
PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council will meet in a Business Meeting on Wednesday, May 1, 2019 at the hour of 7:00 p.m. The meeting will be held at the Tooele City Hall Council Room, located at 90 North Main Street, Tooele, Utah.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Mayor's Youth Recognition Awards**
4. **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
6. **Resolution 2019-38** A Resolution of the Tooele City Council Amending Golf Cart Fees
Presented by Darwin Cook
7. **Subdivision Preliminary Plan for the Lexington Greens at Overlake Subdivision**, Located at Approximately 600 West 1200 North in the R1-7 Residential Zoning District for the Purpose of Creating 192 Single-Family Residential Lots
Presented by Jim Bolser
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
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 Common Areas
Presented by Jim Bolser
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
11. **Resolution 2019-39** A Resolution of the 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

12. Minutes

Work Session April 17, 2019

Business Meeting April 17, 2019

13. Invoices

14. Adjourn

Michelle Y. Pitt
Tooele City Recorder

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2113 or michellep@tooelecity.org, Prior to the Meeting.

TOOELE CITY CORPORATION

RESOLUTION 2019-37

A RESOLUTION OF THE TOOELE CITY COUNCIL DECLARING SURPLUS CERTAIN IT EQUIPMENT, AND AUTHORIZING ITS DISPOSAL.

WHEREAS, the Administrative Departments in City Hall have identified a number of IT equipment items, to include computers, that are no longer capable of meeting Tooele City's technology needs (see list of equipment attached as Exhibit A); and,

WHEREAS, the City Administration implemented a written policy, effective August 6, 2013, for the disposal of surplus IT equipment (see policy attached as Exhibit B); and,

WHEREAS, it is in the City's interest to make full use of IT equipment and then to dispose of, pursuant to policy, whatever equipment no longer serves the public interest; and,

WHEREAS, wherever possible, the City disposes of IT equipment by recycling it with a reputable local recycling company to minimize waste and environmental contamination:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the equipment listed in Exhibit A is hereby declared surplus and authorized for disposal pursuant to the policy attached as Exhibit B.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this _____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, City Attorney

Exhibit A

List of Surplus Equipment

Device	Model	S/N (IMEI for cell phones)	Wiped?
Cell phone	Samsung Galaxy J3	354775080606816	Y
Cell phone	Samsung Galaxy S5	352132070475210	Y
Cell phone	Samsung Galaxy S5	35213207064798	Y
Cell phone	Samsung Galaxy S5	354691066666510	Y
Cell phone	Samsung Galaxy S5	3546910249504	Y
Cell phone	LG X Venture	354830081136303	Y
Cell phone	Kyocera	14641002435274	Y
Cell phone	Kyocera	146641002420805	Y
Tablet	Ipad	13094003287974	N
Tablet	Ipad	13099006347477	N
Tablet	Ipad	013101007071989	N
Tablet	Ipad	13099000027018	N
Tablet	Ipad	01300006946381	N
Hp Laptop	Hp Compaq 6510b	Cnu7492ds7	Y
Hp Laptop	Hp Compaq	3j05dnn4sht4	Y
Dell Laptop	Latitude e6510	N/A	Y
Panasonic Laptop	CF-51	T1078y	Y
Hp Laptop	Compaq nc6120	Cnu53312ky	Y
Hp Laptop	Compaq nc6320	Cnu7192gyn	Y
Hp Desktop	Compaq	Mxl8430xyq	Y
Hp Desktop	Compaq	Mxl8430xyr	Y
Hp Desktop	Compaq	Mxl8320ft6	Y
Hp Desktop	Compaq	Mxl7390d6z	Y
Hp Desktop	Compaq	Mxl7390d6x	Y
Hp Desktop	Compaq	Mxl8430xys	Y
Hp Desktop	Compaq	Mxl7390d70	Y
Hp Desktop	Compaq	Mxl8430xyx	Y
Hp Desktop	Compaq	Mxl8320ft7	Y
Hp Desktop	Compaq	Mxl9480wn4	Y
Dell	Optiplex	32y2dk1	Y
Hp Desktop	Compaq	Mxl8430xyw	Y
Hp Desktop	Compaq	Mxl95304vj	Y
Hp Desktop	Compaq	Mxl95304ss	Y
Hp Desktop	Compaq	Mxl83202f3	Y
Hp Desktop	Compaq	Mxl95304v0	Y
Hp Desktop	Compaq	Mxl95304td	Y
Hp Desktop	Compaq	Mxl0492v8b	Y
Thin Client	WYSE	683b38389463	N/A
Thin Client	Hp	Mxl4480tgt	N/A
Matrixx desktop	Matrixx	'3363	Y
Desktop	System solution	N/A	Y
Dell Desktop	Optiplex	2h6d7j1	Y
Hp Desktop	Compaq	Mxl4070y0h	Y
Hp Desktop	Compaq	Mxl23825p3	Y
Hp Desktop	Compaq	Mxl44015b1	Y
Hp Desktop	Compaq	Mxl32823jr	Y

Hp Desktop	Compaq	2ua347opqf	Y
Hp Desktop	Compaq	MXl3351ty6	Y
Hp Desktop	Compaq	Mxl3t823k2	Y
Hp Desktop	Compaq	Mxl3351vt1	Y
Hp Desktop	Compaq	Mxl2380qsh	Y
Hp Desktop	Compaq	Mxl73900ws	Y
Hp Desktop	Compaq	2ua1281zl4	Y
Hp Desktop	Compaq	Mxl4070y0g	Y
Hp Desktop	Compaq	Mxl32823kr	Y
Hp Desktop	Compaq	Mxl8320fsz	Y
Hp server	Xeon	Use2246pk7	Y
Hp server	Xeon	Use2246pk4	Y
Hp server	Xeon	Use108n819	Y
Hp server	Xeon	Usm71100jy	Y
Hp server	Xeon	Use52387hd	Y
Hp server	Xeon	Use122n56r	Y
Hp Printer	Laser jet pro MFP	Phb8j681n8	N/A
Hp printer	Laser jet 600 m601	Cndcg731yv	N/A
Canon printer	Image class	Mya89663	N/A
Hp printer	Office Jet pro	Cn0agak2c9	N/A
Old Hp Desktop	Desktop	N/A	Y
Old Hp Desktop	Desktop	N/A	Y
Hp Printer	Laser jet 400 color	Cnbf304502	N/A
Brother printer	MFC-J870dw	U63538j4f	N/A
Hp laptop	Compaq nc6120	Cnu604067b	Y
Hp Printer	Laser jet pro MFP	CNCKK59GTL	N/A
Unarmed server	N/A	N/A	N/A
Hp Printer	Laser jet 3600dn	Cnwch68990	N/A
Brother printer	MFC.9700	U60073e4j604990	N/A
Iprism Server	20H	'24391	Y
Brother printer	MFC8510Dn	U63087a5n975818	N/A
Hp Printer	Laserjet 2300dln	N/A	N/A
Hp thin client	Thin Client	MXL5121FFC	N/A
Optiquest Monitor	Q9B	PW3052701572	N/A
52 Phones	Telrad	N/A	N/A
Graphtec	IS200	60123444	N/A
Dell	Monitor	CN0X876H7287298D1Y5S	N/A
NEC	Monitor	44410550YA	N/A
NEC	Monitor	68102204NA	N/A
NEC	Monitor	63137952NA	N/A
NEC	Monitor	59F06882NA	N/A
NEC	Monitor	5XF08311NA	N/A
HP	Monitor	CNC742Q55B	N/A
N/A	DVR Monitor	N/A	N/A
Acer	Monitor	96	N/A
NEC	Monitor	5XF08291NA	N/A
NEC	Monitor	5Z108351NA	N/A

Exhibit B

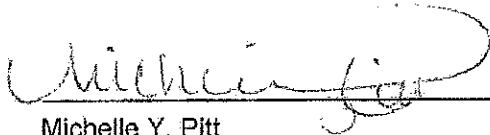
Disposal Policy

Disposal of Technology-Related Equipment Procedure

1. As employees get new technology-related equipment/items or no longer need certain equipment/items, they will give the old or unwanted equipment/items to the Information Systems (I.S.) Department;
2. The I.S. Department will keep the equipment/items intact for minimum of 3 months in case employees need to retrieve files or other information from it;
3. After the appropriate time has passed, the I.S. Department will determine if there are parts that can be salvaged from the equipment/items;
4. If parts can be salvaged from the equipment/items, the I.S. Department will tear down the equipment/items, take and store the parts;
5. The I.S. Department will make a list of the equipment/items to be disposed (after parts have been salvaged), by description, model, make, part number, or any other identifying names and/or numbers;
6. The list will be taken to the City Council by Resolution to be declared surplus, along with a recommendation of the desired method of disposal;
7. Equipment/items do not need to be presented to City Council individually, rather a listing of multiple equipment/items and types may be taken at the same time to the City Council to be declared surplus through a single Resolution;
8. The equipment/items will be disposed of, sold, donated, or recycled according to the method declared in the Resolution;
9. Any proceeds from the sale of, or recycling of, equipment/items will be returned to the Tooele City Finance Department;
10. After the equipment/items have been declared surplus, the I.S. Department will erase all data contained in the equipment/item(s) so that information cannot be retrieved from the equipment/item(s), and following procedure will be followed:
 - a. If equipment/items are deemed completely unusable, or the worth is determined to be under \$100, they may be disposed of.
 - b. If equipment/items are to be sold:
 - i. The sale of surplus equipment/items will be properly noticed;
 - ii. Sealed bids will be received;
 - iii. Equipment/item will be sold as is to the highest bidder;
 - iv. The highest bidder must make payment in cash within 24 hours to the Finance Department prior to receiving any equipment/items. Otherwise the next-high bid will be accepted.
 - c. If the equipment/items are to be donated:
 - i. The donation of surplus equipment/items will be properly noticed;
 - ii. Equipment/items will be donated as is to another state agency or non-profit agency with a written agreement between the two entities.
 - iii. If equipment/items are to be recycled, the equipment/items will be recycled through a local recycling center or a center near and economically feasible to the city.

11. After equipment/items have been disposed of, through one of the means described above, the I.S. Department will retain records of said disposal for 3 years.
12. At no time will any equipment/item(s) be given to an employee, unless an employee is the highest bidder in the sale process listed in Item #10(b) above. Notwithstanding the previous statement, at no time may a member of the IS Department, or any other employee involved in the decision making process that declared the property as surplus, bid for or purchase equipment that was declared surplus by the Department.

Dated this 6th day of August, 2013,



Michelle Y. Pitt
Tooele City Recorder

TOOELE CITY CORPORATION

RESOLUTION 2019-38

A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING GOLF CART FEES.

WHEREAS, Tooele City Code §1-26-1 authorizes the City Council to establish City fees by resolution for activities regulated by the City and services provided by the City; and,

WHEREAS, Utah Code §10-3-718 authorizes the City Council to exercise administrative powers, such as establishing city fees and regulating the use of city property, by resolution; and,

WHEREAS, under the Council-Mayor form of municipal government, established and governed by the Tooele City Charter (2006) and Utah Code §10-3b-201 et seq., the Mayor exercises all executive and administrative powers; however, it has been the practice of Tooele City for all fees proposed by the Mayor and City Administration to be approved by the City Council; and,

WHEREAS, by Resolution 2019-24, approved on March 20, 2019, the City Council approved the acquisition of 80 new golf carts, with the lease rate to be paid from golf cart revenues; and,

WHEREAS, Tooele City has not increased golf cart fees in five years, and the current fees are below the standard fees in the industry; and,

WHEREAS, in order to pay for the new golf carts under the terms of the lease-purchase agreement, the Director of Parks and Recreation recommends and requests that the City Council increase golf cart fees, as follows:

- 9 hole proposed fee: \$8.00 per person (current fee: \$6.00 per person)
- 18 hole proposed fee: \$16.00 per person (current fee: \$12.00 per person)

and,

WHEREAS, the fees charged to golf course patrons bear a reasonable relationship to the City's costs to provide the golf course services:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the golf cart fee increases shown above and proposed by the City Administration are hereby approved and shall be incorporated into the Tooele City Fee Schedule.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form: _____
Roger Evans Baker, City Attorney

STAFF REPORT

April 17, 2019

To: Tooele City Planning Commission
Business Date: April 24, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: **Lexington Greens At Overlake – Preliminary Plan Subdivision Request**

Application No.: P19-37
Applicant: Charles Akerlow, representing Zenith Tooele LLC
Project Location: Approximately 600 West 1200 North
Zoning: R1-7 Residential Zone
Acreage: 86.3 Acres (Approximately 3,759,228 ft²)
Request: Request for approval of a Preliminary Plan Subdivision in the R1-7 Residential zone regarding the creation of 192 single-family residential lots.

BACKGROUND

This application is a request for approval of a Preliminary Plan Subdivision for approximately 86.3 acres located at approximately 600 West 1200 North. The property is currently zoned R1-7 Residential. The applicant is requesting that a Preliminary Plan Subdivision be approved to allow for the development of the currently vacant site as 192 single-family residential homes and all of the necessary public infrastructure.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the R1-7 Residential zoning classification, supporting approximately five dwelling units per acre. The purpose of the R1-7 zone is to “provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings and multi-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.” The R1-7 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. All properties to the north, west and south are zoned R1-7 Residential. Property to the east is zoned R1-7 Residential and P Overlake. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The proposed subdivision will be entirely constructed west of 400 West street and Frank’s Drive. There will be two accesses to 400 West with stub streets for future connections located at the north, west and south subdivision boundaries. All lots within the subdivision meet or exceed all minimum lot standards as required by the R1-7 zone regarding lot width, lot frontage and lot size.

The applicant is proposing Parcels A, B, C, D and E to be open spaced owned and maintained by the

Lexington Greens Home Owners Association. Parcel E is a storm water detention basin totaling .77 acres. Parcels C and D are internal “pocket” park spaces. Parcel A is frontage landscaping along 400 West. Parcel B is frontage landscaping along 400 West and Franks Drive and includes a proposed 3 acre private park. Private Parks are permitted in the R1-7 zone but are permitted with a Conditional Use permit. The applicant shall be required to obtain that Conditional Use Permit before final plat subdivision approval.

Landscaping. Parcels A, B, C, D and E are open space parcels that will require landscaping and future maintenance. The developer has indicated that a homeowner’s association will maintain these open space areas. Dominant landscaping in these areas will be grass, trees, shrubs and some trails. The applicant is proposing to use Legacy Buffalo Sod, a more hardy and drought tolerant variety of sod than Kentucky Bluegrass. An in ground irrigation system will also be installed.

Fencing. There are no areas where fencing is required by Tooele City Code.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Preliminary Plan Subdivision submission and has issued a recommendation for approval for the request with the following proposed conditions:

1. If Parcel B is to remain a private park, a Conditional Use Permit shall be obtained prior to final subdivision plat approval.

Engineering Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Plan Subdivision submission and have issued a recommendation for approval for the request with the following proposed conditions:

1. Shall conform to all recommendations and requirements of the final water model report.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Preliminary Plan Subdivision by Charles Akerlow, representing Zenith Tooele LLC, application number P19-37, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. If Parcel B is to remain a private park, a Conditional Use Permit shall be obtained prior to final subdivision plat approval.

6. Shall conform to all recommendations and requirements of the final water model report.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. That the subdivision and all lots within the subdivision meet or exceed minimum development standards as required by Tooele City's development codes.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Lexington Greens At Overlake Preliminary Plan Subdivision Request by Charles Akerlow, representing Zenith Tooele LLC for the purpose of creating 192 single-family residential lots, application number P19-37, based on the findings and subject to the conditions listed in the Staff Report dated April 17, 2019:”

1. List any additional findings and conditions...

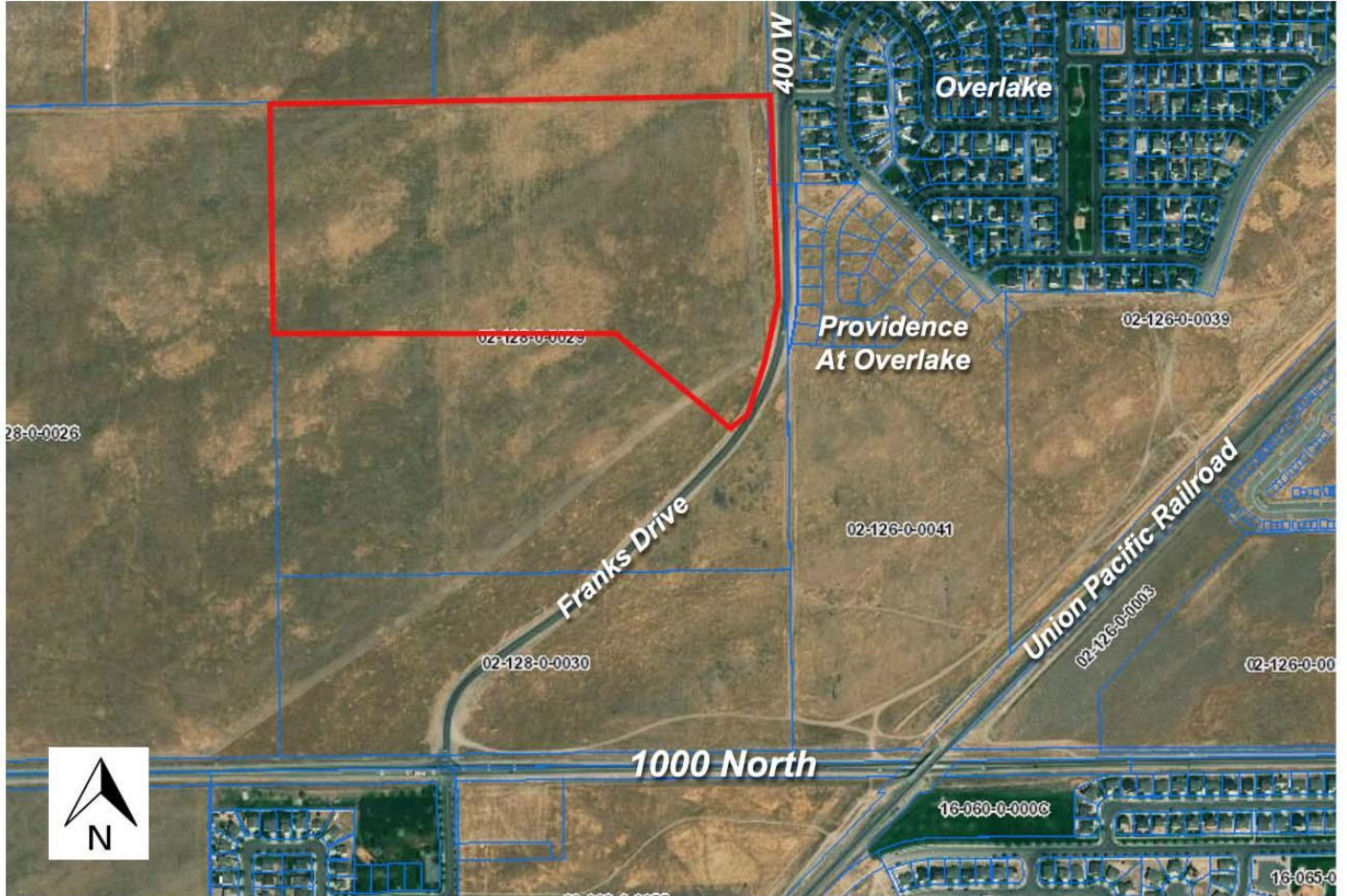
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Lexington Greens At Overlake Preliminary Plan Subdivision Request by Charles Akerlow, representing Zenith Tooele LLC for the purpose of creating 192 single-family residential lots, application number P19-37, based on the following findings:”

1. List any findings...

EXHIBIT A

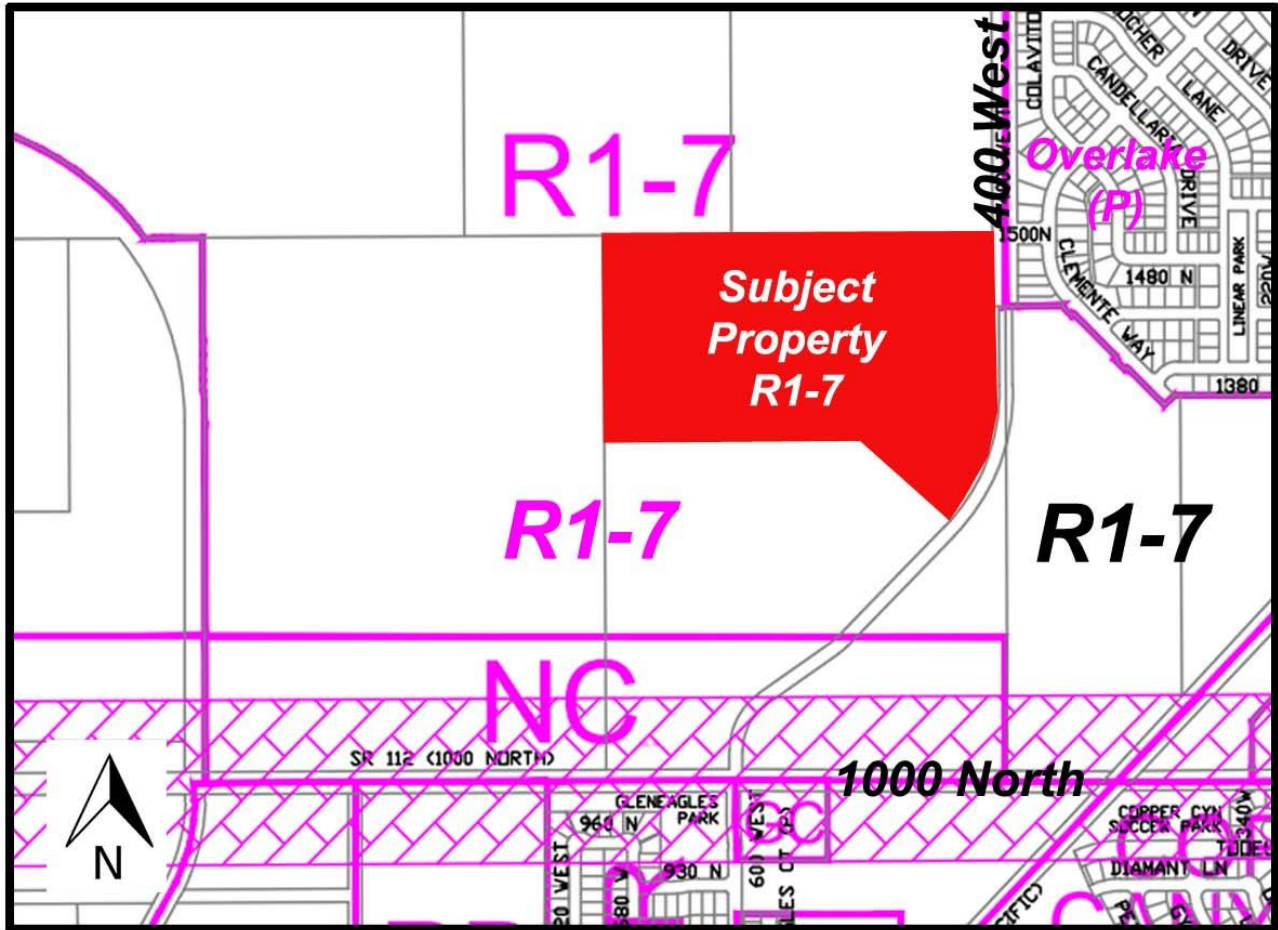
**MAPPING PERTINENT TO THE LEXINGTON GREENS AT OVERLAKE
PRELIMINARY PLAN SUBDIVISION**

