

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council & the Redevelopment Agency (RDA) of Tooele City, Utah will meet in a Work Meeting, on Wednesday, January 20, 2021, at the hour of 5:30 p.m. The meeting will be held at the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah.

We encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>. If you choose to attend, please maintain social distancing, limit the number of people that attend with you, and wear a face covering.

- 1. Open City Council Meeting**
- 2. Roll Call**
- 3. Mayor's Report**
- 4. Council Member's Report**
- 5. City Council/Redevelopment Agency Chair & Vice Chair Positions & Committee Assignment**
- 6. Budget Calendar**
Presented by Debbie Winn, Mayor
- 7. Hawthorne House Estates Land Use Map Amendment** for Approximately 7.36 Acres Located at 3 O'clock Drive and SR-36 (Main Street) From the Medium Density Land Use Classification to the High Density Land Use Classification
Presented by Jim Bolser, Community Development Director
- 8. Heating and Air Conditioning** at the Teen Center
Presented by Darwin Cook, Parks & Recreation Director
- 9. Filter Building Upgrades** at Water Reclamation Facility
Presented by Steve Evans, Public Works Director
- 10. Closed Meeting**
- Litigation, Property Acquisition, and Personnel
- 11. 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 COUNCIL COMMISSION & BOARD APPOINTMENTS 2020

Revised August 5, 2020

Commission / Board	Number	Term	Appointed By	Council Appointee
City Council	5	4	Electorate	Chair: Ed Hansen Vice Chair: Justin Brady
Planning Commission	7	4	Mayor Appoints 4; Council Appoints 3; Council Liaison	Liaison: Justin Brady Liaison: Ed Hansen
Library Board	5 – 9	3	Mayor (with Council consent); 1 Appointee may be a Councilperson	Tony Graf
Redevelopment Agency	5 (Council)	–	–	Chair: Melodi Gochis Vice Chair: Tony Graf
RDA Taxing Entity Committee	8	–	Council (“legislative body”) Appoints 2	Melodi Gochis Glenn Caldwell
Municipal Building Authority	5	–	–	N/A
Council of Governments	13	–	Mayor Appoints 2 (with Council consent)	Mayor Debbie Winn Melodi Gochis
Museum Advisory Board	7 – 14	3	Mayor (with Council consent); Mayor is a Member	Mayor Debbie Winn Ed Hansen
Employee Grievance Appeal Board	5	2	3 by Vote of Full-Time City Employees; Council Appoints 2 of its own Members	Scott Wardle Melodi Gochis
Historical Preservation Commission	5	–	Mayor (with Council consent)	N/A
Accessibility Committee	3	2	Mayor (with Council consent); 1 Member from Engineering	N/A
Local Boundary Commission	7	4	Mayors of Municipalities Appoint 2 Elected Municipal Officials	
North Tooele City Special Service District	6	4	City Council Appoints 5 Residents of the District and 1 Ex Officio Councilperson	Justin Brady
PAR Tax Board	5 (Council)	–		Chair: Scott Wardle
Arts Council Board	7	4	2 City Council Members	Melodi Gochis Scott Wardle
Board of Appeals (UBC)	None Specified; Must be Qualified	No Term Limit	City Council	N/A
Communities That Care (CTC)	25	1	CTC Coordinator	Ed Hansen
USU Board	–	–	City Council	Scott Wardle
Homeless Coordination Committee	–	–	City Council	Ed Hansen

Utah League of Cities and Towns Legislative Policy Committee	-	-	City Council / Mayor	Mayor Debbie Winn Scott Wardle Roger Baker
Tooele City Water Special Services District	5 (Council)	-	City Council	Chair: Ed Hansen
Pre-Disaster Mitigation Planning Team	1 (Council)	-	City Council	Ed Hansen
Children's Justice Center	1 (Council)	-	City Council	Tony Graf

