

**Tooele City Council  
Business Meeting Minutes**

**Date:** Wednesday, February 19, 2020

**Time:** 7:00 p.m.

**Place:** Tooele City Hall, Council Chambers  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Justin Brady  
Tony Graf  
Ed Hansen  
Scott Wardle  
Melodi Gochis

**City Employees Present:**

Mayor Debbie Winn  
Jim Bolser, Community Development Director  
Chief Ron Kirby, Police Department  
Roger Baker, City Attorney  
Steve Evans, Public Works Director  
Darwin Cook, Parks Department Director  
Glenn Caldwell, Finance Director  
Cylee Pressley, Deputy Recorder

**City Employees Excused:**

Michelle Pitt, City Recorder

Minutes prepared by Kelly Odermott

Chairman Wardle called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Council Member Brady.

**2. Roll Call**

Justin Brady, Present  
Tony Graf, Present  
Ed Hansen, Present  
Scott Wardle, Present  
Melodi Gochis, Present

### 3. State of the City Address

Presented by Mayor Debbie Winn

Mayor Winn read the following statement.

Mayor Winn stated that she is grateful this evening to address those in attendance and present the State of the City. Local government has the responsibility to provide essential services to the people. Here in Tooele City, we do not take this responsibility lightly. We take pride, in providing clean water to your home, providing a place for waste water to go, plowing snow from your streets and providing officers and firefighters to protect you and your family. We also provide enriching amenities, which include beautiful parks for outdoor recreation, an aquatic center, and a top rated golf course. Our library provides many learning opportunities for residents of all ages.

Working as a team, this past year, our staff administration and council members have accomplished many things to preserve the quality of life for our citizens. I am proud of all of our dedicated employees who respond with excellent customer service. The highly anticipated construction of our new police station will be completed in a few weeks. A public ribbon cutting and open house is tentatively scheduled for Monday April 6<sup>th</sup>. This is the first building constructed in Tooele City for the use of our police department. I wish to express my appreciation for our project manager, Mr. Paul Hansen and all others who have worked diligently to ensure that the building funds were being spent as effectively and efficiently. This building has been constructed under budget and will include space for future growth. Thank you to our officers who respond to thousands of calls every year. Each time they leave their homes, they put their lives at risk for each one of you. I am grateful for their professionalism and dedication to Tooele City residents.

Tooele City is proud of our excellent volunteer fire department. This past year, our department celebrated the 100-year anniversary of their official formation. Our 50 volunteer firefighters donate their time away from family and friends to participate in weekly training, attend fire school, and other training opportunities, to become certified in all aspects of firefighting. They educate hundreds of children each year about fire safety. They use their own vehicles, saving the tax payers thousands of dollars annually. They jump at a moments notice day or night to respond onto a fire call. During 2019 they responded to nearly 400 calls. It is my hope that the residents recognize the great service these men provide and the millions of tax payer dollars that are saved by providing this professional service as volunteers.

This past year we have been able to continue our replacement of much needed capital equipment, including new snow plows and other heavy equipment to enable our staff to perform their duties in a safe and efficient manner. Our parks continue to improve. A new restroom facility was constructed at the park on 200 West and Vine Street. A new pavilion at the golf course was completed and it can be used by the public for all kinds of events that can be held at what I

believe is the finest golf course in the valley. An automatic sprinkler system was installed at Elton park this year alleviating the need for a night waterer. This will now enable our staff to use irrigation water on the park when it is available. Other improvements to Elton park include pickleball parks, that provide recreational activities for the young and the old. A pickleball tournament was organized this last fall by the Tooele Pickle Ball Organization. Over 60 participants from all over the state participated in this event. This spring we will install six more courts and outdoor lighting, so that we may expand the use of the facility later into the evening and hold even larger tournaments. The sidewalk around the entire park will also be completed soon, creating a continuous and safe walking path. The next task this year for our parks department is complete portions of England Acres. We have a tentative plan for additional parking, another pavilion and other uses.

We are looking forward to Memorial Day as we recognize and celebrate the service of our veterans. The second statute to be placed at Veterans Memorial Park was sculpted by lifelong Tooele Resident Marvin Hitesman. This project has been funded by generous donations from many local residents through the Tooele City Arts Council. The statute is a Vietnam Soldier and his tracker dog and will serve as a reminder of the sacrifices made by men and women who have served and who are currently serving our country today.