Lexington Greens At Overlake Preliminary Plan



Aerial View

Lexington Greens Preliminary Plan Subdivision



Current Zoning

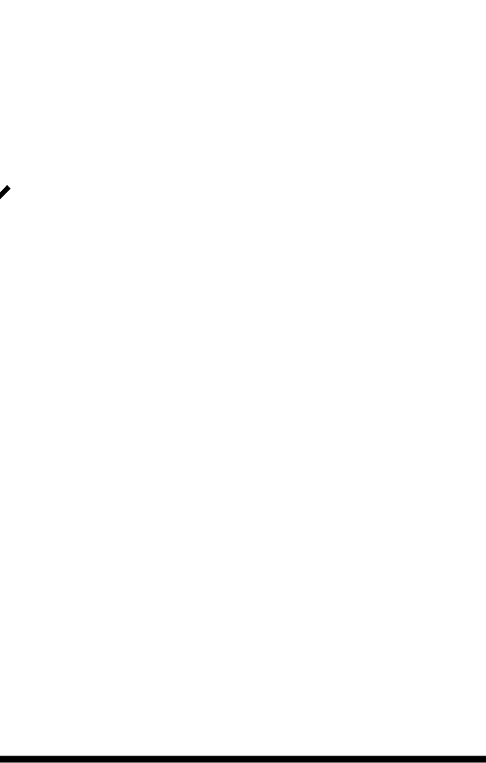
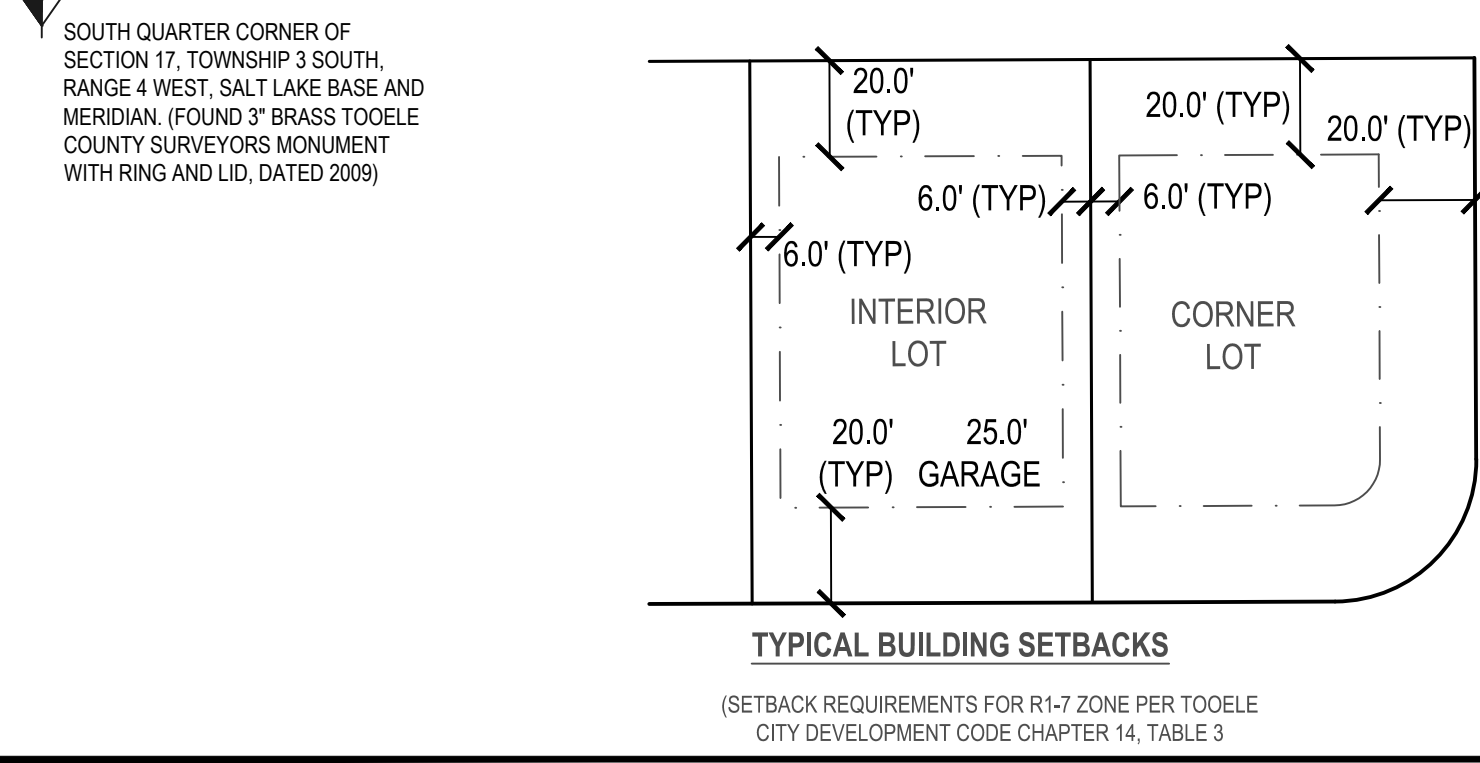
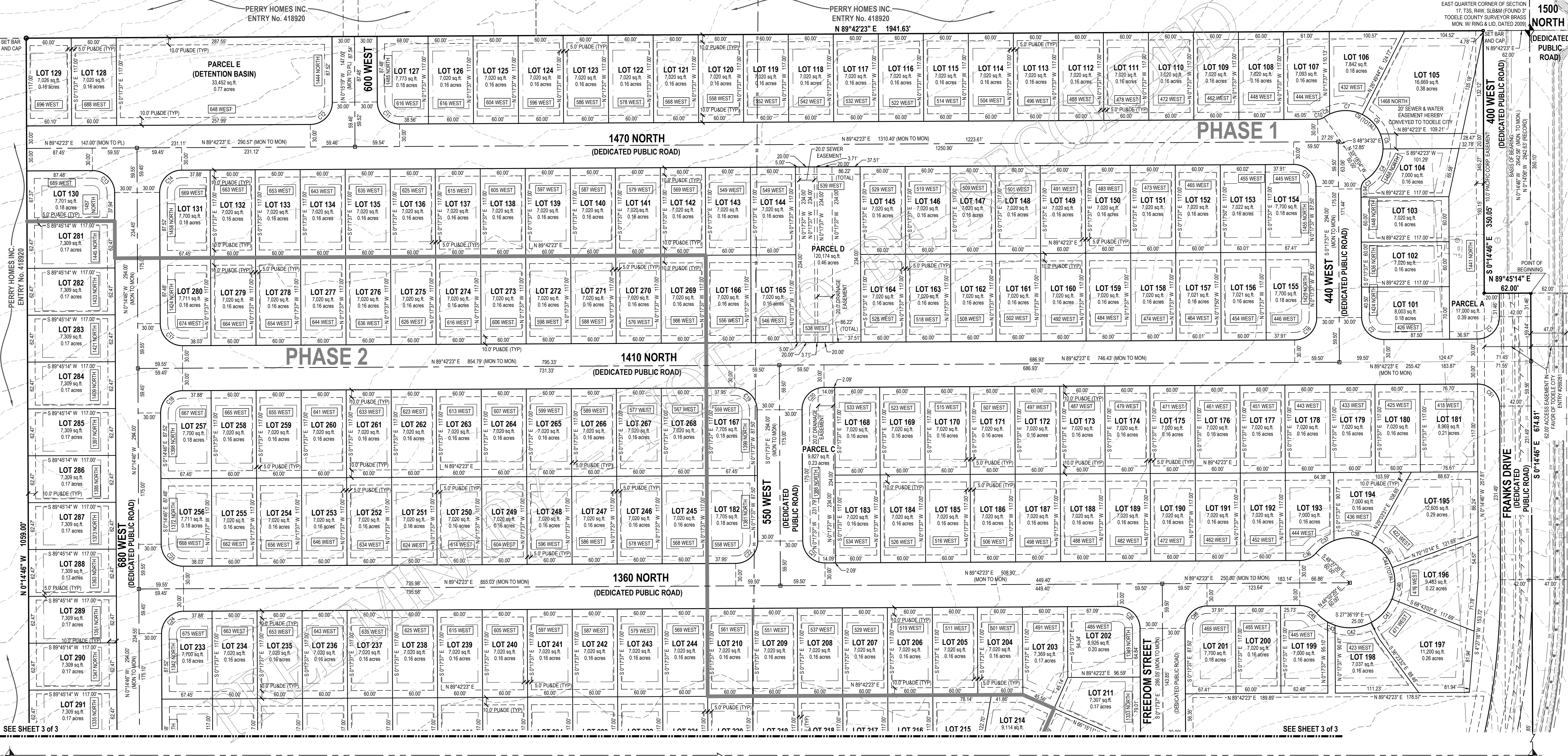
EXHIBIT B
PROPOSED DEVELOPMENT PLANS

LEXINGTON GREENS AT OVERLAKE PHASE 1 & 2

PRELIMINARY PLAT

LOCATED IN THE
SOUTHEAST CORNER OF SECTION 17
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND 3" BRASS TOOELE COUNTY
SURVEYORS MONUMENT WITH RING
AND LID, DATED 2009)



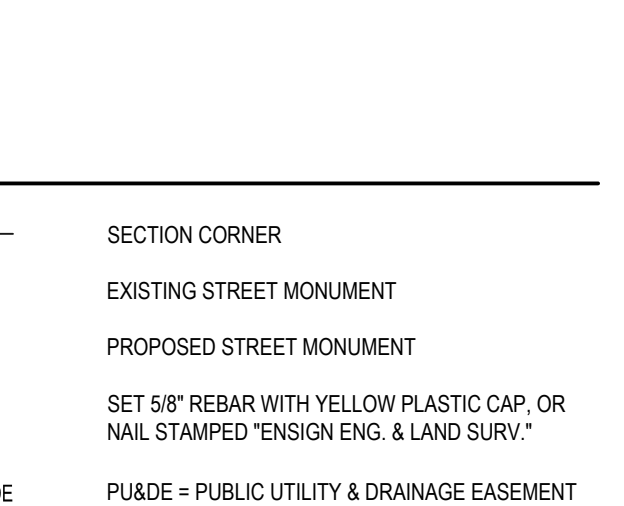
NOTE:

- PARCEL "A", "B", "C", "D", & "E" TO BE OPEN SPACE AND TO BE OWNED AND MAINTAINED BY LEXINGTON GREENS HOME OWNERS ASSOCIATION, INC.
- ZONING IS R-1.7.

DEVELOPER
ZENITH DEVELOPMENT LLC
2040 MURRAY HOLLADAY ROAD, SUITE 204
SALT LAKE CITY, UTAH 84117
801-428-3755

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENGS. & LAND SURV."
- PUADE
- PUADE - PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS



LEXINGTON GREENS AT OVERLAKE PHASE 1 & 2
PRELIMINARY PLAT

LOCATED IN THE
SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

ENSGN
PROFESSIONAL LAND SURVEYORS
STATE OF UTAH

TOOELE
160 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108

SALT LAKE CITY
Phone: 801.251.0000

LAYTON
Phone: 801.541.1100

CEDAR CITY
Phone: 435.865.1433

RICHFIELD
Phone: 435.866.9883

WWW.ENSGN.COM

SHEET 2 of 3

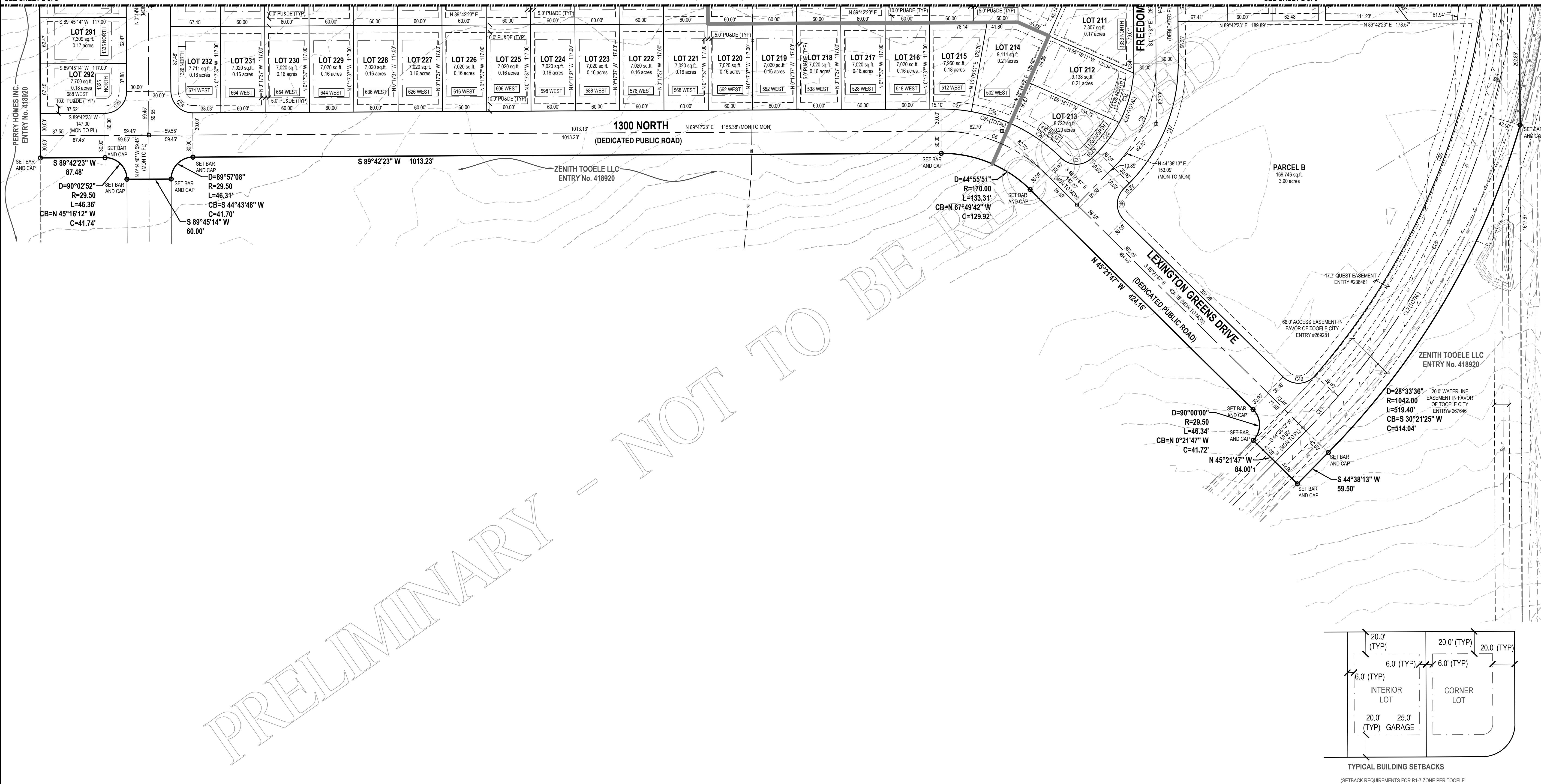
PROJECT NUMBER: 8200A
MANAGER: D. KINSMAN
DRAWN BY: C. CHILD
CHECKED BY: D. KINSMAN
DATE: 4/3/19

**LEXINGTON GREENS AT OVERLAKE PHASE 1 & 2
PRELIMINARY PLAT**

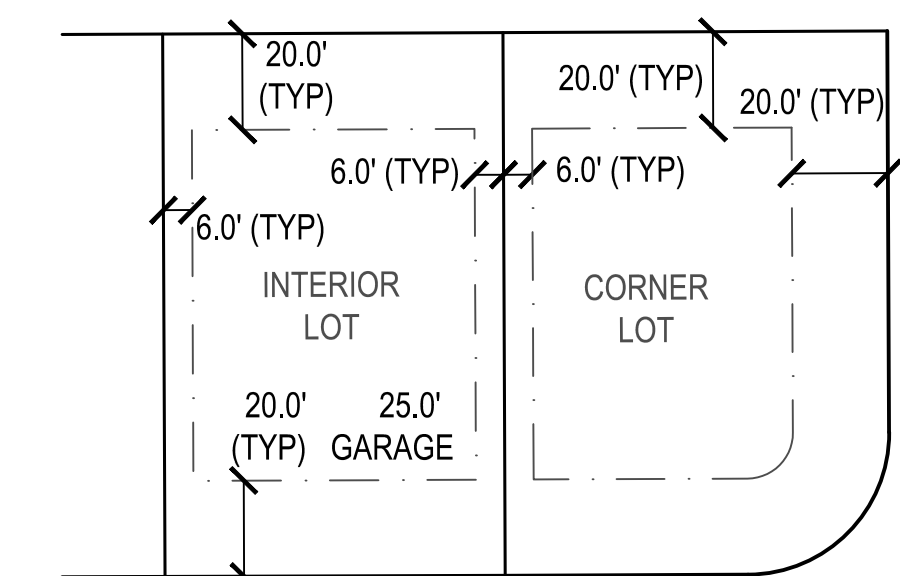
LOCATED IN THE
SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

SEE SHEET 2 of 3

SEE SHEET 2 of 3



PRELIMINARY - NOT TO BE RELIED UPON

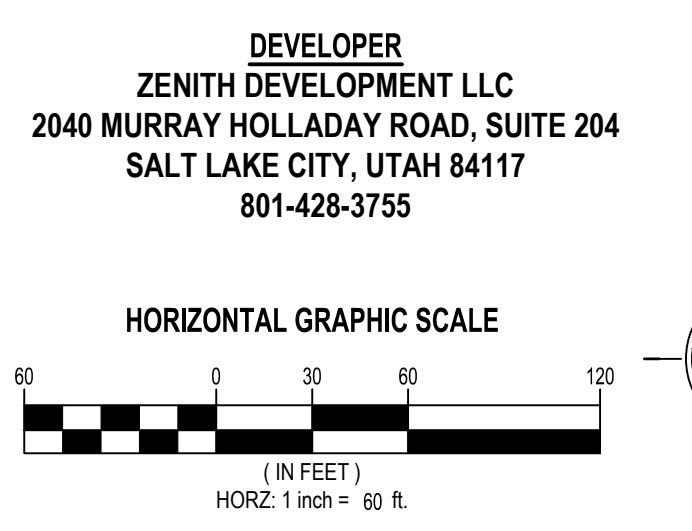
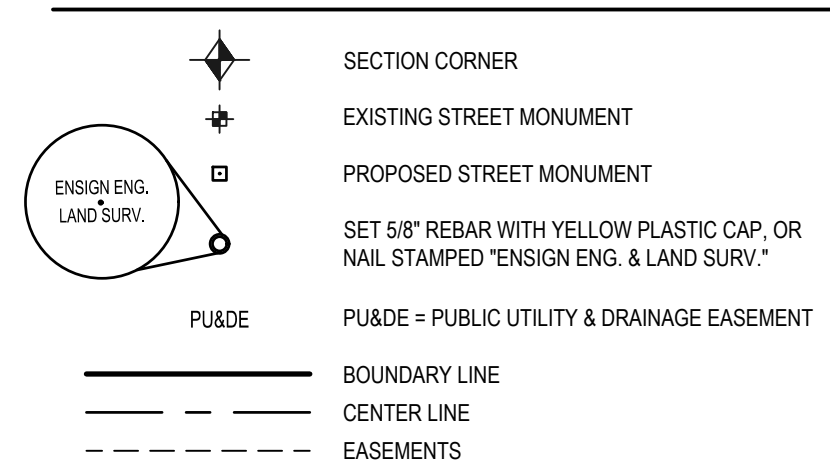


(SETBACK REQUIREMENTS FOR R1-7 ZONE PER TOOELE CITY DEVELOPMENT CODE CHAPTER 14, TABLE 3)

NOTE:

- PARCEL "A", "B", "C", "D", & "E" TO BE OPEN SPACE AND TO BE OWNED AND MAINTAINED BY LEXINGTON GREENS HOME OWNERS ASSOCIATION, INC.
- ZONING IS R1-7.

