

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

**Date:** Wednesday, March 1, 2023

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

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

**City Council Members Present:**

Justin Brady

Maresa Manzione

David McCall

Tony Graf

Ed Hansen

**City Employees Present:**

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

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**

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

Tony Graf, Present via phone

Ed Hansen, Present

**3. Mayor's Report**

Mayor Winn reported on the following:

The City has not received the amount of snow from the most recent storm in over thirty years. She shared her appreciation of staff working long hours and the emergency crews. The community is asked to take preparations for potential flooding. The 170<sup>th</sup> celebration was a success with over 860 puzzles sold so far.

**4. Council Member's Report**

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

## **5. Discussion Items**

### **A. Ordinance 2023-08 An Ordinance of Tooele City Amending Tooele City Code Chapter 5-20 Regarding Alcohol Licensing**

*Presented by Roger Baker, City Attorney*

Mr. Baker presented an amendment of Tooele City Code Chapter 5-20 in regards to Alcohol Licensing. There have been some challenges with the City regulating licenses for businesses selling alcohol. The State regulates alcohol licensing closely. Staff would like to focus their resources on other needs within the City. Currently, any business that would like a license in Tooele is referred through the Police Department. They investigate for reasons a license should be denied. Staff would like to revise and address the following parts of the City code: How intensively they regulate alcohol in Tooele; the role of the Police Department; the number of feet an establishment needs to be from another; and allowing the State to take care of the licensing.

The Council asked the following:

Does the State put any responsibility on the City?

Does the brewery count as this type of licensing?

What would a restaurant that serves alcohol be considered?

Can they be selective on an area versus a zone?

Is beer and hard alcohol different licensing?

Mr. Baker addressed the Council. The state does define the distance required between licensed businesses and measurements. If the Council agrees, they will bring the provisions back. Currently, the verbiage in the code allows no more than two establishments on lineal block. The state does not limit how many there can be. With clarification on lineal versus linear, they will allow the market and planning principles to contribute to how it plays out. In the general business licensing code, it highlights specialty licensing. They are proposing to simplify and eliminate specialty licensing.

Mr. Bolser addressed the Council. Every February and March the state code is updated and changed with the legislative session. A Class C tavern license does not just mean a bar, but includes restaurants that have a bar. Mr. Bolser added clarification and visuals to linear versus lineal. Sharing examples, they may want to see density of certain businesses and may not want to restrict large developing areas. A zone can cover quite a bit. Everywhere there is a zone, there is a boundary to that zone; with the potential to have a business next door. Mixed Uses would be the zones that could potentially have a bar next to or below a home. The state does not regulate location, just proximity.

Chief Day addressed the police role in allowing these licenses. The police do not need to determine or regulate which business should get a license. If there are matters that the police need to get involved, they will step in.

The Council would like to see the code less restrictive, allowing the state to regulate.

**B. Payment of a Fee-in-Lieu of Water Rights Conveyance Request for Microtel Moda Hotel**  
*Presented by Jared Stewart, Economic Development Director*

Mr. Stewart presented a payment of a Fee-in-Lieu of Water Rights Conveyance Request for Microtel Moda Hotel. It is a first hotel of its type in Utah. This hotel project would be off of 2400 North on the East side. They are requesting 8 feet-acre water. They will have zeroscape on the property. The applicant is requesting the City sell the water rights at the previous policy amount of \$15000. They are hoping to create 5-15 new jobs with lots of sales tax.

The Council asked the following questions:  
Does this hotel of a long-term option?

The Council is in favor of the fee-in-lieu at the current policy amount.

Mr. Baker addressed the Council. If the water is not sold at the current policy amount, the City Council would be in violation of its own policy.

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

There is no closed meeting.

**7. Adjourn**

**Chairman Brady adjourned the meeting at 6:36 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 15<sup>th</sup> day of March, 2023

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Justin Brady, City Council Chair