**Tooele City Corporation
Budget Calendar - Council**

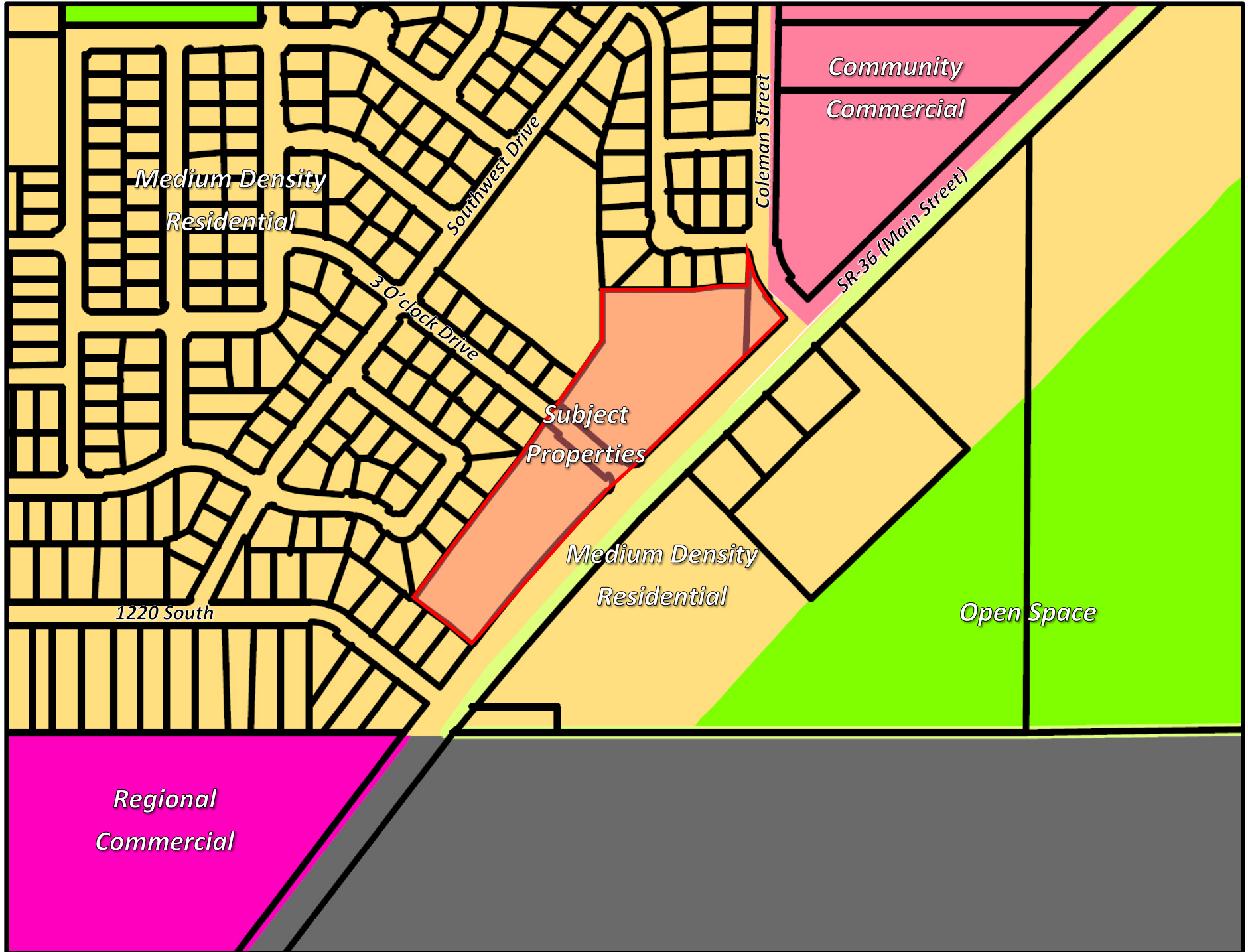
DATE	TASK	RESPONSIBILITY	DESCRIPTION
JAN/FEB	City Council/Mayor Budget Retreat	Mayor, Council	Meeting to establish goals and priorities for upcoming budget.
FEB - 1st Work Meeting	Review PAR tax and capital projects	Mayor, Council	Review current projects and their status, determine which projects will be carried forward to next FY and which projects and equipment will be prioritized for next year.
FEB - 2nd Work Meeting	HR Training- Compensation Structure/Evaluations/Benefits	Mayor, Council	Basic training of compensation structure, evaluation structure, COLA determination, health insurance benefit determination
MAR - 1st Work Meeting	Review projects for Road C, Sewer & Water Enterprise Funds	Mayor, Council	Review current year enterprise fund projects and determine which projects will be carried forward to next FY and which projects and equipment will be prioritized for next year.
APR - 1st Work Meeting	Finalize benefits packages and proposals	Mayor, Council	All benefit and insurance rates and contracts need to be signed by April 30th in order to have a timely open enrollment period. Council approval needed to approve contracts and set rates.
APR - 2nd Work Meeting	Revenue Comparisons FY2020 vs FY2021	Mayor, Council	Revenue Comparisons for FY 2020 and Projected Revenue for FY 2021