LEGEND



**LEXINGTON GREENS AT OVERLAKE PHASE 1 & 2
PRELIMINARY PLAT**

LOCATED IN THE
SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3
SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
TOOELE CITY, TOOELE COUNTY, UTAH

	TOOELE 163 North Main Street Unit 1 Tooele, Utah 84074 Phone: 435.843.3590 Fax: 435.578.0108	SALT LAKE CITY Phone: 801.251.0200	LAYTON Phone: 801.561.1100	CEDAR CITY Phone: 435.865.1453	RICHFIELD Phone: 435.866.2983
www.ensgn.com					

SHEET 3 of 3

PROJECT NUMBER: 8260A
MANAGER: D. KNSMAN
DRAWN BY: C. CHILD
CHECKED BY: D. KNSMAN
DATE: 4/3/19

STAFF REPORT

April 17, 2019

To: Tooele City Planning Commission
Business Date: April 24, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: **Dow James Subdivision – Final Plat Request**

Application No.: P19-271
Applicant: Tooele City
Project Location: Approximately 438 West 400 North
Zoning: OS Open Space Zone
Acreage: 14.88 Acres (Approximately 648,231 ft²)
Request: Request for approval of a Final Plat Subdivision in the OS Open Space zone regarding the creation of two lots at the Dow James Park.

BACKGROUND

This application is a request for approval of a Final Plat for approximately 14.88 acres located at approximately 438 West 400 North. The property is currently zoned OS Open Space. The applicant is requesting that a Final Plat be approved to allow the creation of a subdivision plat that will consolidate 4 existing lots of record into 2 platted open space lots.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Open Space land use designation for the subject property. The property has been assigned the OS Open Space zoning classification. The purpose of the Open Space Zone (OS) zoning district is to establish areas in the City where only open and generally undeveloped lands are to be permitted. Development of a comprehensive network of permanent, multi-functional, and publicly and privately owned open spaces are encouraged. Restrictions in this zone are designed to prevent the encroachment of permanent or long-term residential, commercial, and industrial uses into these open space areas which would be contrary to the purpose and characteristics of this zone. The OS Open Space zoning designation is identified by the General Plan as a preferred zoning classification for the Open Space land use designation. Properties to the north and south of the subject property are zoned R1-7 Residential. To the east properties are zoned HDR High Density Residential and R1-7. To the west property is zoned MDR Medium Density Residential (MR-8). Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. Currently, the Dow James Park exists on four separate lots of record. This proposed subdivision plat will create a new subdivision and consolidate those four lots, totaling 14.88 acres into 2 subdivision lots. Lot 1 is the baseball field and will be 4.53 acres. Lot 2 will be 10.35 acres and will encompass the remainder of the Dow James Park. There will be no changes in land use resulting from this subdivision. All this subdivision plat does is split the lot for ownership purposes.

The subdivision plat does create an access easement from 400 North to lot 1 in favor of lot 1. The easement remains in place regardless of who owns lot 1. A public utility and drainage easement is also created in favor of Tooele City.

Criteria For Approval. The procedure for approval or denial of a Subdivision Final Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-10 and 11 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Final Plat submission and has issued a recommendation for approval for the request.

Engineering Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Final Plat submission and have issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Final Plat by Tooele City, application number P19-271, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. The subdivision as proposed meets all of the lot development standards as found in the OS Open Space Ordinance of the Tooele City Code.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Dow James Subdivision Final Plat Request by Tooele City, for the purpose of creating two platted open space lots, application number P19-271, based on the findings and subject to the conditions listed in the Staff Report dated April 17, 2019:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Dow James Subdivision Final Plat Request by Tooele City, for the purpose of creating two platted open space lots, application number P19-271, based on the following findings:”

1. List any findings...

EXHIBIT A

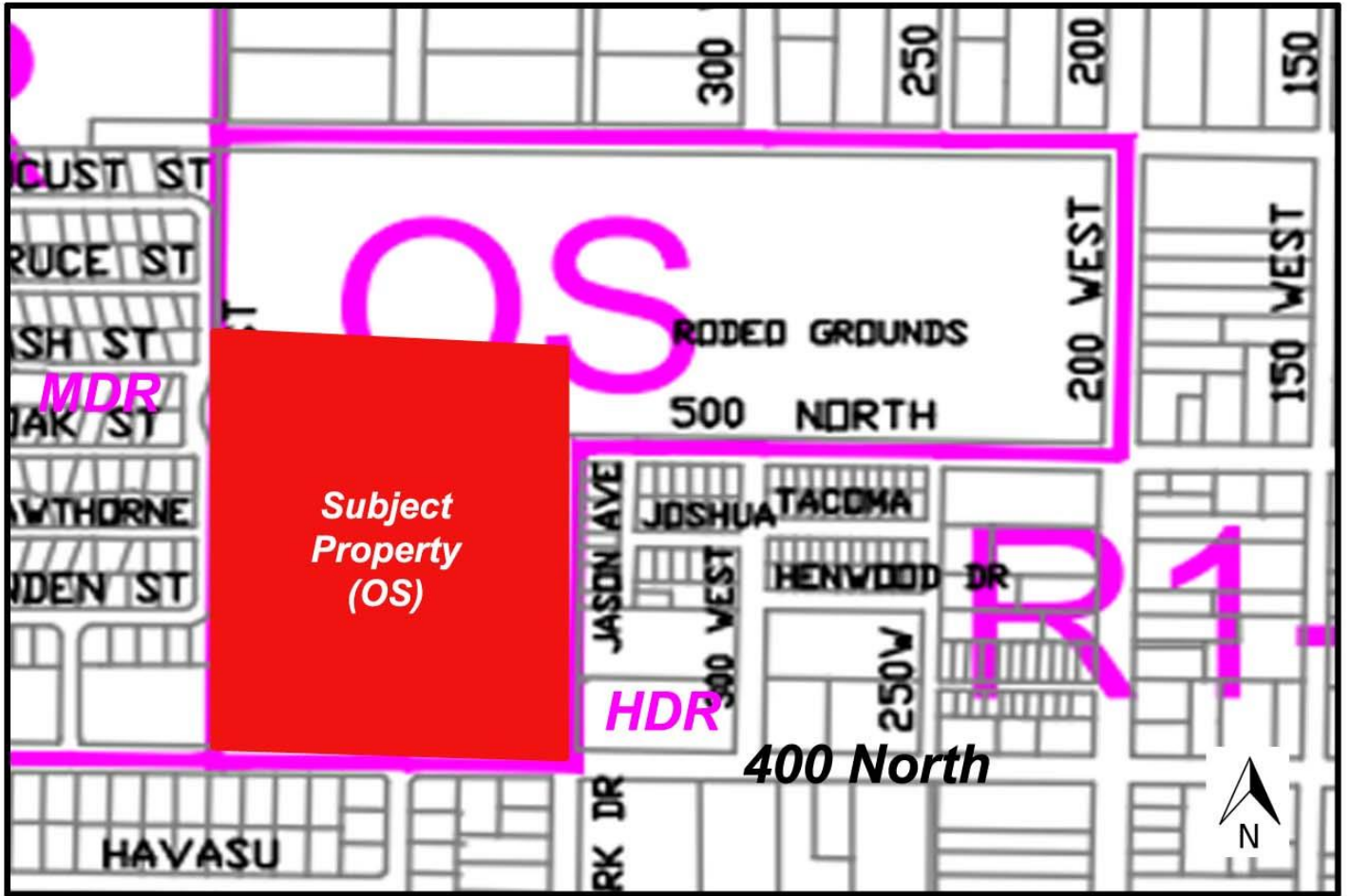
MAPPING PERTINENT TO THE DOW JAMES SUBDIVISION FINAL PLAT

Dow James Subdivision Final Plat



Aerial View

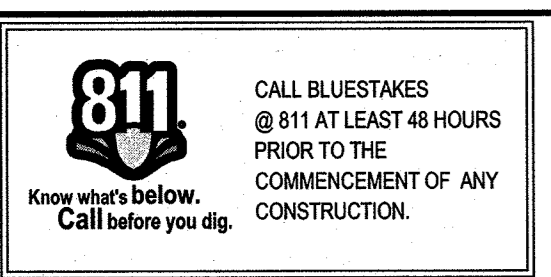
Dow James Subdivision Final Plat



Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS



FINAL PLAT DOW JAMES SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinman do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 334575 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **DOW JAMES SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

The basis of bearing for this survey is the measured line between the four monuments at the Southwest Corner and the West Quarter Corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 0°08'31" West 2645.21 feet.

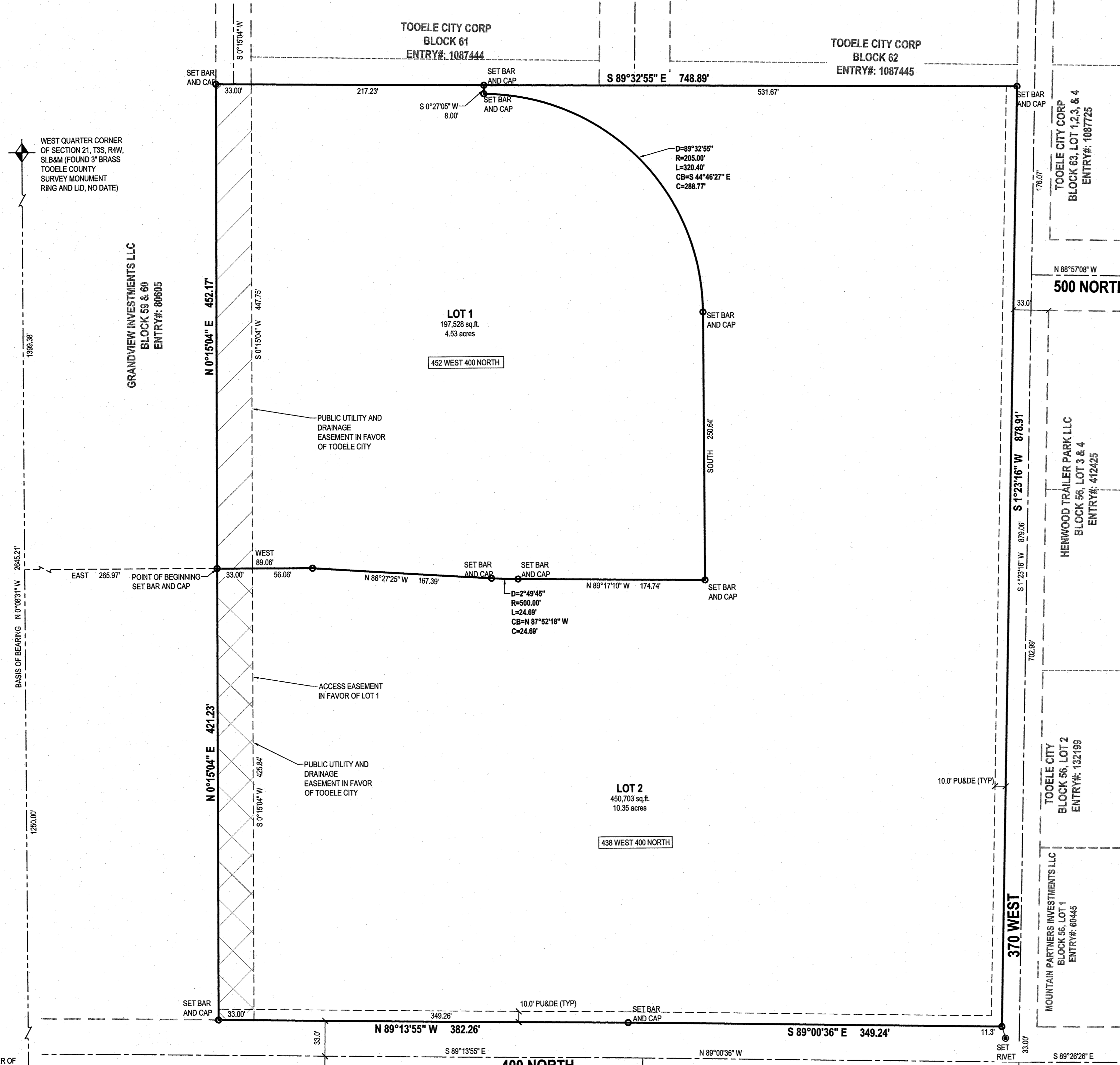
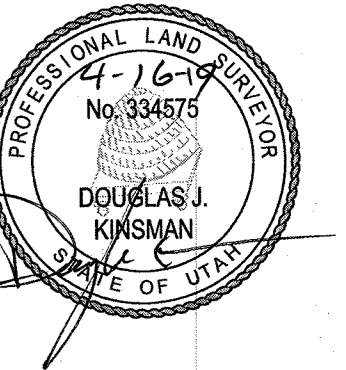
A parcel of land, situate in the Southwest Quarter of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the west line of the record position of historic 450 West Street, which is accepted as following an existing, long-standing chainlink fence line, said Point of Beginning is located North 0°08'31" West 1245.83 feet along the measured Section line, and East 285.57 feet from the Southwest Corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence North 0°15'04" East 452.17 feet along the west line of said historic 450 West Street, following said existing chainlink fence line;
thence South 89°32'55" East 748.89 feet, to the record alignment of the west line of 350 West Street;
thence South 1°23'16" West 878.91 feet along said east line, to the north line of 400 North Street;
thence North 89°00'36" West 349.24 feet along the north line of said 400 North Street, to the centerline of 400 West Street;
thence North 89°13'55" West 382.26 feet along said north line, to the west line of said historic 450 West Street;
thence North 0°15'04" East 421.23 feet along said west line, and said existing chainlink fence line, to the Point of Beginning.

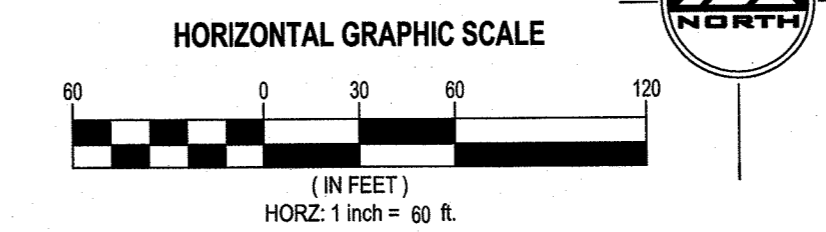
Parcel contains: 648,231 square feet, or 14.88 acres.

APRIL 16, 2019
Date
Douglas J. Kinman
License no. 334575



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED 'ENSIGN ENG. & LAND SURV.'
- PUBDE
- PUBDE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- PUBDE IN FAVOR OF TOOELE CITY
- ACCESS EASEMENT IN FAVOR OF LOT 1



DEVELOPER
TOOELE CITY
90 NORTH MAIN STREET
TOOELE, UTAH, 84074
435-843-2100

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.9220
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.947.1100

TOOELE
Phone: 435.843.3300

CEGAR CITY
Phone: 435.846.1463

RICHFIELD
Phone: 435.380.0747

COLORADO SPRINGS
Phone: 719.478.0119

SHEET 1 OF 1
PROJECT NUMBER : 8800
MANAGER : D. KINSMAN
DRAWN BY : C. CARPENTER
CHECKED BY : D. KINSMAN
DATE : 4/16/19

TOOELE CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

CHAIRMAN TOOELE CITY COUNCIL _____ ATTEST _____

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-6(3)(4)(C)(III) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20____.

BY _____ TITLE _____

DOMINION ENERGY

DOMINION ENERGY APPROVED THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____, BY THE DOMINION ENERGY

SIGNATURE _____ TITLE _____

PLANNING COMMISSION APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

CHAIRMAN TOOELE CITY PLANNING COMMISSION _____

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

TOOELE CITY COMMUNITY DEVELOPMENT _____

COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

TOOELE COUNTY HEALTH DEPT. _____

COUNTY SURVEYOR APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

RECORD OF SURVEY FILE # XXXXXXXXX

TOOELE COUNTY SURVEYOR _____

CITY ENGINEER'S APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

TOOELE CITY ENGINEER _____

COUNTY TREASURER

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

TOOELE COUNTY TREASURER _____

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

TOOELE CITY ATTORNEY _____

TOOELE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ TOOELE COUNTY RECORDER _____

STAFF REPORT

April 17, 2019

To: Tooele City Planning Commission
Business Date: April 24, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Canyon Village Rust Condominiums – Condominium Plat Request

Application No.: P19-14
Applicant: Monte Kingtson, representing Mountain Vista Development, Inc.
Project Location: 1770 N 350 E
Zoning: HDR High Density Residential Zone
Acreage: 2.07 Acres (Approximately 90,000 ft²)
Request: Request for approval of a Condominium Plat in the HDR High Density Residential zone amending and vacating lots 122-127 of the Canyon Village Rust Phase 1 Subdivision and the creation of condominium units, common areas and limited common areas.

BACKGROUND

This application is a request for approval of a Condominium Plat for approximately 2.07 acres located at approximately 1770 N 350 E. The property is currently zoned HDR High Density Residential. The applicant is requesting that a Condominium Plat be approved to allow amendments to the Canyon Village Rust Phase 1 Subdivision plat and authorizing the creation of condominium units, surrounding common areas and limited common areas.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the HDR High Density Residential zoning classification, supporting approximately sixteen dwelling units per acre. The purpose of the HDR (**HDR**) zone is to “provide an environment and opportunities for high density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses.”

The HDR High Density Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. All properties surrounding the subject properties are zoned HDR High Density Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The purpose of this condominium plat is to amend the Canyon Village Rust Phase 1 subdivision plat, vacating lots 122 through 127 and amending those lots into two parcels with condominium units. The current subdivision plat has lots 122 through 127 for duplex style units. Instead of constructing duplexes the applicant wishes to construct townhouse style units in which the interior space of the units is privately owned.

The condominium plat creates Parcel A and Parcel B which is described as common area owned and maintained by the Home Owners Association. The plat also creates 24 condominium units where the

owner is responsible for the space inside of the walls of the building but the HOA owns the actual walls, foundation and ground upon which the unit rests. Unit driveways and private patio spaces are not privately owned but are defined as limited common areas defined as specific to each individual unit.

At 2 acres the density permitted in this development with an HDR (High Density Residential) zoning district (now changed to MR-16) the maximum number of units permitted is 32. At 24 units the proposed project is well within the density requirements of the code.

Landscaping. As a multi-family residential development this development will be required to submit a multi-family site plan design review application to confirm compliance with Chapter 7-11a, Design Review of the Tooele City Code.

Parking. Tooele city code 7-11a requires two parking stalls per unit and ¼ guest parking stalls per unit. Parking issues will be reviewed during site plan design review.

Criteria For Approval. The criteria for review and potential approval of a Condominium Final Plat request is found in Section 7-20-11 of the Tooele City Code.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Condominium Plat submission and has issued a recommendation for approval for the request.

Engineering Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Condominium Plat submission and have issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Condominium Plat by Monte Kingtson, representing Mountain Vista Development, Inc., application number P19-14, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.

