

City Council and Redevelopment Agency Work Meeting Minutes

Date: December 3, 2025

Time: 6:00 p.m.

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

Council Members Present

Justin Brady
Dave McCall
Ed Hansen
Melodi Gochis (via telephone)
Maresa Manzione (in at 6:25 p.m.)

Staff Present

Debbie Winn, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Assistant Public Works Director
Jamie Grandpre, Public Works Director
Darwin Cook, Parks and Recreation Director
Jon Gossett, Planning Commissioner
Kelley Anderson, Planning Commissioner
Chris Sloan, Planning Commissioner
Police Chief Adrian Day
Kami Perkins, Human Resource Director
Paul Hansen, City Engineer
Shannon Wimmer, Finance Director
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder

Minutes Prepared by Shilo Baker

1. Open City Council Meeting

Chairman Brady opened the meeting at 6:00 p.m.

2. Roll Call

Dave McCall, Present
Ed Hansen, Present
Justin Brady, Present
Melodi Gochis, Present (via phone)
Maresa Manzione was not present at Roll Call, but arrived and was noted present at 6:25 p.m.

3. Mayor's Report

Mayor Winn thanked the Community Engagement Department for bringing "Santa to Town" on Saturday, November 29, 2025. She said that the Community Engagement Department goes over and above, and thanked Holly for leading a great team. On Saturday, there was a Santa parade, "Cookies and Carols" at the Ritz with real animated characters and a chance for kids to meet Santa, and then everyone gathered again at Veterans Memorial Park for the tree lighting ceremony. She mentioned a bit of a panic moment when the lights did not immediately go on after the countdown, but once counted down again, the park lit up.

Mayor Winn also thanked the Parks Department for getting the decorations up on Main Street. She mentioned, for the public's benefit, that the city is aware that the lights are not working on the east side of Main Street. She said there are some issues with the wiring after an auto accident took out one of the poles, but that the city is working on it, and hopes to have the decorations lit up before Christmas.

Mayor Winn mentioned we need snow! She said we need the water in the summer and we are hoping we get much more snow. Mayor Winn reminded residents that if it is actively snowing or if there is snow accumulated on the road, please do not park on the road so that snowplows can efficiently and safely remove snow. She asked residents to please park on their own property and not on the road during snow events.

4. Council Members' Report

Councilmember McCall reported that he attended the Santa Parade and helped give out popcorn at the Ritz Theater afterward. He also attended the tree lighting ceremony.

Councilman Hansen reported that he also attended the Santa Parade and the tree lighting which were very fun. He also reported that he went to a movie at the Ritz Theater the week prior, which was the first time he has been to the Ritz since the Arts Council took over ownership. He encouraged the public to attend events at the Ritz and said it was very nostalgic and very fun.

Chairman Brady announced that Councilwoman Gochis had requested to give her report at the next meeting when she will be in attendance in person.

Chairman Brady reported that he had attended many of the same events already reported on, and said all of the events were a lot of fun. He attended the North Tooele City Special Service District meeting on November 20, 2025, and said that things are going well. Chairman Brady also attended Mayor Winn's weekly staff meeting and echoed what he has said in the past, that the staff is great and he appreciates all they do.

Councilwoman Manzione had not arrived at the meeting until after Council Members' reports were given.

5. Discussion Items

a. Discussion on Proposed Amendments to Tooele City Code 7-4-7; Parking Location, Regarding Front Yard Parking in Residential Zoning Districts

Presented by Andrew Aagard, Community Development Director

Mr. Aagard reminded the City Council that he was here at their request to research how other cities handle front yard parking in residential zones, and to develop alternative proposals for their consideration. He said he would be presenting four potential ordinance amendments to the Council tonight, as there are limited options for regulating front yard parking arrangements. The first example proposed a complete prohibition of all vehicle and recreational vehicle parking in the front yard, amending the existing city code to limit parking only to paved (concrete, asphalt, pavers, or gravel) side and rear yards. Mr. Aagard noted that this option would be difficult to enforce due to the number of people already parking next to their driveways. The second example did not prohibit parking but required that any area used for front yard parking must be paved and graded to manage stormwater flow inward or toward the public right-of-way, a measure intended to prevent automotive fluids from polluting the groundwater.

