

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

**Date:** Wednesday, March 6, 2024

**Time:** 5:30 p.m.

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

**City Council Members Present:**

Maresa Manzione

Melodi Gochis

Justin Brady

Ed Hansen

David McCall

**City Employees Present:**

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Roger Baker, City Attorney

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation 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

Melodi Gochis, Present

Justin Brady, Present

Ed Hansen, Present

David McCall, Present

**3. Mayor's report**

Mayor Winn shared a UDOT presentation including Midvalley Highway, upcoming construction projects, and long-range transportation needs.

**4. Council Member's Report**

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

**5. Discussion Items**

### **A. Missing Middle Housing**

Mr. Baker presented on the subject of missing middle housing including information from the book *Missing Middle Housing*, by Daniel Parolek, with house-scale multiple-unit buildings that fit into existing single-family neighborhoods, and form & scale. Staff and the Council have had a beginning conversation about great locations in Tooele City for missing middle housing pilot project. They would like to move out of the discussion of density and into the points of form, function, and feel.

The Council asked the following:

What zoning would it need to be?

How would on street parking spaces work with the parking ordinance?

Mr. Baker addressed the City Council. Staff and the Council could customize a zoning district. With staff and consulting help, the City would come up with regulations for the property and be locked in and be complied with. Parking is a subject they would have to work through and discuss.

### **B. Proposed Amendments to Tooele City Code 7-4-9, Parking Lots, Paragraphs 3e and 3f, Related to Requirements for Parking Lot Landscaping Islands**

Mr. Aagard presented an amendment to Tooele City Code 7-4-9 in regards to landscaping in the parking lots. This code is what requires landscaping in all parking lots. Staff is seeing issues with how the code is currently written. The proposed ordinance amendments include updating verbiage, changing section E from landscaping islands to end caps, the calculations of trees for single end row cap and double end caps. The ordinance amendments waive the tree requirement in the case of pedestrian's walkways.

The City Council asked the following questions:

Can the City enforce the businesses to keep the trees alive?

How do they build water sources for the trees?

Mr. Baker addressed the Council. There is no mechanism to enforce a business to keep their trees alive. They trust that they will want to keep their place looking nice for their own business self-interest.

Mr. Aagard addressed the Council's questions. Typically, when developers construct parking lots, they will run sleeve below the asphalt to have pipes and lines.

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

A closed meeting was held.

**Council Member Hansen motioned for a closed meeting.** Council member McCall 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.

The following were present during the closed meeting: Chairman Brady, Council Member Manzione, Council Member McCall, Council Member Hansen, Council Member Gochis, Mayor Debbie Winn, Michelle Pitt, Roger Baker, Andrew Aagard, Shannon Wimmer, Darwin Cook, and Chief Adrian Day.

**7. Adjourn**

**Chairman Brady adjourned the meeting at 7:00 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 20<sup>th</sup> day of March, 2024

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Justin Brady, City Council Chair