

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

Date: Wednesday, December 20, 2023

Time: 6:30 p.m.

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

City Council Members Present:

Maresa Manzione

David McCall

Tony Graf

Justin Brady

Ed Hansen

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Roger Baker, City Attorney

Jared Stewart, Economic Development Director

Darwin Cook, Parks and Recreation Director

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 6:30 p.m.

2. Roll Call

Maresa Manzione, Present

David McCall, Present

Justin Brady, Present

Ed Hansen, Present

Tony Graf, Present

3. Mayor's Report

Mayor Winn reported on the following:

Shop with a Cop was successful. They were able to sponsor 30 families within the county.

KUTV (channel 2) did a story on the fire department and the truck fire on main street.

4. Council Member's Report

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

5. Discussion Items

A. Ordinance 2023-43 An Ordinance of Tooele City Amending Tooele City Code Chapter 7-19 Regarding Subdivisions

Presented by Roger Baker, City Attorney, and GivGroup

Mr. Baker presented an amendment to City Code Chapter 7-19 in regards to subdivisions in response to Senate Bill 174. The bill requires the City to overhaul its subdivision application, approval, and appeal processes. City Councils are no longer involved in the subdivision approval process, recognizing that legislative bodies have a role in establishing subdivision rules, but not in administering subdivision applications under those rules. The preliminary subdivision will be approved by the Planning Commission. Preliminary subdivision appeals will be decided by a panel of three members with qualifications in a planning, development, or related fields. The final subdivision will be approved by a committee of the Public Works Director, Community Development Director, and City Engineer, with the signature of two of them required for approval. Final subdivision appeals are dictated by state law and will be heard by a committee of three engineers, one selected by the City, one selected by the subdivider, and a third selected by the first two. A minor subdivision be treated like a final subdivision for approvals and appeals; the preliminary and final processes are merged into a final subdivision approval process. The enactment deadline for implementation of SB 174 and these amendments is February 2024.

B. Resolution 2023-104 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for Holiday Oil

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a request from Holiday Oil located near 3 O'clock Drive authorizing payment of a fee in lieu of water rights conveyance. They are requesting 8-acre feet of water for the conveyance store and car wash. They are estimating 13-15 jobs.

The City Council shared concerns for the car wash and water use. The Council discussed approving the fee in lieu for the conveyance store but not the carwash.

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

There is no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:57 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 3rd day of January, 2024

Justin Brady, City Council Chair