

City Council Work and RDA Meeting Minutes

Date: May 6, 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, arrived at 5:31 p.m.

Melodi Gochis

Jon Gossett

Staff Present

Maresa Manzione, Mayor

Derrick Larson, City Attorney

Nathan Farrer, Public Works Director

Darwin Cook, Parks and Recreation Director

Adrian Day, Police Chief

Paul Hansen, City Engineer

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Shilo Baker, 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

Dave McCall, Present

Justin Brady, Present

Ed Hansen, arrived at 5:31 p.m.

3. **Mayor's Report**

Mayor Manzione reported receiving a complimentary letter regarding the City cemetery crew. A resident searching for family graves noted that cemetery employees went above and beyond by locating missing information in cemetery records and personally assisting them in finding the gravesites. Mayor Manzione expressed appreciation for the employees' excellent customer service and willingness to help residents.

Mayor Manzione also addressed recent public concerns regarding water conservation due to statewide drought reports. She explained that Tooele City's water supply, which comes from groundwater wells, remains in good condition; however, conservation efforts are still encouraged.

She announced that the City will implement a voluntary landscape watering schedule for the summer. Under the schedule, residents and businesses with odd-numbered addresses are encouraged to water on odd-numbered calendar days, while even-numbered addresses are encouraged to water on even-numbered calendar days. Residents are also encouraged to water deeply and infrequently, avoid watering during midday or late-night hours, and follow water-wise landscaping practices. Mayor Manzione stated that the City will publish the schedule and additional conservation information through newsletters and weekly "Water Wednesday" social media posts to help educate residents on efficient water use.

4. Council Members' Report

Councilman McCall reported attending a ribbon cutting event and the Utah League of Cities and Towns convention in St. George with fellow Council members. He noted that those were the primary activities he participated in during the reporting period.

Councilman Hansen reported that although he was not available for many City-related activities during the past month, he did receive concerns from a few citizens and believes those matters have been addressed.

Councilwoman Gochis reported attending the Utah League of Cities and Towns Mid-Year Convention in St. George, where she participated in informational breakout sessions and discussions beneficial to municipal government operations. She also reported attending a Utah Transit Authority Local Advisory Board meeting at the Salt Lake Central Station, which included a tour of the facility and discussions regarding FrontRunner 2 and future transportation projects that may impact the county. She also noted that positive developments are occurring in transportation planning that will benefit future generations.

Councilman Gossett reported attending the Police Department banquet and expressed appreciation for the opportunity to support the department and learn more about the challenge's officers face in their daily work. He noted that the presentations and videos shared during the event were eye-opening and provided valuable insight into law enforcement responsibilities. Councilman Gossett also mentioned that he was unable to attend the St. George conference due to participating in the Walk to Wendover event.

Councilmember Brady reported on updates from the North Tooele City Special Service District, including plans to pursue a Truth in Taxation process for a proposed 35% tax increase. He also shared information from the Utah League of Cities and Towns Conference regarding the importance of water conservation, particularly reducing outdoor overwatering. Additionally, Councilmember Brady attended the Police Department banquet and participated in a training simulation that highlighted the challenges law enforcement officers face in critical situations. He expressed appreciation for the Police Department and its service to the community.

5. Discussion Items

- a. **Discussion on a Proposed Text Amendment to Tooele City Code Title 7 Chapter 4: Off-Street Parking Requirements Regarding the Establishment of Specific Parking and Storage Standards for Automobile Related Commercial Uses**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a proposed ordinance amendment recommended by the Planning Commission regarding off-street parking requirements for automobile-related commercial uses. Mr. Aagard explained that the City's current code does not establish parking standards for automobile dealerships, repair shops, or similar businesses, resulting in parking requirements being determined on a case-by-case basis by the Community Development Director and Planning Commission during the conditional use permit process.

The proposed amendment would establish parking standards for automobile service and repair businesses, automobile sales and rental businesses, and vehicle storage areas associated with towing and repair services. The ordinance would also require temporary vehicle storage areas to be paved, screened, and approved through the site plan or conditional use review process.

The Councilmembers discussed concerns regarding the potential for excessive parking requirements, unintended impacts on smaller businesses, and the amount of land devoted to parking lots. Questions were also raised regarding how the ordinance would affect existing businesses and whether retail auto parts stores should be included in the proposed standards. Mr. Aagard noted that existing businesses would become legally nonconforming and could continue operating under current conditions unless significant modifications were made.

Following discussion, the Council expressed interest in having the Planning Commission further review the proposal and consider the concerns raised before moving forward with the ordinance amendment. Mr. Aagard stated that the item would be returned to the Planning Commission for additional discussion and feedback.

b. Discussion on a Proposed City Code Text Amendment to Tooele City Code 7-14-11: Landscaping and Water Conservation with New Development, Regarding the Use of Sod in Residential Landscaping and the Use of Irrigation Systems Associated with Residential Landscaping

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a proposed amendment to City Code Section 7-14-11 regarding landscaping and water conservation requirements for new residential development. Mr. Aagard explained that the proposed changes were intended primarily to clarify existing ordinance language and eliminate ambiguities rather than make substantial policy changes.

The proposed amendments would remove language restricting sod in areas less than eight feet wide, clarify that no more than 50% of front and side yard landscaping may consist of natural grass for developments approved after April 1, 2023, and simplify language regarding drip-style irrigation requirements for non-lawn landscaping areas.

Mr. Aagard also discussed proposed limitations on the use of artificial turf. Staff recommended limiting artificial turf to 50% of landscaped areas due to concerns related to heat absorption, increased heat island effects, and stormwater runoff issues caused by reduced permeability. The Planning Commission, however, recommended removing the proposed limitation on artificial turf use.

The Councilmembers discussed the importance of reducing sod usage in park strips, enforcement challenges related to landscaping requirements, and the purpose and design of park strips in residential developments. Mr. Hansen, City Engineer explained that park strips provide separation between pedestrians and roadways, accommodate snow storage, and historically housed utilities.

Following discussion, Councilmembers expressed support for the proposed clarifications and continued efforts to encourage water-wise landscaping practices within the community.

6. **Closed Meeting**

~ Litigation, Property Acquisition, and/or Personnel

There was no need for a closed meeting.

7. **Adjourn**

Chairman Brady closed the meeting at 6:09 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 3rd day of ~~May~~ ^{June}, 2026


~~Justin Brady, City Council Chair~~
Ed Hansen, City Council Vice Chair