

**Tooele City Council and the Tooele City Redevelopment Agency
Work Meeting Minutes**

Date: Wednesday, August 16, 2023

Time: 5:30 p.m.

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

City Council Members Present:

Maresa Manzione

David McCall

Ed Hansen

Tony Graf

Justin Brady

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Roger Baker, City Attorney

Darwin Cook, Parks and Recreation Director

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:30 p.m.

2. Roll Call

Maresa Manzione, Present

David McCall, Present

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

3. Mayor's Report

Mayor Winn reported on the following:

The City received a letter from Chris Merritt, Utah State Historic Preservation Officer, sharing approval of being listed on the National Register of Historic Places. The Dow James Monument Dedication ceremony will be held on August 26 at 11am.

4. Council Member's Report

The Council Members reported on the events they attended during the week.

5. Discussion Items

A. Request for Deviation from Design Standards for the Towns at Mountain View

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a deviation for design standards for the Towns at Mountain View proposed on the south of town. Tooele City code provides developers a way to ask for deviation from the required design standards. The ordinance requires the request in writing with a written description and analysis. Developers must meet three design standards in code, in order to qualify. The applicant is asking for a reduction in brick and stone requirement on the front.

The Council asked the following:

What is the cost difference?

How can they make sure the cost is going towards the people?

What year was this bought forward with the presented design?

The Council had a discussion on the importance of how the City looks, equality among the applicants, and expectations. They suggested looking at the code as a whole.

Mr. Aagard addressed the Council. The cost can vary between \$15,000-\$30,000 per unit. The applicant can clarify.

Mr. Mitchel addressed the Council. They are interested in selling the property. The cost difference is large and they cannot afford the stone requirement. Masonry siding last longer than stone. They want to help clean up communities by taking the run-down area and making it better.

Mr. Gittleman of Hamlet Homes shared his belief that stone does not make the home look better. Siding allows color and product variations. The intent of the state law is clear. However, they do not qualify under the law because of the size. They would be happy to provide everything in writing. Their intent is to build and sell, no renting.

Mr. Baker addressed the Council. The PUD involved negotiations with increased community amenities.

Mr. Aagard shared the reasoning D.R. Horton PUD was approved. They met requirements of the PUD through different projects and requirements providing a service for the City.

6. Closed Meeting - Litigation, Property Acquisition, and/or Personnel

Council Member Manzione motioned for a closed meeting. Council member McCall Seconded. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye," and Chairman Brady, "Aye." The motion passed.

The meeting was recessed at 6:15

Those in attendance during the closed meeting: Council Member Graf, Council Member Hansen, Council Member Manzione, Council Member McCall, Chairman Brady, Mayor Debbie Winn, Paul Hansen, Shannon Wimmer, Michelle Pitt, Roger Baker, Chief Adrian Day, and Andrew Aagard.

No minutes were taken during the closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:58 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 20th day of September, 2023

Justin Brady, City Council Chair