

Tooele RDA and City Council Work Meeting Minutes

Date: April 2, 2025

Time: 5:30 pm

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

City Council Members Present

Justin Brady
Melodi Gochis
Ed Hansen
Maresa Manzione
David McCall

City Employees Present

Mayor Debbie Winn
Police Chief Adrian Day
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Roger Baker, City Attorney
Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Jamie Grandpre, Public Works Director
John Perez, Economic Development Director
Planning Commissioner Chris Sloan
Planning Commissioner Kelley Anderson

Minutes prepared by Alicia Fairbourne

1. Open City Council Meeting

Chairman Brady opened the meeting at 5:30 pm.

2. Roll Call

Dave McCall, Present
Ed Hansen, Present
Melodi Gochis, Present
Maresa Manzione, Present
Justin Brady, Present

3. Mayor's Report

Mayor Winn addressed several topics relevant to public safety, infrastructure, and recent community milestones. She began by noting an increase in juvenile-related issues during spring break, including acts of vandalism at local parks. The City had opened public restrooms 15 days earlier than usual due

to favorable weather, but one park experienced significant restroom misuse on the first day. Mayor Winn urged parents to monitor their children and encourage positive behavior.

Mayor Winn reported on the installation of a new traffic signal at the intersection of 520 East on 1000 North near England Acres. This replaced a previously installed pedestrian signal after studies demonstrated a full signal was warranted to improve safety. The City planned to implement restriping for left-turn lanes to address safety concerns involving vehicles passing improperly.

She also mentioned a new four-way stop at Utah Avenue and Coleman Street near Northlake Elementary at the Head Start building. The Streets Department installed warning signs two weeks prior and activated the stop during spring break to ease the transition. Despite the warnings, many drivers failed to stop, prompting the City to increase monitoring efforts.

Mayor Winn then celebrated two recent events. The first was the ribbon cutting for the Tooele Technical College expansion, which doubled the campus size. She acknowledged the significance of the college in workforce development and thanked previous leadership for establishing the education corridor.

The second event was the dedication of Fire Station No. 3. Mayor Winn expressed her deep appreciation to the City Council for their support in bonding for the facility. She described the station as a community asset, thanked the residents for funding it, and shared plans for making the station more accessible to the public through future tours and video content. She concluded by emphasizing the importance of public safety and expressing gratitude for everyone involved.

4. Council Members' Report

Each Councilmember expressed appreciation for the ribbon cuttings held at Tooele Technical College and Fire Station No. 3. Councilwoman Manzione also reported attending a Zero Fatalities meeting where it was noted that Tooele City experienced 37 crashes in March alone. She emphasized the importance of driver awareness and encouraged sharing safety messages. She also mentioned upcoming zoning updates related to the business park area, due to impractical costs associated with a previously planned railroad spur. She noted a new study was being conducted.

Councilwoman Gochis praised the fire station tour and commended the fire department's professionalism and dedication to public safety. Councilman Hansen shared similar sentiments and noted the well-attended open house at the new station. Councilman McCall echoed those comments and remarked on the significance of both ribbon cuttings. Chairman Brady added that he attended the North Tooele City Special Service District meeting, where the district discussed planned to plant additional trees. He also highlighted the strong performance of City staff in his recent meeting with Mayor Winn and her team.

5. Discussion Items

a. Discussion on Desert Rose Business Lofts Water Usage Proposal

Presented by Amy Johnson, Y Street Capital

Ms. Johnson presented a proposal for the Desert Rose Business Lofts, a mixed-use development consisting of 43 live/work units where each unit would include a commercial space on the ground floor and residential space above, both owned and occupied by the same individual. The discussion focused on water usage and whether the City could allocate water rights to the project given its hybrid nature.

Ms. Johnson provided a comparative analysis using data from Bluffdale's "Marketplace" development and Brigham City's zoning formula. Based on those models, she estimated the Desert Rose project would require between 7.86 and 8.8 acre-feet of water. She emphasized that the

live/work format did not increase total water demand and that similar developments maintained long-term commercial activity.

Mr. Paul Hansen, City Engineer, clarified that Tooele's current standard for residential water usage was 0.25 acre-feet per unit, which would total 10.75 acre-feet for 43 units – a higher requirement than the applicant's estimates. He noted the City's standard did not differentiate between housing types and was intentionally conservative to ensure reliability.

Councilmembers expressed strong interest in the concept but raised concerns about the potential precedent it could set. Chairman Brady and Councilwoman Manzione emphasized that Tooele City could not provide water rights for residential use, and granting them in a mixed-use project could lead to other developers to seek similar exceptions. They also questioned how enforceable the live/work arrangement would be long-term and whether commercial uses would remain viable.

City Attorney Roger Baker mentioned the possibility of using deed restrictions or terms within a development agreement to address enforcement concerns but urged caution against negotiating such terms during the public meeting.

While there was support for innovative approaches that support small business growth, the Council reiterated the importance of water resource protection, equitable treatment of developers, and the need for further discussion with staff to find an equitable solution.

b. Discussion on Compass Point RSD

Presented by Andrew Aagard, Community Development Director

Mr. Aagard introduced a proposal from Perry Homes to establish a Residential Special District (RSD) called Compass Point, covering approximately 1,227 acres in northwest Tooele. This RSD would govern long-term development over the next 20 to 30 years and included a planned buildout of approximately 3,600 residential units and 50 acres of open space.

