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**PUBLIC NOTICE**

Notice is hereby given that the Tooele City Council and the Redevelopment Agency (RDA) of Tooele City will meet in a Work Meeting, on Wednesday, March 6, 2024, at 5:30 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website [www.utah.gov](http://www.utah.gov), the Tooele City Website [www.tooelecity.gov](http://www.tooelecity.gov), and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or [michellep@tooelecity.gov](mailto:michellep@tooelecity.gov).

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecity> or by going to YouTube.com and searching "Tooele City Channel".

**AGENDA**

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Members' Report**
5. **Discussion Items**
  - a. Missing Middle Housing  
*Presented by Roger Baker, City Attorney*
  - b. Proposed Amendments to Tooele City Code 7-4-9, Parking Lots, Paragraphs 3e and 3f, Related to Requirements for Parking Lot Landscaping Islands  
*Presented by Andrew Aagard, Community Development Director*
6. **Closed Meeting**  
*~ Litigation, Property Acquisition, and/or Personnel*
7. **Adjourn**

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Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or [Michellep@Tooelecity.gov](mailto:Michellep@Tooelecity.gov), prior to the meeting.

**MEMORANDUM**

**To:** Tooele City Council  
**Cc:** Mayor Debbie Winn  
**From:** Andrew Aagard, AICP, Director  
**Date:** February 29, 2024  
**Re:** Parking Lot Landscape Islands Ordinance Amendment

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**Subject:**

Quite often in my labors as the Tooele City Planner I would be required to interpret ordinances that are cumbersome, ambiguous and contradictory. As Community Development Director for the City I have it as my mission to review some of these ordinances and propose small changes to render the ordinance easier to read, interpret and easier to understand. In this case I am working on the Automobile Parking ordinance as found in Tooele City Code 7-4. This particular amendment proposal involves landscaping in parking lots.

Section 7-4-9 (3) is the code section that lays out the criteria for landscaping islands within the parking lot. Paragraphs "E" and "F" determine the design criteria for landscape islands. You will note that paragraph "E" is titled "Landscape Islands." You will also note that paragraph "F" is also titled "Landscape Islands." The problem arises in that both paragraphs are discussing two separate types of landscape islands but the way they are titled leads to confusion in the interpretation.

Paragraph "F" is referring to what I prefer to call "landscape end caps." These are areas of curb bounded landscaping that are about the same size of a parking stall and are located at the end of long rows of parking, either single or double rows. Paragraph "E" is referring to landscape islands that are specifically required to break up long rows of parking by inserting an island every 15 parking stalls. The issue rests in that paragraph "F" provides an exception to the island requirement if the parking lot is smaller than 75 parking stalls. This exception is included in a separate location from the landscape end caps as required in paragraph "E." However, because the ordinance doesn't differentiate between landscape islands and landscape end caps it has often been interpreted that if a parking lot is smaller than 75 stalls the exception extends to both landscape islands and landscape end caps.

That is not the case. There is a clear separation between the two types of landscaping areas. There is not an exception to landscape end caps. The exception only applies to the islands and that is why the ordinance divides the two into two separate paragraphs. The proposed amendments don't change or alter the City's requirements for landscape islands. All this does it provide a clear difference between landscape end caps and landscape islands and clarifies that the exception for parking lots smaller than 75 parking stalls applies only to landscape islands. Landscape end caps are required for all parking lots, regardless of size.

There is also some ambiguity as to the number of trees to be planted in each island. The ordinance clarifies this so that the number trees required per island and end cap is no longer determined by the number of parking spaces adjacent to the island or end cap.

## Existing Language in the Code

### **7-4-9 Parking Lots**

#### (3) Landscaping

(e) Landscaping islands not less than eight feet in width, exclusive of curbing, and extending the entire length of the parking stalls it borders shall be provided at each end of parking rows. Landscape islands shall be outlined with curbing to ensure the viability of the landscaping and separation between parking and landscaping. These islands shall include one tree for each parking stall it borders except that trees may be eliminated where pedestrian walkways are provided in their place.

(f) Landscaped Islands. Landscaping islands shall be provided in all parking areas as follows:

(i) Parking areas containing less than 75 parking spaces shall not be required to provide landscaped islands that break up rows of parking.

(ii) Parking areas containing less than 75 parking spaces which are part of a phased development that will result in the expansion of the parking for the development to be more than 75 parking spaces shall be required to provide landscaped islands as described in Subsection (f)(iii) herein.

(iii) When required, the maximum number of parking spaces in a row without separation by a landscaping island shall be 15.

Landscaping islands that provide this separation shall comply with the requirements of Subsection (e) herein except that the number of trees required shall be based on the number of parking stalls bordered on one side only

# Proposed Changes

## 7-4-9 Parking Lots

### (3) Landscaping.

(e) Landscaping ~~islands end caps~~ not less than eight feet in width, exclusive of curbing, and extending the entire length of the parking stalls it borders shall be provided at each end of single and double parking rows. Landscape ~~islands end caps~~ shall be outlined with curbing to ensure the viability of the landscaping and separation between parking and landscaping. These ~~islands end caps~~ shall include one tree for each ~~parking stall it borders except that trees may be eliminated where pedestrian walkways are provided in their place~~ single row end cap and two trees for double row end caps.

(f) Landscaped Islands. Landscaping islands shall be provided in all parking areas as follows:

(i) Parking areas containing less than 75 parking spaces shall not be required to provide landscaped islands that break up rows of parking.

(ii) Parking areas containing less than 75 parking spaces which are part of a phased development that will result in the expansion of the parking for the development to be more than 75 parking spaces shall be required to provide landscaped islands as described in Subsection (f)(iii) herein.

(iii) When required, the maximum number of parking spaces in a row without separation by a landscaping island shall be 15. Landscaping islands ~~that provide this separation shall comply with the requirements of Subsection (e) herein except that the number of trees required shall be based on the number of parking stalls bordered on one side only~~ shall include 1 tree for single row islands and 2 trees for double row islands. Tree requirement may be waived where pedestrian walkways are provided within the landscape islands.