MAY - 1st Council Meeting	Present tentative budget to Council	Mayor	Tentative budget to be presented to Council first meeting in May.
MAY - 2nd Council Meeting	Budget discussion (work session)	Council	Discuss tentative budget and propose any changes
JUNE - 1st Council Meeting	Budget discussion (work session)	Council	Discuss tentative budget and propose any changes
JUNE - 2nd Council Meeting	Adopt final budget	Council	Final budget must be adopted by June 22nd, unless going thru Truth in Taxation.
JUNE - 2nd Council Meeting	Adopt tax rate or begin truth in taxation process	Finance Director, Council	Final property tax rates must be adopted by June 22nd. If going thru Truth in Taxation a tentative rate is adopted and a date is set for the public hearing in August.
JULY - 2nd Council Meeting	Budget amendment to actual tax rate	Finance Director, Council	A budget amendment may be required to adjust the final amount of property tax rate and values set by the State and Council if values were not available for final budget adoption.
Truth in Taxation:			
AUG - 1st Council Meeting	Public hearing on proposed tax rate	Mayor, Council	This meeting should be held on the 1st council meeting in August if that meeting date is 10 days after June 22nd. If not, a special meeting may need to be scheduled.
AUG - 2nd Council Meeting	Adopt final tax rate and final budget	Mayor, Council	The final property tax rate and budget must be adopted prior to September 1st.

