

City Council Work and RDA Meeting Minutes

Date: June 3, 2026

Time: 5:30 p.m.

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

Council Members Present

Dave McCall

Ed Hansen

Melodi Gochis (via Phone)

Jon Gossett

Excused

Justin Brady

Staff Present

Maresa Manzione, Mayor

Matthew Johnson, City Attorney

Nathan Farrer, Public Works Director

John Perez, Economic Development Director

Adrian Day, Police Chief

Chase Randall, Library Director

Kelley Anderson, Planning Commissioner

Paul Hansen, City Engineer

Anna Anglin, City Planner

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Loretta Herron, Deputy City Recorder

Clarissa Pankratz, Administrative Assistant

Minutes Prepared by Teresa Young

1. **Open City Council Meeting**

Vice Chairman Hansen opened the meeting at 5:32 p.m.

2. **Roll Call**

Dave McCall, Present

Jon Gossett, Present

Melodi Gochis, Present via phone

Ed Hansen, Present

3. **Mayor's Report**

Mayor Manzione reported receiving a letter from a resident complimenting the appearance of the city cemetery, particularly in preparation for Memorial Day. She expressed appreciation to the

seasonal employees and contracted parks staff for their efforts in maintaining the cemetery and city grounds.

Mayor Manzione reminded Council members of the upcoming Fourth of July events and encouraged attendance at the various activities leading up to and including the holiday celebration. She also announced that Joe D. England had been selected as the Grand Marshal for the Fourth of July Parade.

4. **Council Members' Report**

Councilman McCall reported attending the ribbon-cutting ceremony earlier that day and noted that it was a successful event. He also stated that he was scheduled to attend a JPAC (Joint Policy Advisory Committee) meeting the following day.

Councilman Gossett reported attending the Arts Council meeting, where discussions focused on theater renovation projects. He also attended the Children's Justice Center meeting, which included discussion on recognizing local youth for their accomplishments. Additionally, he participated in a Habitat for Humanity event attended by the Governor and noted that it was a successful event.

Vice Chairman Hansen reported attending the Habitat for Humanity event with the Governor and expressed appreciation for the condition of the city cemetery, noting that it was well maintained for Memorial Day. He also highlighted the recent ribbon-cutting ceremony and noted that the event received coverage on KSL. Councilman Hansen expressed enthusiasm for the upcoming Fourth of July celebrations and congratulated Joe D. England on being selected as the Fourth of July Parade Grand Marshal.

Vice Chairman Hansen also noted that Councilwoman Gochis would provide her report at a future meeting when she is present in person. Additionally, he excused Councilman Brady, who was absent.

5. **Discussion Items**

a. **Fraud Risk Assessment**

Presented by Shannan Wimmer, Finance Director

Ms. Wimmer presented the City's annual Fraud Risk Assessment, which is required by the State. She reported that the City's score remains unchanged from previous years and continues to fall within the "low" fraud risk category. The assessment confirms that the City has appropriate procedures, training, and internal controls in place to minimize fraud risk. Council discussion noted that the City's score is impacted by the absence of a formal audit committee.

b. **Budget Discussion**

Presented by Shannan Wimmer, Finance Director

Ms. Wimmer provided an overview of the proposed Fiscal Year budget, highlighting operating budget priorities, capital improvement projects, equipment replacements, and long-term debt obligations. Key operating budget items include employee compensation adjustments, benefit increases, and the addition of three new positions in the Police, Fire, and IT departments. She reviewed major capital projects planned across City

departments, including infrastructure upgrades, vehicle and equipment replacements, park improvements, public facility maintenance, and water and wastewater system improvements. Ms. Wimmer also summarized the City's long-term debt, noting the recent payoff of several bonds and outlining the remaining debt obligations and their anticipated payoff dates. Council members expressed appreciation for the work completed by the Finance Department in preparing the budget and making it accessible to the public.

c. **Discussion on Recently Enacted Utah Code 10-3-702.1: Regulatory Impacts on Families**

Presented by Matthew Johnson, City Attorney

Mr. Johnson presented information regarding recently enacted Utah Code 10-3-702.1, adopted through Senate Bill 232 during the 2026 General Legislative Session. He explained that the new law requires municipalities to consider the potential impacts of proposed ordinances on family health, stability, and formation. Mr. Johnson noted that the requirement applies only to ordinances and not to resolutions, and that the law does not prescribe a specific method for documenting or discussing those impacts. He further explained that failure to conduct such consideration does not invalidate an ordinance or create a cause of action against the City. To assist with compliance, the City Attorney's Office will include standard language in future ordinances stating that the City Council has considered the ordinance's potential impacts on family health, stability, and formation.

d. **Discussion on a Proposed Text Amendment to Tooele City Code 7-11a-17. Design Standards: Walls and Fences, Regarding an Exception to the Current Fencing Requirements when a New Multi-Family Residential Project is Constructed Adjacent to an Existing Single-Family Residential Development Where Fencing Has Already Been Installed**

Presented by Anna Anglin, City Planner

Ms. Anglin presented a proposed amendment to the City's multifamily residential design standards regarding fencing requirements where new multifamily developments are adjacent to existing residential properties with fences already in place. The amendment was intended to address situations where developers are currently required to install a new fence immediately next to an existing fence, creating maintenance issues, debris accumulation, and an inconsistent appearance.

