

Tooele RDA and City Council Work Meeting Minutes

Date: June 4, 2025

Time: 6:00 p.m.

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

Council Present

Maresa Manzione

Melodi Gochis

Justin Brady

Ed Hansen

Dave McCall

Staff Present

Mayor Debbie Winn

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Kent Page, City Planner

Kami Perkins, HR Director

Chase Randall, Library Director

Roger Baker, City Attorney

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Shilo Baker, Mayor's Assistant

Adrian Day, Police Chief

Darwin Cook, Parks and Recreation Director

John Gossett, Planning Commissioner

Cody Lopez, Oquirrh Hills Golf Pro

Minutes Prepared by Alicia Fairbourne

1. Open City Council Meeting

Chairman Brady called the meeting to order at 6:00 p.m.

2. Roll Call

Councilwoman Manzione, Present

Councilwoman Gochis, Present

Chairman Brady, Present

Councilman Hansen, Present

Councilman McCall, Present

3. **Mayor's Report**

Mayor Debbie Winn delivered her report, focusing on the Tooele City Fire Department's Recruitment Academy graduation held on June 3, 2025, at Fire Station Number Three. The ceremony honored 23 graduates, including seven from Tooele City: Austin Fuel, Maycee Hogan, Aubrey Kimber, Mike Madrid, Bailey Sherman, Archer Wagner, and Eric Carell. She praised the dedication of these volunteer firefighters and highlighted Assistant Fire Chief Nate Remington's leadership as the lead instructor, emphasizing that all training hours were unpaid. The graduating class also included members from Grantsville, North Tooele, Stockton, Tooele County, and Vernon Fire Departments. The Mayor expressed gratitude for their commitment to community safety.

4. **Council Members' Report**

Councilman McCall described his visits to the Desert Peak High School open house and the Memorial Day ceremony at the Tooele City Cemetery, commending the high school's impressive facilities and suggesting the addition of a swimming pool in an adjacent field. He also thanked Parks & Rec Director Darwin Cook and the Parks Department for maintaining the cemetery.

Councilman Hansen echoed Councilman McCall's praise for the high school and cemetery, noting the latter's excellent condition.

Councilwoman Gochis, unable to attend the fire station graduation due to a family event, reported attending the Memorial Day ceremony at Veterans Park, organized by the Elks Lodge, and a meeting with Congressman John Curtis at the Tooele County Chamber to discuss local needs. She also participated in the Desert Peak High School ribbon-cutting and completed Utah State Library training to secure an \$8,000 grant, sharing her personal connection to libraries through her mother's 40-year career as a librarian.

Councilwoman Manzione attended the high school tour, the fire school graduation, and a clean energy event with Congressman John Curtis at Fluence Energy. She also joined a meeting with the governor to discuss the state's goal of building 35,000 starter homes in five years, noting Tooele's contributions through approving townhomes.

Chairman Brady reported attending the Memorial Day event, the high school open house, the John Curtis event, and the fire school graduation, expressing appreciation for the fire department and the completed high school.

5. **Discussion Items**

- a. **Discussion on Proposed Amendments to Tooele City Code 7-1-5 Definitions and Tables 1, 2, and 3 of Tooele City Code 7-14 Residential Zoning Districts Regarding Duplexes, Town Homes, Condominiums, and Associated Lot Sizes and Zero Lot Line Development**
Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented proposed amendments to Tooele City Code 7-1-5 (Definitions) and Tables 1, 2, and 3 of Tooele City Code 7-14 (Residential Zoning Districts) to clarify regulations for duplexes, townhomes, and condominiums. The amendments aimed to address inconsistencies in ordinances, particularly for twin homes and zero lot line development, without introducing new land uses. Mr. Aagard proposed adding definitions for duplexes (two-family dwellings on one shared lot) and twin homes (two-family dwellings with a property line dividing the structure into two privately owned units), classifying twin homes as two-family dwellings. He suggested making condominiums a conditional use in R1-7 and R1-8 zoning districts to allow condo plats for twin homes, correcting their prior prohibition in these zones.

Additionally, he recommended removing outdated references to replaced zones in Table 2, specifying twin home lot sizes as equivalent to single-family lots (e.g., 7,000 sq. ft. in R1-7), and eliminating minimum lot width requirements for MR zones in Table 3, as single-family homes are no longer permitted there.

