

City Council Work Meeting Minutes

Date: August 6, 2025

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 (*joined at 5:41 p.m.*)
Maresa Manzione
Melodi Gochis

Staff Present

Mayor Debbie Winn
Matt Johnson, City Attorney
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder
Shannon Wimmer, Finance Director
Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
Police Chief Adrian Day
Darwin Cook, Parks and Recreation Director
John Perez, Economic Development Director
Chris Nielson, IT Director
Chris Sloan, Planning Commissioner
Jon Gossett, Planning Commissioner
Kelley Anderson, Planning Commissioner

Minutes prepared by Alicia Fairbourne

1. Open City Council Meeting

Chairman Brady opened the meeting at 5:32 p.m.

2. Roll Call

Councilwoman Manzione, Present
Councilwoman Gochis, Present
Councilman Hansen, Present
Councilman McCall, Present
Chairman Brady, Present

3. Mayor's Report

Mayor Winn reported that the City had begun drilling the first of two planned test wells within the past week and expected results in approximately three to four weeks. If successful, the City would proceed with drilling a permanent production well at the site.

She then addressed a recent structure fire that occurred the previous Thursday evening on the northwest side of town. The fire escalated rapidly and resulted in a complete loss of one residence. She expressed gratitude to law enforcement for evacuating nearby residents and to the volunteer fire department for their quick response under difficult conditions. She explained that response efforts were significantly hampered by onlooker traffic, which blocked roadways and delayed access for emergency personnel – many of whom were volunteers arriving in personal vehicles without emergency lights or sirens. She strongly urged residents to avoid emergency scenes and allow responders full access, emphasizing that lives and property could be at stake.

Mayor Winn concluded by sharing a KSL news segment highlighting Tooele's economic growth, which featured the expansion of Leitner-Poma, a ski lift and gondola manufacturer. The company had chosen Tooele for its North American manufacturing operations and had already hired 80 employees, with plans to reach 130. She noted the role of state-issued tax incentives – clarifying that no local property tax funds were used – and pointed out that Tooele City had not offered tax incentives to any business for the past seven years. She emphasized that the City's reputation and pro-business environment were now the primary drivers for attracting new development. Mayor Winn thanked Mr. Perez for arranging the segment and expressed appreciation to KSL and Deanie Wimmer for spotlighting the City's achievements.

4. Council Members' Report

Councilwoman Manzione reported that the Wizard Fest event at the Ritz Theatre, featuring the second Harry Potter film, was well attended and encouraged continued public support of theater events. She reminded the Council and public that the final "Fridays on Vine" concert would be on August 8th and would feature a Celtic rock band. She noted ongoing RDA meetings involving the Peterson Industrial Park, Broadway area revitalization planning, and interest from EDC Utah and other businesses near Leitner-Poma. She also mentioned participation in pre-development meetings reflecting continued economic interest in the city.

Additionally, she attended the KSL interview taping, ribbon cuttings at the Dalton Learning Lodge and Nat-Su Healthcare Clinic, and a meeting with Utah Representative Celeste Maloy. She concluded by highlighting the National Night Out Against Crime event, which provided valuable information to residents.

Councilwoman Gochis reported that she toured the Walmart distribution center on July 17, where she learned about its operations and how it supports approximately 77 Walmart stores. She noted the hosts were gracious and the process was fascinating. On July 30, she attended the ribbon cutting for the Dalton Learning Lodge at the Ophir Education Center and expressed excitement about its potential. She also attended a meeting with Representative Maloy at the Chamber of Commerce on August 4, where she discussed recent federal legislation and listened to local concerns. Councilwoman Gochis also toured the new Stansbury Junior High School earlier that day and described the facility as beautiful.

Councilman Hansen apologized for arriving late and remarked that he had seen part of the KSL segment while entering the room. He reported attending a recent "Meet the Candidates" night but said he spent the entire time answering residents' questions about Tooele City and did not have a chance to speak with any of the candidates.

He also provided an update on the Local Homeless Council (LHC), which he chairs. He said the group had fallen apart in recent months, but he and co-chair Karen Kuipers had been working to reorganize it and had reached out to about 20 individuals to rejoin.

Additionally, Councilman Hansen reported attending the County Fair, stock show, and auction, noting that he spent about eight hours at the auction on Saturday and enjoyed seeing his grandkids participate. He said the fair felt somewhat scaled back this year but expressed appreciation that 4-H remained active and praised the County for putting on the event, including the demolition derby and rodeo.

Councilman McCall reported that he participated in the tour of the Walmart Distribution Center and also attended the recent "Meet the Candidates" night. He stated that he met with Representative Maloy during her visit and thanked her for following through on her earlier commitment – made during her initial campaign – to return and meet with local officials once in office. He expressed appreciation for her follow-up, noting that many elected officials do not return after being elected. He also attended a recent pre-development meeting regarding a potential new company and expressed optimism about its future presence in Tooele.