Ms. Anglin explained that the proposal would allow exceptions to the required fence column and pier standards when specific criteria are met and would permit existing adjacent fencing to be incorporated into the development's fencing plan. She noted that the Planning Commission recommended approval of the amendment and suggested additional provisions, including property owner notification and an administrative review process.

Council members discussed balancing the interests of existing property owners and developers, concerns regarding property rights, the practicality of obtaining approval from multiple adjacent property owners, and the potential problems created by parallel fences, including maintenance concerns and wildlife becoming trapped between them. The Council also discussed whether disputes between developers and property owners should remain private civil matters and explored alternative approaches for notifying

affected property owners while allowing flexibility in the City's fencing standards. No final decision was made during the discussion.

Mr. Lovell, applicant representative for the Ledger Cove development, clarified that the intent of the proposed amendment was not to eliminate the requirement for a separate fence or to rely on neighboring property owners' fences. Instead, the request was to allow developers to omit the decorative columns or piers when installing a new vinyl fence adjacent to an existing fence. He explained that the columns create gaps between fences, leading to maintenance issues such as debris accumulation, weeds, and potential wildlife hazards.

Council members discussed the clarification and agreed that it addressed many of the concerns raised during earlier discussions regarding property rights and the use of existing private fences. The Council considered whether the proposed language adequately reflected the applicant's intent and whether revisions were needed to remove requirements related to obtaining approvals from adjacent property owners.

The City Attorney, Mr. Johnson explained that any exception would remain subject to administrative review and specific approval criteria, ensuring that deviations from the fencing standards would be evaluated on a case-by-case basis. Council members expressed support for allowing flexibility where appropriate while maintaining the City's fencing standards. Staff was directed to revise and clarify the proposed ordinance language before final consideration.

e. **Discussion on Proposed Amendments to Tooele City Code 7-16a-3, Residential Special Districts Eligibility and Size, Regarding the Minimum Land Requirements Necessary to Qualify for a Commercial Special District**

Presented by Anna Anglin, City Planner

Ms. Anglin presented a proposed amendment to the Commercial Special District (CSD) ordinance. The amendment would correct a title reference and allow CSD properties exceeding 125 acres to consist of non-contiguous parcels rather than requiring all acreage within the district to be contiguous. Staff indicated they had no concerns with the proposed change. The Council discussed the amendment and raised no objections.

Applicant representative Jake Finlinson of Perry Commercial presented the rationale for the proposed Commercial Special District (CSD) ordinance amendment. He explained that the amendment would allow non-contiguous parcels totaling more than 125 acres to be included within a single CSD. The request is associated with the Compass Point master-planned community and is intended to apply consistent architectural, landscaping, signage, and design standards at key commercial and industrial entry points throughout the development. Mr. Finlinson noted that the amendment would help create cohesive branding and higher-quality development standards while simplifying the ordinance language.

f. **Discussion on a Proposed Text Amendment to Tooele City Code 7-16b-6: Landscaping Standards, Regarding Minimum Landscaping Requirements in the Heavy Industrial Sections of the Tooele City Business Park**

Presented by Anna Anglin, City Planner

Ms. Anglin presented a proposed amendment to the Tooele City Business Park landscaping standards for Section C (Heavy Industrial). The amendment would align the business park requirements with landscaping standards already adopted for other heavy industrial zones in the City by removing minimum landscaping and tree planting requirements within the heavy industrial area. In place of those requirements, developers would be required to reclaim construction-disturbed areas with native Utah grasses and shrubs and submit a vegetation reclamation plan during site plan review. The Planning Commission recommended approval of the amendment with the additional requirement that irrigation used solely to establish vegetation would not be required to remain permanent after revegetation is established. The Council discussed the proposal and raised no concerns.

6. **Closed Meeting**

~ Litigation, Property Acquisition, and/or Personnel

Vice Chairman Hansen stated there was a need for a Closed Meeting to discuss litigation/and or property acquisition.

Motion: Councilman Gossett moved to proceed into a Closed Meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman McCall, "Aye"; Vice Chairman Hansen, "Aye". The motion passed 4-0.

The public meeting recessed at 6:43 p.m. The Council reconvened for the Closed Meeting in the Large Conference Room.

Roll Call: Vice Chairman Hansen, Councilman Gossett, Councilman McCall, Councilwoman Gochis (via phone). Justin Brady was excused.


Also, in attendance: Mayor Manzione, Matt Johnson, City Attorney; Shilo Baker, City Recorder; Adrian Day, Police Chief; Nathan Farrer, Public Works Director; Paul Hansen, City Engineer; and Shannon Wimmer, Finance Director.

7. **Adjourn**

Upon conclusion of the Closed Meeting, Vice Chairman Hansen adjourned the meeting at 6:56 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 17th day of June, 2026


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