

Tooele RDA and City Council Work Meeting Minutes

Date: March 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
Police Chief Adrian Day
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Derrick Larson, Assistant City Attorney
Andrew Aagard, Community Development Director
Chase Randall, Library Director
Shannon Wimmer, Finance Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Jamie Grandpre, Public Works Director
Planning Commissioner Chris Sloan
Planning Commissioner Kelley Anderson
Planning Commissioner Melanie Hammer

1. Open City Council Meeting

Chairman Brady opened the meeting at 5:30 pm.

2. Roll Call

Dave McCall, Present
Ed Hansen, Present
Melodi Gochis, Present
Maresa Manzione, Present
Justin Brady, Present

3. Mayor's Report

Mayor Winn reported that the ribbon cutting for Fire Station No. 3 would take place on Saturday, March 29. She announced the arrival of a new fire truck, currently undergoing inspection in Salt Lake City, which would be stationed at the new facility. She emphasized the building was constructed with future needs in mind and praised City Engineer Paul Hansen for helping keep the project under

budget. She also recognized Fire Chief Matt McCoy for his efforts throughout the construction process. Mayor Winn highlighted the value of Tooele's volunteer fire department and invited the community to attend the celebration.

4. **Council Members' Report**

Councilman McCall reported attending an Arts Council meeting.

Councilman Hansen shared updates from the Downtown Alliance meeting, noting concerns about the condition of the Main Street light poles and a proposal to implement 15-minute parking limits near the post office. He also attended a Switchpoint homeless shelter board meeting.

Councilwoman Gochis attended a town hall with Congresswoman Celeste Maloy, the fire department banquet, and a ribbon cutting for Wingstop.

Councilwoman Manzione reported attending the same events and also participated in a Redevelopment Agency (RDA) meeting about revitalizing the Broadway area. She announced upcoming public engagement efforts, including surveys and a May event tied to the "Take Pride Tooele" downtown cleanup. She also mentioned meetings with potential developers showing interest in Tooele due to its affordability, workforce, and growth potential.

Chairman Brady reported attending a Council on Aging meeting, noting available resources for elderly residents. He also attended the North Tooele City Special Service District meeting and commended the area's upkeep. He reminded the Council that the second meeting in April would be canceled due to a conference in St. George and concluded with remarks about ongoing staff collaboration.

5. **Discussion Items**

a. **Discussion on Ordinance 2025-06 An Ordinance of Tooele City Amending Tooele City Code Section 8-4-4 Regarding Nuisance Abatement**

Presented by Andrew Aagard, Community Development Director

The Council held a detailed discussion on proposed amendments to Ordinance 2025-06 regarding nuisance abatement, specifically focusing on weed enforcement. Mr. Aagard presented the rationale behind revising the city's current weed code. He explained that the existing ordinance, which defined violations as any weed taller than six inches, placed an unrealistic burden on the city's lone code enforcement officer, Mr. Faalili Finai.

Mr. Aagard proposed a shift in enforcement to focus on hazards – specifically fire risks, visibility obstructions, and areas harboring vermin. He recommended removing the blanket six-inch rule for properties under one acre unless a nuisance or hazard was present. For properties over one acre, he proposed maintaining the six-inch height limit within 30 feet of property lines for fire prevention. He acknowledged the need for the enforcement officer to exercise judgment in assessing violations.

Councilman Hansen questioned the ambiguity in defining weeds and suggested clarifying the language, particularly for larger parcels. Council Member Gochis expressed concern over losing a measurable standard for small lots and how enforcement could remain effective. Council Member Manzione supported the hazard-based approach and said the proposal would help differentiate between neglected lots and intentional landscaping, such as pollinator gardens.

Chairman Brady voiced concern that the proposed changes might limit the city's ability to address neglected commercial properties. Councilwoman Manzione suggested adding a specific standard for commercial zones to maintain community appearance. Chairman Brady supported this idea. Mr.

