

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

Date: Wednesday, May 1, 2024

Time: 5:30 p.m.

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

City Council Members Present:

Melodi Gochis

Justin Brady

Ed Hansen

David McCall

City Council Members Excused:

Maresa Manzione

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

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation Director

Jamie Grandpre, Public Works Director

Jared Hall, City Planner/Zoning Administrator

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

Melodi Gochis, Present

Justin Brady, Present

Ed Hansen, Present

David McCall, Present

Maresa Manzione, Excused

3. Mayors report

Mayor Winn shared new welcome bags the Parks Department has put together to welcome residents. The film that was made in Tooele is titled "Forgotten." It is available on YouTube.

4. Council Member's Report

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

5. Discussion Items

A. A Discussion on Proposed Amendments to Tooele City Code 7-14-4, Table 3, Site Planning and Development Standards for Primary Buildings and Structures, Regarding Architectural Elements Encroaching into the Rear Yard Setbacks

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an amendment to the City Code 7-14-4 for rear-yard setbacks. The setback is measured from property line to foundation. Decks, porches, and basement stair-wells are not addressed in the City Code in regards to these setbacks. The state passed law HB-76, that states that cities must allow decks, porches, and basement stairwells to be allowed in the setbacks. The proposed changes include the addition of footnotes and language.

The City Council asked the following questions:

Would a Pergola or covered patio in the backyard be considered a part of the setbacks?

Mr. Aagard addressed the Council. That would be subject to the accessory dwelling guidelines. The ordinance does not address a pergola at all and may need to come back at a later time.

B. A Discussion on Proposed Amendments to Tooele City Code 7-14-6, Accessory Structures Requirements, Regarding Where an Accessory Structure is Permitted, Fire Wall Ratings Adjacent to Property Lines, Exceeding Minimum Building Height, exceeding 8% Accessory Building Lot Coverage and Prohibiting Metal Shipping Containers as Storage Sheds in Residential Zones

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an amendment to City Code 7-14-6 in regards to accessory structure requirements. The amendment clarifies where someone is able to put an accessory building, language for the three guidelines for the 1-foot setback exception, changing 8% to 9% lot coverage, and clarification on prohibiting metal shipping containers as storage sheds in residential zones.

The City Council asked the following questions:

What can be done if a shipping container is in the yard now?

Does the Ordinance allow residential shipping containers?

Mr. Aagard addressed the Council. The code enforcement would have to have the resident remove the containers. Under the current ordinance, storage containers used as homes are not allowed residential areas.

C. A Discussion Regarding Compass Point Land Use and Zoning Map Amendment

Presented by Jared Hall, City Planner/Zoning Administrator

Mr. Hall presented Compass Point Development Land Use and Zoning map amendment. The applicant is requesting High-density residential, MR-20 for 43.7 acres. This section would have 312 units with new roads and amenities.

The City Council asked the following questions:

Would the housing come all the way up to SR-36 with no commercial?

Is this part of the Overlake agreement?

How does removing the commercial benefit the City?

Does the state require a sound barrier?

Will there be safe walking routes?

Is the applicant going to join the North Tooele City Special Service District?

Will the residential homes blend?

Will 3100 North be a full access road?

Mr. Hall addressed the City Council's questions. In the 43.7 acres there would be no commercial and only residential. It is part of the Overlake area. These units are against the total number in the Overlake Agreement.

Mr. Swain addressed the Council questions. Residential homes will not be put right up to SR-36. Lot 103 and 102 would remain Commercial. This would be a commercial gateway into Compass Point. Lot 101 would be the multi-family units. It will move from commercial to multi-family, to residential. They are in alignment with the North Tooele City Special Service District and plan to join the district. They would like this to be a large master plan that provides a safe, reliable environment. It is hard to blend the multi-family to single family seamlessly. 3100 North will be full access road.

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

There is no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:15 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 15th day of May, 2024

Justin Brady, City Council Chair