

**Tooele City Council  
Public Meeting Minutes**

Date: Wednesday, May 29, 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  
Scott Wardle  
Dave McCall  
Brad Pratt  
Melodi Gochis

**City Employees Present:**

Mayor Debbie Winn  
Glenn Caldwell, Finance Director  
Shannon Wimmer, Assistant Finance Director  
Jim Bolser, Community Development Director  
Paul Hansen, City Engineer (for the first item)  
Steve Evans, Public Works Director  
Michelle Pitt, Recorder  
Kami Perkins, Human Resource Director  
Darwin Cook, Parks and Recreation Director

Minutes prepared by Michelle Pitt

**1. Open Meeting**

Chairman Pruden called the meeting to order at 5:02 p.m.

**2. Roll Call**

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

**3. City Council Policy Regarding Multi-Family Rezones**

Chairman Pruden explained that the City has received a lot of requests to rezone for multi-family developments. He asked the Council if they had any questions or comments regarding a policy the Council would like to implement regarding multi-family rezones. Council Member Wardle said that he felt that the City needed the study for the City's water and sewer master plans. Council Member Pratt said that it was important not to let the services and utilities run out. Council Member Gochis stated that the City needs to make sure we meet the needs of all the residents before adding to those needs. Council Member McCall said that the City has an extremely large amount of rezone requests, and should make sure we can handle the growth.

The Mayor expressed appreciation to City staff for helping them to understand so that they can be prepared. She reiterated that the City needs to plan, and have studies done. Mr. Hansen added that the study will look at all infrastructure systems, to include water, sewer, and transportation.

Chairman Pruden read the City Council Policy regarding multi-family rezones (attached to these minutes).

**Council Member Gochis moved to approve the policy as read, for a period of up to 12 months.** Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall "Aye," Council Member Pratt "Aye," Council Member Gochis "Aye," Council Member Wardle "Aye," and Chairman Pruden "Aye."

#### **4. Budget Discussion**

Mayor Winn presented modifications and updates that had been made on the budget since the last time the Council received it. The Council discussed:

- Personnel requests, and approximately 50 cents per person or 2.5% for a COLA,
- Developing an equipment replacement program,
- Keeping the certified tax rate,
- Holding a public hearing to transfer funds from the solid waste fund to the general fund to do some projects and start an equipment replacement program,
- Not implementing a judgment levy this year,
- Putting a study committee together to include two council members, Mayor, Glenn and Shannon to put together an idea for next year to see if a tax increase is needed,
- Line items to look at ways to cut expenses,
- Keeping budget increase requests to 10% or less for next year.

The Chairman thanked City staff, Mayor, and Council for the work on the budget.

#### **5. Adjourn**

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

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

The meeting adjourned at approximately 8:16 p.m.

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this 5th day of June, 2019

---

Steve Pruden, Tooele City Council Chair

City Council Policy Regarding Multi-Family Rezones: Effective May 15, 2019

In early 2019 the City Council commissioned a comprehensive update to the City's water and sewer master plans. The update includes an effort to merge data from existing modeling tools with newer, more detailed EPA modeling.

The City recently has received many applications for rezoning to multi-family zoning districts. The properties subject to the applications are scattered throughout the City and include properties currently zoned from R1-7 (7,000 square-foot lot minimum) to RR-5 (5-acre lot minimum).

These rezone applications have raised questions about whether the City's infrastructure facilities can meet the demand of all the proposed new multi-family projects. Facing these questions, the City Council finds it prudent for the welfare of City residents to conclude its infrastructure modeling before approving new multi-family projects. As elected City Councilpersons, we have a duty to make sure we know, in detail, the City's infrastructure capabilities before approving new high-intensity uses.

It is important that the following be understood. The policy the City Council is announcing today is not a moratorium. Further, the policy is not an attempt to slow growth or development. Rather, the policy is an effort to responsibly determine the City's ability to support new growth.

In light of the above, the Tooele City Council has determined the need to temporarily restrict approval of new rezone applications while the City conducts careful infrastructure analyses, together with land use planning. Effective immediately, no new rezone applications to multi-family residential zoning districts for new multi-family residential projects will be accepted or approved for a period of up to 12 months, to allow time for the analyses to be completed. This policy is not intended to discourage development, but to make sure the City has planned for the infrastructure needed to support development, and to make sure that development is consistent with the City's general plan policies. Multi-family rezone applications already filed with the City will not be considered at this time. For applications already filed, the application fees will be refunded to those applicants who desire to withdraw their applications. Tooele City will honor existing contractual commitments regarding zoning. Tooele City will continue to consider other types of rezone applications. Land use applications for subdivisions, site plans, and buildings in existing zoning districts will be processed in the normal course as provided in the City Code and City policies. The City Council will announce in a public City Council meeting when the restriction is lifted.



---

Steven Pruden, City Council Chair

*GRAMA Classification: Public*