

City Council Work and RDA Meeting Minutes

Date: March 4, 2026

Time: 5:30 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

Jon Gossett

Staff Present

Maresa Manzione, Mayor

Matthew Johnson, City Attorney

Nathan Farrer, Public Works Director

John Perez, Economic Development Director

Darwin Cook, Public Works Director

Kelley Anderson, Planning Commissioner

Chris Sloan, Planning Commissioner

Andrew Aagard, Community Development Director

Police Chief Adrian Day

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Loretta Herron, Deputy City Recorder

Minutes Prepared by Teresa Young

1. **Open City Council Meeting**

Chairman Brady called the meeting to order at 5:30 p.m.

2. **Roll Call**

Councilman Gossett, Present

Councilwoman Gochis, Present

Councilman Hansen, Present

Councilman McCall, Present

Chairman Brady, Present

3. **Mayor's Report**

Mayor Manzione reported that the state legislative session is in its final week, with more than 1,000 bills introduced and just over 200 passed so far. Several hundred additional bills are expected to pass before the session concludes, including some related to taxes and elections that could affect the city, which will continue to be monitored.

Mayor Manzione also announced that the city's Tree City USA application was approved by the Arbor Day Foundation, officially renewing the city's designation.

Additionally, the city participated in recent ribbon cuttings for new businesses, including Pizza Pie Cafe and Jersey Mike's, with more expected later this month.

Mayor Manzione also reported that she met with representatives from JustServe, who are interested in partnering with the city to potentially designate it as a JustServe community. More information will be provided as discussions continue.

4. **Council Members' Report**

Councilman McCall reported that he attended several ribbon cuttings for new local businesses during the week. He also attended the Historical Preservation Committee meeting, where efforts are underway to document and preserve local history. He encouraged community members to share historical information, stories, or locations related to Tooele and Tooele County, particularly from older generations, so they can be recorded and preserved for future generations.

Councilman Hansen reported attending the Planning Commission meeting the previous week, noting there was productive discussion on several items. He also met with a developer who presented plans for a potential project.

Councilwoman Gochis reported attending the Fire Department banquet on February 21, thanking Chief McCoy and the fire department staff for their service to the community. She noted the event was well attended and highlighted the department's accomplishments over the past year. She also attended the Legislative Policy Committee meeting on February 23, a tour of the Pederson Industrial Depot on February 26, and a ribbon cutting for Hot Worx near Macey's. In addition, she participated in two legislative sessions and another Legislative Policy Committee meeting at the Utah State Capitol, noting that many actions are taking place as the legislative session approaches its conclusion that may affect the city. Finally, she attended the Jersey Mike's ribbon cutting, congratulating the business and recognizing the continued growth of new businesses in the community.

Councilman Gossett reported attending the Firefighters Banquet, noting it was a great opportunity to see the department's accomplishments over the past year. He also met with Councilman Hansen and a developer to hear about the project plans.

Chairman Brady reported attending the North Tooele City Special Service District meeting, noting appreciation for the district's efforts in maintaining the area, which has been well-kept for over 20 years. He also mentioned meeting with developers and speaking with residents about concerns, including ongoing issues with residential parking, which will be addressed during the meeting.

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 reviewed a proposed ordinance amendment addressing residential parking, originally presented on December 3. The ordinance is intended to limit vehicle parking in front, side, and rear yards while preserving the visual integrity of residential properties. The Council had previously expressed preference for Option No. 3, which defines the front yard area adjacent to the driveway as extending into the side yard. The proposal allows parking on the driveway, the side yard next to the garage or carport, and the rear yard where no garage exists, with all parking areas required to be paved. A graphic illustration was provided to help the public understand permitted and prohibited areas.

Mr. Aagard outlined the pros and cons, noting the ordinance could reduce front-yard parking issues while maintaining reasonable property use, though some residents may perceive it as an intrusion on property rights. Examples of compliant and non-compliant properties were reviewed, and Council discussion focused on backyard vehicle storage, landscaping, enforcement procedures, timeframes for compliance, and challenges with corner lots, circular driveways, accessory dwelling units, multiple driveways, and large vehicles such as trailers or RVs. Councilmembers emphasized balancing neighborhood aesthetics with property rights, and staff confirmed that existing enforcement procedures and tiered fines would be applied with flexibility.

The Council agreed to forward the proposed amendment to the Planning Commission for review and to revisit the matter at a future work session after receiving the Commission's recommendations. Additional refinements, including adjustments for circular drives, side yards, and parking on both sides of the house where practical, will be considered before final adoption.

b. **Discussion on Ordinance Amendment 7-26: Water Rights**

Presented by Paul Hansen, City Engineer

Mr. Hansen advised that the council discussed reintroducing a temporary land use ordinance related to water rights, originally adopted in June 2025 as Ordinance 2025-10 but not fully implemented due to staff transitions, including the retirement of the city attorney. The ordinance is intended to give the city discretion to evaluate water rights offered for municipal use under Title 7-26, ensuring they are sufficient in quantity, flow, and source, are associated with a documented and developable water supply, and meet city drinking water standards before acceptance. It does not change existing water quantity requirements or impose punitive measures; it simply allows the city to manage water rights responsibly and protect the interests of residents.

The ordinance would have a six-month temporary lifespan, be assigned a new number for 2026, and be reviewed by the Planning Commission as a Title 7 action before returning to the council for final adoption following a public hearing. Council discussion clarified that the ordinance would prevent accepting over-allocated or undeveloped "paper" water rights, ensuring water rights acquired can be practically and safely used to supply the city. Examples were provided to illustrate scenarios where water rights might not be acceptable, emphasizing the city's ability to prioritize reliable sources and manage municipal demand. Council members agreed with the proposed approach and supported

moving forward with Planning Commission review and subsequent council consideration.

6. **Closed Meeting**

~ Litigation, Property Acquisition, and/or Personnel

There was no need for a closed session.

7. **Adjourn**

Chairman Brady adjourned meeting at 6:17 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 18th day of March, 2025



Justin Brady, City Council Chair