

90 N. Main St.
Tooele, UT 84074

Tooele City Council Business Meeting Minutes

Date: Wednesday, November 20, 2024

Time: 7:00 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
Dave McCall

City Employees Present:

Mayor Debbie Winn
Adrian Day, Police Department Chief
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Darwin Cook, Parks and Recreation Director
Andrew Aagard, Community Development Director
Shannon Wimmer, Finance Director
Kent Page, City Planner
Matthew Johnson, Assistant City Attorney

Minutes prepared by Alicia Fairbourne

Chairman Brady called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Brady.

2. Roll Call

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

3. Mayor's Golf Tournament Youth Recreation Grant Awards

Mayor Debbie Winn presented information regarding the Youth Golf Tournament and gave special recognition to the sponsors of the program. She invited the sponsors to join her to present the awards. There were 14 recipients of the grant money.

Clerk's note: the award recipients and amount awarded are attached as Exhibit A.

4. Public Comment Period

Chairman Brady opened the floor for public comment at 7:22 pm.

There being no public comments, Chairman Brady closed the public comment period at 7:22 pm.

5. Public Hearing and Motion on Ordinance 2024-32 to consider a Land Use Map Amendment Request by Wagstaff Investments to Change the Land Use Designation for Approximately 2.1 Acres Located at the NE Corner of Franks Drive and 1000 North from Regional Commercial to Community Commercial

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the rezone proposal for the land located at the North East corner of Franks Drive at 1000 North. In the process of reviewing the development plans, the Regional Commercial (RC) Zone would require a substantial landscape buffer of 30 feet. The best way to resolve this would be to request a rezone to General Commercial (GC) Commercial (RC) Zone, which would require only a 15-foot landscape buffer. He noted that the item was presented to the Planning Commission, who voted unanimously a positive recommendation.

Chairman Brady opened the floor for public comment at 7:25 pm. There were no comments from the public. Chairman Brady then closed the public comment.

Motion: Council Member Manzione motioned to approve Ordinance 2024-32; An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 2 Acres of Property Located at the North East Corner of the Intersection of Franks Drive And 1000 North from Regional Commercial (RC) to Community Commercial (CC). Council Member Gochis seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Council Member Gochis, "Aye"; Council Member Hansen, "Aye"; Council Member Manzione, "Aye"; Council Member McCall, "Aye". There were none opposed. The motion passed.

6. Public Hearing and Motion on Ordinance 2024-33 to Consider a Zoning Map Amendment Request by Wagstaff Investments to Re-Assign the Zoning for Approximately 2.1 Acres Located at the NE Corner of Franks Drive and 1000 North from RC Regional Commercial to GC General Commercial

Presented by Andrew Aagard, Community Development Director

Council Member Gochis asked what was required in the 15-foot buffer. Mr. Aagard stated it was a landscape buffer, which required to have one tree per 30 feet of frontage, but was not required to be spaced at 30 feet.

Chair Brady opened the floor for public comment at 7:28 pm. There were no comments from the public. Chairman Brady then closed the public comment.

Motion: Council Member Hansen motioned to approve Ordinance 2024-33; An Ordinance of Tooele City Reassigning the Zoning for Approximately 2 Acres of Property Located at the North East Corner of the Intersection of Franks Drive and 1000 North from Regional Commercial (RC) to General Commercial (GC). Council Member McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Council Member Gochis, "Aye"; Council Member Hansen, "Aye"; Council Member Manzione, "Aye"; Council Member McCall, "Aye". There were none opposed. The motion passed.

7. **Resolution 2024-91** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Business Regulation Civil Citation Appeal Fees
Presented by Matthew Johnson, Assistant City Attorney

Mr. Johnson noted Council approved Resolution 2024-22 in August, which allowed an alternative way to enforce business regulations, which allowed civil citations in addition to criminal citations which were already in place. He explained this also brought the ability to appeal those civil citations and the need to approve a \$25 appeal fee, which was noted in the Fee Schedule.

Motion: Council Member McCall motioned to approve Resolution 2024-91; A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Business Regulation Civil Citation Appeal Fees. Council Member Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Council Member Gochis, "Aye"; Council Member Hansen, "Aye"; Council Member Manzione, "Aye"; Council Member McCall, "Aye". There were none opposed. The motion passed.

8. **Invoices and Purchase Orders**
Presented by Michelle Pitt, City Recorder

Ms. Pitt introduced Alicia Fairbourne, who was hired to fill the position of minutes clerk.

Ms. Pitt discussed an invoice for an awning at the rail cars at the Tooele Valley Museum for the amount of \$40,180.25. She noted a grant from the Tooele County Tourism Tax Grant was awarded in the amount of \$24,000 towards the awning.

Motion: Council Member Gochis motioned to approve the invoice as stated. Council Member Hansen seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Council Member Gochis, "Aye"; Council Member Hansen, "Aye"; Council Member Manzione, "Aye"; Council Member McCall, "Aye". There were none opposed. The motion passed.

9. **Minutes**

- ~November 6, 2024 Work Meeting
- ~November 6, 2024 Business Meeting

There were no changes or corrections to the minutes.

Motion: Council Member Hansen motioned to approve the November 6, 2024 Work Meeting Minutes and November 6, 2024 Business Meeting Minutes. Council Member McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Council Member Gochis, "Aye"; Council Member Hansen, "Aye"; Council Member Manzione, "Aye"; Council Member McCall, "Aye". There were none opposed. The motion passed.

10. **Adjourn**

The meeting adjourned at 7:33 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 _____ day of December, 2024

Justin Brady, City Council Chair

| GRANT RECIPIENTS | |
|--|---------------|
| Organization | Amount |
| Boys & Girls Clubs of Greater Salt Lake – Tooele Club | \$1,000 |
| Elite FC | \$1,000 |
| Little Legends Softball 10U | \$500 |
| Little Legends 12U | \$500 |
| TC United FC | \$1,000 |
| Tooele Baseball | \$2,000 |
| Tooele County Crushers | \$500 |
| Tooele Education Foundation | \$1,000 |
| Tooele Jr High PTSA | \$1,000 |
| Tooele Valley Theatre | \$1,000 |
| Tooele Youth Football | \$2,000 |
| Utah State University Extension | \$1,000 |
| Junior Golf Program at Oquirrh Hills Golf Course | \$2,500 |
| Leadership Scholarships for Local High School Seniors (Three \$500 Scholarships.) | \$1,500 |