Hawthorne House Estates Land Use Map Amendment

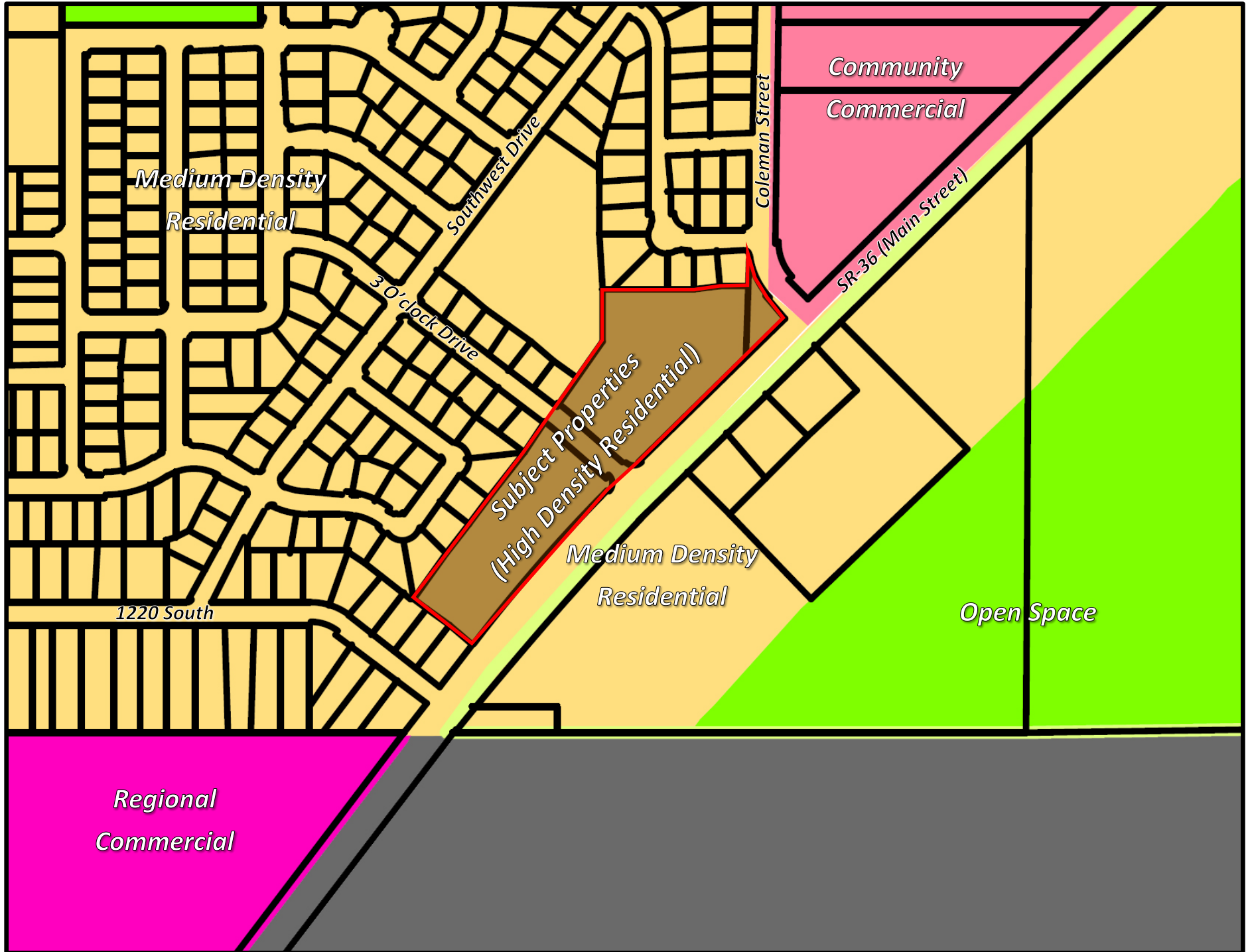


