

## **Tooele City Council Business Meeting Minutes**

**Date:** Wednesday, May 15, 2024

**Time:** 7:00 p.m.

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

### **City Council Members Present:**

Melodi Gochis

Justin Brady

Maresa Manzione

Ed Hansen, via phone

### **City Council Members Excused:**

David McCall

### **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

John Perez, Economic Development Director

Minutes prepared by Katherin Yei

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**

Melodi Gochis, Present

Justin Brady, Present

Maresa Manzione, Present

Ed Hansen, Present via phone

Dave McCall, Excused

### **3. Mayor's Youth Recognition Awards**

Mayor Debbie Winn and Chief Day presented youth recognition awards to the following:

Amber Einerson

**4. Public Comment Period**

The public hearing was opened. No one came forward. The public hearing was closed.

**5. Swearing in of John Perez as the Economic Development Director**

*Presented by Michelle Pitt, City Recorder*

Ms. Pitt swore in Mr. Perez into the position of Economic Development Director.

**6. Public Hearing and Motion on Ordinance 2024-14 An Ordinance of Tooele City Amending Tooele City Code Section 7-14-4, Table 3, Site Planning and Development Standards for Primary Buildings and Structures Permitting Uncovered Architectural Elements to Encroach Within the Rear Yard Setback in Residential Zones**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented an amendment to the City Code 7-14-4 for rear-yard setbacks. This will bring the ordinance into compliance with recent changes to State law. The setback is measured from property line to foundation. 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 public hearing was opened. No one came forward. The public hearing was closed.

**Council Member Manzione motioned to approve Ordinance 2024-14; An Ordinance of Tooele City Amending Tooele City Code Section 7-14-4, Table 3, Site Planning and Development Standards for Primary Buildings and Structures Permitting Uncovered Architectural Elements to Encroach Within the Rear Yard Setback in Residential Zones.**

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

**7. Public Hearing and Motion on Ordinance 2024-15 An Ordinance of Tooele City Amending Tooele City Code Section 7-14-6, Accessory Structures Requirements, Related to the Permitting of Accessory Structures, Fire Wall Ratings, Lot Coverages and the Use of Metal Shipping Containers as Accessory Structures**

*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, fire wall ratings, changing 8% to 9% lot coverage, and clarification on prohibiting metal shipping containers as storage sheds in residential zones. The Planning Commission voted against the recommendation of this ordinance.

The City Council asked the following questions:



What happens if the public has shipping containers on their property already?  
For City parks, are the shipping containers prohibited?  
What is the code enforcement on this?  
Is there anything to prohibit the public to dress up a container, allowing them on residential property?

Mr. Aagard addressed the Council's questions. Storage units were constructed for industrial uses. They do not follow the definition of a structure in the code. Staff would like to eliminate the debate and clarify the code. If the park is not zoned residential, they can have the shipping containers. Staff can specify the code to have it state residential use versus residential zone. The community member that has a shipping container would be forwarded to the law office if they did not follow ordinance officer direction. Many other cities do prohibit them or require the accessory structure to resemble the home. The code, designs standards, and definition of a structure should help clarify this code.

The public hearing was opened. No one came forward. The public hearing was closed.

**Council Member Gochis motioned to approve Ordinance 2024-15; An Ordinance of Tooele City Amending Tooele City Code Section 7-14-6, Accessory Structures Requirements, related to the Permitting of Accessory Structures, Fire Wall Ratings, Lot Coverages and the Use of Metal Shipping Containers as Accessory Structures in residential zones.**

Chairman Brady seconded the motion. The vote was as follows: Council Member Hansen, "Nay," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**8. Resolution 2024-40 A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Justin Wiker and Re-Appointment of Julie Ann Prescott and Stephen Sagers to the Tooele City Tree Advisory Board**

*Presented by Darwin Cook, Parks and Recreation Director*

Mr. Cook presented the Mayor Winn's appointment of Justin Wiker and re-appointment of Julie Ann Prescott and Stephan Sagers to the Tooele City Tree Advisory Board.

**Council Member Manzione motioned to approve Resolution 2024-40; A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Justin Wiker and Re-Appointment of Julie Ann Prescott and Stephen Sagers to the Tooele City Tree Advisory Board.** Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**9. Resolution 2024-42 A Resolution of the Tooele City Council Approving an Agreement with Holbrook Asphalt LLC for Roadway Maintenance**

*Presented by Jamie Grandpre, Public Works Director*

Mr. Grandpre presented an agreement with Holbrook Asphalt LLC for roadway maintenance in HA5 in the amount of \$118,667.42. The life expectancy has been seen up to seven years.

**Council Member Gochis motioned to approve Resolution 2024-42; A Resolution of the Tooele City Council Approving an Agreement with Holbrook Asphalt LLC for Roadway Maintenance.** Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**10. Resolution 2024-43 A Resolution of the Tooele City Council Adopting the Tooele City Active Transportation Plan**

*Presented by Maresa Manzione, RDA Chair*

RDA Chairman Manzione presented the City's Active Transportation Plan. This plan has been written through funds from a grant.

**Council Member Gochis motioned to approve Resolution 2024-43; A Resolution of the Tooele City Council Adopting the Tooele City Active Transportation Plan.** Council Member Manzione seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**11. Invoices & Purchase Orders**

There are no invoices to approve.

**12. Minutes**

There are no changes to the minutes

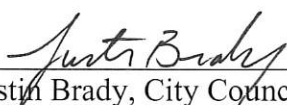
**Council Member Gochis motioned to approve the minutes.** Council Member Brady seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Gochis, "Aye," Council Member Manzione, "Aye," and Chairman Brady, "Aye." The motion passed.

**13. Adjourn**

Chairman Brady adjourned the meeting at 7:43.

*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 5<sup>th</sup> day of June, 2024

  
Justin Brady, City Council Chair