For the past two years, staff and residents have participated in the spring clean up effort. We call it Take Pride Tooele. We ask residents to clean up their own yards and help neighbors in an effort to show their pride in our city. Families, individuals, and community groups helped us clean up many areas of our City. I appreciate the effort of all those who participated and ask for your help this year. We are asking neighborhoods to dedicated the morning of Saturday May the 16 to organize and complete a project in their own neighborhood. The members of the City Council and myself are looking forward to joining you in your efforts on that day.

Our City continues to grow, not unlike other communities in our state. The City Council and I recognize the challenges that come with managing the growth. The need to provide homes and employment for our own children and grandchildren is a difficult task. Many others recognize the benefit of living here and they will need to live and work. Tooele City has recently completed a Moderate Income Housing Plan which is required by State law. This plan will allow for housing opportunities in the future for all income levels. Our community development staff is working with the Planning Commission on other elements of our General Plan. Later this year, public meetings will be held to give our residents the opportunity to share their ideas on what growth might look like in our City.

Collaboration, partnership, and working together as a team is the only way to accomplish great things. I am grateful for the opportunity to work with Grantsville City Mayor Brent Marshall, Stockton City Mayor KJ Karjola and the County commissioners. We meet often to discuss the needs of our valley and how we can work together to solve difficult issues. As a group of valley wide leaders, we discuss transportation issues with UDOT an UTA. We are currently

participating in two studies to address the future public transportation need and solutions to the bottleneck of traffic at exit 99.

Leaders from all areas of our valley are meeting on a monthly basis to combine our efforts to acquire additional water and sewer resources. I am appreciative of the efforts of Dr. Scott Rogers, Tooele County School District superintendent and the Tooele County School Board as we work together to share our facilities in an effort to save tax payer dollars. Tooele City is also grateful for the collaboration we share with Tooele Technical College and Utah State University, Tooele Campus who train and educate our workforce. I am grateful for the communication and support we have received from Tooele Army Depot and Dugway Proving Ground. Colonel Gould and Coronel Burnley are exceptional men who are committed to our country and our community.

Thank you to the staff and board of the Tooele County Chamber of Commerce, who work hard for the business community. I made a promise to our local businesses that our Tooele City would work hard to become a business friendly city. I will continue to work with staff and find ways to help improve our service. We will continue to make recommendations to the City Council to improve our codes, to help our small business owners achieve the American Dream. I believe that the only way to bring great success and economic development to our city is to work together in a spirit of friendship and unselfishness. The Council Members and I are committed to make our community a place where residents are proud to live, work and play. We are committed to being transparent and accountable. Your ideas and solutions are extremely important. We are in the process of planning several ways to gather your input through social media, surveys, and townhall meetings. There are so many good things happening in our community. Thank you to those who step up following a tragedy, showing love, compassion, and support. Thank you for helping the elderly and those in need. It takes a community working together to preserve our quality of life. I am honored and proud to serve as your Mayor. May God continue to bless America and our community.

#### **4. Mayor's Youth Recognition Awards**

Presented by Stacy Smart, Mayor Winn, and Police Chief 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:

- Joscelyn McAllister
- Mark Vasquez-Day
- Tanner Perkins
- Tyler Lee

- Nathan Boren

**5. Recognition of Phil Montano for Time Serving on Planning Commission.**

Presented by Mayor Debbie Winn and Jim Bolser

Mr. Bolser stated on January 8, 2006, Mayor Dunlavy appointed Mr. Montano to be a member of the Planning Commission. Mr. Montano has been one of the most consistent and prepared Planning Commissioner's that the City has had. Unfortunately Mr. Montano has asked to resign from the Planning Commission and the City is honoring him for his service from January 18, 2006 until his final meeting on December 11, 2019. That is a long stretch of time and during that period of time and he has been incredibly consistent and attends regularly. He is prepared and consistent and he will be sorely missed.

Mayor Winn stated that is a lot of years of service and this is volunteerism. This is what our community is all about, somebody who is here for the meetings and reads through the information and travels the community to make educated decisions.

Chairman Wardle thanked Mr. Montano for being a passionate advocate for the community.