4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. The proposed condominium plat meets or exceeds all standards for condominium development as required by Tooele City Code.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Canyon Village Rust Condominiums Condominium Plat Request by Monte Kingtson, representing Mountain Vista Development, Inc. for the purpose of creating 24 condominium units, application number P19-14, based on the findings and subject to the conditions listed in the Staff Report dated April 17, 2019:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Canyon Village Rust Condominiums Condominium Plat Request by Monte Kingtson, representing Mountain Vista Development, Inc. for the purpose of creating 24 condominium units, application number P19-14, based on the following findings:”

1. List any additional findings...

EXHIBIT A

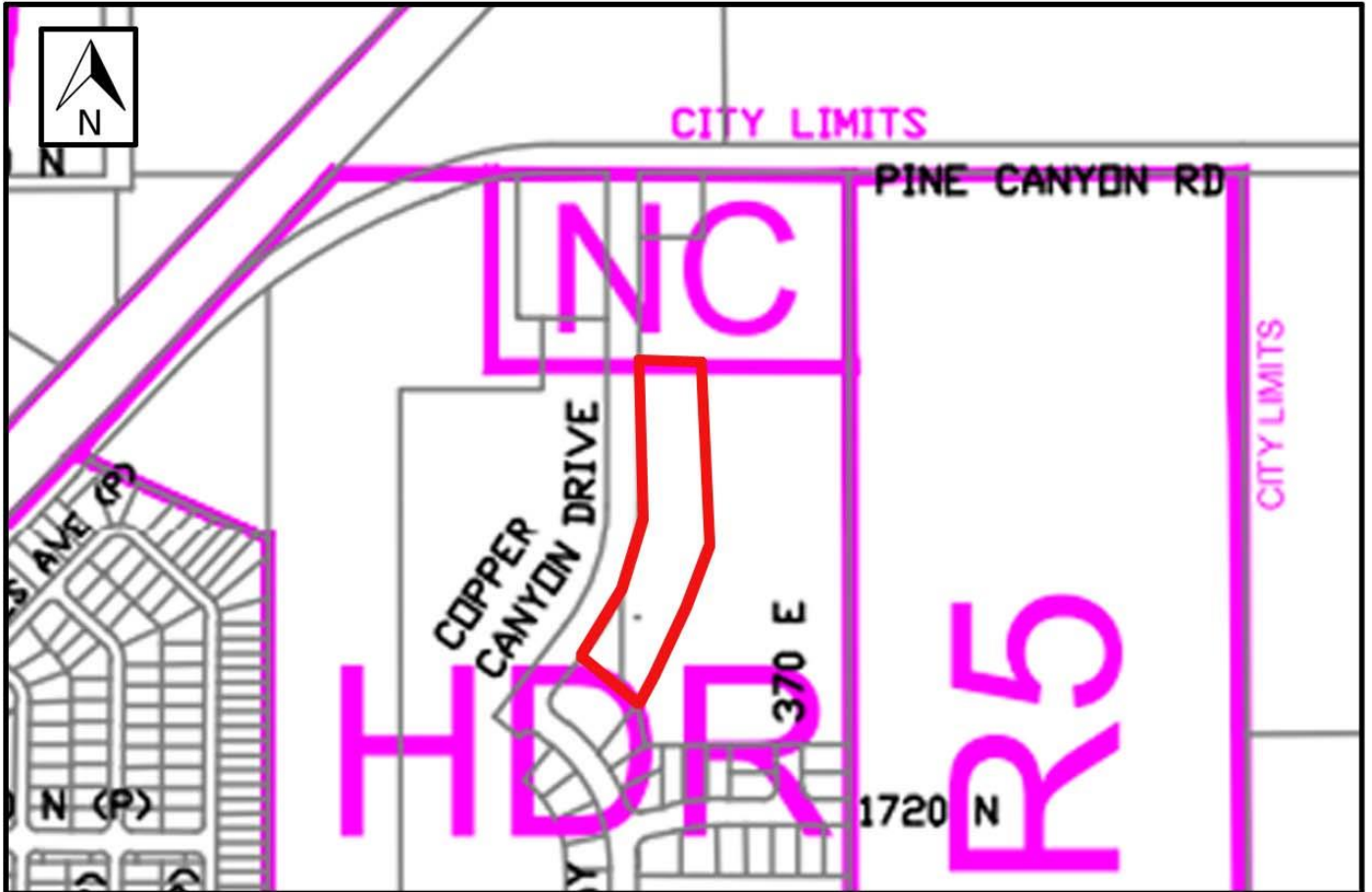
**MAPPING PERTINENT TO THE CANYON VILLAGE RUST CONDOMINIUMS
CONDOMINIUM PLAT**

Canyon Village Rust Condominium Plat



Aerial View

Canyon Village Rust Condominium Plat



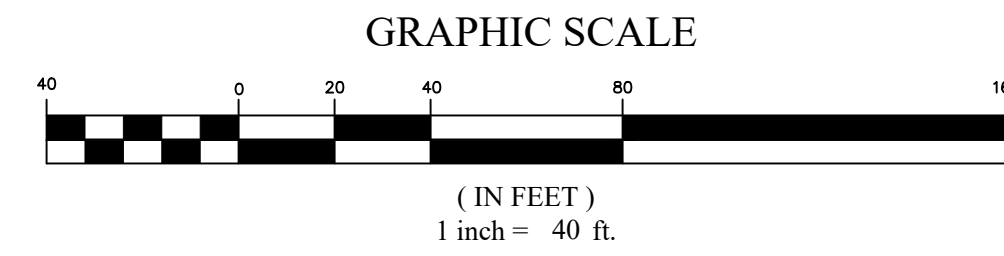
Current Zoning

EXHIBIT B

PROPOSED DEVELOPMENT PLANS

CANYON VILLAGE - RUST PHASE 1 CONDOMINIUMS

AMENDING & VACATING LOTS 122-127 OF
CANYON VILLAGE RUST PHASE 1 SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 15, T3S, R4W, SLB&M
TOOELE CITY, TOOELE COUNTY, UTAH

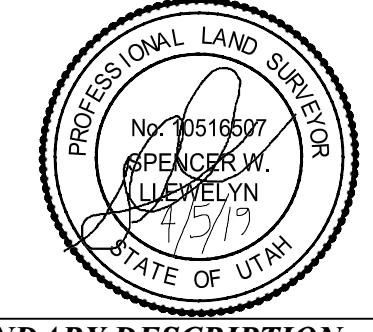


SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10516507, AS PRESCRIBED BY THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT AND THE FOLLOWING DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH HAS OR WILL BE CONSTRUCTED.

CANYON VILLAGE - RUST PHASE 1 CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(4) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

[Signature]
SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507



DATE
4/5/19

BOUNDARY DESCRIPTION

NORTH PARCEL
A portion of the NW1/4 of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning on the northerly right of way line of 1770 North Street, located N89°53'05" E along the 1/4 Section line 1,262.97 feet and North 1,555.27 feet from the West 1/4 Corner of Section 15, T3S, R4W, SLB&M; thence N52°00'26" W along said right of way line 93.17 feet; thence along the arc of a curve to the right with a radius of 29.50 feet a distance of 38.66 feet through a central angle of 75°05'01" Chord: N14°27'56" W 35.95 feet to the easterly right of way line of Copper Canyon Drive and to a point of reverse curvature; thence along said right of way line the following two (2) courses: 1) along the arc of a curve to the left having a radius of 538.00 feet a distance of 216.68 feet through a central angle of 23°04'35" Chord: N11°32'17" E 215.22 feet; thence (2) thence North 310.82 feet; thence along the arc of a curve to the right with a radius of 29.50 feet a distance of 46.34 feet through a central angle of 90°00'00" Chord: N45°00'00" E 41.72 feet to the southerly right of way line of 1920 North Street; thence East along said right of way line 28.02 feet; thence along the arc of a curve to the right with a radius of 29.50 feet a distance of 46.34 feet through a central angle of 90°00'00" Chord: S45°00'00" E 41.72 feet to the westerly line of 350 East Street; thence South along said right of way line 590.62 feet; thence along the arc of a curve to the right with a radius of 29.50 feet a distance of 65.90 feet through a central angle of 127°59'34" Chord: S63°59'47" W 53.03 feet to the point of beginning.
Contains: 60,001 square feet or 1.38 acres +/-

SOUTH PARCEL
A portion of the NW1/4 of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning on the easterly line of Lot 1, CANYON VILLAGE PHASE 2 Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, located N89°53'05" E along the 1/4 Section line 1,237.53 feet and North 1,295.19 feet from the West 1/4 Corner of Section 15, T3S, R4W, SLB&M; thence along said plat the following two (two) courses: 1) N09°05'20" W 96.43 feet; thence (2) N52°00'26" W 173.80 feet to the easterly right of way line of Copper Canyon Drive; thence along said right of way line the following two (two) courses: 1) N37°59'34" E 38.42 feet; thence (2) along the arc of a curve to the left with a radius of 538.00 feet a distance of 25.68 feet through a central angle of 02°44'06" Chord: N36°37'31" E 25.68 feet to the southerly right of way line of 1770 North Street and to a point of reverse curvature; thence along said right of way line the following three (three) courses: 1) along the arc of a curve to the right having a radius of 29.50 feet a distance of 47.75 feet through a central angle of 92°44'06" Chord: N81°37'31" E 42.70 feet; thence (2) S52°00'26" E 221.37 feet; thence (3) along the arc of a curve to the left with a radius of 130.00 feet a distance of 16.49 feet through a central angle of 07°16'06" Chord: S55°38'29" E 16.48 feet to the northwest corner of Lot 121, CANYON VILLAGE - RUST PHASE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S30°43'28" W along said lot 131.74 feet to the north line of said CANYON VILLAGE PHASE 2 Subdivision; thence West along said plat 50.40 feet to the point of beginning.
Contains: 30,005 square feet or 0.69 acres +/-

OWNER'S DEDICATION & CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

- CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, TO BE PREPARED;
 - CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR
- CANYON VILLAGE - RUST PHASE 1 CONDOMINIUMS**
THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
- CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO ALL IN ACCORDANCE WITH, AND AS MORE SPECIFICALLY SET FORTH IN THE DECLARATION OF CONDOMINIUM.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____ A.D. 20__.

ERIC BALAZS
MOUNTAIN VISTA DEVELOPMENT INC.

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

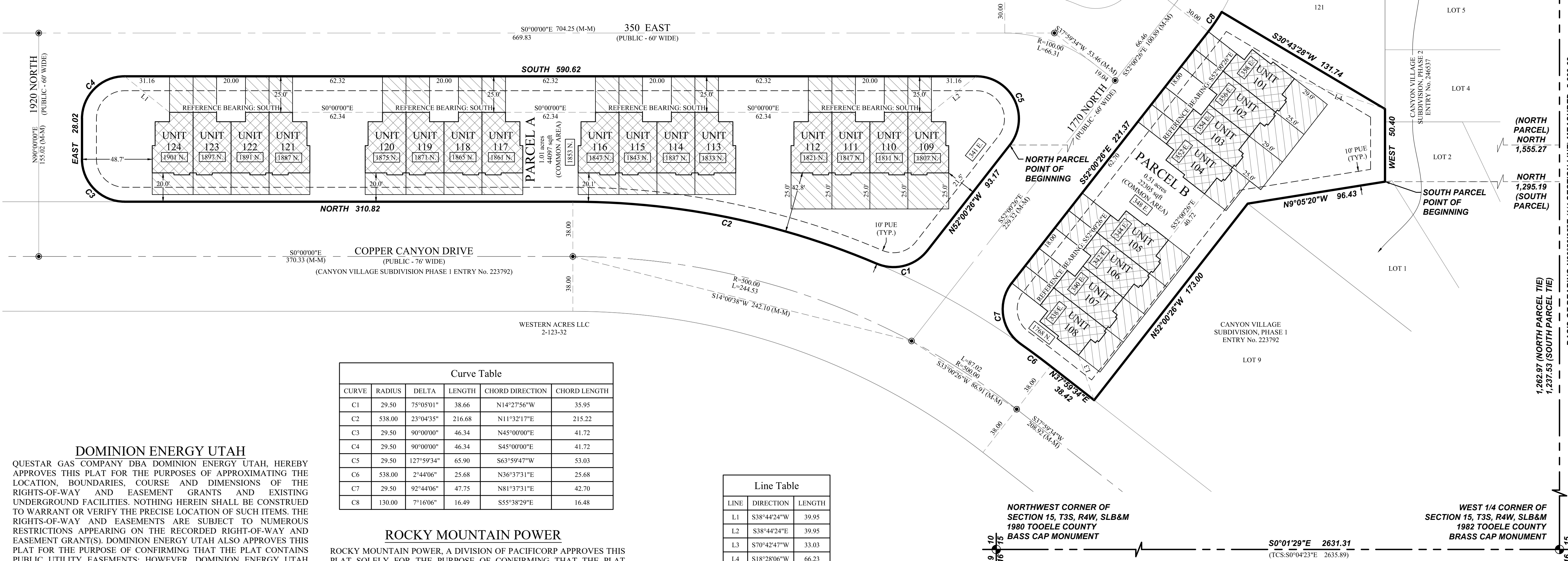
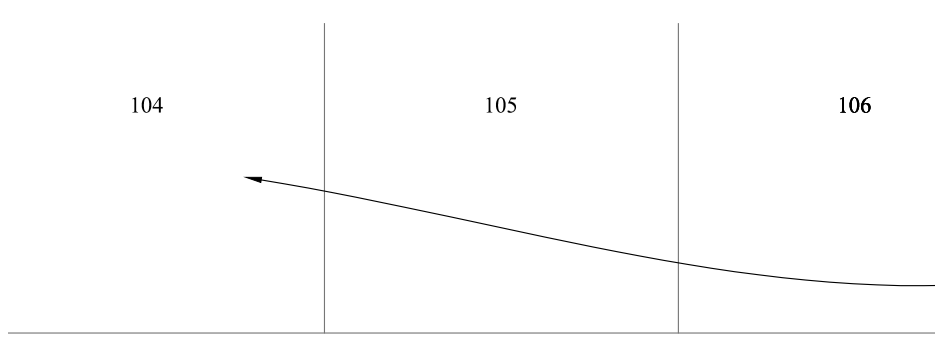
CANYON VILLAGE - RUST PHASE 1 CONDOMINIUMS

AMENDING & VACATING LOTS 122-127 OF
CANYON VILLAGE RUST PHASE 1 SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 15, T3S, R4W, SLB&M
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

ENTRY NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF
DATE _____ TIME _____
FEE \$ _____ TOOELE COUNTY RECORDER

VICINITY MAP N.T.S.



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	29.50	75°05'01"	38.66	N14°27'56" W	35.95
C2	538.00	23°04'35"	216.68	N11°32'17" E	215.22
C3	29.50	90°00'00"	46.34	N45°00'00" E	41.72
C4	29.50	90°00'00"	46.34	S45°00'00" E	41.72
C5	29.50	127°59'34"	65.90	S63°59'47" W	53.03
C6	538.00	2°44'06"	25.68	N36°37'31" E	25.68
C7	29.50	92°44'06"	47.75	N81°37'31" E	42.70
C8	130.00	7°16'06"	16.49	S55°38'29" E	16.48

Line Table		
LINE	DIRECTION	LENGTH
L1	S38°44'24" W	39.95
L2	S38°44'24" E	39.95
L3	S70°42'47" W	33.03
L4	S18°28'06" W	66.23

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES, NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS, THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS ___ DAY OF _____ A.D. 20__
BY: _____
TITLE: _____

ROCKY MOUNTAIN POWER
ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.

APPROVED THIS ___ DAY OF _____ A.D. 20__
ROCKY MOUNTAIN POWER
BY: _____
TITLE: _____

- NOTES**
- 5/8"x24" REBAR & CAP SET AT ALL REAR LOT CORNERS. NAIL SET IN CURB AT THE EXTENSIONS OF SIDE LOT LINES.
 - ALL BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.
 - ALL PRIVATE AND LIMITED COMMON AREAS ARE TYPICAL EXCEPT WERE OTHERWISE SPECIFICALLY DESIGNATED.
 - ALL AREAS ARE COMMON AREAS EXCEPT WERE OTHERWISE SPECIFICALLY DESIGNATED.
 - ALL COMMON AREAS TO SERVE AS PUBLIC UTILITY EASEMENTS.

LEGEND

PRIVATE OWNERSHIP
 LIMITED COMMON AREA
 EXISTING STREET MONUMENT (FOUND)

PREPARED FOR
MOUNTAIN VISTA HOMES
668 EAST 12225 SOUTH, SUITE 201
DRAPER, UT 84020
801-523-0400

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
2 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com

Scale: 1"=40'
Date: 2/22/19
Drawn: MPM/BCD
Job #: 16-163

PLANNING COMMISSION
APPROVED THIS ___ DAY OF _____ A.D. 20__ BY THE TOOELE CITY PLANNING COMMISSION.
CHAIR, TOOELE CITY PLANNING COMMISSION

CITY ATTORNEY
APPROVED AS TO FORM THIS ___ DAY OF _____ A.D. 20__

CITY ENGINEER
APPROVED AS TO FORM THIS ___ DAY OF _____ A.D. 20__

COMMUNITY DEVELOPMENT
APPROVED AS TO FORM THIS ___ DAY OF _____ A.D. 20__

TOOELE COUNTY SURVEY DEPARTMENT
APPROVED THIS ___ DAY OF _____ A.D. 20__
ROS MAP #2016-0046
TOOELE COUNTY SURVEY DEPARTMENT

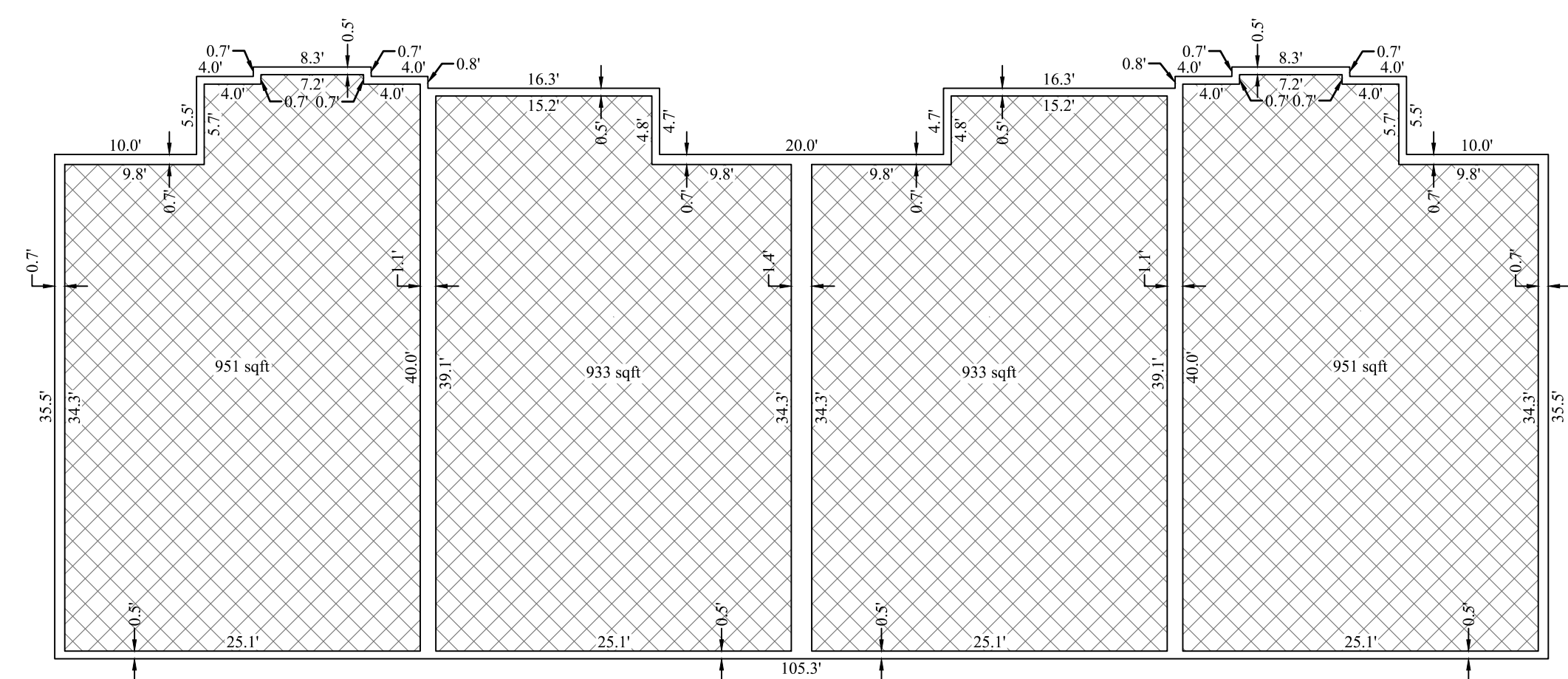
COUNTY TREASURER
APPROVED THIS ___ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.
TOOELE COUNTY TREASURER

COUNTY HEALTH DEPARTMENT
APPROVED THIS ___ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY HEALTH DEPARTMENT.
TOOELE COUNTY HEALTH DEPARTMENT

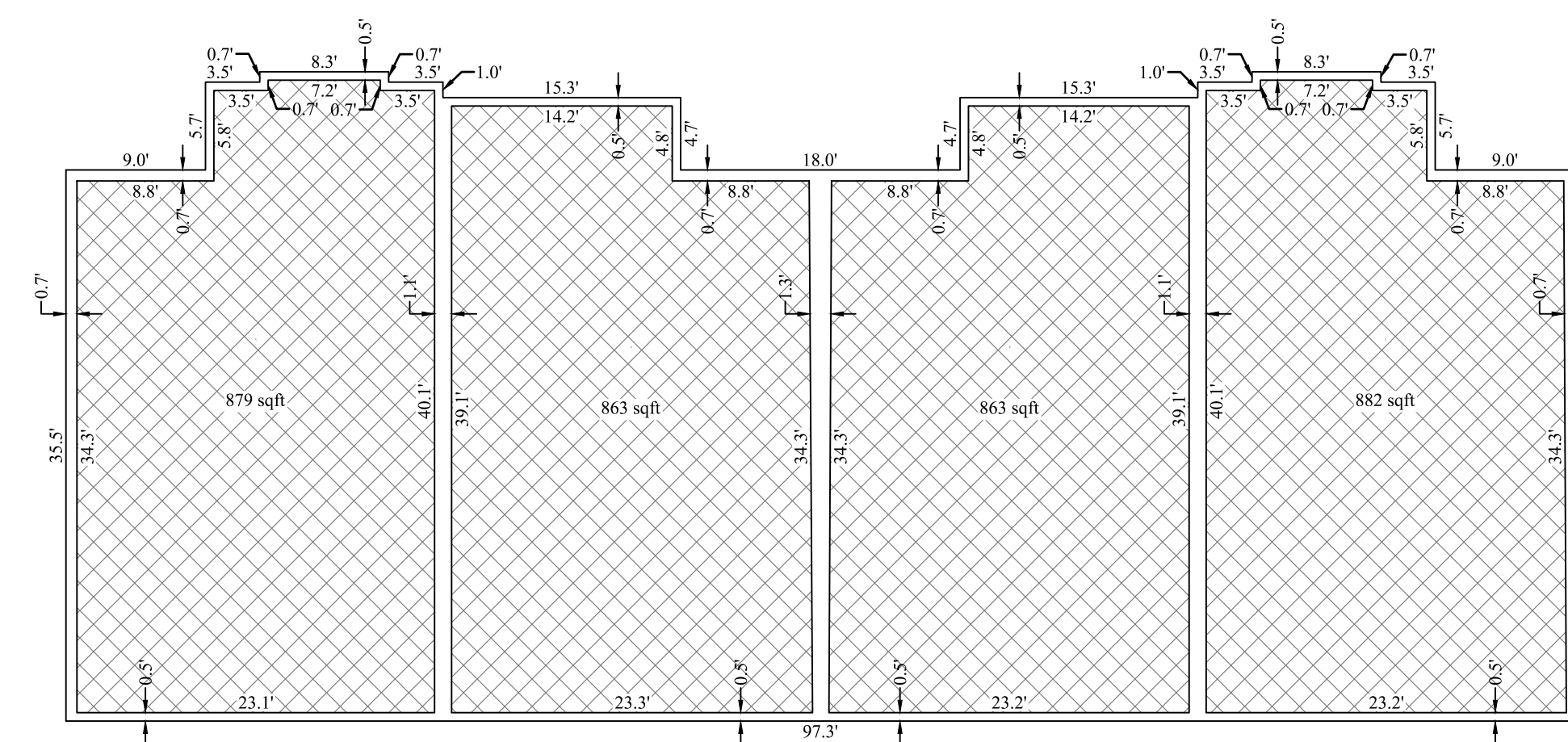
CITY COUNCIL
APPROVED THIS ___ DAY OF _____ A.D. 20__ BY THE TOOELE CITY COUNCIL.
TOOELE CITY COUNCIL MEMBER
TOOELE CITY COUNCIL MEMBER
TOOELE CITY COUNCIL MEMBER
TOOELE CITY COUNCIL MEMBER
TOOELE CITY COUNCIL MEMBER
TOOELE CITY COUNCIL MEMBER
TOOELE CITY COUNCIL MEMBER
TOOELE CITY COUNCIL MEMBER
TOOELE CITY COUNCIL MEMBER
ATTEST: CITY RECORDER