Mr. Aagard explained that an RSD allowed a developer to write custom zoning standards while still complying with state law, building, and fire codes. He noted that while the original Settlement Agreement for Overlake allowed for 4,800 total units, approximately 3,300 of Perry's allocated units remained. These would be applied under the RSD, resulting in an average density of about two units per acre. Some areas may eventually be reallocated for light industrial or commercial use due to unit limitations.

Ms. Lynsi Neve of Perry Homes and Mr. Ben Duzett of Focus Engineering presented the RSD concept, emphasizing their goal to create a community with a range of housing types – from smaller garden homes to large estate homes – that supported residents through all stages of life. They highlighted the plan's inclusion of front- and rear-loaded townhomes, cluster homes, and traditional single-family homes, all governed by custom design standards.

The plan included 50 acres of open space, with at least three acres preserved as natural open space and 47 acres designated for parks and detention areas. One major park was expected to be dedicated to the City as a regional facility. Trails would be constructed along roadways and integrated into the street cross-sections as development proceeded.

Councilmembers asked for clarification on housing types, open space usability, and trail location. Ms. Neve confirmed that the trails would be off-road and buffered by landscaping. Chairman Brady expressed support for the design and noted the importance of usable open space. Councilwoman Gochis asked about the timing of the park's availability, stressing the importance of recreation opportunities for future families. Ms. Neve responded that the first phases of development – termed "villages" – would likely begin in summer 2025 and would provide access to the regional park area.

The Council expressed appreciation for the plan's diversity in housing types, phased infrastructure planning, and the long-term vision. Councilman Hansen and Chairman Brady both noted the benefit of allowing residents to remain the same neighborhood as their housing needs changed over time. Councilman McCall asked about multifamily housing along 3100 North and was informed that a site plan for that area would be submitted soon, with additional villages beginning this summer.

c. Discussion on a Zoning Map Amendment Request by DR Horton to Amend the Conditions of the PUD (Planned Unit Development) Zoning Overlay for Western Acres PUD for 86 Acres (Affecting 4.5 Acres) Located at Approximately 2000 North Copper Canyon Drive in the MR-16 PUD Zoning District

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a proposed change which would apply to approximately 4.5 acres of the 86-acre project and was intended to address setback issues related to the Middle Canyon drainage corridor that runs through the site.

When the PUD was originally approved about five years prior, DR Horton committed to improving and realigning the drainage channel and constructing a trail along it. As the project progressed, it became clear that the current zoning standards required a 20-foot rear setback from property lines which would result in several units becoming nonconforming if the drainage corridor was deeded to the City and became a separate parcel.

To prevent future nonconformities, the amendment proposed reducing the rear yard setback for townhomes adjacent to the drainage corridor to eight feet, and the side yard setback in certain cases to one foot. The amendment would not alter the number of units, unit types, or the overall layout of the development.

Councilman Hansen asked whether the amendment would apply to the entire development or just a portion. Mr. Aagard clarified that the changes would only apply to the MR-16 zoned portion, not the R1-7 areas, and that DR Horton had no intention of revising the approved layout. City Attorney Roger Baker confirmed that the amendment was drafted with those zoning limitations in place. The Council accepted the explanation without further concerns.

d. Discussion on Updated Water and Sewer Fees Effective May 1, 2025

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre informed the Council that updated water and sewer rates – previously adopted through Ordinances 2024-10 and 2024-11 – would take effect on May 1, 2025, as part of a five-year rate adjustment plan approved in 2024.

The base culinary water rate for a standard three-quarter inch meter would increase from \$10.73 to \$11.50, with usage tiers increasing marginally by one or two cents per tier. The sewer rate for most residential customers (rate code 301) would rise from \$10.50 to \$12.08, reflecting a 15% increase. Mr. Grandpre noted that last year's sewer rate increase was 50%, and subsequent years would see 5% annual increases.

Chairman Brady confirmed that these phased increases were part of the Council's previous decision to avoid a single large rate hike. Mr. Grandpre also stated that the rate changes had been included in the City's newsletter.

2. Closed Meeting

~ **Litigation, Property Acquisition, and/or Personnel**

Chairman Brady announced that a Closed Meeting was necessary, however, due to time constraints, the Council elected to first recess for the Business Meeting. At 6:51, the Work Meeting recessed.

At 7:44, Chairman Brady reconvened the Work meeting and asked for a motion to proceed to a Closed Meeting.

Motion: Councilwoman Manzione moved to proceed to a Closed Meeting. Councilman Hansen seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

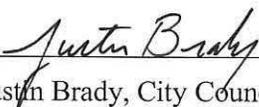
The attendees for the Closed Meeting were: Mayor Debbie Winn, Council Chairman Brady, Council Member McCall, Council Member Hansen, Council Member Manzione, Council Member Gochis, Roger Baker, Michelle Pitt, Darwin Cook, Paul Hansen, Jamie Grandpre and Police Chief Adrian Day.

3. Adjourn

There being no further business, Chairman Brady adjourned the meeting at 8:29 pm.

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 7th day of May, 2025


Justin Brady, City Council Chair