**6. Creative Communities Pilot Project Update**

Presented by Tracy Hansford, Creative Communities Team lead, Utah Department of Heritage and Arts.

Ms. Hansford stated that she was in attendance to give an update on the Creative Communities Initiative. She gave a brief overview of the Department of Heritage and Arts. Creative Communities is the state's way to get as many of the state resources in the rural communities. Tooele City has been chosen as a pilot community. The mission is to create vibrant and inclusive communities, where residents thrive and take pride in their home towns.

Ms. Hansford stated that Creative Communities is a package of programs from the Department and include, needs assessment for cultural needs, technical assistance, workshop series for nonprofit 101, grant writing, marketing basics, and keep and retain volunteers. Change leader program, Utah Humanities community conversations, and cultural plan for Tooele City. The department has hired a consultant for the cultural plan from Union Creative to create the an action plan.

Chairman Wardle asked about the event workshop at Thanksgiving Point. Ms. Hansford stated this is a three-day all-day event at minimal cost.

Council Member Graf asked if there were other cities that have cultural plans in Utah. Ms. Hansford stated that Union Creative has done Park City, Summit County and Ogden City Ogden City is tied to the City plan.

Council Member Gochis asked if the cultural plan includes funding streams for achieving success. Ms. Hansford stated recommendations can be made, but they are not a fundraising organization.

#### **7. Public Comment Period**

Chairman Wardle opened the meeting for public comment. There were no comments. Chairman Wardle closed the public comment period.

#### **8. Public Hearing**

- a. Ordinance 2020-02 A Text Amendment to the Tooele City Code Amending the Text of Section 7-4-8 Related to Driveway Locations and Making Related Technical Changes to Section 7-4-9, Section 7-4-10, and Section 7-4-11 of the Tooele City Code Presented by Jim Bolser

Mr. Bolser stated that this is an item that was discussed in a prior agenda. This is a text amendment to the City Code regarding how to deal with driveway locations, specifically for their relationship to intersections of streets. There has been an increase in the number of permits that come through, with homes designed with the driveway location on the intersection side of the home. This leaves no distance between the driveway and intersection itself. This provides City staff with concerns for two reasons. First of all, by state traffic code you cannot park longer than observe the regulation of the intersection either stop sign or yield sign. Traffic cannot park within 30 feet of the traffic control device for visibility and safety. Similarly, the City has a regulation on the City Code called the clear view triangle. This is a distance back on either side of the intersection that designates a triangle on the private property. A property owner cannot have a visible obstruction within the triangle. If driveways were allowed on the intersection side of the home, a vehicle parked in the driveway would be in violation of the clear view area. This ordinance creates a setback from the intersection so that a driveway would not be able to be put in the clear view triangle and thus block visibility and impeded safety. There was a distance requirement for multi-family projects in the code, that has been adjusted and language for non multi-family residences has been added as well. The Planning Commission has reviewed this and forwarded a positive recommendation from their public hearing.

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

**Council Member Brady motioned to approve Ordinance 2020-02.** Council Member Gochis seconded the motion. The vote was as follows: Council Member Hansen, “Aye,” Council Member Brady, “Aye,” Council Member Graf, “Aye,” Council Member Gochis, “Aye,” Chairman Wardle, “Aye.” The motion passed.

- b. Ordinance 2019-35 An Ordinance of the Tooele City Council Amending the Tooele City Zoning Map for Property at Approximately 2100 North Main Street.  
Presented by Jim Bolser

Mr. Bolser stated that this was an item that has been reviewed at two previous meetings. The property fills in the area between SR36 and 400 East. It is across the street from Mountain West Medical Center. The current zoning for the property is a split zone. Approximately 60% of the property on the west side is zoned GC General Commercial. The remainder on the east is LI Light Industrial. The proposed zoning is for the entirety of the property to be zone LI Light Industrial. At the last meeting there was a request to the applicant for some renderings and tax information. That information was provided in the packet. Several renderings were shown on the screen.

Council Member Hansen stated that if this is rezoned, will there be a way to have the renderings committed to make it look like the renderings. Mr. Bolser stated that the motion would need to be very specific in regards to the provided elevations and the elements of those renderings that the Council wants to ensure are present when the development is built. Mr. Baker added that the illustrations to be added to the ordinance as well.