The third example, which was deemed the most realistic and enforceable, proposed limiting parking to the established driveway, the side yard, the rear yard, and the "lesser side" of the front yard adjacent to the driveway. This would prohibit parking on the "greater side" of the front yard, aiming to preserve some residential character. However, council members raised concerns about corner lots, where this restriction might conflict with existing garage/driveway layouts and safety sight lines. The fourth and final example suggested allowing a certain percentage of the front yard to be used for parking, but this was quickly dismissed due to the difficulty of enforcement and measurement.

Councilman McCall expressed concern about changing the ordinance to regulate the small percentage of residents who misuse their front yards while avoiding excessive restrictions on the majority. Chairman Brady and Councilman Hansen agreed that the purpose of this is to address the excessive number of cars that a small minority of residents have parked in the front yards, which they acknowledged becomes a nuisance for neighbors. Councilman McCall mentioned he would be interested in asking for public input through a survey, possibly advertised through the *Ninety North Main* monthly newsletter.

The key consensus from the Council was that example three is the most favorable option and that the ordinance should be modified to be universal, allowing parking on the side of the house where the garage and driveway are located, regardless of whether it is the "lesser" or "greater" side. Any parking on corner lots must respect the 40-foot site visibility zone. Concerns were also noted regarding the potential conflict with parking requirements for Accessory Dwelling Units (ADUs) that are becoming more prevalent. The Council asked Mr. Aagard to refine the favored example, proposal number three, based on this input, then coordinate with the City Attorney, and bring the revised draft back for at least one more work session before moving it through the public process.

b. Discussion of Proposed Revision to the City's Payment in Lieu of Water Rights Conveyance Policy

Presented by Paul Hansen, City Engineer

Mr. Hansen presented for discussion, a proposed change to the City Council Policy on Water Right Payment in Lieu Policy, aiming to update and clarify the city's approach to exacting water rights from new developments, a policy dating back to 1998. Mr. Hansen said the administration is proposing three primary modifications. First, the policy would be revised to permit owners of existing, un-subdivided single lots to construct a single two-unit duplex and acquire water right credits through the payment-in-lieu option, aligning this with the existing provision that allows subdivision of a single parcel into two lots. This section would also be clarified to state that the payment is based on the calculated water right demand, not a flat fee per parcel. The policy would

codify the Council's intent to limit this option to the initial land use development application of an existing parcel, prohibiting the acquisition of additional water credits for subsequent redevelopment or further subdivision, thereby retaining the policy's intended use of encouraging infill development. Second, the policy would be updated to reflect the current council-established fee of \$35,000 per water right credit and include verbiage "or as currently established by the City Council," so if updating the policy is neglected in the future if rates are increased, the policy would still be in effect. The final recommendation is to formally state that all acquired water credits must remain with the subject property, are non-refundable, and cannot be transferred, clarifying long-standing administrative practice.

Councilman Hansen asked if this was for the designated in-fill areas only. Mr. Hansen explained that this would be a citywide policy, not just for designated in-fill areas "A" and "B" as defined in Tooele City Code.

Council members expressed a need for more time to review the details, ask more questions, and consider potential implications before providing direction; therefore, the proposal was held for further discussion at a future work session.

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

Chairman Brady stated there was a need for a Closed Meeting due to litigation and/or property acquisition.

Motion: Councilman McCall moved to proceed to a Closed Meeting to discuss litigation and/or property acquisition. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion passed 5-0.

The public meeting recessed at 6:29 p.m. The Council reconvened for the Closed Meeting in the Large Conference Room.

Chairman Brady called the Closed Meeting to order at 6:33 p.m.

Roll Call: Councilman Dave McCall, Councilman Ed Hansen, Councilwoman Maresa Manzione, Councilwoman Melodi Gochis, (via telephone), and Chairman Justin Brady.

Also in Attendance: Mayor Debbie Winn; Matt Johnson, City Attorney; Shilo Baker, City Recorder; Shannon Wimmer, Finance Director; Jamie Grandpre, Public Works Director; Paul Hansen, Contract City Engineer; Andrew Aagard, Community Development Director, Darwin Cook, Parks & Recreation Director; Police Chief Adrian Day; Nathan Farrer, Assistant Public Works Director.

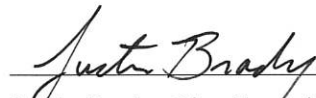
No minutes were taken during the closed meeting.

7. Adjourn

Upon conclusion of the Closed Meeting, Chairman Brady adjourned the meeting at 6:48 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 17th day of December, 2025



Justin Brady, City Council Chair