SHEET 1 OF 2

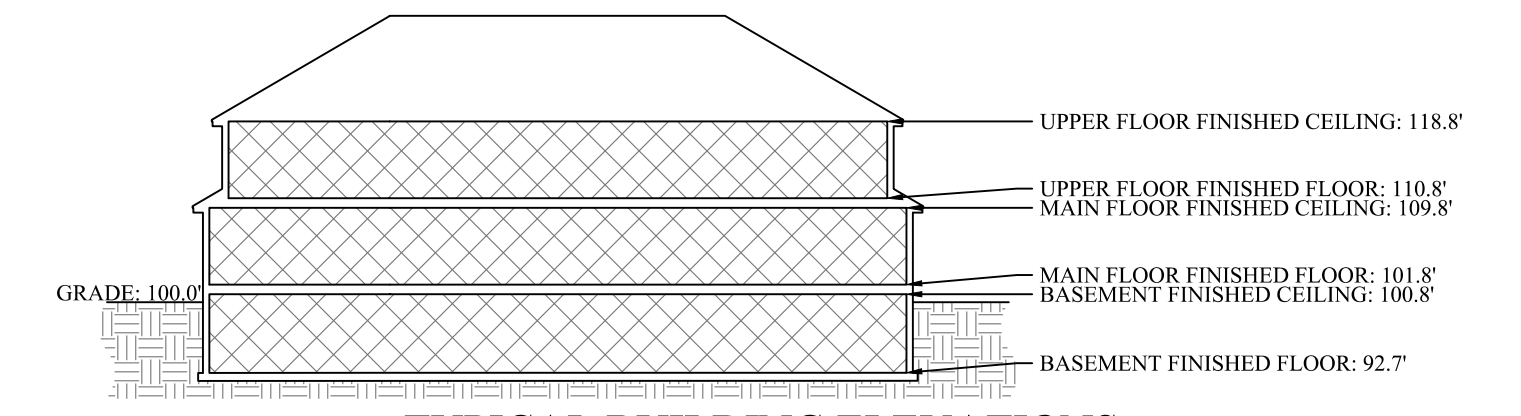
Z:\2016\16-163\Canyon Village Tooele Design\16-163\dwg\Sheets\FINAL\Phase 1 Amended\C2 - Final Plat.dwg



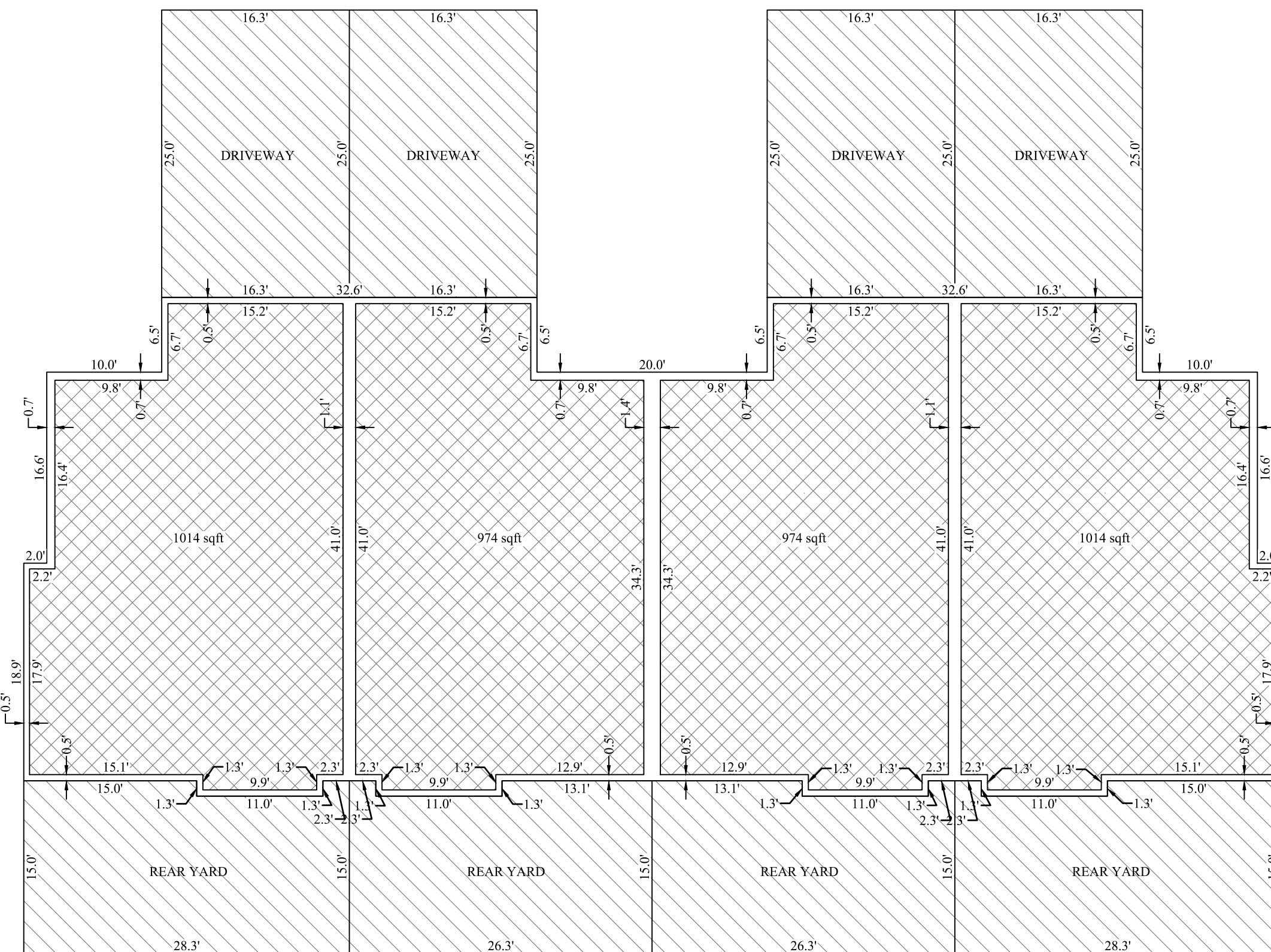
UNITS 109-124
TYPICAL UPPER FLOOR DETAIL
N.T.S.



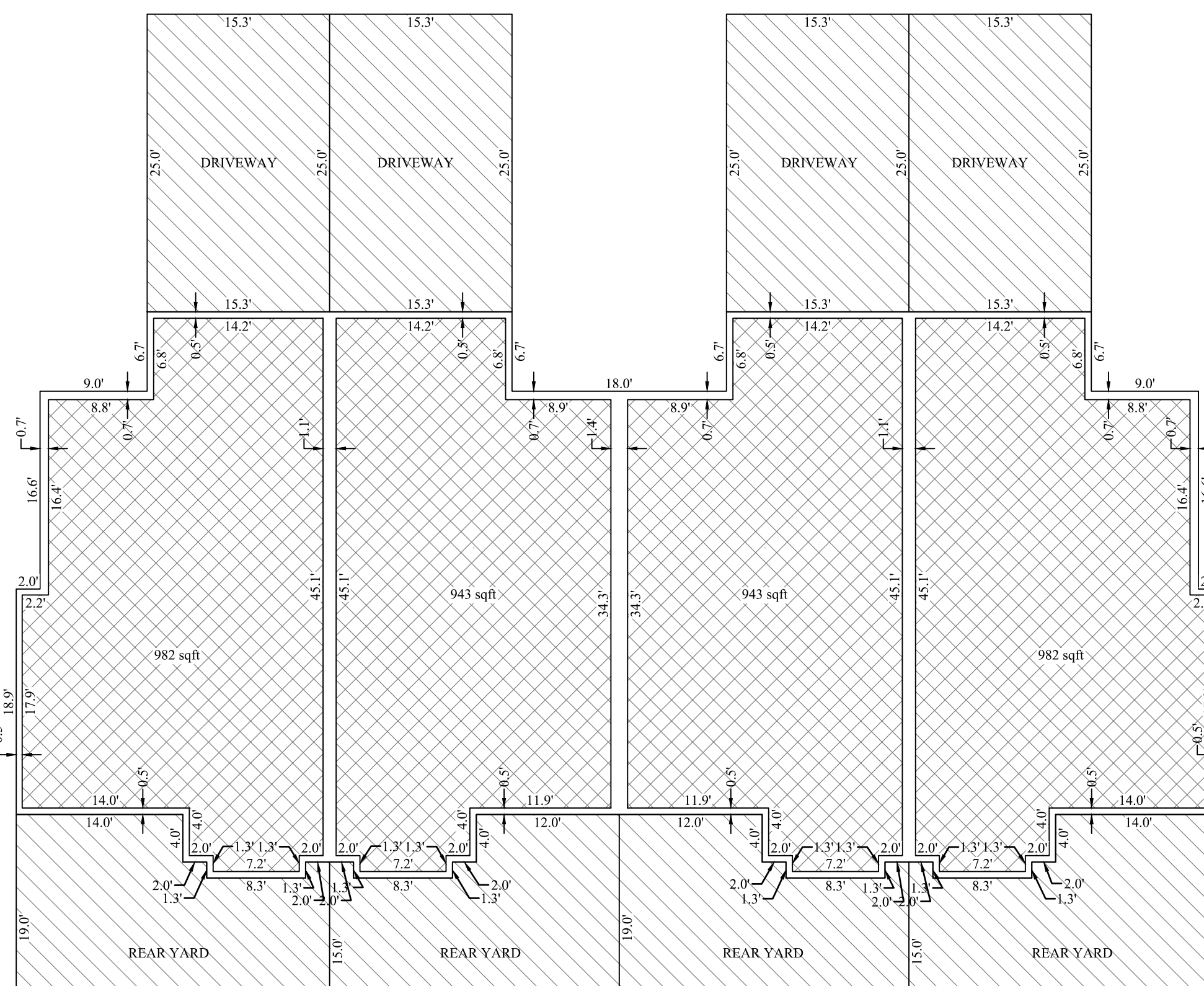
UNITS 101-108
TYPICAL UPPER FLOOR DETAIL
N.T.S.



TYPICAL BUILDING ELEVATIONS
N.T.S.



UNITS 109-124
TYPICAL MAIN FLOOR DETAIL
N.T.S.

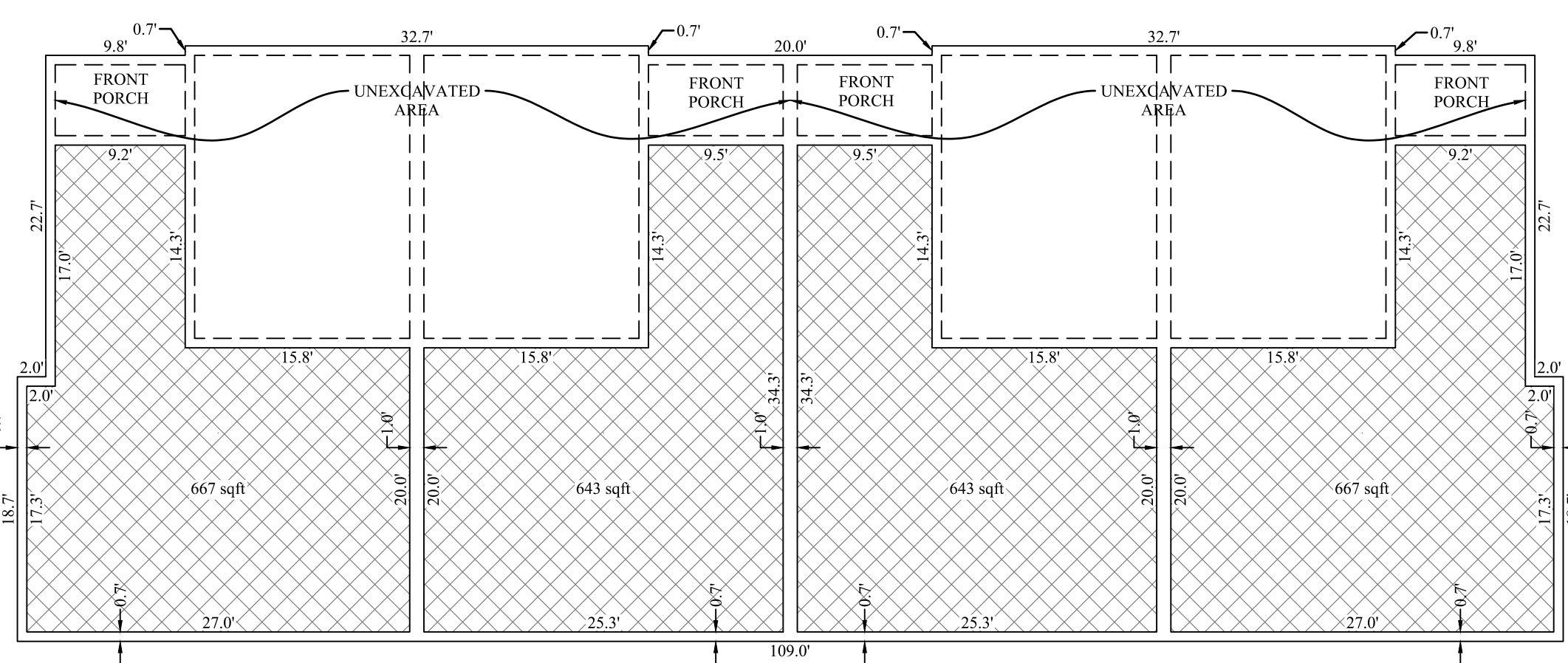


UNITS 101-108
TYPICAL MAIN FLOOR DETAIL
N.T.S.

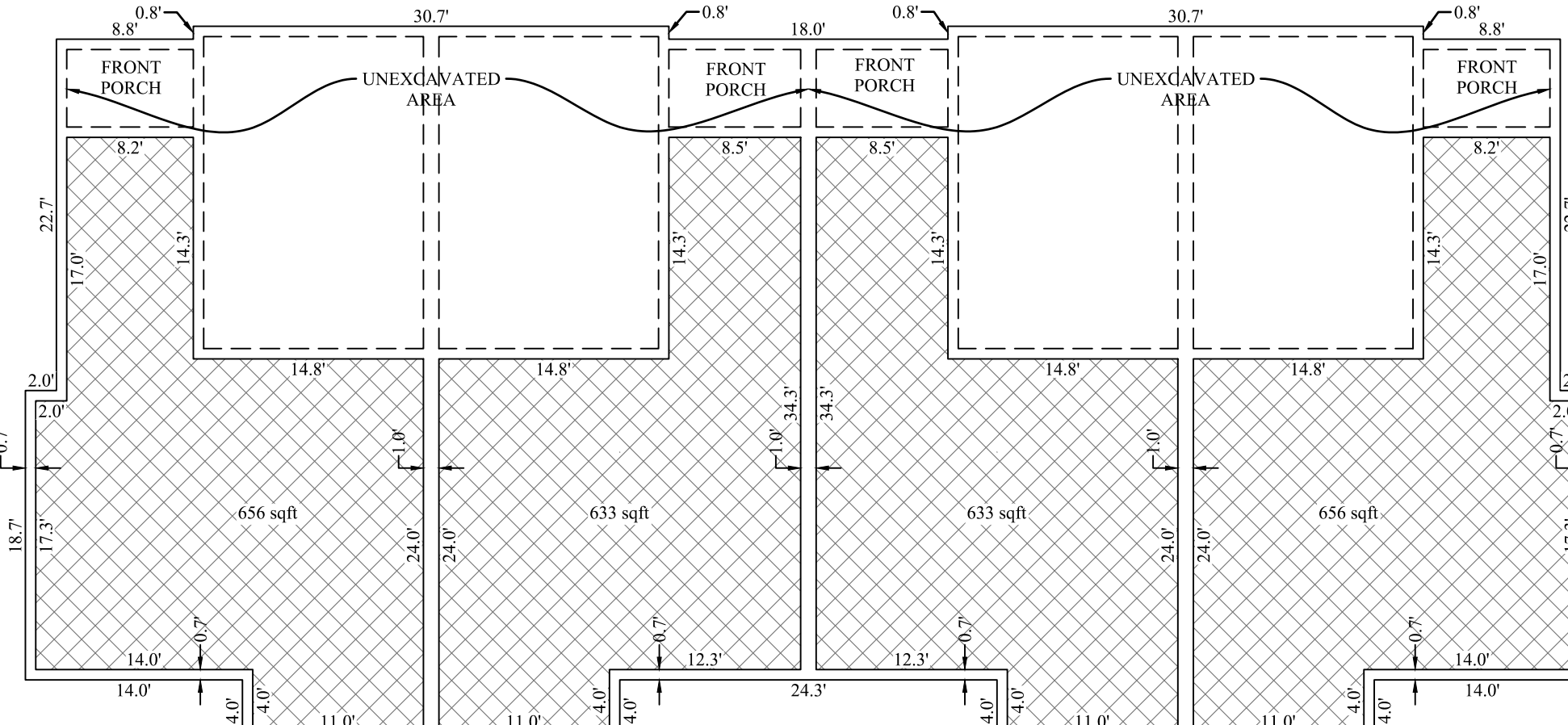
- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.
 2. ALL PRIVATE AND LIMITED COMMON AREAS ARE TYPICAL EXCEPT WERE OTHERWISE SPECIFICALLY DESIGNATED.

LEGEND

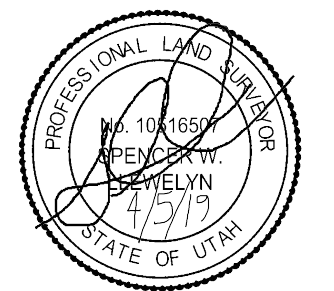
	PRIVATE OWNERSHIP
	LIMITED COMMON AREA



UNITS 109-124
TYPICAL BASEMENT DETAIL
N.T.S.



UNITS 101-108
TYPICAL BASEMENT DETAIL
N.T.S.



SHEET 2 OF 2

CANYON VILLAGE - RUST PHASE 1 CONDOMINIUMS

AMENDING & VACATING LOTS 122-127 OF
CANYON VILLAGE RUST PHASE 1 SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 15, T3S, R4W, SLB&M
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

ENTRY NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF

DATE _____ TIME _____

FEE \$ _____ TOOELE COUNTY RECORDER

STAFF REPORT

April 18, 2019

To: Tooele City Planning Commission
Business Date: April 24, 2019

From: Planning Division
Community Development Department

Prepared By: Andrew Aagard, City Planner / Zoning Administrator

Re: Sunset Estates Phase 8 – Final Plat Subdivision Request

Application No.: P19-67
Applicant: Russ Tolbert, representing Hallmark Homes
Project Location: Approximately 400 West 2300 North
Zoning: R 1-10 Residential Zone
Acreage: 10.9 Acres (Approximately 474,804 ft²)
Request: Request for approval of a Final Plat Subdivision in the R 1-10 Residential zone regarding the creation of 24 single-family residential lots.

BACKGROUND

This application is a request for approval of a Final Plat Subdivision for approximately 10.9 acres located at approximately 400 West 2300 North. The property is currently zoned R 1-10 Residential. The applicant is requesting that a Final Plat Subdivision be approved to allow for the subdivision of the existing 10.9 acre parcel into 24 single-family residential lots.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential land use designation for the subject property. The property has been assigned the R 1-10 Residential zoning classification, supporting approximately four dwelling units per acre. The purpose of the R 1-10 zone is to “provide a range of housing choices to meet the needs of Tooele City residents, to offer a balance of housing types and densities, and to preserve and maintain the City’s residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings and multi-family dwellings in appropriate locations within the City. Also allowed are parks, open space areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City.” The R 1-10 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential land use designation. Properties to the west are zoned R1-7 Residential. Properties to the north, south and east are all zoned R1-10 Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Subdivision Layout. The proposed Sunset Estates Phase 8 final plat subdivision is proposed to consist of 24 single-family lots ranging in size from 10,000 square feet up to 14,000 square feet. The subdivision will have access to 400 West, a public right-of-way, through the existing Sunset Estates Phase 7 subdivision. Roads within the subdivision will be public rights-of-way and will stub at the eastern edge anticipating future connections.

There are double fronting lots against 400 West and 2400 North that will be required to install park strip

landscaping, trees and appropriate double fronting lot fencing. City ordinance requires solid masonry fencing for double fronting lots.

There is a 1.12 acre storm water detention basin located at the north west corner and will be dedicated to Tooele City. When storm water basins like this are dedicated to Tooele City it is a requirement of the applicant to landscape the basin according to city standards prior to the City taking over ownership and maintenance of the basin. A landscape plan has been submitted for review and has been included with this report for the Commission's reference.