Chairman Brady reported that he attended many of the same recent events as the other council members. He also participated in the City's regular weekly meeting with the Mayor and department heads and expressed appreciation for City staff, noting the significant behind-the-scenes work they perform. He thanked them for their dedication and concluded his report.

5. Discussion Items

a. Discussion on a Land Use Map Amendment for the Desert Rose Business Lofts Proposed by Amy Johnson of Y Street Capital to Re-Assign the Land Use Designation for Approximately 4.9 Acres Located at 105 East 1000 North from Mixed Use (MU) to Light Industrial (LI)

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the proposal which sought to change the land use designation from Mixed Use to Light Industrial in order to facilitate a rezoning that would allow for small-lot contractor staging yards. Mr. Aagard explained that the original plan for a mixed-use townhome development had been abandoned due to insufficient water availability. The current proposal involved mostly dry lots for contractor storage, with minimal or no office space and limited water usage.

Mr. Aagard noted that the Light Industrial zoning designation was already present in surrounding areas and compatible with several permitted uses, including office and commercial functions, though it did not allow heavy industrial uses. He clarified that while some fencing might be required – particularly where Light Industrial zoning bordered residential areas – the City's code did not mandate aesthetic fencing across the board. However, a conditional use permit could be used to require additional mitigation measures if needed.

Chairman Brady expressed concern about the broad range of permitted uses within the Light Industrial zone and questioned whether the proposed development might ultimately result in less desirable outcomes, such as storage units, despite the developer's stated intent. Councilwoman Manzione echoed this concern and asked whether fencing or other aesthetic conditions could be required. Mr. Aagard responded that while zoning approvals generally could not be conditioned on specific uses, conditional zoning was an option worth exploring, subject to legal review.

Several council members, including Councilman Hansen and Councilman McCall, shared concerns about the visual impact of large equipment at contractor yards along 1000 North and Main Street, which are highly visible and heavily trafficked. Councilwoman Manzione noted a preference for

contractor yards over storage units due to more limited hours of operation and less potential for nuisance.

The Council discussed the possibility of refining the zoning code to better differentiate between the wide variety of uses allowed in the Light Industrial zone. Mr. Aagard indicated that staff would be willing to revisit permitted uses and zoning classifications in a future work session.

The proposal was scheduled for a public hearing before the Planning Commission and would return to the Council for formal consideration at a future business meeting.

b. Business Park Zoning

Presented by John Perez, Economic Development Director

The Council held a discussion regarding zoning boundaries within the City's business park, led by Economic Development Director John Perez. He presented the most current concept plan, which included proposed divisions for retail/office, light industrial, and heavy industrial zones based on existing parcel ownership and site topography. Mr. Perez explained that heavy industrial uses were proposed west of the 1200 West alignment, with light industrial and commercial/retail uses to the east. A 66-foot right-of-way along the eastern edge near 700 South was included in the design to buffer nearby residential areas and allow for double frontage lots, addressing resident feedback.

Mr. Perez noted that some businesses were interested in parcels near the detention basin due to potential rail access via individual spurs. He and Mayor Winn clarified that a previously proposed city-wide rail system through the park had been removed due to cost and feasibility, though private spurs were still possible on properties adjacent to the existing rail line.

Mayor Winn also provided an update on the planned extension of Tooele Boulevard to SR-36, stating that the Army Corps of Engineers had issued a permit allowing UDOT to begin design work. The City hoped to finalize the easement by year-end, enabling construction of a temporary road until UDOT could fund the full project.

Chairman Brady and Councilwoman Gochis inquired about the land use surrounding the southern parcels of the industrial area – specifically parcels 20, 21, and 15. It was clarified that these parcels bordered federally owned Army land, not residential property.

Council members expressed general support for the revised layout, particularly the separation between industrial and residential areas. Councilman McCall noted that construction of the Midvalley Highway had likely been delayed until around 2040. Councilwoman Manzione added that the City had been working consistently with UDOT and the Army Corps to advance the easement process.

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

Chairman Brady stated that the Council would be moving into a closed session to discuss litigation.

Motion: Councilwoman Manzione moved to proceed into a Closed Meeting. Councilman McCall 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 carried.

The public meeting recessed at 6:16 p.m. and the Council reconvened in the conference room for the Closed Session.

Chairman Brady called the Closed Session to order at 6:19 p.m.

Roll Call: Councilman Ed Hansen, Councilwoman Melodi Gochis, Councilwoman Maresa Manzione, Chairman Justin Brady, Councilman Dave McCall

Also in attendance: Mayor Debbie Winn; Matt Johnson, City Attorney; Shilo Baker, City Recorder; Police Chief Adrian Day; Paul Hansen, Contract City Engineer; Shannon Wimmer, Finance Director; Andrew Aagard, Community Development Director; Darwin Cook, Parks and Recreation Director

7. **Adjourn**

Chairman Brady adjourned the meeting at 6:31 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 20th day of August, 2025



Justin Brady, City Council Chair