Aerial Map

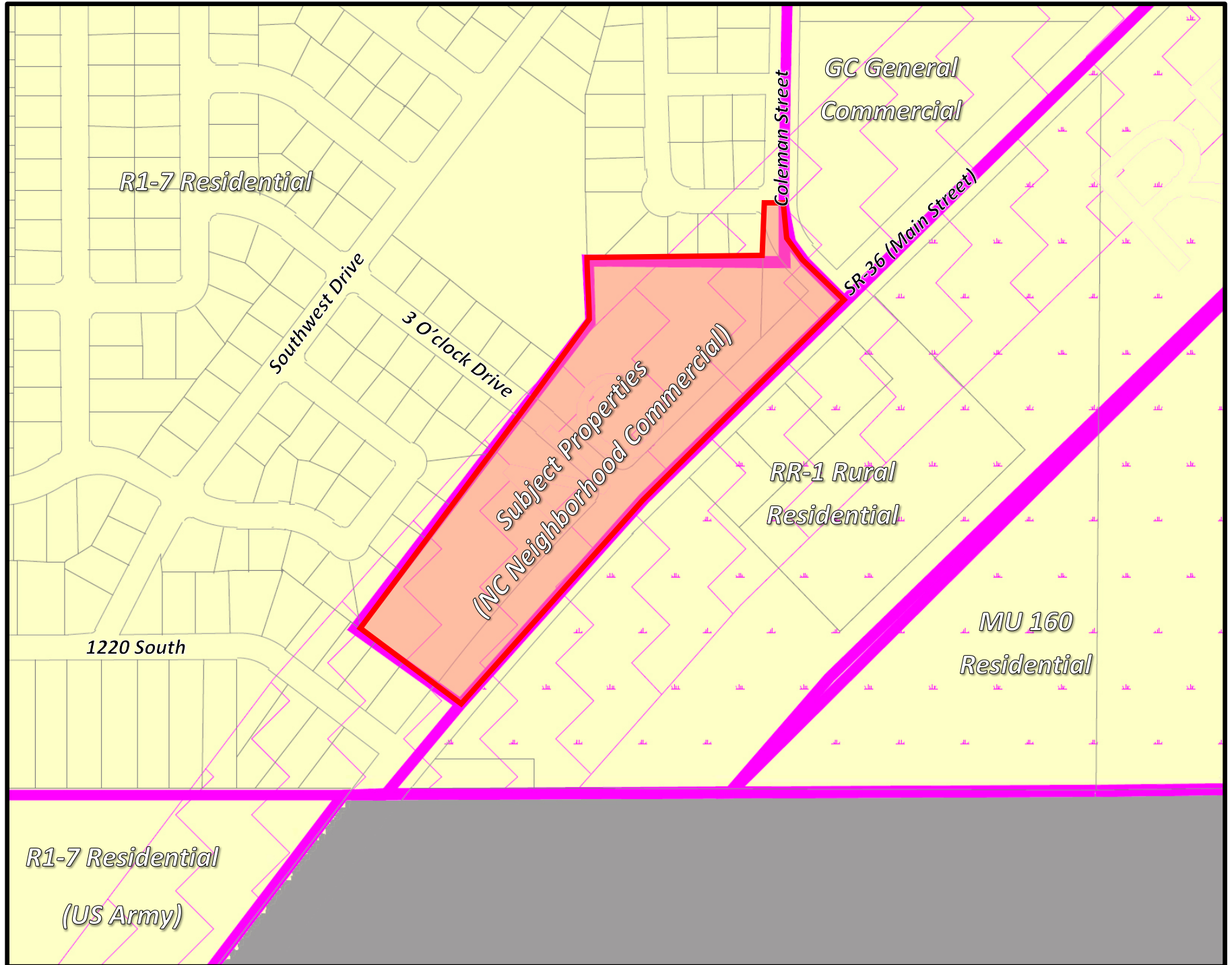
Hawthorne House Estates Land Use Map Amendment



