

City Council Work and RDA Meeting Minutes

Date: April 1, 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

Andrew Stagg, Assistant City Attorney

Nathan Farrer, Public Works Director

Darwin Cook, Parks and Recreation Director

Kelley Anderson, Planning Commissioner

Paul Hansen, City Engineer

Andrew Aagard, Community Development Director

Anna Anglin, City Planner

Chase Randall, City Library Director

Adrian Day, Police Chief

Shilo Baker, City Recorder

Loretta Herron, Deputy City Recorder

Minutes Prepared by Teresa Young

1. **Open City Council Meeting**

Chairman Brady opened the meeting at 5:30 p.m.

2. **Roll Call**

Jon Gossett, Present

Melodi Gochis, Present

Ed Hansen, Present

Dave McCall, Present

Justin Brady, Present

3. **Mayor's Report**

Mayor Manzione reported that Utah has submitted a bid for a proposed Nuclear Innovation Center that could potentially be located in Tooele County on SITLA land near SR-62. The project is still in the early stages and has not been finalized. Utah is reportedly the only state to meet all bid criteria, and additional details will be shared as the process moves forward. The initiative is a federal priority with a potential timeline targeting 2029.

Mayor Manzione clarified that current work on Skyline Drive is related to a gas line project, not installation of the anticipated traffic light. There are no new updates regarding the Skyline light at this time.

She advised that budget meetings have been completed with all department directors. Discussions focused on personnel, departmental needs, and some additional requests. Several significant community needs were identified, including capacity issues at the reclamation facility and support needs for fire and police services. Revenue projections are still pending before allocations are made, and new business growth may help increase revenues.

Mayor Manzione also shared two positive public comments received by the City. One resident expressed appreciation for the City addressing concerns about animals in shopping carts through the newsletter. Another complimented the Public Works Department for restoring a yard on Coleman after work was completed around a water meter, noting the care taken by staff.

4. **Council Members' Report**

Councilman Gossett reported that he was unable to attend the nuclear-related meeting due to a scheduling conflict. He noted that he has been supporting newly opened local businesses by visiting them and showing support. He also shared that he met with a representative from the Ladies Community Club, who asked how the organization could assist the City in improving the community. Councilman Gossett brought the request forward for input from the Council and noted the club's long-standing positive contributions to the community.

Councilwoman Gochis reported that she had been out of town for two weeks and shared a personal highlight from visiting the Kennedy Space Center. She noted she watched the launch of Artemis II and shared a fun fact that Utah played a significant role in the mission. She explained that the twin solid rocket boosters were manufactured by Northrop Grumman in Utah, with rocket motors produced and tested at the Promontory facility. She highlighted the historic nature of the mission, noting it marks a major step toward returning to the moon for the first time since 1972. Councilwoman Gochis clarified that the information was shared as a fun and patriotic fact rather than part of official City business.

Councilman Hansen reported that he attended the Governor's event near Exit 62 regarding the proposed nuclear project. He noted the concept is exciting and appears safe but emphasized that the project is still in early stages and there is a long process ahead before any decisions are finalized. He also reported that the Planning Commission met the previous week. Items discussed during that meeting are included on the City Council agenda, and he stated that the Planning Commission approved those items and forwarded them to the Council for consideration.

Councilman McCall reported that he attended the Governor's event in the desert regarding the proposed nuclear project. He noted the large size of the proposed footprint and stated that the City will need to wait and see how the project develops. He also shared that he attended multiple ribbon cuttings since the last meeting, highlighting continued business activity in the community.

Chairman Brady reported that he has attended several ribbon cuttings and has also made an effort to support local businesses by visiting them afterward. He noted that he attended the Mayor's weekly staff meeting and recognized City staff for their work, highlighting productive discussions and efforts to address resident concerns. He also stated that he met with a developer regarding the Compass Point

CSD, which is included as a discussion item on the meeting agenda, and had no additional details to report.

5. **Discussion Items**

a. **Discussion on Compass Point CSD (3100 N)**

Presented by Andrew Aagard, Community Development Director and Anna Anglin, City Planner

Mr. Aagard presented an application for a Commercial Special District (CSD) covering approximately 116 acres within the Compass Point area. The district would apply only to commercial property and not to adjacent residential development. The site is generally zoned General Commercial, and the proposal is being brought to the Council for direction after multiple review discussions between staff and the applicant.

