

**Tooele City Council  
Business Meeting Minutes**

Date: Wednesday, March 19, 2008  
Time: 7:00 p.m.  
Place: Tooele City Hall Council Chambers  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Steve Pruden, Chair  
Scott Wardle  
John Hansen  
Dave McCall

**City Council Members Excused:**

Mike Johnson

**City Employees Present:**

Mayor Patrick Dunlavy  
Roger Baker, City Attorney  
Glen Caldwell, Finance Director  
Sharon Dawson, City Recorder  
Lisa Carpenter, Deputy Recorder/City Council Liaison  
Paul Hansen, City Engineer

**Others Present:**

Debbie Winn, Chamber of Commerce

Minutes prepared by Elisa Jenkins

The meeting was called to order at 7:00 p.m. by Chairman Pruden. Chairman Pruden welcomed Daniel Hall who is working on his communications merit badge.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Debbie Winn.

**2. Open Forum for Public Comment**

Debbie Winn with the Chamber of Commerce addressed the Council. She is also a member of the Tooele Rotary Club, Kiwanis Club of Tooele, and the Exchange Club of Tooele. These clubs are participating in a service project tomorrow at 5:30 p.m. at the Tooele Senior Citizens Center. They are taking an Easter meal to the homebound seniors in Tooele. Last year they delivered 80 meals to seniors in Tooele. This year they plan to deliver 85 meals. The majority of the meals will be delivered in Tooele, but they will also deliver to Grantsville, Stockton, Lake Point

and Stansbury. She invited anyone who would like to participate in this service project to come and help.

Chairman Pruden thanked Ms. Winn for all she does.

**Councilman Wardle moved to close the Open Forum.** Councilman Hansen seconded the motion. All members present voted “Aye”. The Open Forum closed at 7:04 p.m.

**3. PUBLIC HEARING & MOTION on Final Plat Approval for Eagle Bend Subdivision Plat A, a 51 Lot Subdivision on 38.14 Acres Located at 3200 North Main Street.**

Presented by Mr. Paul Hansen

Mr. Hansen reported that this is a subdivision that the City has been working on for quite some time. The City has worked for a number of years with this developer to get this development to this phase, and it is the City’s recommendation for final plat approval on Plat A. This phase will consist of 51 lots in this subdivision. There is a staff memo included with the Council’s packet with the conditions for approval which are:

1. All subdivision construction drawing including the well, well house pipeline and related facilities be completed to city standards and Division of Drinking Water Rules and Regulations and approved by City Engineer.
2. All offsite easements be approved and ready for recordation.
3. Bond estimates for all public improvements be provided and reviewed by the City.
4. Water rights be provided in accordance with City Code.
5. Well, well house and reservoir shall be completed and online within one year of final plat approval. (These improvements will be bonded separately as they are still under design.)

The first four conditions are City Code and must be complied with. The fifth condition is because of the distance of this development from the current City infrastructure and as condition of the re-zone, the developer is required at their cost to construct a well, well house and reservoir to supply water to the development as a back up. At this time the developer is still working on the designing of the well, well house and reservoir. With approval of this plat it is Mr. Hansen’s recommendation as a condition of the approval that in addition to compliance of all City Ordinances and requirements that the City withhold any issuance of any building permits until the bonding for the water system, including all elements required, be in place and the contractors be on sight working towards the completion of those improvements. The other condition that he suggests, in

accordance with the re-zone, is that those conditions be in place one year from the date that the Council approves the final phase.

Councilman Pruden asked why the storm water retention block is not on the north side of 3400 North, instead of in the residence lot.

Mr. Hansen replied that the property on the north side is owned by Tooele County. Tooele County purchased the old railroad right of way that didn't have a railroad on it. They are providing the dedication of that portion of the road for the construction of 3400 North. The property to the north is simply remainder property. He said that it is not a buildable lot.

Chairman Pruden said that he remembers that at one time there was talk about making that a road.

Mr. Hansen said that is correct. The City is working with the County engineer on 3400 North so it becomes an element of the future east/west corridor.

Chairman Pruden also clarified that both of the entrances on 3200 and 3400 are right in/right out.

Mr. Hansen stated that they will be as permitted by UDOT. That is one of the approvals that need to be finalized. The entrances are in harmony with the access plan that the City and UDOT entered into.

Mr. Baker asked Chairman Pruden if he was referring to lot 122 and 142.

Chairman Pruden stated "yes" he wondered why they were not being used.

Mr. Baker asked Mr. Hansen to explain who will own and who will be maintaining lots 122 and 142.