Chairman Wardle opened the public hearing,

Mr. Rob McMaster stated that he has been a resident for about 16 years. He drives regularly by the intersection. He thinks that aesthetically the renderings would be a benefit to the location. He would prefer the storage units over a dead field. He stated he would like to have a storage unit that has more open hours. He is in favor of this coming into the community.

Mr. Curtis Beckstrom stated that there has been a lot of discussion about the General Plan. He stated that he knows where Tooele begins, but he is wondering where the boundaries are for Tooele City. If there are other areas that could have commercial to the north.

Chairman Wardle asked if these are only allowed in Light Industrial. Mr. Bolser stated that yes, they are only allowed in light or heavy industrial zones. Mr. Bolser stated that there is LI Light Industrial around 400 East to the east of the site. Along Main Street it is commercial. Chairman Wardle asked if these could be put in any other areas without changing the zoning. Mr. Bolser stated no, not without changing the zoning. Mr. Bolser stated in answer to the question asked, Tooele City begins in different places on either side of SR36. Property is in the City on both sides of Main Street until Liddiards. On the east side of the road after Liddiards, it is county and on the west side of the road it is City until the back property line of Tooele Valley Motor Sports on Cimmaron Road.

Mr. Todd Morrell stated that he has been watching this application for a while. He stated that the elevations do not represent what he thinks will happen. He believes that the elevation of the

property will allow people to see the storage unit doors. He stated that there is no tax benefit from the units. He asked for the City to keep it commercial.

Chairman Wardle closed the public hearing.

**9. Second Reading Items.**

- a. Ordinance 2020-02 A Text Amendment to the Tooele City Code Amending the Text of Section 7-4-8 Related to Driveway Locations and Making Related Technical Changes to Section 7-4-9, Section 7-4-10, and Section 7-4-11 of the Tooele City Code  
Presented by Jim Bolser

The vote for this item was under item 8 on the agenda.

- b. Ordinance 2019-35 An Ordinance of the Tooele City Council Amending the Tooele City Zoning Map for Property at Approximately 2100 North Main Street.  
Presented by Jim Bolser

**Council Member Hansen motioned to approve the Ordinance 2019-35 with the following conditions, that the architectural features and renderings specifically, elevation pictures, landscaping as seen in the pictures, with trees specifically, the color, the lighting, the outside look with aesthetics and materials that appear in the pictures be included in the motion and be built to accordingly and include exhibits pages 56-59 in the packet.** Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Nay," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

- c. Resolution 2020-09 A Resolution of the Tooele City Council Authorizing the Disposal of Lost or Mislaid Personal Property  
Presented by Chief Ron Kirby

Chief Kirby stated that this is an item that was previously reviewed and discussed. There is property that needs to be disposed of or converted to public use. This is mostly bicycles that have been recovered. The department attempts to find the owner, but have been kept as required by state code. The items are posted per state code to give the public an opportunity to find them. Now the department is requesting the approval to dispose of the items.

**Council Member Graf motioned to approve Resolution 2020-09.** Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.



- d. Resolution 2020-02 A Resolution of the Tooele City Council Accepting for Further Consideration the Annexation Petition of Robert D. Smart Trustee of the Jack Braton Tomlin Trust  
Presented by Jim Bolser

Mr. Bolser stated that this is a previous meeting item. It is back for potential action. The property is just south of Utah Avenue and between Emerald Road and the railroad tracks. It is one piece of property, but a wedge shaped piece of property was left out of the City when the industrial depot was annexed into the City. Mr. Smart the trustee for the property is requesting that the wedge piece be annexed into the City to make the entire piece of property under one jurisdiction. This resolution does not approve the annexation. State law has lengthy process by which property can be annexed and this is just the first step to allow the process to begin for formal consideration.

**Council Member Brady motioned to approve the Resolution 2020-02.** Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

- e. Subdivision Preliminary Plan for the Millennial Park Development requested by Mountain Partners Investments LLC for Property Located at 300 West 400 North in the MR-16 Multi-Family Residential Zone for the Creation of 17 Townhome Lots  
Presented by Jim Bolser

Mr. Bolser stated that this was also on the last agenda for the first reading. The property is a portion of property that was approved for a Zoning Map Amendment for the MR-16 zone. The property is east of the Dow James building and south of the City skate park. The zoning is MR-16 and the properties across the street to the east are also part of the project, but will be coming forth as a later phase. The Planning Commission has heard this and forwarded a positive recommendation.