Mr. Aagard explained that a CSD is a legislative zoning tool allowing a developer to create customized development standards, including permitted uses, setbacks, parking, landscaping, signage, and other design elements. While the CSD allows flexibility, developments would still be required to comply with building and fire codes and follow standard site plan and approval processes. The Council is not obligated to approve the proposal and may request revisions. Key elements of the proposal include reduced setbacks, a uniform parking ratio, landscaping standards, signage allowances, and the potential for taller buildings up to eight stories in a designated area, with increased setbacks near residential uses. The district would become the governing document for development, with city ordinances applying where the CSD is silent.

Ms. Anglin noted the property's location at the northern gateway to the city and emphasized the opportunity to create a cohesive, high-quality, master-planned commercial area. Suggestions included incorporating architectural standards, cohesive signage and lighting, buffers from major roads, landscaping strategies, and unique design features to enhance the city's entrance.

Council members asked questions regarding building height, fire department capacity, architectural standards, signage, and approval processes. Mr. Aagard clarified that taller buildings would be limited to a specific area, that fire officials had reviewed the proposal, and that developments would still require city review. Concerns were raised about the lack of architectural design standards and the desire for additional guidance to ensure quality and consistency.

The applicant explained that the proposed Commercial Special District (CSD) is intended to provide long-term certainty for development, as the project is expected to be built over approximately 10 years. By incorporating existing City standards into the CSD, the applicant aims to reduce entitlement risk and attract both large and small tenants, including potential big-box users that may not develop immediately after purchasing property. The goal is to create a premier commercial area in the community while maintaining flexibility for future development.

The applicant stated that they plan to develop and hold most of the property long term, which incentivizes them to ensure the project is visually appealing and well-designed, particularly as a gateway to surrounding residential areas. They noted plans to enhance landscaping, especially along SR-36 and at key entrances, including additional trees and improved design elements. They also expressed willingness to revise landscaping language and standards to meet City Council expectations.

Regarding building height, the applicant acknowledged concerns about the proposed eight-story building height and explained the intent is to attract uses such as educational or medical facilities. They indicated willingness to restrict taller buildings to specific uses and anticipated that only one or two such buildings would likely be constructed, with setbacks helping mitigate impacts on nearby development.

The applicant also discussed flexibility for public amenities, such as gathering spaces, which could reduce required landscaping if implemented. They clarified fencing requirements, noting that buffers would be provided where commercial and residential uses adjoin, and that setbacks and layout considerations would help reduce impacts on nearby housing.

Overall, the applicant expressed openness to incorporating City Council's feedback and adjusting to ensure the development meets community expectations while maintaining flexibility to attract long-term investment.

b. Discussion on Resolution 2026-17 A Resolution of the Tooele City Council Approving an Agreement Change Order No. 3 with Hydro Resources Rocky Mountain, Inc., for Drilling of the 2025 Tooele City Wells Project

Presented by Nathan Farrer, Public Works Director

Mr. Farrer reported on progress and cost adjustments related to the Rogers Road well project. A change order was requested to install additional casing to secure the first 300 feet of the well and prevent potential collapse, which could otherwise require capping the well and drilling a new one at significant expense.

He explained that previous change orders have exhausted the project contingency, and staff are requesting approval to rebuild the contingency fund to address any unforeseen costs. This would include optional line items for additional well development work to remove drilling mud, bringing the proposed contingency amount to approximately \$223,500. Staff noted this would avoid returning later for additional funding if the work becomes necessary.

The change order also increases the planned well depth from approximately 1,110 feet to about 1,320 feet to improve the likelihood of accessing additional water. Mr. Farrer reported that drilling encountered hard rock and calcite, which slowed progress, but crews have since advanced to about 600 feet and are making improved progress.

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

Chairman Brady stated there was a need for a Closed Meeting to discuss property acquisition.

Motion: Councilwoman Gochis moved to proceed into a Closed Meeting. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion passed 5-0.

The public meeting recessed at 6:25 p.m. The Council reconvened for the Closed Meeting in the Large Conference Room.

Chairman Brady called the Closed Meeting to order at 6:28 p.m.

Roll Call: Councilman Jon Gossett, Present; Councilman Ed Hansen, Present; Councilwoman Melodi Gochis, Present; Councilman Dave McCall, Present; and Councilman Justin Brady, Present.

Also, in attendance: Mayor Maresa Manzione; Shilo Baker, City Recorder; Adrian Day, Police Chief; Andrew Aagard, Community Development Director; Paul Hansen, Contract City Engineer; Nathan Farrer, Public Works Director; Darwin Cook, Parks & Recreation Director; and Andrew Stagg, Assistant City Attorney.

7. Adjourn

Upon conclusion of the Closed Meeting, Chairman Brady adjourned the meeting at 6:44 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 15th day of April, 2026



Justin Brady, City Council Chair