

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

**Date:** Wednesday, September 18, 2024

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

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

**City Council Members Present:**

Maresa Manzione

Justin Brady

Ed Hansen

David McCall

**City Council Members Excused:**

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

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

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 5:39 p.m.

**2. Roll Call**

Maresa Manzione, Present

Justin Brady, Present

Ed Hansen, Present

David McCall, Present

Melodi Gochis, Excused

**3. Mayors report**

Mayor Winn shared the following information:

The traffic signal is up to near the new fire station.

**4. Council Member's Report**

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

## **5. Discussion Items**

### **A. Storm Water and Street Light Fees**

*Presented by Shannon Wimmer*

Ms. Wimmer presented updated storm water and street light fees. The storm water is \$3 per month with the proposed to \$3.80 per month. The street light fees are currently \$2 per month with the proposed to \$3.50.

Mr. Philpot presented the storm water and street lights study.

The Council asked the Following questions:

Are the street light fees to replace lights and maintenance?

Is there a potential with added development, will the cot go down?

Mr. Philpot addressed the Council's questions. It is an operation expense, but the replacement cost is built in.

Ms. Wimmer addressed the Council. Once these are adopted, there would be a 90-day noticing period. These costs are for the current projects.

### **B. Land Use Map Amendment for Property Located at Approximately 300 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 9 acres located 300 East 1000 North. The applicant is requesting to change the Land Use Map from Medium Density Residential to High Density Residential. High Density Housing does not always equal affordable housing. High density housing is based on the needs of the community. The City needs to look at the proximity to transportation corridor and commercial center.

The Council asked the Following questions:

Is the applicant going to build townhomes in this location?

Does the City need more of these kinds of housing?

What is the rate of single-family homes to multi-family homes?

Is there water with this property?

Mr. Aagard addressed the Council. The applicant is intending to build townhomes. They do not have water. From observation, Tooele City is 60% of multi-family and 30% dingle family homes. The developer wants to make the property more marketable.

**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 the property located at 105 East 1000 North to re-assign the Land Use Designation from Regional Commercial to Mixed Use. The applicant would like to see condos and work spaces. This will permit a live-work type of housing on the property.

The Council asked the Following questions:

Is mixed-use the best type of zone for this development?

Is there a way to guarantee that business is maintained on the bottom level?

If a business goes under, does the owner have to sell their home?

How is parking managed?

Does the development have water?

Mr. Aagard addressed the Council. The mixed-use would work but it is not the best option. Staff could update the mix-use or write a new zone. To enforce businesses, they could write it in the code. There are some situations which the business owners are different from the home owner.

Mr. Baker addressed the Council. This would be a great project to create the exact zone the Council wants for this project.

The applicant addressed the Council in regard to the project. This model has been built in other cities and has been successful. This product fails when the upstairs is an apartment and the bottom is a lease. When they are able to do a single tax ID, they can apply for multiple loans and successful for small business owners. There is overflow parking available, personal parking, and business parking spots. They do not have water.

**D. Discussion on Proposed Amendments to Tooele City Code 7-4-9; Parking Lots, Tooele City Code 7-19-26; Park Strip Landscaping in Commercial and Industrial Subdivisions, and 7- 16-4; Table of Development Standards, Regarding Changes to the Landscaping Requirements for Properties Located in the Industrial Zoning District.**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented an amendment to Tooele City Code in regards to parking lots, park strips landscaping, development standards in the Commercial and Industrial zones. Staff is proposing the following changes: eliminate landscaping and tree requirement on park strips, amend titles to include LI and IS zones, requires all disturbed areas will be reclaimed with native seed mixtures, requires submission of a disturbed area reclamation plan at the time of site plan review, and financial waivers.

The Council showed favor of the changes discussed.

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

There is no closed meeting.

**7. Adjourn**

**Chairman Brady adjourned the meeting at 6:53pm.**

*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 \_\_\_\_ day of October, 2024

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Justin Brady, City Council Chair

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