

City Council and Redevelopment Agency Work Meeting Minutes

Date: November 5, 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
Maresa Manzione
Melodi Gochis

Staff Present

Debbie Winn, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Assistant Public Works Director
Jamie Grandpre, Public Works Director
Darwin Cook, Parks and Recreation Director
John Perez, Economic Development Director
Chris Sloan, Planning Commissioner
Kelley Anderson, Planning Commissioner
Adrian Day, Police Chief
Paul Hansen, City Engineer
Andrew Aagard, Community Development Director
Shannon Wimmer, Finance Director
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder

Minutes Prepared by Alicia Fairbourne

1. Open City Council Meeting

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

2. Roll Call

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

3. Mayor's Report

Mayor Winn congratulated the recently elected officials and expressed enthusiasm that Councilman Dave McCall would continue his service on the Council. She also noted that Planning Commissioner

Jon Gossett, who had run for a council seat, won his election and was present at the meeting. She further congratulated Maresa Manzione on winning the mayoral race. Mayor Winn then reported that the city had recently held ribbon cuttings for two new businesses: Salt Lake Psychiatry, operated by local business owner Renee Loveless, and Bombay Kitchen, located near Panda Express and Café Rio. She shared that Bombay Kitchen offered Indian cuisine and that she enjoyed trying it for the first time. She closed by expressing appreciation for the continued growth of small businesses in the community.

4. Council Members' Report

Councilman McCall echoed Mayor Winn's remarks about the numerous recent ribbon cuttings and noted that he had participated in several events.

Councilman Hansen congratulated those elected, expressed appreciation for the upcoming changes in leadership, and acknowledged that Mayor Winn would soon be leaving office. He mentioned attending several events but did not provide details.

Councilwoman Gochis congratulated all who participated in the election and stated that she looked forward to serving with the newly elected officials. She reported attending the ribbon cutting for England Acres and Wigwam Parks on October 23, praising Parks and Recreation Director Darwin Cook and his department for their work on the facility. She also described a waste management tour where she learned about recycling processes and encouraged residents to participate in recycling. She and Councilwoman Manzione attended the Ivory Prize Summit on October 29, where they received a book on low-cost, high-impact housing solutions that had been shared with other council members. She added that she served as a poll worker during the municipal election, noting the effort involved and expressing appreciation for volunteers and for County Clerk Tracy Shaw.

Councilwoman Manzione expressed appreciation to the voters, stated she was excited to serve, and remarked on the informative waste management tour, noting that the city's recycling does not go to the landfill.

Chairman Brady reported attending many of the same events, including the waste management tour and visiting Wigwam Park, which he described as a transformed and impressive facility. He also attended a Council on Aging meeting and encouraged seniors to seek assistance through the Senior Center for Medicare questions and available county resources. He concluded by stating that the North Tooele City Special Service District was preparing for winter and continued to maintain the north end of town well.

5. Discussion Items

- a. Discussion on a Proposed Land Use Map Amendment and a Proposed Zoning Map Amendment Request for Approximately 38 Acres Located at Approximately 900 South Main Street to Re-Assign 10 Acres to the High-Density Residential Land Use Designation and to Re-Zone 38 Acres to the MR-8 PUD Multi-Family Residential and R1-7 PUD Residential Zoning Districts and to Establish the Standards of the One O'clock Hill PUD**

Presented by Andrew Agard, Community Development Director

Mr. Agard presented the proposed land use map amendment and zoning map amendment. He explained that although the applicant owned roughly 178 acres, only the 38 acres highlighted on the map had development potential due to slope and geologic limitations. He reviewed the property's history, noting that it had previously been rezoned to R1-7 and that a prior subdivision proposal for approximately 178 single-family lots had expired. He stated that the new applicant sought to reassign 10 acres to a High-Density Residential designation and rezone the 38 acres to MR-8 PUD and R1-7 PUD to permit a mix of townhomes and small-lot cottage homes. He outlined the requested PUD modifications, including reductions in lot sizes and setbacks and adjustments to architectural

requirements, and explained that the applicant proposed both a trail system and a possible conservation easement over approximately 140 acres of the surrounding hillside.