Footnotes would be added to allow zero lot line setbacks for twin homes in R1-7 and R1-8 zones. Mr. Aagard cited examples like Gossamer Place (duplexes), Porter's Place (condo plat), Shetland Meadows (twin homes under old zoning), and Par Four Estates (twin homes via PUD) to illustrate current practices.

Councilwoman Gochis appreciated the clear explanation, and Councilman Hansen confirmed townhomes are restricted to MR zones. The Council supported advancing the amendments for further review.

b. Discussion on Animal Licenses

Presented by Adrian Day, Police Chief

Police Chief Adrian Day discussed animal licensing requirements for dogs and cats, which promote responsible pet ownership and track vaccinations. Licenses, required annually and expiring December 31, cost \$10 for sterilized dogs, \$5 for sterilized cats, and \$35 for unsterilized animals, with a doubled late fee after February 28. In 2025, only 104 cats and 1,015 dogs were licensed, likely less than 10% of the pet population, with enforcement primarily occurring through stray dog incidents or bites (595 animal calls, 195 enforcement actions).

A resident suggested waiving annual licensing for chipped pets if owners verified chip registration and vaccinations yearly, a proposal Chief Day supported to ease the burden of renewals. Challenges included low compliance, difficulty enforcing cat licensing due to "community cats," and verifying rabies vaccinations.

Councilwoman Gochis suggested outreach through the city newsletter, pet groomers, and veterinarians to raise awareness, noting that online licensing was already available. Councilwoman Manzione asked if Chief Day proposed eliminating cat licensing, to which he clarified enforcement was challenging but not necessarily eliminated.

The Council supported exploring the chip-based licensing idea and requested it be brought to a future business meeting, emphasizing the importance of rabies vaccinations.

c. Budget Discussion

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented updates to the budget since the May 7, 2025, meeting. Adjustments included transferring \$4,750 within library line items to increase cleaning from four to six days a week, moving the full \$150,000 cost of a Veterans Park restroom to the park impact fee fund, adding a restroom for Gleneagles Park, increasing wireless services for parks by \$3,000, removing \$40,000 in homeless mitigation funds, and making minor payroll adjustments for insurance changes and step increases.

Councilwoman Gochis inquired about securing future homeless mitigation funds. Mayor Winn explained that the \$40,000 grant was insufficient, as administrative costs and state requirements – such as funding a full-time officer within one mile of the homeless shelter 24/7/365, costing over \$300,000 – outweighed the benefits. She noted Tooele's Tier 2 status limited funding to 2.5%, and she was working with the Utah League of Cities and Towns to pursue Tier 1 status for higher funding. Chief Day added that local homeless individuals were often expelled from the shelter, and state requirements, like signing policy declarations, were unclear and burdensome.

Councilwoman Gochis thanked Mayor Winn, Ms. Wimmer, and HR Director Kami Perkins for presenting a balanced budget without a tax increase, commending the fair allocation of funds and the clarity of the budget book.

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

A closed meeting was held to discuss personnel (*see attached Sworn Statement signed by Chairman Brady*).

Motion: Councilwoman Manzione motioned to adjourn to a closed meeting. Councilwoman Gochis 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 meeting recessed at 6:36 p.m.

The following were present during the closed meeting: Chairman Brady, Councilwoman Manzione, Councilman McCall, Councilman Hansen, Councilwoman Gochis, and Mayor Debbie Winn.

7. Adjourn

Chairman Brady adjourned the meeting at 6:59 p.m.

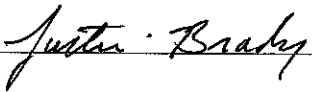
The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 18 day of June, 2025


Justin Brady, City Council Chair

Sworn Statement

Pursuant to Section 52-4-206(6) of the Utah Code, I, **Justin Brady**, Chair of the Tooele City Council, affirm that the purpose of the closed City Council meeting convened on June 4, 2025, was exclusively to discuss the character, professional competence, or physical or mental health of an individual. Pursuant to the same Section, no electronic or written record of the meeting was kept.


Justin Brady, Tooele City Council Chair