

## Tooele City Council Business Meeting Minutes

**Date:** Wednesday, January 3, 2024

**Time:** 7:00 p.m.

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

### **City Council Members Present:**

Ed Hansen

Maresa Manzione

Dave McCall

Justin Brady

Melodi Gochis

### **City Employees Present:**

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Roger Baker, City Attorney

Darwin Cook, Parks and Recreation Director

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Jamie Grandpre, Public Works Director

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:00 p.m.

### **1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Brady.

### **2. Roll Call**

Maresa Manzione, Present

Melodi Gochis, Present

Justin Brady, Present

Ed Hansen, Present

Dave McCall, Present

### **3. Swearing in of New Council Members**

Ms. Pitt swore in Justin Brady, Ed Hansen, and Melodi Gochis to the City Council.

### **4. Selection of City Council & Redevelopment Agency Chair and Vice Chair Positions for 2024**

The City Council positions were discussed during the work meeting.

The new assignments and positions are attached to these minutes

**Council Member Manzione moved to accept the positions as discussed in the work meeting.**

Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

#### **5. Mayor's Youth Recognition Awards**

Mayor Debbie Winn and Chief Day presented youth recognition awards to the following:

Ambrie Woodrick

Eva Gonzales

#### **6. Public Comment Period**

The public hearing was opened. No one came forward. The public hearing was closed.

#### **7. Tooele Technical College Student of the Year and Annual Update**

*Presented by President Paul Hacking*

Mr. Hacking presented Tooele Technical College Student of the Year to the following:

Brenda Saavedra

Ms. Saavedra shared her story and success.

#### **8. Public Hearing and Motion on Ordinance 2023-44 An Ordinance of Tooele City Amending Tooele City Codes Chapters 7-11A-18 Regarding Multi-Family Residential Building Materials, 7-11A-12 Regarding Multi-Family Residential Landscaping Standards and 7-11A-25 Regarding Deviations from Multi-Family Residential Design Standards**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented an amendment to the Multi-Family Residential building materials, landscaping standards, and deviations found in the City codes. Staff is proposing to reduce stone and brick on front and street façade to 40% with two additional materials chosen from the approved list. The tree and shrub changes would simplify the tree requirements; Allowing the code to be easier to read and interpret. Staff is proposing to strike the deviation from the code all together. The Planning Commission forwarded a positive recommendation.

The public hearing was opened. No one came forward. The public hearing was closed.

The Council asked the following questions:

How did you come up with the number of trees and shrubs?

How does it look on the acreage?

Is there a limit of each type of tree?

Mr. Aagard addressed the Council's questions. Variations look great. This number has been used in other cities and seems to work great. The choice of tree does have to come from the Tooele City Species list.

**Council Member McCall motioned to approve Ordinance 2023-44; An Ordinance of Tooele City Amending Tooele City Codes Chapters 7-11A-18 Regarding Multi-Family Residential Building Materials, 7-11A-12 Regarding Multi-Family Residential Landscaping Standards and 7-11A-25 Regarding Deviations from Multi-Family Residential Design Standards.**

Council Member Hansen seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**9. Public Hearing and Motion on Ordinance 2023-45 An Ordinance of Tooele City Amending the Tooele City Annexation Policy Plan, an Element of the Tooele City General Plan**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented an amendment to the Tooele City Annexation Policy Plan. The policy plan is an element of the general plan to identify areas adjacent to the City's boundaries that can be considered for annexation. Staff is proposing to update the map taking out properties that will not be annexed in to Tooele City due to lack of utilities, undevelopable, or incorporated into another city, town, or government entity. The Planning Commission forward a negative recommendation, 5:2 vote.

Council Member Manzione shared some of the discussion from the Planning Commission.

The public hearing was opened.

Randy Gochis shared his disagreement with the changes to the Annexation Policy Plan.

Curtis shared his opinion that the decision can always be changed later if something was approved tonight.

The public hearing was closed.

The Council discussed removing the areas that have been incorporated into other Cities, but keeping the unincorporated areas D, H, K, F, E, and G in the annexation policy plan.

**Council Member Brady motioned to remove area A, B, I, J, and C from the Annexation Policy Plan, keeping the remaining areas as is.** Council Member Hansen seconded the motion. The vote was as follows: Council Member McCall, "Nay," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**10. Public Hearing and Motion on Ordinance 2023-46 An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 6.9 Acres of Property Located at 1232 West Utah Avenue from Light Industrial (LI) to Industrial (I)**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented a Land Use Designation for the property located at 1232 west Utah Avenue. Markosian Auto would like to change the property to the Industrial zone. The applicant would like to facilitate some additional uses on the site including long term vehicle storage and autobody repair. The Planning Commission forwarded a negative recommendation.

