

Tooele City Council Work Meeting Minutes

Date: Wednesday, November 6, 2024

Time: 5:30 pm

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

City Council Members Present:

Justin Brady
David McCall
Ed Hansen
Melodi Gochis
Maresa Manzione

City Employees Present:

Mayor Debbie Winn
Adrian Day, Police Department Chief
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Matthew Johnson, Assistant City Attorney
Andrew Aagard, Community Development Director
Jamie Grandpre, Public Works Director
Chase Randall, Librarian
Darwin Cook, Parks and Recreation Director
John Perez, Economic Development Director
Paul Hansen, City Engineer
Shannon Wimmer, Finance Director

Minutes prepared by Michelle Pitt

1. Open City Council Meeting

Chairman Brady opened the meeting at 5:30 p.m.

2. Roll Call

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

3. Mayor's Report

The Mayor thanked the Council Members, Tooele City Royalty, and staff for attending the downtown trick-or-treat. It was a great event and very well attended. There was tremendous support from police and fire departments.

There will be a full day event on Saturday, November 30th, with the Santa Parade, Small Business Day, carols and cookies with Santa at the Ritz Theater, and the lighting of Veterans Park.

The Mayor announced that Droubay Road is paved and now open. Residents are allowed to drive on it but the project is not yet fully complete.

4. Council Members' Reports

Council Member McCall attended the trick-or-treat event.

Council Member Hansen didn't have anything to report.

Council Member Gochis stated that she attended the library board meeting where they discussed the library card policy, standard of conduct, and strategic plan. She also attended and volunteered at the Deseret Peak Temple Open House.

Council Member Manzione stated that there were 135,000 visitors to the temple. She read stories at the library for story time. She expressed appreciation for the library and the all the events they do there. She reported that the RDA has been talking a lot about their business park property. The RDA will be talking with the Council more about that in the future. There are a lot of upcoming events at the Ritz Theater. Some of the events are to help buy a new popcorn machine and others are free.

Chairman Brady said that he attended a lot of the same events already reported. He also attended a Council of Aging meeting and the North Tooele City Special Service District meeting. The Perry Group is getting close to annexing into the District. There are three board members whose terms will expire at the end of the year. All three of them would like to serve on the Board again.

5. Discussion Items

A. Desert Rose Business Lofts Zoning Map Amendment by Amy Johnson to Rezone 4.9 Acres Located at Approximately 105 East 10000 North from RR-1 Residential to MU-G Mixed Use General

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented that this matter recently came to the Council as a land use amendment. This is on the work meeting tonight to talk about the zoning map amendment. This is a 4.9 acre parcel on 1000 North and East Main Street. The land use designation is mixed use, as amended

by the Council a few weeks ago. It is currently zoned as rural residential. The applicant is asking it to be rezoned to mixed use general. The applicant is proposing this amendment to facilitate a townhome mixed use. On the ground floor would be a business and the owner would reside upstairs. Mixed use general does permit this type of use. It is a unique request because Tooele City doesn't currently have this type of use. The access to this site is limited because there is median which only allows a right-in or right-out access. These businesses located in this area would be more destination-type businesses.

Chairman Brady asked if the mixed use general zoning limits the number of housing units. Mr. Aagard answer that it doesn't.

Council Member Manzione said that this piece of property is hard and that she doesn't love the mixed use zoning. She felt like the City could find something better that would fit the needs of the applicant and the City. Mr. Aagard said that the mixed use is very liberal.

Council Member Gochis asked if there was sufficient parking for the residents and business customers. Mr. Aagard answered that the applicant would have to comply with parking requirements.

Council Member Hansen said that the City has created zones in the past to fit certain situations. He would be more apt to do something like that rather than apply the mixed use zoning. Access to the area is an issue. Mr. Aagard answered that staff could look into other zoning possibilities for the Council. The applicant submitted the request for a MU-G, but City staff could put together another suggestion if the Council wanted that. Mr. Aagard suggested an overlay, with an underlying zone, or a new zoning.