Mr. Hansen explained that it is his understanding from Tooele County that lot 142 is a remainder parcel that will be reserved for expansion of the road and other uses by the County and not a buildable lot.

Mr. Baker asked if it will be dedicated to Tooele County.

Mr. Hansen said that it is owned by Tooele County at this time. Lot 122 will allow for a residence to be constructed in the front portion. He also wanted to clarify that the City will have the rights be able to access and maintain the detention basis.

Chairman Pruden asked if the buyer of lot 122 will understand that agreement.

Mr. Hansen stated that it needs to be finalized.

Mr. Baker asked if it will be reflected by a note on the plat or a separate easement conveyance to the City.

Mr. Hansen stated that he will discuss that with Mr. Baker and finalize before it is recorded.

Chairman Pruden stated that this is a public hearing if anyone would like to come forward and address the issue. No one came forward.

**Councilman Hansen moved to close the public hearing.** Councilman Wardle seconded the motion. All members present voted "Aye". The public hearing closed at 7:14 p.m.

**Councilman Wardle moved to approve the final Plat for Eagle Bend Subdivision Plat A, a 51 Lot Subdivision on 38.14 Acres Located at 3200 North Main Street with the following conditions:**

1. **All subdivision construction drawing including the well, well house pipeline and related facilities be completed to city standards and Division of Drinking Water Rules and Regulations and approved by City Engineer.**
2. **All offsite easements be approved and ready for recordation.**
3. **Bond estimates for all public improvements be provided and reviewed by the City.**
4. **Water rights be provided in accordance with City Code.**
5. **Well, well house and reservoir shall be completed and online within one year of final plat approval. (These improvements will be bonded separately as they are still under design.)**
6. **In addition to compliance of all City Ordinances and requirements that the City withhold any issuance of building permits until the bonding for the water system be in place.**
7. **The work for the water system be under contract and be in progress as well.**

Councilman McCall seconded the motion. All members present voted "Aye".

4. **Resolution 2008-10 A Resolution of the Tooele City Council Appointing Jed Winder to the Administrative Control Board for the North Tooele Special Service District.**

Presented by Roger Baker

Mr. Baker reported that the North Tooele Special Service District (NTSSD) has had one of its members resign, Amy Shuldberg. They have received an expression of interest from Jed Winder. Councilman Johnson, who is the Council representative

on the board of the NTSSD, sent Mr. Baker an e-mail recommending Jed Winder to fill the remainder of Ms. Shuldberg's term which expires on December 31, 2009. The NTSSD maintains the amenities of the Overlake and Sunset Estates subdivisions.

**Councilman Hansen moved to approve Resolution 2008-10.** Councilman Wardle seconded the motion. All members present voted "Aye".

5. **Minutes; March 5, 2008 Work Session; March 5, 2008 Business Meeting.**

- Page 2, first sentence change I'd to He would also like to thank their families.

**Councilman Hansen moved to approve the minutes with the one change as noted above.** Councilman Wardle seconded the motion. All members present voted "Aye".

6. **Invoices**

Presented by Sharon Dawson

Ms. Dawson presented the following invoices for payment:

- Clyde Snow Sessions & Swenson for Lamb Engineering for February 2008 in the amount of \$13,311.12.
- Ensign Engineering for engineering of the parking lot at Elton Park in the amount of \$8,200.00.
- Utah Industrial Depot for payment of Jade Street Promissory Note in the amount of \$25,000.00
- Dyer Waldbillig for professional services for Grantsville litigation through February, 28, 2008 in the amount of \$12,451.44.
- Waterworks International for Pratt Aquatic Center splash pad project in the amount of \$54,500.00.
- Warburton's Inc. to re-roof the boys and girls club in the amount of \$15,620.00.

Chairman Pruden stated that Carlisle Syntec is donating the materials to re-roof the boys and girls club and Warburton is doing the work. Chairman Pruden wanted to thank Carlisle Syntec and Councilman McCall for helping the City with this project.

**Councilman Wardle moved to approve the invoices as presented by Ms. Dawson.** Councilman Hansen seconded the motion. All members present voted "Aye".

7. **Mayor's Report**

The Mayor had nothing to report at this time.

**8. Adjourn to an Executive Closed Session**

**Councilman Hansen moved to adjourn the meeting.** Councilman Wardle seconded the motion. All members present voted “Aye”. The meeting adjourned at 7:20 p.m.

Approved this 2<sup>nd</sup> day of April

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Chairman Pruden