Fencing. The double fronting lots will have 6 foot solid vinyl fencing instead of the ordinance mandated 6 foot concrete fencing. The vinyl fencing has been permitted as it is consistent with the standards of the North Tooele City Special Service District and previous phases.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-10 and 11 of the Tooele City Code.

Previous Conditions. The Planning Commission recommended approval of the Preliminary Plan on January 9, 2019 with six conditions. The first four conditions are the basic cover-all conditions typically attached to all approvals. The fifth and sixth conditions read as follows:

1. The applicant shall submit a landscape and irrigation plan for the storm water detention basin as part of the Sunset Estates Phase 8 Final Plat Subdivision application. *The applicant has submitted a landscape and irrigation plan for the storm water detention basin. The plan has been reviewed and approved by staff.*
2. The applicant shall submit a landscape, irrigation and fencing plan for the double fronting lot park strips along 400 West and 2400 North as part of the Sunset Estates Phase 8 Final Plat Subdivision application. *The applicant has submitted a landscape, irrigation and fencing plan for the double fronting lots. The fencing and park strip treatments do conform to other double fronting lots in the area and are consistent.*

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed their review of the Final Plat Subdivision submission and has issued a recommendation for approval for the request with the following proposed comments:

1. The final plat subdivision as proposed meets or exceeds all standards for lots and public improvements as required by Tooele City's development codes.
2. Detention pond landscaping and double fronting lots do meet or exceed minimum landscaping and fencing standards as required by Tooele City's Subdivision ordinance and match previously installed double fronting lot improvements in the area.

Engineering Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Final Plat Subdivision submission and have issued a recommendation for approval for the request.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Final Plat Subdivision by Russ Tolbert, representing Hallmark Homes, application number P19-67, subject to the following conditions:

3. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
5. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
6. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. The final plat subdivision as proposed meets or exceeds all standards for lots and public improvements as required by Tooele City’s development codes.
7. Detention pond landscaping and double fronting lots do meet or exceed minimum landscaping and fencing standards as required by Tooele City’s Subdivision ordinance and match previously installed double fronting lot improvements in the area.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Sunset Estates Phase 8 Final Plat Subdivision Request by Russ Tolbert, representing Hallmark Homes for the purpose of creating 24 single-family lots, application number P19-67, based on the findings and subject to the conditions listed in the Staff Report dated April 18, 2019:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Sunset Estates Phase 8 Final Plat Subdivision Request by Russ Tolbert, representing Hallmark Homes for the purpose of creating 24 single-family lots, application number P19-67, based on the following findings:”

1. List any findings...

EXHIBIT A

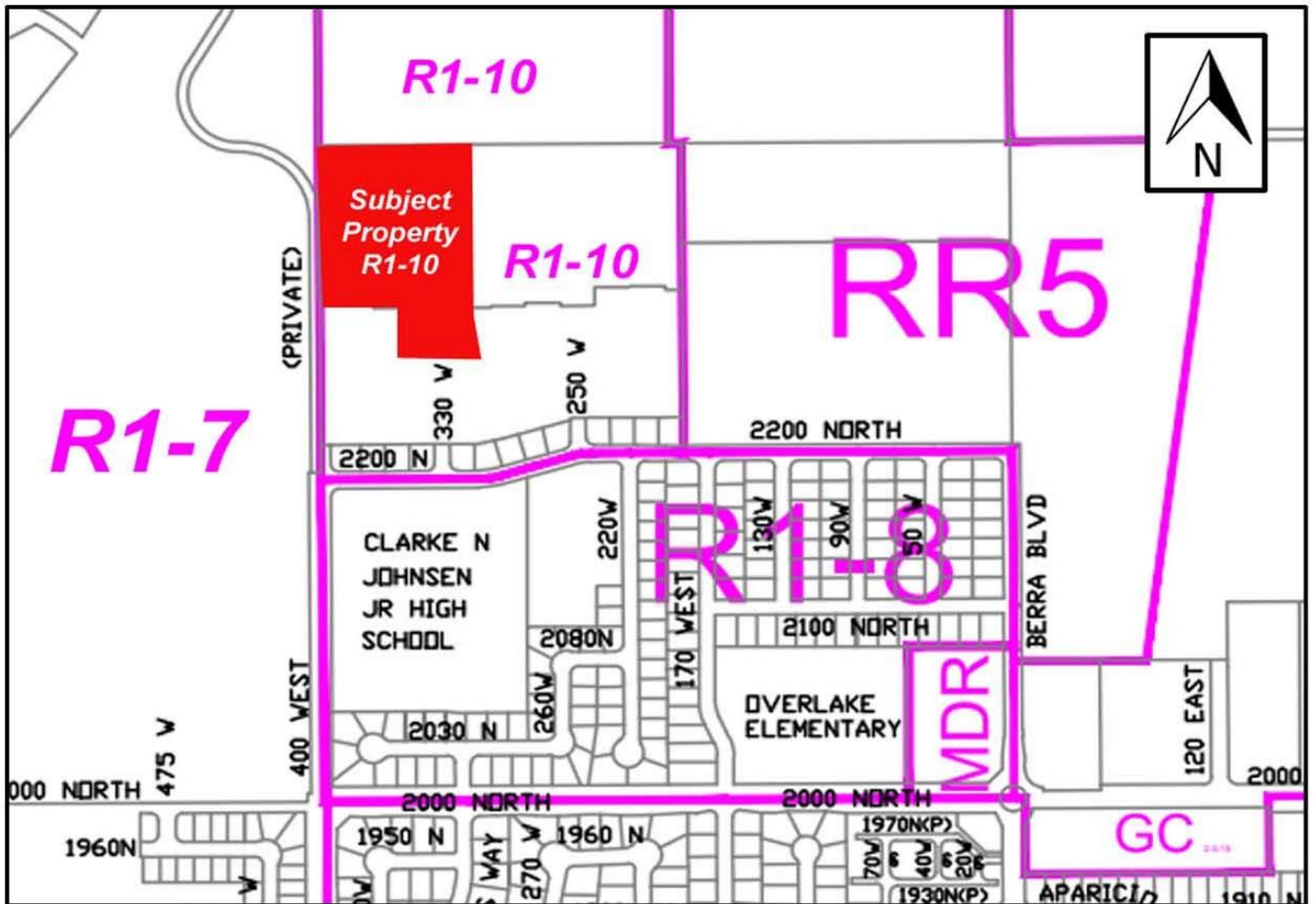
**MAPPING PERTINENT TO THE SUNSET ESTATES PHASE 8 FINAL PLAT
SUBDIVISION**

Sunset Estates Phase 8 Final Plat



Aerial View

Sunset Estates Phase 8 Final Plat



Current Zoning

EXHIBIT B

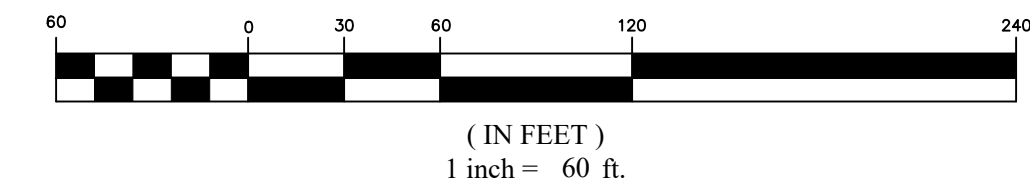
PROPOSED DEVELOPMENT PLANS

SUNSET ESTATES SUBDIVISION

PHASE 8
FINAL PLAT
LOCATED IN THE SW1/4 OF SECTION 9, T3S, R4W,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



GRAPHIC SCALE



ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.

APPROVED THIS _____ DAY OF _____ A.D. 20__

ROCKY MOUNTAIN POWER

BY: _____
TITLE: _____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-336-8532.

APPROVED THIS _____ DAY OF _____ A.D. 20__

DOMINION ENERGY COMPANY

BY: _____
TITLE: _____

CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY COUNCIL.

TOOELE CITY COUNCIL MEMBER _____
TOOELE CITY COUNCIL MEMBER _____
TOOELE CITY COUNCIL MEMBER _____
TOOELE CITY COUNCIL MEMBER _____
TOOELE CITY COUNCIL MEMBER _____
TOOELE CITY COUNCIL MEMBER _____
TOOELE CITY COUNCIL MEMBER _____
TOOELE CITY COUNCIL MEMBER _____

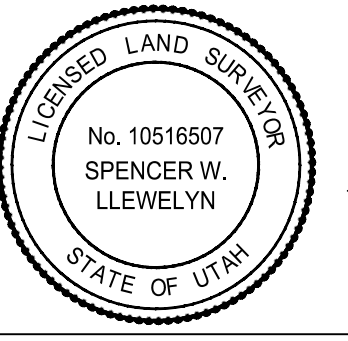
NORTH TOOELE CITY SPECIAL SERVICE DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE NORTH TOOELE CITY SPECIAL SERVICE DISTRICT.

NORTH TOOELE CITY SPECIAL SERVICE DISTRICT

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.



SPENCER W. LLEWELLYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 9, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the West 1/4 Corner of Section 9, T3S, R4W, SLB&M; then N89°41'22"E along the 1/4 Section line 614.33 feet; then S00°18'38"E 42.00 feet; then S00°22'44"E 165.00 feet; then S89°41'22"W 31.85 feet; then S00°22'51"E 417.01 feet; then N89°41'22"E 2.00 feet; then S00°22'51"E 143.32 feet; then N75°02'02"E 12.07 feet; then S14°57'58"E 165.00 feet to the Northerly line of SUNSET ESTATES PHASE 7, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; then along said plat the following 10 (ten) courses and distances: S75°02'02"W 21.27 feet; then S77°00'42"W 40.78 feet; then S84°07'54"W 41.96 feet; then S89°37'09"W 200.51 feet; then N00°22'51"W 103.00 feet; then N00°06'16"E 60.00 feet; then N00°22'44"W 106.58 feet; then S89°41'34"W 160.00 feet; then S00°22'46"E 18.79 feet; then S89°37'09"W 176.08 feet to the Section line; then N00°20'00"W along the Section line 691.95 feet to the point of beginning.

Contains: 10.90 acres +/-
1 OPEN SPACE PARCEL
21 LOTS

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

SUNSET ESTATES SUBDIVISION PHASE 8

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____ A.D. 20__

RUSTIN J. TOLBERT
PRESIDENT, HALLMARK HOMES &
DEVELOPMENT, INC.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____
ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

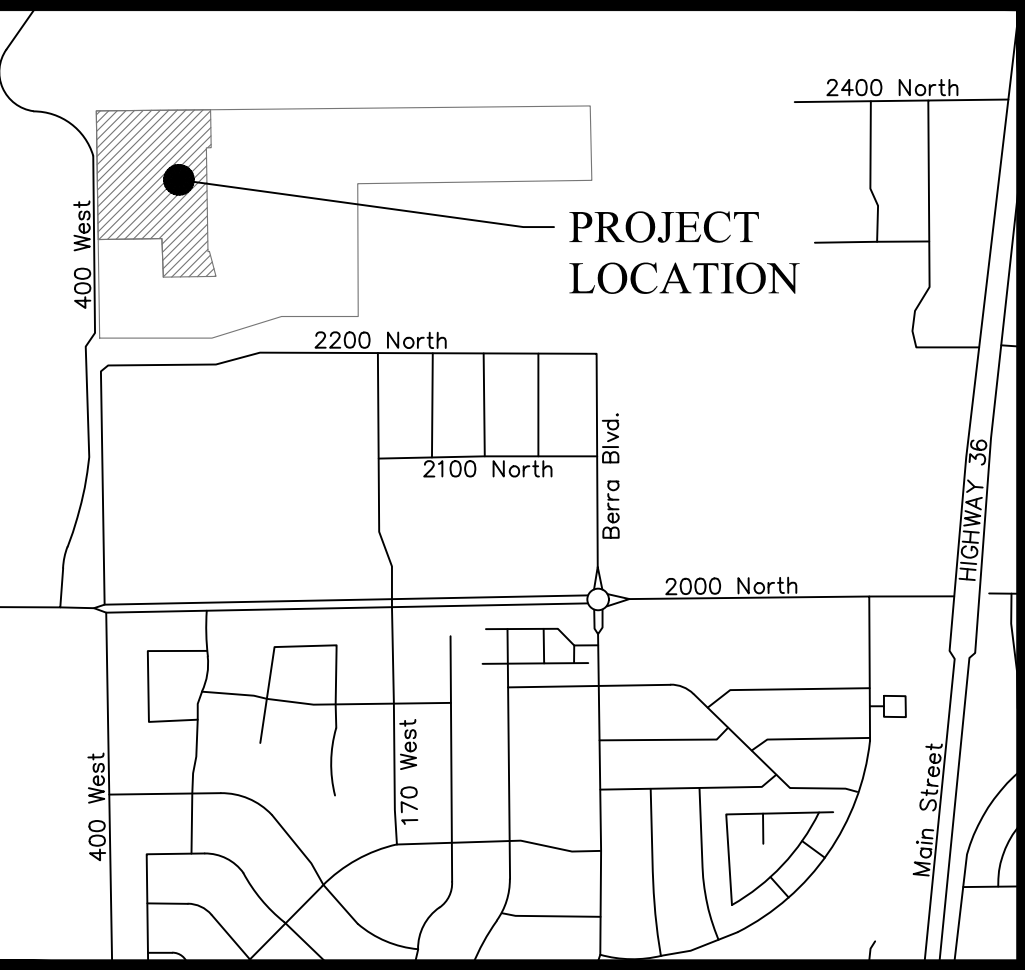
SUNSET ESTATES SUBDIVISION PHASE 8

LOCATED IN THE SW1/4 OF SECTION 9, T3S, R4W,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

ENTRY NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF

DATE _____ TIME _____

FEE \$ _____ TOOELE COUNTY RECORDER



VICINITY MAP

N.T.S.

LEGEND:

- #5x24" REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PIN TO BE SET AT CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- STREET MONUMENTS TO BE SET PER TOOELE COUNTY SURVEYOR'S SPECIFICATIONS.
- PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&DE)
- PARCEL A (OPEN SPACE) IS HEREBY DEDICATED TO TOOELE CITY.

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	61.61'	132.00'	26°44'29"	31.38'	S13°40'40"E	61.05'
C2	61.43'	132.00'	26°39'50"	31.28'	S13°42'46"E	60.88'
C3	75.39'	162.00'	26°39'50"	38.39'	S13°42'46"E	74.71'
C4	47.47'	102.00'	26°39'50"	24.17'	S13°42'46"E	47.04'
C5	93.54'	59.50'	90°04'13"	59.57'	S44°39'15"W	84.20'
C6	140.70'	89.50'	90°04'13"	89.61'	S44°39'15"W	126.65'
C7	60.11'	200.00'	17°13'13"	30.28'	N08°59'27"W	59.88'
C8	69.13'	230.00'	17°13'13"	34.83'	N08°59'27"W	68.87'
C9	51.09'	170.00'	17°13'13"	25.74'	N08°59'27"W	50.90'
C10	60.12'	200.00'	17°13'19"	30.29'	N08°59'24"W	59.89'
C11	76.37'	300.00'	14°35'07"	38.39'	N82°19'36"E	76.16'
C12	84.00'	330.00'	14°35'07"	42.23'	N82°19'36"E	83.78'
C13	48.63'	162.00'	17°11'52"	24.50'	N08°58'47"W	48.44'
C14	26.76'	162.00'	9°27'58"	13.41'	N22°18'42"W	26.73'
C15	47.61'	102.00'	26°44'36"	24.25'	N13°40'52"W	47.18'
C16	75.61'	162.00'	26°44'24"	38.50'	S13°40'40"E	74.92'
C17	38.65'	102.00'	21°42'33"	19.56'	S16°11'24"E	38.42'
C18	8.82'	102.00'	4°57'17"	4.41'	S02°51'29"E	8.82'
C19	46.37'	29.50'	90°04'13"	29.54'	N44°39'15"E	41.74'
C20	46.30'	29.50'	89°55'47"	29.46'	N45°20'45"W	41.69'
C21	67.13'	230.00'	16°43'24"	33.81'	N08°44'33"W	66.89'
C22	1.99'	230.00'	0°29'49"	1.00'	S17°21'10"E	1.99'
C23	51.10'	170.00'	17°13'19"	25.74'	S08°59'24"E	50.91'
C24	46.34'	29.50'	89°59'53"	29.50'	S44°37'12"W	41.72'
C25	24.27'	327.30'	4°14'58"	12.14'	S87°30'43"W	24.27'
C26	59.73'	331.11'	10°20'09"	29.95'	S80°13'09"W	59.65'
C27	39.59'	270.00'	8°24'05"	19.83'	S79°14'05"W	39.56'
C28	49.52'	29.50'	96°11'08"	32.87'	N48°28'19"W	43.91'
C29	69.13'	230.00'	17°13'19"	34.83'	N08°59'24"W	68.87'
C30	33.66'	170.00'	11°20'36"	16.88'	S11°55'46"E	33.60'
C31	17.44'	170.00'	5°52'37"	8.73'	N03°19'09"W	17.43'
C32	46.37'	29.50'	90°03'13"	29.53'	S44°38'46"W	41.74'
C33	46.35'	29.50'	90°01'22"	29.51'	S44°40'41"W	41.73'

LEGEND

- BOUNDARY
- SECTION LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- MONUMENT TO MONUMENT
- MONUMENT TO BOUNDARY
- STREET MONUMENT (EXISTING)

PREPARED BY



ENGINEERING AND SURVEYING, LLC
10 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 332-0075
www.focusatm.com

COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE CITY PLANNING COMMISSION.

CHAIR, TOOELE CITY PLANNING COMMISSION

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY ATTORNEY

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY ENGINEER

COMMUNITY DEVELOPMENT

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

TOOELE CITY COMMUNITY DEVELOPMENT

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

ROS MAP # 2017-0008

TOOELE COUNTY SURVEY DEPARTMENT

COUNTY TREASURER

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

TOOELE COUNTY TREASURER

TOOELE COUNTY RECORDER

ENTRY NO. _____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF

DATE _____ TIME _____

FEE \$ _____ TOOELE COUNTY RECORDER

Z:\2017\17-183 Sunset Estates Phase 8 Design 17-183.dwg Sheets\CE2 Final Plat.dwg

TOOELE CITY CORPORATION

RESOLUTION 2019-39

A RESOLUTION OF THE 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.

WHEREAS, U.C.A. §10-6-111 requires that on or before the first regularly scheduled meeting of the governing body in May of each year, the budget officer shall prepare for the ensuing year, and file with the governing body, a tentative budget for each fund for which a budget is required; and,

WHEREAS, the tentative budget sets forth the actual revenues and expenditures in the last completed fiscal year, the estimated total revenues and expenditures for the current fiscal year, and the budget officer's estimates of revenues and expenditures for the budget year (upcoming fiscal year); and,

WHEREAS, Tooele City's governing body, the City Council, has received the tentative budget and desires to adopt the same and to establish a time and place of a public hearing to consider its final adoption:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the tentative budget for each fund for the ensuing fiscal year, 2019-2020, is hereby adopted.

IT IS FURTHER RESOLVED that a public hearing to consider the final adoption of the Tooele City budget for 2019-2020 shall be held on the 19th day of June, 2019, at 7:00 p.m., at Tooele City Council Chambers located at 90 North Main Street, Tooele, Utah. The City Recorder shall cause notice of a public hearing to consider its adoption to be published at least seven (7) days prior to the hearing 1) in at least one issue of the Tooele *Transcript-Bulletin*, a newspaper of general circulation published in Tooele City, 2) on the Utah Public Notice Website, and 3) and on the home page of the Tooele City website, as required by U.C.A. §10-6-113.

This Resolution shall be effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2019.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form: _____
Roger Evans Baker, City Attorney

**Tooele City Council, the
Redevelopment Agency of Tooele City, and the
Municipal Building Authority
Work Session Meeting Minutes**

Date: Wednesday, April 17, 2019
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, joined the meeting at 5:05 p.m.

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
Andrew Aagard, City Planner
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Kami Perkins, Human Resource Director
Ron Kirby, Police Chief
Randy Sant, Redevelopment Agency Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairman Pruden called the meeting to order at 5:00 p.m.

2. Roll Call

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

Chairman Pruden announced that the Council has been re-invited to be on the Council of Aging board. It was decided to appoint Council Member Pratt to that board.

Chairman Pruden reminded the Council about the phone carrier change over to Verizon next week. Administration has been asked to bring in their I-pads on Tuesday, April 23rd, between 3-4 p.m. in the Council Chambers.

3. Discussion:

- FY20 Labor Cost Projections
Presented by Kami Perkins

Ms. Perkins handed out updated information because the figures had changed since she provided information for the packet. She indicated that she will be presenting information about the HR Department budget later tonight, but at this meeting she is assisting the Finance Department by providing information about labor costs and benefits.

Ms. Perkins presented a staff report, comparing 2017 to 2018. This comparison shows that the City had a few more employees in 2018. Ms. Perkins also talked about a wage comparison. She pointed out that last year the City increased pay for lower paid employees in order to try to stay competitive.

Ms. Perkins stated that the turnover rate has been steady between the two years. The police force turnover was slightly down over a five year average. In 2018 the City's turnover was at 19%. She said that the City continues to look at this area to see how we can stay competitive. Chairman Pruden asked Chief Kirby if the police department is fully staffed. Chief Kirby answered that they have four officers that are in training or in the military. They need two more officers to be fully staffed.

Council Member Gochis joined the meeting at 5:05 p.m.

Ms. Perkins listed some of the City's challenges: low unemployment which makes it difficult to fill jobs; a blue collar draught which affects positions such as public works; public safety recruitment and retention; retaining and attracting employees for lowest paid positions; trying to raise the entry rate to \$10.20; inflation; increased benefit costs; requests for additional staffing; and economic uncertainties.