The applicant's representative, Jason Boal, presented additional details. He stated that several improvements were achieved through the revised plan, including shifting development farther from the hillside to address rockfall and drainage, adding amenity areas such as parks and trails, providing the opportunity for a conservation easement to preserve One O'clock Hill, and achieving what he described as a low overall density of 1.44 units per acre based on the entire property. He noted that concerns raised at Planning Commission regarding parking had prompted a reduction in unit count and an increase in guest parking. He described the amenity package, which included two pickleball courts, a tot lot, pavilions, and additional tot lot locations farther south. He reported researching wildlife habitat with the Department of Natural Resources and stated that the conservation easement would protect mule deer habitat. He added that the project included an eight-foot decorative precast wall along SR-36 for safety and aesthetics, and that access points had been aligned with those across the highway in coordination with UDOT. He also stated that the revised plan included an easement for future road and trail connections on the southern end of the property. He explained that the original concept contained only townhomes, but the current proposal incorporated cottage homes as for-sale units along with a smaller townhome component.

Council members asked questions about the conservation easement, the trail requirement, and compatibility with nearby one-acre lots. In response to questions from Councilwoman Gochis, the applicant confirmed that an HOA would maintain the proposed amenities. Council members expressed significant concerns about density, traffic impacts on SR-36 and Settlement Canyon Road, parking overflow, and the lack of walkable access to services. Several stated that the hillside acreage should not be used in density calculations, as it was undevelopable, and they believed the project constituted high density on the buildable portion of the site. Multiple members stated that the location was not appropriate for high-density housing and that the density should not exceed the approximately 134 units permitted under current zoning. They also questioned the likelihood of future roadway connections to the south and expressed skepticism about assurances of owner occupancy.

Mr. Boal requested additional time to revise the proposal in response to the concerns raised. Chairman Brady and other council members stated they were willing to allow additional time but reiterated that they were not inclined to support an increase in density beyond what the existing R1-7 zoning allowed.

b. Discussion About How Other Cities Along the Wasatch Front Address the Issue of Automobiles Being Parked in the Front Yards of Properties Within Single-Family Residential Zoning Districts

Presented by Andrew Agard, Community Development Director

Mr. Agard reported that Tooele City's current code did not prohibit operable vehicles from being parked in the front yard and reviewed existing provisions related only to inoperable vehicles, required parking spaces, recreational vehicle placement, and driveway regulations. He explained that no existing language restricted residents from parking multiple functioning vehicles in their front yards.

Mr. Agard summarized his research into several other cities' approaches. Salt Lake City, Clinton, Midvale, South Salt Lake, and Bountiful all prohibited front-yard parking to varying degrees, with most requiring parking on paved or improved surfaces and disallowing parking on lawns, park strips, or non-paved areas. He noted that Riverton City regulated the issue indirectly through mandatory landscaping requirements, which would be difficult to implement in Tooele due to the number of unlandscaped front yards.

He presented a sample ordinance for discussion that combined elements of these models by permitting parking in side and rear yards only if surfaced with concrete, asphalt, pavers or gravel, and

by prohibiting parking in front yards except for the driveway. He acknowledged that such an ordinance could create conflicts for properties that historically paved wider areas adjacent to their driveways. He also discussed the option of requiring paving for groundwater protection when vehicles were parked on landscaped areas.

Council members discussed the challenges of balancing enforcement with existing conditions. Chairman Brady raised concerns about both fire access and aesthetics where numerous vehicles occupied front yards. Councilmembers discussed side-yard parking, corner-lot conditions, and existing horseshoe-shaped driveways that would not comply under stricter requirements. Several members noted that enforcement must be practical and clearly defined to avoid inconsistent application. Councilman Hansen discussed the need for allowances for paved or gravel parking areas, while also recognizing potential costs for residents. Councilwoman Manzione emphasized limiting full paving of front yards, and Councilwoman Gochis reiterated resident concerns about nuisance conditions created by multiple vehicles in front yards.

The council discussed possible approaches, including limiting the percentage of a front yard that could be used for parking, capping the number of vehicles, or establishing a range of acceptable surface materials. They also discussed the potential need for a transition period or grandfathering for existing properties given the cost of paving or modifying parking areas. Mr. Aagard agreed to continue developing options with more specific standards and to bring proposals back to a future work meeting.

6. Closed Meeting ~ Litigation, Property Acquisition, and/or Personnel

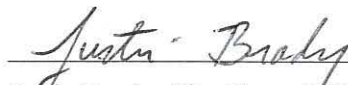
There was no need for a Closed Meeting.

7. Adjourn

There being no further discussions, Chairman Brady adjourned the meeting at 6:35 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 19th day of November, 2025


Justin Brady, City Council Chair