

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

**Date:** Wednesday, August 21, 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

Loretta Herron, Deputy City Recorder

Roger Baker, City Attorney

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Paul Hansen, City Engineer

Darwin Cook, Parks and Recreation Director

John Perez, 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

Melodi Gochis, Present

Justin Brady, Present

Ed Hansen, Present

David McCall, Present

**3. Mayor's Report**

Mayor Winn shared the following information:

Tunnels to Towers has built a smart home in Tooele City. They have donated to veteran Jessie Clark.

**4. Council Member's Report**

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

## **5. Discussion Items**

### **A. Resolution 2024-60 A Resolution of the Tooele City Council Approving the Canyon Springs Annexation Agreement**

*Presented by Roger Baker, City Attorney*

Mr. Baker presented changes to the annexation agreement including the monetary donation allowing Canyon Springs to pay over time, as the subdivisions are being built. The applicant has met with UDOT and Tooele County to pave the trail. The final step is to submit annexation papers to the Governor's office. Then record it with the county.

The Council asked the following questions:

Can the City hold the development accountable for the trail on county land?

Can the storm basin section be explained further?

Mr. Baker addressed the Council's questions. If the county and developer had not previously discussed and agreed to the trail, it may not be reasonable addition. The storm water basins function as a park. The staff is asking for separation between the main road and the basin for child safety. Staff and the developer will work out what kind of separation is needed there; neither knows yet what will work best, so it has to be figured out later.

### **B. Land Use Map Amendment for Property Located at Approximately 200 East 1000 North to Re-Assign the Land Use Designation from Medium Density Residential (MDR) to High Density Residential (HDR)**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented a Land Use Map amendment for the property located at 200 East 1000 North. It is currently designated as MDR, Medium Density Residential. The zoning is RR-5, rural residential. The applicant is requesting HDR, High Density Residential. MDR requires single family homes. In HDR designation is for multi-family residential. The applicant is proposing town-homes in this location.

The Council asked the following questions:

Is there any indication what zoning the applicant will ask for?

Any issues with the helipad located close by?

How does this help with the City's housing plans?

Do they require a traffic study?

Will the applicant be putting in sidewalks?

Will there be any additional roads going through this area?

Mr. Aagard addressed the Council. They are anticipating MR-8 or MR-12 with townhomes. There will be noise with the helicopter, but unsure if there are any safety concerns. Tooele City does need more affordable housing. There are shortages of units throughout the state. The

applicant will have to provide a traffic study. The City cannot require them to make improvements on frontage that are not impacted by their development. 1000 North is a busy road. The Council could ask them to reserve the frontage for commercial use. There are plans for additional road near this area.

**C. Land Use Map Amendment for Property Located at Approximately 105 East 1000 North to Re-Assign the Land Use Designation from Regional Commercial (RC) to Mixed Use (MU)**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented a Land Use Map Amendment for property located at approximately 105 East 1000 North. There will be a median down 1000 North, limiting this property to right in, right out. It is designated as RC, Regional Commercial. This Land Use encourages large regional commercial uses, research parks, etc. Accessory dwelling units are not permitted. The applicant would like to construct business lofts within the City. The front would be commercial office use or studio use. The back would be parking. The top floor would be residential living. The applicant would need to change the Land Use Map to Mixed Use. The Mixed-Use General would allow all residential uses, commercial businesses, and permits a wide range of commercial uses.

The Council asked the following questions:

Is there type of zoning that needs to be added for the City to use?

Would each unit have commercial or business associated with each unit?

Will they be owned by the individual or will they rent these units?

Every business would need a conditional use permit?

Mr. Aagard addressed the Council's questions. Mixed-Use is a great use for this item. Though, it does lack some details. It is a live-work arrangement. Each unit would have commercial on the bottom floor. There are some slopes on the property that would need some engineering done to make it usable. Almost every business would need a Conditional Use Permit.

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

There is no closed meeting.

**7. Adjourn**

**Chairman Brady adjourned the meeting at 6:21 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 18<sup>th</sup> day of September, 2024

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Justin Brady, City Council Chair