

**Tooele City Council  
Business Meeting Minutes**

Date: Wednesday, October 3, 2007  
Time: 7:00 p.m.  
Place: Tooele City Hall Council Chambers  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Steve Bevan, Chair  
Mike Johnson  
Steve Pruden  
John Hansen

**City Council Members Excused:**

Scott Wardle

**City Employees Present:**

Paul Hansen, City Engineer  
Cary Campbell, Public Works Director  
Sharon Dawson, City Recorder  
Glenn Campbell, Finance Director  
Lisa Carpenter, Deputy Recorder/City Council Liaison  
Chief Kirby, Chief of Police  
Rachelle Custer, City Planner  
Randy Sant, RDA Consultant

Minutes prepared by Elisa Jenkins

The meeting was called to order by Chairman Bevan at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Councilman Pruden.

**2. Open Forum for Public Comment**

Chairman Bevan invited anyone who wished to address the council to come forward. No one came forward.

**Councilman Hansen moved to close the Open Forum.** Councilman Pruden seconded the motion. The Open Forum closed at 7:02 p.m.

**3. Resolution 2007-50 A Resolution to Adopt the Capital Improvement Plan for Tooele City**

Presented by Randy Sant

Mr. Sant explained to the council that the RDA is applying for some a Block Grant Money for the Broadway Housing Project. Ms. Pitt attended the Block Grant meeting and one of the things she found out is that the city has to have a Capital Improvement Plan, which has to be adopted by October 15, 2007 in order to apply for this money. Mr. Sant had to put something together very quickly knowing that this is a draft copy, this list will be change in the future. This is a list of contingent projects that the council and the administration staff have talked about doing as a city. These include major projects that are paid for with existing revenue or projects the city will bond for. Mr. Sant has identified projects and put an amount of what they think they will need to accomplish the project. The reason that this has to be adopted is that the Wasatch Front Regional Council needs to know there is some plan of action on how the city plans to spend their revenues and the Block Grant Projects need to be identified by these Capital Improvement Projects.

Mr. Sant stated that this list of Capital Improvement Projects gives the city an outline and definition for the major things the city needs to do. With adoption of this resolution the council knows that it will need to be changed, updated, deleted and added to as time goes on.

Councilman Johnson asked when this list was prepared. Mr. Sant stated that it has been done over the last few days. Mr. Sant found out just last week that this needed to be adopted to apply for the Block Grant Money.

Councilman Johnson suggested that this be adopted tonight and be brought back to the council in the next few weeks more defined. Mr. Sant agreed with Councilman Johnson.

Councilman Johnson asked if Mr. Burningham was still putting together capital funding projects and capital improvements projects. Mr. Sant stated that Mr. Burningham is in process of working on the water and sewer plan. Mr. Sant stated that when that plan is completed the Capital Improvement Plan would change.

**Councilman Pruden moved to adopt Resolution 2007-50 the Capital Improvement Plan for Tooele City with the provision that by the end of November Mr. Sant will bring back to the City Council a more defined and detailed list.** Councilman Hansen seconded the motion. All members present voted “Aye”.

4. **PUBLIC HEARING & MOTION on Ordinance 2007-28 An Ordinance of the Tooele City Council Amending the Transportation Right-of-Way Element of the Tooele City General Plan to Reduce the Right-of-Way of Droubay Road Between 500 North and Skyline Drive from 84 feet Right to 76 feet.**

Presented by Paul Hansen

Mr. Hansen stated that this action has been looked at over the last several months. One of the general plan requirements of Tooele City relates to transportation planning and other rights-of-ways that future streets will be. That plan only shows the major streets (i.e. 1000 North, Droubay Road and others). As developers come in the city looks to see if the plan as originally envisioned is still appropriate or needs to be changed as property develops. The question came up for Droubay Rd as how it will be developed. The city retained the services of Hales Engineering to look at this part of Droubay Road. A copy of the Hales Engineering Study is included with the Council's packet. Mr. Hansen stated that the study came back with the recommendation that the city reduce the ROW on Droubay Road between 500 North and Skyline Drive from an 84' to a 76' ROW.

Mr. Hansen stated that this was discussed in the Planning Commission meeting and there was some concern if this was appropriate because of future growth in this area of town. Mr. Hales looked at potential growth in the southeast bench area. He anticipated a potential build-out of 1,600 homes in the southeast bench area that would impact this road. Based on Mr. Hales recommendation staff feels comfortable in reducing the ROW. This will reduce the cost to the city in maintaining a large road. It also changes the nature of that road and how residential streets are tied into this road without having double frontage lots. The City will work with developers and engineers to get a safe road through this area. Mr. Hansen is not proposing the alignment of Droubay Rd tonight he will bring that back in a future meeting. The recommendation from the Planning Commission was a 5 to 2 vote in favor of reducing the ROW.