Council Member McCall requested that staff look at what has been done in other cities and then pattern after that. He also didn't like that it's only a right-in and right-out access. There is a piece of property on the east side and he wondered if that piece could be connected to this property so that a road could be put in to provide a turn there.

The applicant, Amy Johnson, said that she would research the suggestions made by Council Member McCall. She went on to say that other cities have used the mixed use zoning instead of using an overlay. Other cities she has worked with such as Bluffdale and Brigham City have attached a Development Agreement, and inside the Development Agreement is the overlay, or other conditions tied to the property. She explained that there was overflow parking, instead of the T-bone that was shown on the map.

Council Member Gochis asked Ms. Johnson if there were restrictions with ownership and rentals of either the living portion or the business. Ms. Johnson said that would depend on the City because some cities don't want rentals. Those are things that could be spelled out in the development agreement.

Council Member Gochis asked if this development would have an HOA. Ms. Johnson answered that yes, this would need an HOA.

Mr. Aagard said his office could draft a development agreement if the Council was interested in that. Mr. Aagard said that the Council could create a zone for this specific property and that there were no restrictions on what to call the zoning.

Chairman Brady reiterated that parking and access was a huge concern. He said that he was okay with a specific zoning assigned to this development.

Mr. Aagard said that this is set for a public hearing at the next Planning Commission meeting and then will be on the next Council Work meeting. He will work with the applicant and see what they can come up with.

B. Mountain View Annexation Petition Request by Jason Harris of JRG Development LLC to Annex Approximately 40 Acres Located at Approximately 1400 East Smelter Road into Tooele City

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented that Mr. Harris has submitted this annexation petition and is working through some of the official notices required before it comes before the City.

The annexation is for 40 acres east of the Oquirrh Hills Golf Course. It is a flat piece of property that has frontage on Smelter Road. This property is on the annexation policy plan and can be considered by the City without changes to the annexation plan. It is currently zoned R1-7. The proposal is for 78 lots, single family homes, of 17,000 to 26,000 square feet. The applicant has provided drainage and traffic studies but other studies are needed.

Jason Harris, of JRG Development, handed out a project summary to the Council. He said he felt this annexation would benefit the City as a whole. Chairman Brady said that the layout as it was had no open space, trails, parks or anything that would benefit the community as a whole. He said he would like to see larger lots and less homes there, and at least a trail component that would connect to other trails. He asked about water rights. Mr. Harris answered that they were looking at the trail on Droubay and Smelter to see if there was enough area to connect to. They were also looking at maps, to see if there was an easement at the golf course that could begin a trail to gain access to Middle Canyon along the golf course. He further explained that the map provided was a very general plat map to get some comments from the Council.

Council Member Manzione said that she was at the predevelopment meeting where this was discussed and that she had some of the same concerns. Mr. Harris said that they were exploring having this as a gated community which could attract some affluent homeowners in the community. They were looking at placing a trail on the west boundary and have it accessible to all the community.

Chairman Brady asked if he would be willing to have less houses. Mr. Harris answered yes, but he also wants to maximize the use of the area. He would like to have an HOA to have it look proper and keep it looking proper.

Council Member McCall said that the homes to the west were really nice homes and asked how these homes compare to those. Mr. Harris answered that these would be as large or larger than the ones to the west. He added that he had a number of water rights, but needs to acquire additional rights.

Council Member Gochis said she also attended the predevelopment meeting and that she had the same desires to have some amenities that would benefit the community.

Mr. Aagard reviewed the steps and process for annexation for the Council.

Chairman Brady recessed the meeting to go to the RDA meeting at 6:14 p.m.

The meeting reconvened at 6:25 p.m.

6. **Closed Meeting** to discuss litigation, property acquisition, and/or Personnel

Council Member Gochis motioned to close the meeting. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

No minutes were taken during the closed portion of the meeting.

7. **Adjourn**

Chairman Brady adjourned the meeting at 6:50 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 ____ day of November, 2024

Justin Brady, City Council Chair