

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

Date: Wednesday, September 20, 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

Justin Brady

City Council Members Excused:

Tony Graf

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Holly Potter, Deputy City Recorder

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

Jared Stewart, Economic Development Director

Andrew Aagard, Community Development Director

Matt Johnson, Deputy City Attorney

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

Ed Hansen, Present

Justin Brady, Present

Tony Graf, Excused

3. Mayor's Report

Mayor Winn reported on the following:

The new facility for the Boys and Girls Club opened. Utah's league of City and Towns was successful with many discussions on leadership and collaboration.

4. Council Member's Report

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

5. Discussion Items

A. Proposed Code Amendment Regarding Multi-Family Housing Appearance Standards

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a proposed code amendment regarding multi-family housing appearance standards. The current requirements by ordinance for the exterior of the home is 50% of the total building exterior shall be brick or stone, with 60 % of the total being on the front façade. The remaining 50% of the exterior can be stucco, fiber cement or hardy board, board and batten siding, wood siding, masonry block, or vinyl siding. Many design deviations requests have come in. Developers are concerned the requirements are making the developments to expensive.

A few options to amend the code are as follows:

Eliminate requirements for brick or stone all together, reduce requirement for brick or stone to 10%, must use at least 3 types of siding to the approved list, and or one material may not exceed 40% of total building façade.

The City Council asked the following:

What is the standard for single-family home?

Does the wood siding need to be treated and maintained?

The Council discussed the look of siding. Reducing the amount of brick and stone, longevity and quality of products, and the appealing look of multiple materials.

Mr. Aagard addressed the Council's questions. The State of Utah passed a law that revoked a City's control over the exterior façade of a single-family home. However, the City does have an ordinance to encourage developers. Staff would recommend a change of 25% of brick or stone on the front façade. As well as a minimum of three types of materials from the approved list.

The Council is in favor of discussing a change.

Administration will put together an amendment and bring it to another work meeting.

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

Council Member McCall motioned for a closed meeting. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

The meeting was recessed at 6:15.

Chairman Brady called the closed meeting to order at 6:19 p.m.

Those in attendance during the closed meeting: Council Member Hansen, Council Member Manzione, Council Member McCall, Chairman Brady, Mayor Debbie Winn, Paul Hansen, Holly Potter, Chief Adrian Day, Jared Stewart, Matt Johnson, and Andrew Aagard.
No minutes were taken during the closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:38 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 October, 2023

Justin Brady, City Council Chair