Ms. Perkins mentioned that labor projections are difficult to predict. The City is still looking at what insurance costs will look like for next year. The City is trying to get bids so that good options are offered to employees and the City. Life insurance should not increase and costs to the Utah Retirement System have stayed steady.

Ms. Perkins said that every two years she does a comprehensive market study for a possible increase, or COLA. She looked at many other organizations to see what type of increase they offered, some of these include: consumer price index rose by 2.4%, social security income 2.8%

increase, URS 2.4% increase, Tooele County 1.2%, State of Utah 2.5% increase, and Grantsville City 2.5%. For every 1% increase the City provides, it costs the City \$110,000.

Ms. Perkins said the Administration is suggesting that lower paid employees receive a higher COLA than those on the top end, and showed examples of those increases on the current pay scale. Her scenario would generate an increase in costs of about \$515,857. Ms. Perkins explained that this included merit-based step increases, picking up a greater portion of a grant for a police officer, additional staff, and the golf pro's status.

An increase in the fire department benefits would result in additional costs of \$406,459.

Ms. Perkins went on to say that last year, it was discussed that the City contribute more in to the employees' 401K contribution, but the timing may still not be right. Administration is proposing the contribution stays at 2%.

There are some reimbursements of costs: the school district pays 75% of the school resource officer salary, and we have had some grants that have paid a portion of officers' salaries. Council Member Gochis asked if there were more grant opportunities available for officers' pay. Chief Kirby answered that he is working with the school district on a grant for another officer at Blue Peak that would offset the cost to one of the officers that he is requesting. He said he hasn't seen a new grant recently for hiring.

Council Member McCall stated that people don't realize how important water department employees are, because they are controlling the water. He said he felt like they should be paid more. Council Member McCall added that we need to make sure we're not being frugal in the wrong areas. Ms. Perkins said that the entry rates would be adjusted to help in those area, and certifications can help water employees to move up the pay scale.

Ms. Perkins informed the Council of the City's Spring Cleanup Day where employees are helping at the Railroad museum. She invited the Council to also come on that day.

- Resolution 2019-34 A Resolution of the Tooele City Council Re-Approving and Readopting Resolution 2017-18 Approving the Annexation of 49 Acres of Additional Sunset Estates Property into the North Tooele City Special Service District
Presented by Michelle Pitt

Ms. Pitt explained that in April of 2017, the Council approved Resolution 2017-18 annexing Sunset Estates in to the North Tooele City Special Service District. Utah State Code says that within 30 days of the Council passing a Resolution to annex, the City must provide to the Lieutenant Governor a copy of the final entity plat. The City has only recently received the local plat for annexation, so it is necessary to readopt Resolution 2017-18.

- Ordinance 2019-11 An Ordinance of Tooele City Amending Tooele City Code Chapter 10-3 Regarding Parking in the Public Rights-of-Way
Presented by Roger Baker

Mr. Baker stated that last fall the Council asked the Administration to look at the legal authority to tow vehicles that are in violation of City's parking laws. A special concern is vehicles parked on the street during snow storms, affecting the City's safety in plowing the streets, and causing ineffective plowing of the streets. While looking at those provisions, Mr. Baker indicated that he reviewed the entire chapter, which had not been done since 1990. He stated that the definitions of the Code have been updated. In this amendment, he researched towing authority as outlined in State Code, and looked at Salt Lake City parking ordinances. He found that the ability of a municipality to tow a vehicle from a public street is linked to public safety concerns. If that vehicle is a threat to public health and safety, then it is lawful to have the vehicle towed. If a vehicle is just an irritation, it may exceed state authority to tow. Mr. Baker went on to say that this Ordinance hasn't provided an expansion of towing authority. It allows towing if there is an obstruction to those who use the right-of-way, an obstruction of an emergency vehicle to travel the right-of-way including a snow plow, a risk to public safety, or if the vehicle is abandoned. Council Member Wardle asked what the standard of abandonment was. Mr. Baker explained that abandonment meant a situation in which a totality of the circumstances indicate that the vehicle is abandoned. It is difficult to put those circumstances in the City Code where they will be different in every situation. Mr. Baker indicated an example of where a vehicle has been on a road for at least two months with two flat tires. He said that it was hard to include all examples in the Code.

Mr. Baker indicated that he worked with Chief Kirby and Steve Evans on this Ordinance. Council Member Wardle asked about the fine, and if the amounts could be switched so that if the fine was paid within 15 days it would be a certain amount, then increase it if it was not paid within that time frame. Mr. Baker said that the current fine was \$25.00. The new default fine would be \$100.00 unless it is quickly paid, then it would be reduced to \$50.00. He added that the financial clerks would decide if it could be reduced, and whether it was within the time line. Council Member Pratt said he liked the increased amount if it is not taken care of in a timely manner. Mr. Baker stated the fine could be structured either way, depending on Council preference. Council Member Wardle indicated his preference for a \$50 fine, increased to \$100 if not paid within 15 calendar days.

The Mayor stated that they had an incident where someone was parking his trailer on the street and that person said that paying the \$25.00 fine was less than paying storage fees. After some discussion the Council agreed to a fine of \$50.00, to be paid within 15 calendar days, with an escalator to \$100.

- Accessory Dwelling Units (ADUs)
Presented by Roger Baker and Andrew Aagard

Mr. Baker stated that he prepared a new draft of the ADU Ordinance which includes the Council's and Staff's feedback from the prior meeting. The new draft Ordinance includes a minimum lot size of 10,000 square feet for a detached ADU, regardless of the zoning district. It breaks out minimum and maximum ADU sizes by ADU type, requires ADUs to have connections to the water and sewer mains through shared laterals with the primary dwelling, distinguishes ADUs from short-term rentals, and provides that ADUs can't be used or rented as

short-term rentals. It requires one parking stall per ADU bedroom. ADUs are capped at two bedrooms. The Ordinance clarifies what would happen if a lot containing an ADU is subdivided, and requires the ADU to stay on the lot with the primary dwelling. It prohibits an ADU from becoming a primary dwelling, and adds a violation, penalty, and appeal section.

Mr. Baker shared a three minute video provided through the League of Cities and Towns regarding ADUs from Salem, Oregon.

Mr. Aagard showed an example of a 7,000 square foot lot, with a 1,500 square foot primary dwelling and an 800 square foot ADU. In this scenario, it would leave enough room for the ADU and a shed. Mr. Aagard said that this demonstrated that an ADU can function on a 7,000 square foot lot.

Chairman Pruden said that regardless of what the minimum lot size is, ADUs still have to meet the setback requirements. He felt like 7,500 square feet was a fair number. Mr. Baker added that they could decrease the setback, similar to what is done for a shed. Council Member McCall expressed concern when someone wanted to subdivide the lot after an ADU was constructed, because then the property owner wouldn't have to pay impact fees. The City wouldn't be getting impact fees, even though the City would be impacted by the ADU's use of water and sewer. Mr. Baker said that they weren't recommending waiving the impact fees completely. The drafted policy recommended that the impact fees for ADUs be 50% of the impact fees for the primary dwelling. Mr. Baker explained that the reasons for lesser fee was that ADUs are smaller and accessory in nature, there is an assumption that fewer people will live there, and the amount of yard to be watered will be lessened. Mr. Baker added that he was recommending that there not be a conveyance of water rights because they have already been provided for by the primary residence. Mr. Baker drew a scale on the white board, with ADU costs on one side and ADU impacts on the other. The policy question for the Council is how to balance ADU affordability with ADU impacts to the Cit. The draft Ordinance is the City Administration's policy recommendation for this balance.

Council Member Wardle felt more comfortable with the 10,000 square foot minimum. Chairman Pruden suggested an 8,500 minimum lot size to split the difference between 10,000 and 7,000 square feet. Council Member Wardle felt that the City shouldn't dictate to the property owner that they can't do a short-term rental. Mr. Baker said that the reason this draft recommended not allowing short term rentals is because this Ordinance was a tool to close the short fall on affordable housing and short-term rentals would not help close the housing gap. Council Member Gochis said that it was hard to regulate short term rentals, because it generates issues such as determining whether it is still a home or if it is now a business. Mr. Baker stated that the City allows people to rent their primary residence. Council Member Wardle felt that millennials don't go to hotels, they stay at AirBnBs, and VRBOs. He didn't want to create something that may have an unintended consequence.

After some discussion, the Council decided they would like to see 8,500 square feet as a minimum lot size for detached and attached ADUs. Mr. Baker will bring back a draft Ordinance to the next work meeting.

- Parade Guidelines
Presented by Roger Baker

Mr. Baker explained that he attended a Special Events Risk Management webinar sponsored by the Utah Local Governments Trust. The webinar confirmed Mr. Baker's prior advice that candy should only be distributed from parade walkers and never from a moving vehicle. He also recommended that no riders be in the bed of pick-up trucks. The Council agreed.

The Mayor will advertise, and it will be included in the rules, that anything thrown such as candy, frisbees, or balls must be distributed by walkers instead of from a float or moving vehicle.

- Ordinance 2019-09 An Ordinance of the Tooele City Council Amending the Tooele City General Plan Land Use Map for Various Properties Located Throughout the City to the Medium Density Residential and High Density Residential Land Use Categories and Renaming Referenced Zoning Districts
Presented by Jim Bolser

AND

- Ordinance 2019-10 An Ordinance of the Tooele City Council Amending the Tooele City Zoning Map for Various Properties Located Throughout the City to the MR-8 Multi-Family Residential, MR-16 Multi-Family Residential, and MR-25 Multi-Family Residential Zoning Districts
Presented by Jim Bolser

Mr. Bolser indicated that about a month ago the Council adopted new multi-family zones and provisions for the City. At the time the changes weren't put on the map. These Ordinances change the Land Use Map of the General Plan, and the Zoning Map to specifically reference these new zones. Anything that's currently HDR on the Zoning Map will be reassigned to MR-16, and similarly from MDR to MR-8. They also provide an opportunity for the Council to look at other areas of the community to see if they should be assigned to these new zones. Mr. Bolser stated that the Planning Commission has recommended projects such as the neighboring apartment complex to 100 East, and project near Dow James to be reclassified. Mr. Bolser stated that these Ordinances also provide for a future planning effort for 1000 North where there is an existing area wedged between light industrial and R1-8 that is zoned RR-5.

Chairman Pruden stated that he would like to discuss the 1000 North planning at the second meeting in May. Mr. Bolser suggested that the Council, at their business meeting, indicate that they would like to approve the Ordinances without the 1000 North portion.

- Skyline Vista Concept Plan
Presented by Jim Bolser

Mr. Bolser pointed out that there were members of the public in attendance to discuss an opportunity to develop a parcel across from the cemetery. They have submitted a concept plan for townhomes and apartments on that parcel. Mr. Baker asked if this would require a rezone. Mr. Bolser said that it would. Council Member Wardle asked how it met the concerns of the Staff about slope. Mr. Bolser said that they have largely met those concerns now, when it didn't before. He added that there are design elements that have not yet been addressed, but until they get in to the design work, those concerns will remain.

Chairman Pruden stated that the City owns Little Mountain with the exception of this property. He asked if there was liability if a boulder from the City's property came off the mountain. Council Member McCall said that it looked like they were not cutting in the mountain like they were before, and felt it was a good use of that area.

Council Member Pratt asked if the developers would be required to finish curb and gutter along Skyline. Mr. Bolser said that they would have to do the public improvements, and extensions of water and sewer. Council Member Wardle said he liked it, and added that it could spur development on the corner, where La Frontera is, for commercial development. Council Member McCall felt the City needed to look at the safety of that intersection.

Council Member Gochis asked if it would be a private drive, and if so, would it allow access in case of a wildfire. Mr. Bolser said that if there was a wildfire, the fire department will use the drive, private or not. He added that the developers would have to design the drive to meet the minimums for a fire truck. Council Member Gochis asked about the number of parking stalls to each property. Developers answered that they would put in as many as were required by the parking ordinance, and said that the townhomes have garages. They added that there would be visitor parking as well.

Council Member Pratt said that the road would provide a fire barrier between the mountain and the residences. Mr. Hansen said that, as a matter of policy, this would require a rezone, and they are also required to look at water and sewer capacities.

The developers said that they set this up as the City requested with the fire safety and to limit impact. They also thought of the impact it could make on downtown Tooele. They may be open to creating a dog park. They indicated they have tried to meet all existing codes.

Council Member Gochis stressed her concern with a possible fire in that area.

- Minor Subdivision Final Plat for the Mountain View Meadows Subdivision, Located at 560 South 50 West in the R1-7 Residential Zoning District for the Purposes of Creating 4 Single-Family Residential Lots Presented by Jim Bolser

Mr. Bolser stated that this is an application that the Planning Commission forwarded with a recommendation to approve. The L-portion of lot 1 would provide a retention area. Mr. Bolser said that accessibility would be off 50 West.

- Subdivision Preliminary Plan for the Hunter’s Meadow Subdivision, Located at Approximately 760 West 700 South in the R-17 Residential Zoning District for the Purposes of Creating 54 New Single-Family Residential Lots
Presented by Jim Bolser

Mr. Bolser stated that Hunter’s Meadow is the field on the south side of Westland Mobile Estates. Developers are proposing a single-family development. Mr. Bolser indicated that they have met the requirements, and the Planning Commission forwarded it with a favorable recommendation.

Council Member Wardle asked if the City could do a reimbursement agreement with whoever owns a small piece, maybe 400 to 500 feet, so that the road could be finished. Mr. Bolser said that this development might create interest and spur others to develop, which may cause this portion of the road to be completed. Mr. Baker said that if the City was prepared to upfront the costs, the City could cause the road to be completed and get reimbursed when a developer is ready to develop. Mr. Hansen estimated the cost to be about \$80-90,000.

- Zoning Map Amendment from the R1-7 Residential Zoning District to R1-7 PUD for 36.11 Acres of Land Along Berra Boulevard and Aaron Drive
Presented by Jim Bolser

Mr. Bolser stated that this amendment application is a new application by the same applicant. The intent is the same as before, except they’re requesting to remove all the property previously proposed for multi-family. This application is for a zone change from single family R1-7 to R1-7 PUD. There is a reconfiguration of the lay out. Council Member Gochis asked if there was only a 3 foot setback along the shared lot line. Mr. Bolser answered that it was, which was not uncommon. He added that they are called garden units.

- MBA Resolution 2019-02 A Resolution of the Municipal Building Authority of Tooele City, Utah, Approving a Contact with GSH Materials Testing & Inspection, Inc. for Material Testing and Special Inspection Services on the New Police Station Project
Presented by Paul Hansen

Mr. Hansen stated that materials testing is something that the City hires out to a third party because the City doesn’t have the equipment. The Staff has selected GSH, for an estimated price of \$31,000. Mr. Hansen said that the price will likely increase during the contract.

Council Member Pratt moved to recess 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 recessed at 6:51 p.m.

The meeting reconvened at 9:00 p.m.

- Proposed Revisions to Chapter 7-4 Regarding Parking
Presented by Jim Bolser

Mr. Bolser stated that it is difficult to draft a parking Ordinance that fits every situation and every business. He indicated that he tried to make it as clear as possible for all applicants. Mr. Bolser explained that his Staff has had these same parking provisions for design elements, parking space widths, and lengths, in policy rather than in an Ordinance. He would like them to be included in City Code to formalize them. He indicated that he has worked with Fire Chief Harrison while drafting this Ordinance. They discussed things like how to take the shortest route to get to the fire, and how to be right at the front door to set up as quickly as possible. The Council felt that this Ordinance addressed their issues and expressed appreciation that Mr. Bolser included Fire Chief Harrison in formulating the Ordinance.

- Budget Meeting Calendaring
Presented by Chairman Steve Pruden

Chairman Pruden asked the Mayor to explain this year's budget process. Mayor Winn stated that instead of giving each Council Member a binder with everyone's requests, she will put together a table with personnel requests, a table with equipment requests, etc. Those tables will indicate which department the requests belong to. Mayor Winn says she will also show capital projects, one time purchases, and leasing information. She said that she is still working with finance to get those numbers together. Chairman Pruden also requested a spreadsheet on revenues, other than sales tax. The Council will get the Mayor's proposed budget by May 1st.

Council Member Wardle also asked for information, by department, if budgets are over or under budget.

There was a discussion regarding the disbursement of police station funds. Chairman Pruden explained the process for payments from CIB and US Bank. Mr. Hansen clarified that there are two separate items: Big D had a maximum price that included everything they are providing through their subs, with a built in 3% contingency; the other budget is for items such as furnishings, computers, phone system, etc., which are not a part of the Big D contract. The Mayor added that the CIB loan won't pay for items that aren't part of the building.

Council Member Wardle said that the Council needs to approve a Resolution to pass the police station budget. It was decided that after the Council approves the police station budget Resolution, change orders over \$20,000 will go to Council for approval, otherwise the invoices will get paid through the City's internal process.

4. Close Meeting to Discuss Litigation and Property Acquisition

Council Member Pratt moved to close the meeting. Council Member Wardle 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 closed at 9:30 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, Council Member Wardle, Council Member Pratt, Council Member McCall, Council Member Gochis and Chairman Pruden.

No minutes were taken on the closed meetings.

5. Adjourn

Council Member Wardle moved to adjourn. Council Member McCall 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 10:28 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 1st day of May, 2019

Steve Pruden, Tooele City Council Chair

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, April 17, 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

Scott Wardle

Melodi Gochis

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

Paul Hansen, City Engineer

Stephen Evans, Public Works Director

Chief Ron Kirby, Police Department

Darwin Cook, Parks Department Director

Kami Perkins, Human Resource Director

Steve Evans, Public Works 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 Girl Scout Troop 147.

The Leader of Troop 147 stated she would like to give recognition to a member of the troop who earned the bronze award in Junior Girl Scouts. The bronze award was awarded for facilitating a new crosswalk by her school.

2. Roll Call

Steve Pruden, Present

Dave McCall, Present

Scott Wardle, 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:

- McKail Rollie
- Austin Bock
- Brayden Dickerson
- Ethan Farnsworth
- Aaron Werito
- Chandler White

Chairman Pruden recognized Scout Troop 4400 who were in attendance.

4. Public Comment Period.

Chairman Pruden invited comments from the public.

Ms. Lanely Reigal addressed the Council. She stated that she is part of the Friends Board and the Children's Justice Center. April is National Child Abuse Prevention Month and as part of that the Friends Board and the Children's Justice Center is having an Open House on Wednesday April 24, 2019 at 11am-1pm and 4pm-6pm. They invite the public to come get education on what the Children's Justice Center does and information on how to become involved.

Chairman Pruden closed the public comment period.

5. Public Hearing and Motion on Ordinance 2019-09 An Ordinance of the Tooele City Council Amending the Tooele City General Plan Land Use Map for Various Properties Located Throughout the City to the Medium Density Residential and High Density Residential Land Use Categories and Renaming References Zoning Districts.

Presented by Jim Bolser

Mr. Bolser, stated he would overlap presentations for the two agenda items, 5 and 6 since they are directly tied together. About a month ago the City Council adopted an ordinance that addressed some reworking to the multi-family zones. The ordinance included not only the verbiage related to the zoning districts, but the development and zoning standards. Also included was the addition of a new multi-family residential zone and renaming the zoning districts. There are two steps that need to occur during the meeting, first is to amend the General Plan Land Use Map. The zoning districts that are listed on it no longer bare those zoning name references and secondly the Zoning Map needs to be changed. The ordinance does two things, it will rename and reassign any properties in those specific districts, MDR and HDR to the new names. MDR will change to MR-8, Multi-Family Residential, and HDR will change to MR-16, Multi-Family Residential. Secondly it will identify the goals and objectives of the long range vision of the City. Where the land use categories on the Land Use Plan specifically identify zoning districts as preferred in areas, the Land Use Map, must also correspond to the changes identified. The Planning Commission has heard both of these and have forwarded a unanimous positive recommendation.

Mr. Bolser showed the current Land Use Map in the General Plan to the Council. There are colored blocks and those colors are placed around the map to show which zones can have certain categories of housing, and zoning districts. The Council is allowed to look at the community after the recommendations from the Planning Commission and determine if there are any areas which the Council would like to change. The Planning Commission forwarded three areas to be reviewed for possible changes.

- Area off 400 North near 350 West. This is next to the Dow James Park Facility. There is a strip through the middle of the area that was recently rezoned to the HDR zone. It did not include the property to the north, the Henwood Trailer Park and the property to the south, which is the Landmark Apartments. Both of those developments exist and are non-conforming in their zoning classifications. The Planning Commission has recommended that the entire zone be expanded to conforming or close to conforming land zoning districts .
- Area along 100 East. Currently there is an apartment under construction. That project has room in it for an additional building. The neighboring property to the south is an existing apartment complex and is non-conforming in the zone of general commercial. The Planning Commission has stated that the Land Use Map portion be reassigned to a conforming land use.
- Area along 1000 North and approximately 300 East. This is an area that is currently under a rural zoning district that has very large five acre lots. The Planning Commission had a discussion to rezone this area. This is not something that the City has pressure or has seen plans for development in the area. It is one that is forward thinking. The idea from the Planning Commission was to split it in half with high density MR-25 on the west and MR-8 on the eastern half. There is a general

commercial zone in the area that has already been approved and sits in the middle south of the project.

The Planning Commission is forwarding a unanimous positive recommendation.

Council Member Wardle asked about the recommendation for the property off of 1000 North. Since that is a long-range plan maybe it should be taken out to see what development opportunities present themselves. Mr. Bolser stated that that is certainly an option.

Chairman Pruden opened the public hearing.