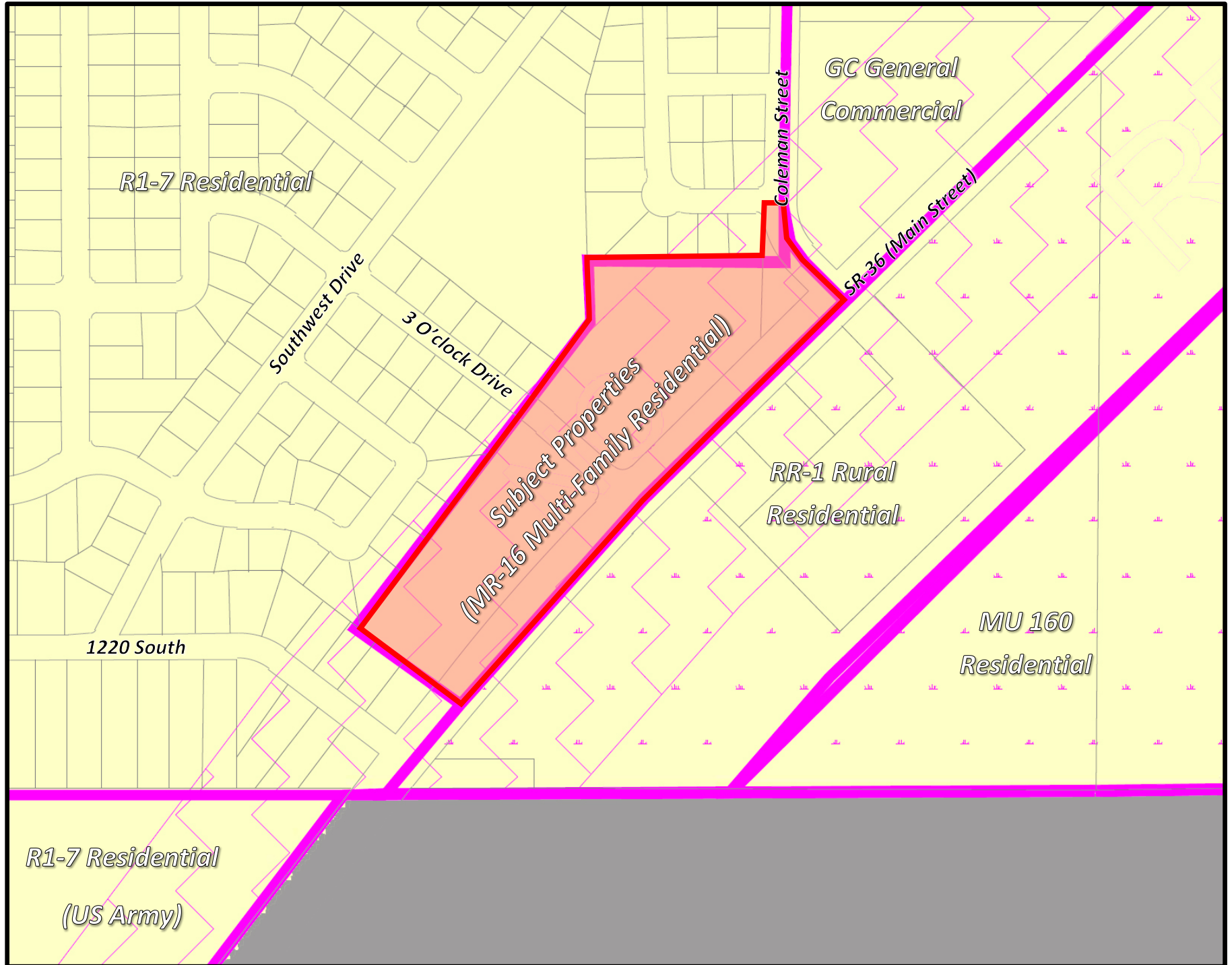
Hawthorne House Estates Land Use Map Amendment