**Council Member Gochis motioned to approve the subdivision preliminary plan for Millennial Park Development requested by Mountain Partners Investments LLC.** Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

- f. Minor Subdivision Request for the Hunter Minor Subdivision for Property Located at 240 West Utah Avenue on Property in the R1-7 Residential Zone for the Creation of 3 Single-Family Residential Lots  
Presented by Jim Bolser

Mr. Bolser stated the property is an infill lot on the north side of Utah Avenue. There is an existing home with a fairly sizeable lot to the rear and fronts 230 North. The zone of the property is R1-7 Residential. The request creates three new lots, but the existing home will be a lot and the two new lots will face 230 North. The new lot lines will not create any new non-conformity with existing structures that will remain. This as a minor subdivision is a combination of preliminary and final plat. Planning Commission forwarded a positive recommendation.

**Council Member Brady motioned to approve the minor subdivision request for Hunter Minor Subdivision.** Council Member Gochis seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

- g. Resolution 2020-14 A Resolution of the Tooele City Council Ratifying & Approving a Contract with Performance Audio for Audio-Visual Equipment Installation  
Presented by Mayor Winn

Mayor Winn stated this is a resolution is to ratify and approve a contract with Performance Audio for the audio-visual equipment installation for the Council Chambers. There will be an upgrade to the projector, microphones, and cameras will be permeantly installed. The total for the contract is \$52,981.47. Originally in the fiscal year 20 there was budgeted \$36,000. That will not be enough, but the RDA has approved to pay for the additional amount

Council Member Graf asked if the recording system is also being upgraded. Mayor Winn stated all of it will be updated.

Chairman Wardle asked if the bench trial was added to the contract. Mayor Winn stated the contract is Performance Audios contract.

**Chairman Wardle motioned to approve the Resolution 2020-14 with the amendment that the waiver for a jury trial be placed in the contract.** Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

#### **10. First Reading Items.**

- a. Resolution 2020-13 A Resolution of the Tooele City Council Approving a Contract with Wasatch Electric for Security Camera Installation.  
Presented by Mayor Winn

Mayor Winn stated that this has been included in the budget. This is a contract with Wasatch Electric to install security cameras. The first is at the golf course for a total of \$15,476. The second is at the swimming pool, Pratt Aquatic Center, for \$16,425. The third is \$31,600 for installation of cameras inside and outside of City hall. The cameras will operate on a motion center and can also be watched live. Mayor Winn stated that the waiver of a jury trial might need to be added to this contract also.

Mr. Baker stated there is no objection to the jury waiver, but he is less concerned about a jury waiver clause in an equipment installation contract when there is not likely to be consequential damages, but is good practice.

Mayor Winn asked for the second reading to be waived.

**Council Member Brady motioned waive the second reading of Resolution 2020-13 and added the jury trial amendment for approval.** Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

- b. Ordinance 2020-08 An Ordinance of Tooele City Amending the Tooele City Policies and Procedures manual  
Presented by Kami Perkins**

Ms. Perkins stated that that a policy was made to have a committee review and modify personnel policy and procedures manual. The policies brought for modification are the drug free work place, holiday policy, and purchases and reimbursement policies. The changes to the drug free workplace are being modified due to changes in medical cannabis law. There are still legislative changes happening, but there is enough approved legislation to address medical policy. The overall reaching purpose is the fitness for duty and safety sensitive. The request for the holiday policy is the request to add the day after Thanksgiving as a designated holiday. The Mayor has traditionally declared that day an administrative day of leave. It does create some difficulties with call outs, and law enforcement. There is not an anticipated fiscal note for the item. It may result in some premium pay if there happens to be a snow day, but that is anticipated to be absorbed in the comp time programs. Section 38 are some modifications on the purchases and reimbursement policy. There was a Council approved purchasing policy and it needed to be added to the employee handbook, that employees need to follow the purchasing policy.

There was a lengthy discussion between the Council Members and Ms. Perkins over the policy including items related to types of drug testing, definitions and timing for drug testing, and employees who will be drug tested; as well as clarification on coding for holiday pay and disciplinary actions after positive drug testing. Chairman Wardle also asked about the police department policies and why those are not approved by the Council.