Derald Anderson wanted to comment on how excited he is for the changes. He is supportive of the changes and it is the right thing to do for the community. Mr. Anderson stated that he specifically wanted to address the area off of 1000 North. He is currently under contract with a property which is just outside of the proposed change and he will be bringing an application to rezone his property. He appreciates the City holding off on zoning until he can get his application in. He didn't want it to pass tonight and then have the governing bodies have to review this property again in a few weeks. He appreciates what the City has done. He stated it is a very difficult area to develop because it sits lower than the sewer line at 1000 North and is also a flood zone.

Chairman Pruden closed the public hearing.

Council Member Wardle motioned to approve Ordinance 2019-09 including the areas discussed at 100 East, 400 North, and excluding the area off of 1000 North. 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," Chairman Pruden, "Aye." The motion passed.

6. Public Hearing and Motion on Ordinance 2019-10 An Ordinance of the Tooele City Council Amending the Tooele City Zoning Map for Various Properties Located Throughout the City to the MR-8 Multi-Family Residential, MR-16 Multi-Family Residential, and MR-25 Multi-Family Residential Zoning Districts.

Presented by Jim Bolser

Mr. Bolser stated specifically the Zoning Map is has the same intent as the prior item. Mr. Bolser stated that the area off of 400 North would be rezoned to the MR-16 Multi-Family Residential, the area off of 100 East would be rezoned to MR-16, Multi-Family Residential but the Planning Commission has recommended the MR-25 Multi-Family Residential zone. The piece on 1000 North has been excluded in the prior agenda item and for continuity this should probably be excluded in this agenda item as well.

Chairman Pruden opened a public hearing, there were no comments. Chairman Pruden closed the public hearing.

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

Council Member Wardle motioned to approve Ordinance 2019-10 with the areas discussed off 400 North, 100 East and excluding the area off of 1000 North. 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," Chairman Pruden, "Aye." The motion passed.

7. **Minor Subdivision Final Plat for the Mountain View Meadows Subdivision, Located at 560 South 50 West in the R1-7 Residential Zoning District for the Purposes of Creating 4 Single-Family Residential Lots.**

Presented by Jim Bolser

Mr. Bolser stated that this is a minor subdivision. This will be the only time it will be before the Council. An aerial property map was shown on the screen. The property is along 50 West. The zoning is R1-7 Residential. The plat will create 4 lots. The larger lot will include the storm water retention facilities in the back and an existing home. All four properties will have access to 50 West. The Planning Commission has forwarded a positive recommendation.

Chairman Pruden asked if these are immediately west of the church. Mr. Bolser stated correct.

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

Council Member Pratt motioned to approve the Minor Subdivision Final Plat for Mountain View Meadows Subdivision, Located at 560 South 50 West in the R1-7 Residential Zoning District for the Purposes of Creating 4 Single-Family Residential Lots. 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," Chairman Pruden, "Aye." The motion passed.

8. **Subdivision Preliminary Plan for the Hunter's Meadow Subdivision Located at Approximately 760 West 700 South in the R1-7 Residential Zoning District for the Purposes of Creating 54 New Single-Family Residential Lots.**

Presented by Jim Bolser

Mr. Bolser stated that this is an area that has seen a lot of unfortunate occurrences. The project is hoping to create better days. This is a large vacant field. The zoning on the property is R1-7, Residential. The plat map shows a finger of property that goes over to Coleman Street. The

property on Coleman is on a lot within an existing minor subdivision called Porters Place. One of the lots was a deep lot that wrapped around the others. That lot will be included into this development creating lot 54 and 40 and 41. This is a standard R1-7 Subdivision. The Planning Commission has forwarded a unanimous positive recommendation. The outline of this property does not include the Settlement Canyon Irrigation ditch. It will be between this property and the Westland Estates development.

Chairman Pruden asked if lot 54 will access onto Coleman. Mr. Bolser stated yes. There will be another lot behind. Chairman Pruden clarified that the water retention is in the northwest corner. Mr. Bolser stated correct.

Council Member Wardle stated that this has been a long time coming. Mr. Bolser stated that there have been a couple of false starts but this one is coming for approval.

Council Member Gochis motioned to approve the Subdivision Preliminary Plan for the Hunter's Meadow Subdivision located at Approximately 760 West 700 South in the R1-7 Residential Zoning District for the Purposes of Creating 54 New Single-Family Residential Lots. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

9. Resolution 2019-30 A Resolution of the Tooele City Council Accepting Fencing on the 2000 North Street and 400 West Street as a Public Improvement Owned by Tooele City and Maintained by the North Tooele City Special Service District.

Presented by Roger Baker

Mr. Baker stated that there is white vinyl fencing on 2000 North on both sides of the street and 400 West as well. That fencing was designed as an element of the visual corridor of the Overlake development to be maintained by the North Tooele City Special Service District. Many of the public improvements installed in Overlake, including fencing, were above the regular City standard, so the District was created to fund the maintenance of those improvements. It was discovered fairly recently that the fence was included in the itemized list of public improvements installed by the developer, but was never bonded as a public improvement and thus never accepted as a public improvement by the City Council. Despite this anomaly, the District has maintained the fencing since its installation, appropriately, because the fencing was intended to be a public improvement maintained by the District. At this time, the City Administration recommends that the City Council remedy that situation by accepting the fencing improvement as a City owned public improvement, which will be maintained by the District.

Council Member Gochis motioned to approve Resolution 2019-30. 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," Chairman Pruden, "Aye." The motion passed.

10. Ordinance 2019-11 An Ordinance of Tooele City Amending Tooele City Code Chapter 10-3 Regarding Parking in the Public Rights-of-Way.

Presented by Roger Baker

Mr. Baker stated that last fall the Council, the Mayor, Chief Kirby were asked to look at amendments to the parking ordinance that regulates parking in the right-of-way. The purpose was to better understand and to clarify the authority the City has to tow vehicles from off the street. Based on the research, this ordinance clarifies the rights that the Police Department has to tow cars parked illegally in the public rights-of-way. An ordinance is only as good as its definitions, so this ordinance adds several definitions. The ordinance states that a vehicle may be towed if the vehicle is obstructing the flow of traffic, pedestrian, bicycles, vehicle, snow plows, and emergency vehicles; if it is creating a public safety risk; or, if the vehicle shows signs of abandonment. The second element is to enact provisions for enforcement to make sure it is clear legally. The third item is to suggest raising the fee to make parking the fee a deterrent. The fee that has been discussed is a \$50 fee which is an increase from the \$25. If the fee is not paid within 15 days then the fee is increased to \$100. Chairman Pruden clarified that it is 15 calendar days, not business days. Mr. Baker stated correct, two weeks; not three.

Council Member Wardle asked if the \$50 dollars needs to be made as an amendment or will it be put in the ordinance. Mr. Baker stated that the Council should include the fee amendment in the motion to approve, but that he would also make sure the correct amendment is attached to the ordinance.

Council Member Wardle motioned to approve Ordinance 2019-11 with the changes in 10-3-1 with the changes explained by the City Attorney the civil penalty will be \$50 and if not paid within 15 calendar days it will be increased to \$100. 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," Chairman Pruden, "Aye." The motion passed.

11. Resolution 2019-34 A Resolution of the Tooele City Council Re-Approving and Readopting Resolution 2017-18 Approving the Annexation of 49 Acres of Additional Sunset Estates Property into the North Tooele City Special Service District.

Presented by Michelle Pitt

Ms. Pitt explained that in April of 2017, the Council approved Resolution 2017-18 annexing Sunset Estates in to the North Tooele City Special Service District. Utah State Code says that within 30 days of the Council passing a Resolution to annex, the City must provide to the

Lieutenant Governor a copy of the final entity plat. The City has only recently received the local plat for annexation, so it is necessary to readopt Resolution 2017-18.

Council Member Pratt motioned to approve Resolution 2019-34. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

12. Budget Presentation – Police Department

Presented by Ron Kirby, City Police Department Chief

Chief Kirby stated, that the police department budget is a little under \$5.5 million dollars and the animal shelter is \$270,000. All of those dollars are taken very seriously, with the mission of department being, one enforcing the law, but also partnering with the community. We value our community partners and work hard with schools, educational facilities, hospitals, medical facilities, businesses, and religious, nonprofit, and neighborhoods. Chief Kirby briefly highlighted partnerships and how some of the money is spent that is allocated to the department. Chief Kirby thanked the City Council and community for funding the new police station building under construction. The department hopes that the new station will be a police station, but also a community center where people will feel comfortable to be inside and hold events in the new community room. The department also hopes that the residents can tour the police department in a much better environment. Chief Kirby stated that the Council funded the addition of community service officers in the prior fiscal year. That has been fantastic and the department is very happy with the addition. The Community Service Officers take some of the burden off of the police officers by performing some of the civilian grade duties and helping the department work closer with the community. Chief Kirby stated that the department has been sponsoring a Police Explorers Post with excellent results. Lastly the Department has a citizen's academy that has been very successful.

Chief Kirby stated that the proposed budget is heavy in personnel, 85 %. Over 15% is operating costs. He stated that he was not going to go over the budget line item by line item, but would highlight the areas that the Department is making monetary requests. A simplified organizational chart was shown on screen for the understanding of the department. There are three main divisions to the department, the patrol, animal shelter, and operational support which contains investigations and records.

Chief Kirby stated that one request is for a new animal control pickup for the animal shelter. There are two animal control officers and two pickup trucks which they drive. One of those trucks had its transmission go out. The truck is a 2004 Chevrolet, has 165,000 miles and it is not worth it to fix. The request is for a new truck. Chairman Pruden asked if the truck that is no

longer working is a full-size truck. Chief Kirby stated that it is the full size, but the plan is to replace it with a smaller size.

Chief Kirby stated the department would like five new police vehicles. The department does not generally reuse the equipment in the vehicles because the vehicles are kept for a long time. The department is currently on a ten-year rotation for police vehicles. That means the oldest vehicles are ten years old and several of them are over 100,000 miles. Chairman Pruden asked if those were the impalas. Chief Kirby stated yes. He is looking to reduce the ten-year rotation that the department is currently on for vehicles. The department has 37 police vehicles, and seven civilian vehicles. The civilian vehicles are all former police vehicles that have been recycled. If the department bought five vehicles every year than the vehicles would be at about an eight-year rotation. That does not include growth of the department and in the future the department may need to increase numbers of vehicles.

Lastly, Chief Kirby requested two additional police officers in the department. Chief Kirby stated that the proposal is two officers for the price of 1.25. He is in negotiations with the school district to offset the cost of one of the officers. Depending on what the Council decides he would hate to lose the opportunity if the school district does agree to supplement an officer's salary.

Chief Kirby stated that he wanted to talk briefly about the number of police officers. He stated that the number of officers that a community has is really a community decision made by the elected representatives of the community. He stated that it shouldn't be a completely arbitrary number. He looks at a couple of factors to determine the number of officers. He stated that it can be unreliable to look at similar communities and determine officers based on those numbers because there are a lot of factors with crime rate, types of communities, size, but he wanted to share some calculations that he had prepared to compare communities and thinks they should be considered. He looked at comparing the regional average, the Mountain West Region, the average for cities approximately the same size as Tooele, is 1.44 officers per 1,000 residents. Tooele City's current rate is 1.04 officers per 1,000 residents. The Utah average is 1.62 officers per 1,000 residents. He wanted to also compare crime rate because that deals with caseload for the officers. Tooele City's crime rate is 37.57% and he went up 10 points and down 10 points to compare to communities in Utah that are in that range. Looking at that the average is 1.52 officers per 1,000 residents. Just cities the same size, about 30,000 residents, the average is .97 officers per 1,000 residents. That rate is close to the average rate in Tooele, but the City would be comparing themselves to cities that less than half the crime rate. He cautioned comparing the City to comparable sized cities, like Kaysville that has a crime rate of 14.4%. Chief Kirby compared to other cities in the County. Grantsville has a crime rate of 24.09%. They have a slightly higher ratio of officers at 1.18 officers per 1,000 residents. Tooele County Sheriff's Office has a crime rate of 14.22%, with a ratio of 1.45 officers per 1,000 residents. The Sheriff's office has some different functions so it is not a perfect comparison.

Chief Kirby stated that the ratios were derived from 2017 data. That is the earliest year that he has accurate numbers for.

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

Council Member Wardle asked the Chief if the staff request was approved what would the ratio of officers be? Chief Kirby stated that one officer adds about .04 of a point. Cottonwood Heights is the closest comparison at 1.26 officers per 1,000, it would take Tooele to seven officers to be at the same percentage.

13. Budget Presentation – Human Resources

Presented by Kami Perkins, Human Resources Director

Mrs. Perkins stated that she is focusing just on the Human Resources Department. She wanted to focus on some of the highlights of fiscal year 2019 initiatives. The City implemented the Applicant pro and hire forms. That is the online onboarding system and came in \$10,000 less than the original budget. That has improved the applicant process and improved customer service. There was some restructure in departments. It sounds like a simple change, but there is a lot of work behind the scenes. The Community Development and Public Works department were split, hiring and restructuring for the new Public Works Director, Parks & Recreation Director, Community Service Officers in the Police Department, business licensing moved departments, created the new Deputy Recorder position, and added a utility line locator position. Those changes resulted in some great things for the City, but there was a lot to get done. Additionally the City implemented a new police officer pay plan, implemented the Tiers 2 enhanced retirement benefit plan. Shortly after that was implemented the State Retirement Office announced legislation was approved and next year there will be changes to benefits and the department will be looking at how to apply those changes. Four police officers were recipients of the new public safety student loan program. The department continues to work on the \$10.20 minimum and it will be implemented by 2020. One thing the department is still working on is an extra layer on the streets department career ladder progression.

Mrs. Perkins stated that she also functions as the City Treasurer. In the prior year there was a transition to a money management reporting system. Those reports are reported twice a year for auditing and are in compliance with the Utah Money Management Act. Fraud prevention practices were implemented. The first one that is done is the preapproved ACH. This means that if anyone tries to pull money out electronically, they must be set up as a vendor or a fraud alert will be initiated in the system. That was put in place to protect the City's assets. In conjunction with the City Recorders Office and employees in the City there has been the implementation of a Risk Management Team. Mrs. Perkins shared a story about OSHA visiting the City while she was out on vacation. The staff was able to handle that and OSHA stated that

the City performed well. There was also a Utah Retirement audit and annual financial audits were performed this past year with no findings.

Mrs. Perkins stated that the department will be working on a few things for 2020. There will be a transition to a new human resource database. This will put in place something called training tracks and will help support some of the field supervisors to monitor team training and certifications. There is a possibility of some improvements on performance evaluations. Positive pay will upload to the bank ahead of time to ensure that all checks that are endorsed and should be cleared. If something gets posted to the account that was not uploaded by the City, will be notify of a possible fraud. There has been a lot of turnover, so the managers will be working on manager training. In the summer there will be training for the new Tiers 2 retirement system. From the safety team this past year there were a lot of slips and falls from City employees. That will be a huge initiative for the coming year to prevent these accidents. Another initiative that will be worked on is the Business Continuity plan. If the City is hit with a natural disaster the City will be able to continue functions and pay employees.

Mrs. Perkins stated that for the budget everything is staying the same. She does have one request for the Council. In 1998 when she was hired the City had 75 employees plus fire department. In 2018 that number has increased to 255 and the fire department. There are two employees and they try to be as efficient as possible with automation, but it is becoming very taxing. She is asking for one of three of these options. The first step would be to let the department keep the \$10,000 that came in under budget and they would hire a temp, seasonal intern for basic functions, filing, data entry. The middle ground would be a fulltime regular, human resource technician. This would be a starter position helping with data entry, phone calls, and benefit enrollments. The ultimate goal is to expand and have one fulltime professional safety manager and training manager for the City.

Lastly, Mrs. Perkins stated that the theme for the Human Resources theme is, "Train your people well enough so that they can leave. Treat them well enough so they don't want to." Sir Richard Branson.

Mrs. Perkins thanked the Council for listening to her requests.

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

14. Budget Presentation – Public Works

Presented by Steve Evans, Public Works Director

Mr. Evans, stated he wanted to discuss vehicles, employees, and capital improvement projects. 15 of 52 (29%) vehicles for the department are over 20 years old. These include a backhoe that was repairing a 12-inch main break earlier in the day, two trucks responding to residents'

basements for overflowing sewer. There are two plow trucks and the loader for the salt trucks that are over 20 years old. The loader that is sent to get Police, plow truck and another loader out is over 32 years old during this last winter. The department has 27 pieces of equipment out of 52 pieces of equipment that are over 10 years old. 10 out of the 52 department vehicles are newer than 10 years. This results in situations where in one snow storm there were only three plows working. There are no back up plow trucks. The total cost of equipment that is needed is \$6,548,000. That is a large number. Included in the \$6 is \$1 million to build a new shop facility. Right now, there are 16 employees that are using a port-of-potty for a restroom. The grade for the shop is such that the plow trucks can't make it up, they must go around the back, get salt, and plow down the road for other plow trucks to make it up. Fleet is a major concern.

Mr. Evans stated that he wanted to address the greatest asset of the City and that is the employees. He stated current employees are asked to be called out to serve the City for \$7.50. CDL truck drivers can't have a blood alcohol over .04 and asking the employees to not drink and wake up in the middle of the night to go to work for less than industry standard is hard. Some nights they do not get to go back home. Pay on the weekend is \$12.50. That is almost 9 times lower than industry.

Mr. Evan's stated that the winter was hard on the roads. The department is asking for budget for several road projects as well as, waterline projects, storm water drain, side walk repairs, and sewer projects.

Mr. Evan's stated that the employee on-call pay is the most significant for him in the budget proposal.

Council Member Wardle asked if Mrs. Perkins was aware of the on-call requests prior to this discussion and if it was included in a prior presentation in the work session. Mrs. Perkins stated that it was not.

Council Member Wardle stated that the County has gone through a similar problem with vehicles and they have gone to a lease agreement to rotate. What is Mr. Evans experience or plan for the capital requests? Mr. Evans stated that a lease plan for capital improvements could be looked into. There are leases out there for the types of equipment being asked for. His proposal is brand new equipment for the entire department and a shop. Council Member Wardle stated that in the prior year the Police Department addressed rotating cars. Have you found a way to plan like that? Mr. Evans stated that when he was in budget discussions, he asked the finance department if they wanted a five year plan, but it was too far out. He stated he could come up with a three-year plan. Council Member Wardle stated that would be great. Mr. Evans stated that most of the information would come from the State contract because the State has already done this process.

Chairman Wardle stated that he thinks Mr. Evans is exactly right when it comes to street employees being called out. Not having working equipment and the pay is not what it needs to be; it becomes a significant issue for retention. Mr. Evans stated that there is nothing more frustrating than a basement filling with sewer and the truck won't start. That is very stressful for everyone involved

Chairman Pruden asked the Council if there were any comments or questions.

15. Budget Presentation – Parks & Recreation

Presented by Darwin Cook, City Parks & Recreation Director

Mr. Cook stated that the parks opened earlier in the week. He thanked the Council for the projects that are underway. The City park restrooms are in the foundation stage. Pickleball courts are hoping to be done the end of May. The department has made an agreement with the library for the library to hold rent out materials and equipment for people to learn to play pickleball. The site is being prepared for the golf course pavilion. It will be ready to pour in the next week. The museum handicap ramp is being finished and will be ready for the 150 Celebration. Elton Park will be worked on after the contractor finishes another project and the rain clears up. Golf carts are expected the in April, but planned for May if there are any delays. Chairman Pruden stated that a lot of those projects are being funded out of the P.A.R. Tax.

Mr. Cook stated that the department is working on developing plans to fund vehicle, and playground equipment rotations. The plan is to start replacing playground equipment. The playground equipment is aging and it is a risk to the City. The equipment at Elton Park is over 30 years old. Linear Park playground equipment was just put in for about \$50,000. A typical playground will last 15 years and then will be replaced. There are very few in the City that are within that age. The average for the playgrounds will be around \$70,000.

Mr. Cook addressed the cemetery. The cemetery is managed by the Parks Department, but expenditures are out of the general fund. One of the requests for the proposal is an earmarking for some sort of climate-controlled structure for the equipment. The current storage will not fit equipment. The department would like to build a building by the records office for equipment. The current building would be torn down for more plots. Another part of the cemetery is the Skyline Irrigation Proposal. There are no more side by side plots to purchase in the current cemetery space. The Skyline piece of the cemetery is not currently available for purchase. While working through the Elton Park irrigation the consultant is going to look over the Skyline piece and present a proposal. That will be coming and needs to be addressed.

Chairman Pruden asked about what has been done in that area? There was trenching that was done? Mr. Hansen stated that the City recently installed a valve system that allows us to switch between the irrigation and culinary water systems. There was some test trenching to determine

how much fill was in the area to make sure there was proper burial depths. The irrigation would be additional work. Mr. Cook stated there has been a lot of fill placed in the area, to meet required burial depths. It is thought that the area now meets the requirements. Chairman Pruden asked how many plots will that area hold? Mr. Cook stated thousands. This is just west of the shop and would be included if the shop came down.

Lastly Mr. Cook stated that the England Acres will need to be addressed. A developer has started progress on the east side of the property. Originally there was a three phase plan for England Acres and this would be the next phase. It is too early to estimate the cost, but it would be reasonable to estimate \$500,000 to complete the phase. A portion of this amount could be addressed with P.A.R. Tax.

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

16. Minutes

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

Council Member Pratt motioned to approve minutes from the Council meeting held April 3, 2019 and the RDA and City Council Work Session on April 3, 2019. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

17. Approval of Invoices

Presented by Mrs. Pitt

An invoice in the amount of \$29,992 to Ken Garff West Valley for a Ford F150 truck.

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

18. Adjourn

Council Member McCall moved to adjourn the City Council 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," Chairman Pruden, "Aye." The motion passed.

The meeting adjourned at 8:45 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 1st day of May, 2019

Steve Pruden, Tooele City Council Chair

DRAFT