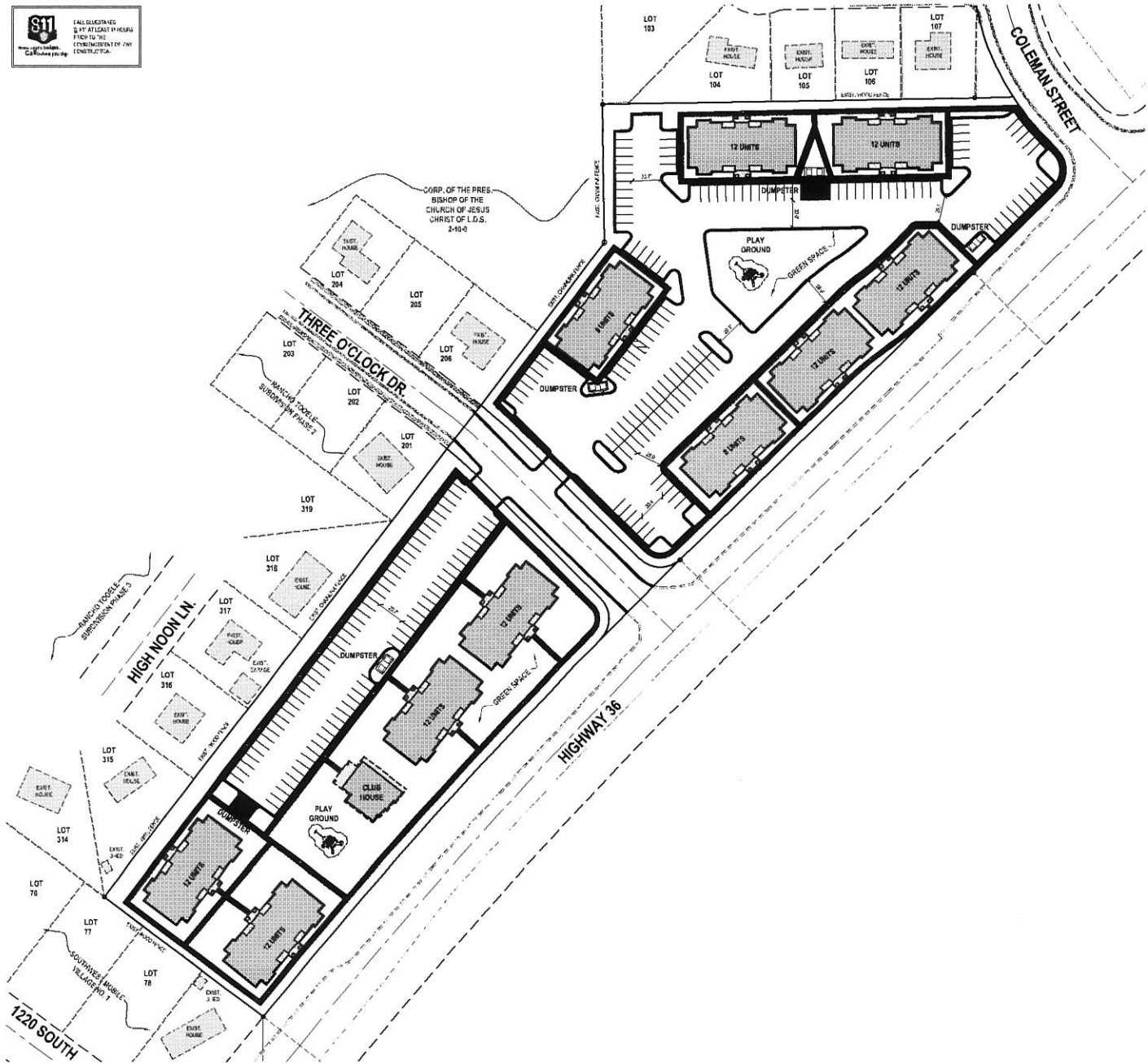


Hawthorne House Estates Land Use Map Amendment



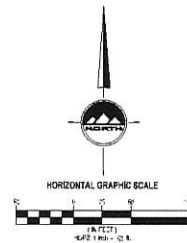
Hawthorne House Estates Land Use Map Amendment





VICINITY MAP
1/8" SCALE

AREA MATRIX	
CURRENT ZONE:	NC (NEIGHBORHOOD COMMERCIAL)
PROPOSED ZONE:	HDR (HIGH DENSITY RESIDENTIAL)
TOTAL AREA:	7.35 ACRES
PROPOSED DENSITY:	16 UNITS/ACRE
PROPOSED UNITS:	117 UNITS
UNITS PROPOSED:	112 UNITS
OPEN SPACE:	2.49 ACRES = 34% OF TOTAL ACREAGE
APT. BLD:	10 BUILDINGS
UNIT AVG. SQ. FT.:	1000 SQ. FT.
SQ. FT. AVG. PER APT.:	16800 SQ. FT.
APPROX. APT. HEIGHT:	35 FT.
CLUB HOUSE APPROX:	2300 SQ. FT.
CLUB HOUSE HEIGHT:	15 FT.
APARTMENT PARKING STALLS REQUIRED:	112 X 2 = 224 STALLS
STALLS PROVIDED:	227 STALLS



TOOLEE
180 N. Main Street, Unit 1
Tooele, UT 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.235.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

BY: MICHAEL WAEGER
204 S. SOUTH ST. W. WEST
WOODS CROSS, UT 84087
UNITS: MICHAEL WAEGER
PHONE: 801-494-8400

3 O'CLOCK DRIVE CONCEPTUAL LAYOUT

3 O'CLOCK DRIVE
TOOLEE, UTAH

CONCEPTUAL LAYOUT

DESIGNED BY: J. SHAW
CHECKED BY: D. W. BRADSHAW

DATE: 10/1/2011
SCALE: AS SHOWN

C-100