The Council asked the following questions:  
Are they required to have a fence?  
How is it different from the Industrial service?

The Council shared concerns of allowing Industrial in this area for future businesses that could come in.

Mr. Aagard addressed the Council's questions. Currently the ordinance does not have a requirement for a fence. Though this item will require a Conditional Use Permit and the Planning Commission could mitigate those. The Industrial Service is similar to Light Industrial. Only one comment was received from Jacob Clegg. He expressed concern of having Industrial Use close to his range land.

The public hearing was opened.

The applicant shared the reasoning behind requesting the change. They want to be good partners to the community and the City.

The public hearing was closed.

The Council discussed making a text amendment instead of changing the zoning.

Mayor Winn addressed the Council. Markosian Auto has been a great business to work with. They bring in sales and property tax.

**Council Member Manzione motioned to deny the Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 6.9 Acres of Property Located at 1232 West Utah Avenue from Light Industrial (LI) to Industrial (I), with the staff working with the applicant to create a text amendment adding into the table of uses in the Light Industrial.**

Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**11. Resolution 2024-01 A Resolution of the Tooele City Council Declaring Certain Technology-Related Equipment and Certain Personal Property Surplus and Authorizing its Disposal (Library)**

*Presented by Michelle Pitt, City Recorder*

Ms. Pitt presented technology-related equipment from the Library that no longer meet their needs. They are asking for it to be declared surplus, so it can be disposed of.

**Council Member Manzione to approve Resolution 2024-01; A Resolution of the Tooele City Council Declaring Certain Technology-Related Equipment and Certain Personal Property Surplus and Authorizing its Disposal (Library).** Council Member Hansen seconded the motion. The vote was as follows: Council Member McCall, “Aye,” Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” and Chairman Brady, “Aye.” The motion passed.

**12. Ordinance 2024-01 An Ordinance of the Tooele City Council Establishing the Dates, Times, and Places of its Public Meetings in 2024**

*Presented by Michelle Pitt, City Recorder*

Ms. Pitt presented the dates, times, and place of its public meetings for 2024. They will be held in the City Council Chambers at Tooele City Hall. The work meeting will be held at 5:30pm and the business meeting at 7:00pm on the first and third Wednesday of every month.

**Council Member Hansen motioned to approve Ordinance 2024-01; An Ordinance of the Tooele City Council Establishing the Dates, Times, and Places of its Public Meetings in 2024.** Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, “Aye,” Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” and Chairman Brady, “Aye.” The motion passed.

**13. Resolution 2024-02 A Resolution of the Tooele City Council Amending the City Fee Schedule to Include a Public Improvement Completion Extension Fee**

*Presented by Roger Baker, City Attorney*

Mr. Baker presented an amendment to the City fee schedule including a public improvement completion extension fee in the amount of \$150 fee.

**Council Member Manzione motioned to approve Resolution 2024-02; A Resolution of the Tooele City Council Amending the City Fee Schedule to Include a Public Improvement Completion Extension Fee.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, “Aye,” Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” and Chairman Brady, “Aye.” The motion passed.

**14. Invoices & Purchase Orders**

Ms. Pitt presented the following invoices and purchase orders:

Tooele City Arts Council for the FY2024 Arts Council Contributions in the amount of \$117,500  
Bonneville Equipment Company for the Parks Department for Kubota equipment in the amount of \$42,463.06

Bonneville Equipment Company for the Cemetery for Kubota equipment in the amount of \$39,402.45

**Council Member Gochis motioned to approve the invoices and purchase orders.** Council Member Hansen seconded. The vote was as follows: Council Member McCall, “Aye,” Council Member Hansen, “Aye,” Council Member Gochis, “Aye,” Council Member Manzione, “Aye,” and Chairman Brady, “Aye.” The motion passed.

### **15. Minutes**

There are no changes to the minutes

**Council Member McCall motioned to approve Minutes.** Council Member Manzione seconded the motion. The vote was as follows: Council Member McCall, “Aye,” Council Member Hansen, “Aye,” Council Member Manzione, “Aye,” and Chairman Brady, “Aye.” The motion passed.

Council Member Gochis abstained from voting.

### **16. Adjourn**

Chairman Brady adjourned the meeting at 8:35pm.

*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 17<sup>th</sup> day of January, 2024

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Justin Brady, City Council Chair