Councilman Pruden asked Mr. Hansen what the ROW width was on Droubay from fence to fence by the golf course. Mr. Hansen stated that it is an 84' ROW. Councilman Pruden also noted in the Planning Commission minutes that Valerie Lee stated that an 84' ROW would not allow driveways on Droubay. Mr. Hansen stated that he believes that the Buzinias family is in favor of reducing the ROW. A 76' ROW would have driveways in limited areas of Droubay. Mr. Hansen also stated that a 76' ROW has 50 ft of asphalt and an 84' ROW has 58 ft of asphalt. It is still a good size road.

Mr. Hansen stated that that the conceptual layout that the developer has given the city does not have any driveways on this portion of Droubay Road. There is a piece of property that Mr. Arbashay owns north and west of the Loma Vista subdivision which could have driveways because of limited access. The city would however, limit driveways on this road.

Chairman Bevan stated that this is a public hearing if anyone would like to come forward and address the issue.

**Councilman Hansen moved to close the public hearing.** Councilman Bevan seconded the motion. All members present voted "Aye". The public hearing closed at 7:18 p.m.

Mr. Hansen also mentioned that regardless of the ROW on Droubay Road there will have to be some negotiations to get this part of Droubay Road to connect to Vine Street

because part of the property is owned by the Moose Lodge and there is also property owned by the City which has the old water tank located on it.

**Councilman Johnson moved to approve Ordinance 2007-28.** Councilman Pruden seconded the motion. All members present voted “Aye”.

**5. Minutes – September 18, 2007 (Primary Canvass), September 19, 2007 (Council)**

**Councilman Hansen moved to approve the minutes as presented.** Councilman Johnson seconded the motion. All members present voted “Aye”.

Councilman Pruden was not in attendance to the September 19, 2007 City Council meeting and abstained from the vote.

**6. Invoices**

Presented by Sharon Dawson

Ms. Dawson presented the following invoices:

- Pricewaterhouse Coopers for Grantsville litigation professional services for August 2007 in the amount of \$10,478.00
- Quality Chevrolet for one Chevrolet Impala for the police department in the amount of \$17,734.00
- Clyde Snow Sessions & Swenson for Grantsville litigation professional services for August 2007 in the amount of \$36,401.71.
- Holme Roberts & Owen for Tooele Associates litigation for August 2007 in the amount of \$60,841.00

Councilman Johnson stated that Clyde Snow Sessions & Swenson should not charge for West Law in the amount of \$284.87 and believes the city should not pay that amount.

**Councilman Pruden moved to approve the invoices as presented by Ms. Dawson with the subtraction of \$284.97 from Clyde Snow Sessions & Swenson invoice.**

Councilman Hansen seconded the motion. All members present voted “Aye”.

**7. Adjourn**

Councilman Johnson asked Chief Kirby how the changes to the Animal Ordinances were coming along. Chief Kirby stated that they are working on it and should come back before the Council in the near future.

Councilman Johnson asked where the city was in regards to the sidewalk on 1000 N near Middle Canyon Elementary. Councilman Pruden stated that the Mayor has met with the

LDS Church who owns this property and they are working on adopting a plan to build the sidewalk.

Councilman Johnson asked Mr. Hansen how the sewer plant is coming along. Mr. Hansen stated that all the contracts have been executed.

Councilman Johnson asked about the status of 1000 North. Mr. Hansen stated that everything appeared to be in order to commence design work, then UDOT notified the City this week that there is a \$400,000 maximum engineering design budget ceiling limit which they are bound to follow without having to go out for new engineering proposals. Going out for new proposals would require at least two additional months. Mr. Hansen stated that he is working with HDR and UDOT to try to modify the project scope under \$400,000 and will be meeting with them to try to resolve the issue.

Councilman Johnson asked Chief Kirby about the crosswalk on Bera Drive. Chief Kirby said that he is working on it and it will happen.

Councilman Pruden asked Mr. Campbell if the striper is back on the job. Mr. Campbell stated not yet. Councilman Pruden asked if they could get the striping done before winter comes.

Councilman Johnson asked Mr. Campbell if the outside lights at Clarke Johnson Junior High have been turned on yet. Mr. Campbell stated that he has written a letter to the power company and has also been in contact with the School District.

Chairman Bevan excused the Mayor and Councilman Wardle from the meeting tonight.

**Councilman Hansen moved to adjourn the meeting.** Councilman Pruden seconded the motion. All members present voted “Aye”. The meeting adjourned at 7:27 p.m.

Approved this 17<sup>th</sup> day of October 2007

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Chairman Bevan