

## Tooele City Council and Redevelopment Agency (RDA) Work Meeting Minutes

**Date:** February 19, 2025

**Time:** 5:30 pm

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

### City Council Members Present

Justin Brady

Melodi Gochis

Ed Hansen

Maresa Manzione

David McCall

### City Employees Present

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Roger Baker, City Attorney

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Paul Hansen, City Engineer

Darwin Cook, Parks and Recreation Director

Jamie Grandpre, Public Works Director

John Perez, Economic Development Director

Planning Commissioner Kelley Anderson

Planning Commissioner Chris Sloan

Minutes prepared by Alicia Fairbourne

### 1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:37 pm.

### 2. Roll Call

Justin Brady, Present

Ed Hansen, Present

Melodi Gochis, Present

Maresa Manzione, Present

David McCall, Present

## **1. Mayor's Report**

Mayor Winn delivered the Mayor's Report and paid tribute to Mr. Rowe Harrison, a longtime educator and community member who had recently passed away. She read a summary of his contributions to Tooele, highlighting his 52-year career in education, his leadership in the arts, his service in the fire department, and his role as an announcer for Tooele High School sports events. He was also a past Grand Marshal of the Fourth of July parade and was recognized as the Utah High School Activities Association's Super Fan of the Year in 2023. Mayor Winn expressed condolences to Mr. Harrison's family and acknowledged his lasting impact on the community.

## **2. Council Members' Report**

Councilwoman Manzione noted that the Ritz Theater was undergoing minor renovations, including asbestos removal and ceiling repairs, and would remain closed until early March. She mentioned a larger project planned for the future that would involve replacing the theater ceiling.

Councilwoman Gochis expressed appreciation for the Mayor's tribute to Mr. Harrison and reflected on her experiences working with him through the Arts Council. She reported attending the weekly Legislative Policy Committee meetings with the Utah League of Cities and Towns, which is at the midpoint of its General Session. She also attended the RAD PAC open house, a coalition advocating for substance abuse prevention, and commended local youth involved in the program. Additionally, she participated in a meeting at the Children's Justice Center, toured the nearly completed Deseret Peak High School, and attended a Tooele County Chamber of Commerce luncheon featuring a presentation by the Governor's Office of Economic Opportunity. She highlighted Tooele City's Economic Development Director John Perez as a valuable resource for local businesses.

Councilman Hansen noted that he had been away due to work and the Hunting Expo. He attended the recent Planning Commission meeting and commended their discussions on topics that were also on the City Council's agenda. He reflected on Mr. Harrison's widespread influence in the community, emphasizing his lasting impacts on residents.

Councilman McCall shared his condolences for Mr. Harrison's family and acknowledged his contributions to the community. He reported attending a recent Arts Council meeting.

Chairman Brady reported attending the weekly staff meeting and commended the Mayor and her administration for their work. He also toured Deseret Peak High School and expressed enthusiasm for its upcoming opening. He echoed the sentiments shared about Mr. Harrison, noting that he would always be remembered as the voice of Tooele.

## **3. Discussion Items**

### **a. Discussion on Proposed Amendments to Tooele City Code 7-14-9, Keeping of Farm Animals and Pets, Regarding Materials and Standards for Corrals, Pens, and Fences**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented proposed amendments to the code and explained that while farm animals are permitted in certain zones, enforcement issues arise in older properties where residents claim nonconforming use rights. The proposed changes aimed to establish clear standards for fencing materials, requiring enclosures to be constructed from approved materials, secured to the ground, and contained within the owner's property.

Council Members discussed concerns about enforcement challenges, the practicality of banning specific materials like pallets, and the importance of maintaining secure fencing without placing undue burden on property owners. Some suggested focusing on structural integrity rather than material restrictions, while others emphasized the need for clearer guidelines to support code enforcement. The Council agreed to move the amendments through the public process while remaining open to further revisions.

**b. Discussion on the Provision of Water Rights for the Proposed Desert Rose Business Lofts Mixed Use Development Proposed to be Located at Approximately 105 East 1000 North**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard presented a discussion on water rights for the proposed Desert Rose Business Lofts mixed-use development at approximately 105 East 1000 North. The development, planned for five acres, would include 35 townhome-style units with commercial space on the ground floor and residential space above.

Mr. Aagard explained that the city's water policy clearly allowed a payment-in-lieu option for commercial developments and limited residential cases but did not address mixed-use projects. He sought the Council's direction on whether water should be provided for a project where commercial and residential uses were combined. The main concerns included enforcement challenges if residential units outnumber active businesses and the precedent it could set for future developments.

Council Members debated the viability of ensuring commercial use remained active and whether granting water for such a project would create unintended long-term residential developments without economic benefit. There was consensus that, while the concept was appealing, the lack of available water and the difficulty in enforcing commercial use raised significant concerns. Some suggested a hybrid approach where water would only be granted for commercial use, but others questioned how that would be regulated.

Ultimately, the Council expressed hesitancy about setting a precedent for mixed-use developments receiving city water without clear guarantees of economic benefit. Mr. Aagard acknowledged the Council's concerns and stated he would relay their feedback to the developers for further consideration.

**3. Closed Meeting**

~ Litigation, Property Acquisition, and/or Personnel

**Motion: Councilwoman Gochis moved to close the public portion of the meeting and proceed into a closed meeting.** Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed.

**4. Adjourn**

The public meeting adjourned at 6:26 pm and reconvened in a closed meeting.

**Those in attendance:** Mayor Debbie Winn, Council Member Brady, Council Member Hansen, Council Member McCall, Council Member Manzione, Council Member Gochis, Michelle Pitt, Roger Baker, Police Chief Adrian Day, Darwin Cook, Paul Hansen, Jamie Grandpre, Shannon Wimmer and Andrew Aagard.

Chairman Brady adjourned the meeting at 6:51 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 \_\_\_\_ day of March, 2025

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Justin Brady, City Council Chair