

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

Date: Wednesday, October 4, 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

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

Jared Stewart, Economic Development 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:

UDOT has public comment open for the Midvalley Highway until October 10th.

The treatment plant and the lakes at the golf course have been treated 2-3 times per year for mosquitoes. The cost is \$11,000 to treat those areas. To join the Tooele Valley Abatement district would cost \$44.22 per year per house hold.

4. Council Member's Report

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

5. Discussion Items

A. Proposed Amendment to Tooele City Code 7-14, Table 5, of the In-Fill Overlay Zones Regarding Minimum Lot Sizes

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an amendment to Tooele City Code in regards to the in-fill overlay zones regarding minimum lot sizes. In-fill overlay encompasses two areas in the downtown area, typically in the older section of town. Reductions include building setbacks, total lot coverage, water rights, and lots sizes. It is there to encourage development on older lots that have infrastructure. The applicant would like to subdivide the lot he owns in section B. He would not be creating a unique situation for this area, but would match many of the surrounding properties. He is proposing language be added to City Code 7-14, Table 5.

The City Council asked the following questions:

What are the safety issues for allowing a property closer to another?

How would this affect water within the City?

Does the ADU specify the size of the structure?

Mr. Aagard addressed the Council's questions. There may not be a large impact to other neighboring properties. The larger the property gets, there is a small increase in the allowed homes. Anything more than one lot would require them to bring their own water rights. They would still have to provide their own water. Staff would anticipate an increase in density on those properties.

Mr. Baker addressed the Council. This could be an opportunity to create a detached dwelling unit. They would not have to pay water rights and impact fees would be cut in half. A duplex does require 1400 square feet in R1-7. The ADU does have to be smaller than the original home.

The Council would like to see this item move forward.

B. Ordinance 2023-40 An Ordinance of Tooele City Amending Tooele City Code Section 11-1-12 Regarding Camping

Presented by Adrian Day, Police Chief

Chief Day presented an ordinance to amend the Tooele City Code Section 11-1-12 regarding camping. Health and safety concerns are rising with the homeless populations moving in. The definition of camping can be improved. The definition of camping will include addressing vehicles, bedding material, and establishing a temporary or permanent resident. Chief Day shared examples of an increase safety hazards from people camping in public areas.

Mr. Baker addressed the Council. This is based on the Ogden City ordinance. The City does have an ordinance that refers to living in an RV on private property.

The Council asked the following questions:
What is the penalty?

Chief Day addressed the Council's question. It is a class C misdemeanor.

The City Council is in favor on this item to help prevent homeless camps and public safety issues.

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

There is a closed meeting for property acquisition and litigation.

Council Member Manzione motioned for a closed meeting. Council member Graf 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 closed meeting began at 6:14 p.m.

Those in attendance were Mayor Debbie Winn, Council Member Manzione, Council Chairman Brady, Council Member McCall, Council Member Hansen, Council Member Graf, Michelle Pitt, Shannon Wimmer, Paul Hansen, Roger Baker, Chief Adrian Day, Andrew Aagard, and Jared Stewart.

7. Adjourn

Chairman Brady adjourned the meeting at 6:37 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 18th day of October, 2023

Justin Brady, City Council Chair