

Meeting Minutes – September 10, 2025

Tooele City Hall – Small Conference Room

1. 4:05 PM - Roll Call

- a. Present: Heather Hooper, Jon Gossett, Wayne Anderton, Ed Hansen (Tooele City Council Representative), Maresa Manzione (Tooele City Council) and John Perez (Tooele City Staff).
- b. Absent: Alison Dunn
- c. Minutes By: Clarissa Pankratz (Tooele City Staff)

2. Review and Approval of March 17, 2025, Meeting Minutes

- a. Minutes were reviewed and approved unanimously with no corrections.

3. Review and Discuss the Main Street Plan:

- a. Concepts to the Main Street Plan submitted to the Main Street America Association and Utah Main Street Program. Graded in areas of: Historic Preservation & Design, Economic Development, Community Engagement, Organization & Sustainability, Challenges & Areas of Improvement, and Looking Ahead. John submits updates regularly.
 - i. Emphasis in Community Involvement and Volunteers – Example: Worked with Terracon to hold the Broadway Workshop in conjunction with TakePrideTooele day.
- b. It is not about the events you have it is about the continued traffic you have.
- c. RDA meeting with environmental consultants for the Broadway Parcels that were acquired and John meeting with Developers to see what can be done in the Broadway area.
- d. Street poles were painted in the Historic Main Street Area (Main and Vine).

4. Broadway Area Wide Plan/Results:

- a. John will email the full 61-page document to the commission members to review.
- b. Executive Summary was reviewed showing parcels on Broadway that were recently acquired by the City (2, 3, & 6).
- c. Trying for a Private/Public Partnership for the recently acquired parcels on Broadway.
 - i. Requirements are dependent upon agreement. Usually, the City retains the land and developers complete the work.
 - ii. Is Zeroscaping being discussed for the area? Ordinance recently passed for new developments.
- d. Affordable Housing = 80% of the Counties Median. People don't think it will fit in the area.
- e. Result of survey: splash pad, park, shops, farmer's market, etc.
- f. Parking would become an issue if there is something to bring lots of people to the newly acquired property. Diagonal parking is not available anymore because of fire restrictions.
 - i. Potential Solution - parking on the first floor and everything else was above.
- g. John reached out to Slackwater to see if they are interested in coming, and they are currently receiving too many requests.
- h. Warren's Drive-In is considering coming to Tooele.

5. Additional Discussion/Questions from Board Members as Needed:

- a. Can the trees with red berries be removed from Main Street and Vine? People step on the berries and track them into the businesses in the area.
 - i. Discussed hiring an arborist and using Buffalo money to either cut down the trees or transplanting them to another location. Dependent upon if they are UDOT's trees.
 - ii. Could plant new trees from the approved City list.
 - iii. John will discuss with the Mayor.
- b. Façade Grants – None are currently available.
 - i. Utah Main Street – grant available for converting areas into living spaces in the official Main Street zone. John will find out more about the grant and if someone can use it if they have already started the process on their own.

6. 4:44 PM - Adjourn