was impressed on how well they kept everything going. She explained that for two days there was a hold put on watering in the parks. She said she was impressed with how well all the departments worked together.

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

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

Those in attendance during the closed session were: Mayor Debbie Winn, Glenn Caldwell, Roger Baker, Paul Hansen, Michelle Pitt, Jim Bolser, Randy Sant, Council Member Wardle, Council Member Pratt, Council Member McCall, Council Member Gochis, and Chairman Pruden.

The meeting closed at 5:57 p.m.

No minutes were taken on these items.

#### **5. Adjourn**

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

“Aye,” Council Member Pratt “Aye,” Council Member Gochis “Aye,” and Chairman Pruden  
“Aye.”

The meeting adjourned at 6:54 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 August, 2018

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Steve Pruden, Tooele City Council Chair