Ms. Perkins explained the current practices of the City and how the policy is intended to work. She also explained the process for using a medical review officer and determining the positive tests or medical verifiable reason for positive tests. Chief Kirby stated that the police department has policies written by Lexapol. They are a national recognized company with legal staff for federal police guidelines. Many other local department's use them as well. The policies are written in accordance with federal and state guidelines for police departments and court decisions. Chief Kirby welcomed the Council in adoption of the policies.

Mr. Baker gave a brief explanation as to how the policies and procedures are approved, including how the police policies and procedures govern matters of police department operation.

The conclusion of the discussion resulted in Ms. Perkins taking the drug free workplace policy back to be reviewed for verbiage on refusal to test determinations, clarification of non safety sensitive employee definitions. Also, to review the City inserting into code that policies for the police department are not less overall city policies'.

It was decided that the policy be moved to second reading for an estimated date of March 4<sup>th</sup>.

- c. Ordinance 2020-09 An Ordinance of Tooele City Amending Tooele City Code Chapter 7-19 Regarding Approval of Subdivision Final Plat Applications  
Presented by Jim Bolser

**Council Member Wardle motioned table item c.** Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

Chairman Wardle requested a five minute recess.

- d. Ordinance 2020-05 An Ordinance of Tooele City Amending Tooele City Code Chapter 4-11 Regarding Sidewalks to Establish Civil Penalties for Violations.  
Presented by Roger Baker

**Council Member Graf motioned table the first reading of Ordinance 2020-05 and Ordinance 2020-10, agenda items d and e.** Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

- e. Resolution 2020-10 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Civil Infractions for Violations of Tooele City Code Chapter 4-11 Regarding Sidewalks.  
Presented by Roger Baker

This item was tabled on the prior agenda item.

- f. Ordinance 2020-07 An Ordinance of Tooele City Amending Tooele City Code Title 6 (Animal Control) to Accommodate the Utah Community Cat Act.  
Presented by Derrick Larsen

Mr. Larsen stated the ordinance will bring the code current animal control code up to date with the Utah Community Cat Act.

**Council Member Hansen motioned move to the second reading of Ordinance 2020-07.**

Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

- g. Ordinance 2020-09 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the R1-7 Residential Zoning District for 1.15 Acres of Property Located at Approximately 600 South Canyon Road  
Presented by Jim Bolser

Mr. Bolser stated that this is an item forwarded from the Planning Commission. The applicant is the property owner. It is at the current south end of Canyon Road. The current zoning for the property is MU-16 zone which requires 160 acres per residential unit. The proposed zoning is R1-7. The applicant has expressed an intent to build three lots. The potential due to the size of the property would make more than three lots, but due to the terrain it would be difficult to maximize the usage to the allowance for the zone. The Planning Commission has forward a unanimous positive recommendation.

Council Member Hansen stated the applicant was asking for three lots, and asked if the Council should limit the number of lots due to total size of the property allowing more in the R1-7 zone. Mr. Bolser stated the Council could exercise that discretion but the limitations by terrain conditions are already on the City Code. Mathematically the lot property could get six or seven lots, but the terrain wouldn't likely allow that.

**Council Member Brady motioned move this item to the second reading of Ordinance 2020-09.** Council Member Gochis seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

## 11. Minutes

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

**Council Member Brady motioned to approve minutes from the City Council January 7, 2020.** Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

## 12. Approval of Invoices

Presented by Cylee Pressley

An invoice in the amount of \$33,068.60, to Mountainland Supply for water meters and water meter parts.

An invoice in the amount of \$79,081.75, to Tooele County Sheriffs Department for October, November, and December Dispatch fees.

An invoice in the amount of \$22,107.00, to Tri-Tel Communications, for the phone system for the new Police Department building.

An invoice in the amount of 28,398.00, to Mountainland Supply for water meter and supplies.

**Council Member Graf motioned to approve invoices.** Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Graf, "Aye," Council Member Gochis, "Aye," Chairman Wardle, "Aye." The motion passed.

## 13. Adjourn

**Chairman Wardle adjourned the meeting.**

The meeting adjourned at 9:29 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 4th day of March, 2020

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Scott Wardle, Tooele City Council Chair