Aagard confirmed that a separate standard could be added for commercial properties and reiterated that the existing fine structure and abatement process would remain in place.

Councilman McCall inquired about the penalty structure and suggested the possibility of city-hired weed removal for repeat offenders, which Mr. Aagard confirmed was already permitted under current code.

The Council agreed that the draft ordinance needed revisions before being brought to a vote, particularly to address commercial property standards. They expressed appreciation for Mr. Finai's work and acknowledged the challenge of enforcing weed regulations with limited resources.

b. Discussion on Proposed Amendments to Tooele City Code 7-19; Subdivisions, Regarding Non-Standard Divisions of Land in Tooele City

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the item, explaining that the amendment aimed to align city code with existing state law, which already permitted non-standard land divisions without city approval if certain conditions were met. These divisions often occurred informally through the county recorder's office and did not trigger required improvements, such as road dedications or utility installations.

Mr. Aagard explained that current city code required formal subdivision approval for any division of land, which included submitting engineered plats, utility plans, and installing or bonding for improvements – requirements that could be costly and burdensome for property owners who simply wished to sell unused portions of their land without developing them.

The proposed amendments would define non-standard divisions in the city code, clarify that they do not constitute subdivisions, and make it clear that any future development on such parcels would still be subject to full subdivision requirements, including improvements and water rights.

Councilwoman Gochis asked who typically was responsible for initiating the non-standard division. Mr. Aagard explained it would usually be the seller responsible for subdividing the lot, but the buyer would be responsible for the infrastructure. Councilman Hansen expressed concern about potential impacts on larger parcels and whether this might create problems. Mr. Aagard stated that the amendment would not affect the city's ability to enforce subdivision requirements before development, regardless of parcel size.

Chairman Brady asked how the city could currently enforce subdivision requirements in cases like the Holiday Oil project. Mr. Aagard responded that staff could delay site plan approval until subdivision applications were submitted, but without ordinance language, the city lacked clear authority. He emphasized that the proposed amendment would strengthen enforcement and prevent pushback from developers.

The Council generally supported moving the item forward to Planning Commission for review and further processing.

c. Discussion on Proposed Amendments to Tooele City Codes Regarding the Location and Placement of Accessory Structures in Commercial and Mixed-Use Zoning Districts

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the issue, which stemmed from an unapproved shed placed in the parking lot of the Coffee Shop near C-A-L Ranch. He explained that current code allowed accessory structures in commercial zones without zoning oversight, and if the structure was under 120 square feet, it didn't require a building permit.

Mr. Aagard noted that while these structures were not currently widespread, their presence – especially without review – raised concerns about aesthetics, parking displacement, and potential

safety hazards. He provided examples, including a large shipping container near Jim's Restaurant and display sheds at Home Depot. He presented options for addressing the issue, including restricting placement to side or rear yards, prohibiting placement in parking lots, implementing specific safety and design standards, or requiring Conditional Use Permits (CUPs).

Chairman Brady supported allowing the structures with defined standards to ensure safety and preserve aesthetics. Councilwoman Manzione emphasized the issue with unapproved placement, particularly when structures created visibility risks. Councilman Hansen and Councilman McCall expressed concerns about balancing enforcement with respect for private property rights and the need for business owner education.

Councilwoman Gochis stressed the importance of ensuring required parking was not being displaced, as this could negatively affect nearby properties. Mr. Aagard noted that the city could enforce standards either through CUPs or ordinance criteria requiring verification of parking and placement.

The Council reached consensus that new standards or a permitting process should be explored. Mr. Aagard offered to draft options and return with proposals for further discussion at a future work session.

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

Chairman Brady announced that there was no need for a closed meeting.

7. Adjourn

There being no further business, Chairman Brady adjourned the meeting adjourned at 6:27 pm.

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 2nd day of April, 2025



Justin Brady, City Council Chair