

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Council and the Tooele City Redevelopment Agency will meet in a Work Meeting, on Wednesday, July 6, 2022, 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.

We encourage you to join the City Council meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>.

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Members' Report**
5. **Discussion Items**
 - a. **Ford Performance Racing School** Request to Purchase Water in Lieu of Providing Water Rights
Presented by Debbie Winn, Mayor
 - b. **Garage Parking in Multi-Family Developments**
Presented by Roger Baker, City Attorney & Jim Bolser, Community Development Director
 - c. **Fiscal Year 2022-2023 Budget**
 - d. **Resolution 2022-59** a Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for the Harris Community Village Project
Presented by Roger Baker, City Attorney
 - e. **Resolution 2022-60** a Resolution of the Tooele City Council Waiving Development Impact Fees for the Tooele County Housing Authority's Murdock Subdivision
Presented by Roger Baker, City Attorney
 - f. **Resolution 2022-61** a Resolution of the Tooele City Council Waiving Development Impact Fees for the Tooele County Housing Authority's Harris Community Village Project
Presented by Roger Baker, City Attorney
 - g. **Resolution 2022-63** a Resolution of the Tooele City Council Approving a Contract Change Order with Broken Arrow Inc. For the 2022 Roadway Improvement Project
Presented by Paul Hansen, City Engineer

- h. **Resolution 2022-64** a Resolution of the Tooele City Council Approving a Contract Change Order with Broken Arrow Inc. for the 2022 Seventh Street Road and Utility Improvement Project

Presented by Paul Hansen, City Engineer

6. **Closed Meeting**

~ Litigation, Property Acquisition, and/or Personnel

7. **Adjourn**

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.Org, Prior To The Meeting.

To whom it may concern,

My name is Josh Williams and I represent FPRS West and the McKeever Group in our request for the Council to accept payment in lieu of water rights for our proposed project (Ford Performance Racing School) to be located at approximately 600 E. 2400 N. in Tooele. We are in the process of relocating our business from the Peterson Industrial Depot to the proposed location at 600 E. 2400 N. and will need to confirm the availability of water rights before we can complete our transition.

The following information was provided by Paul Hansen in reference to our anticipated usage for the location at 600 E. 2400 N:

In looking at the historic and proposed uses, we estimate your water right conveyance requirement as 1.51 acre feet. If purchased from the City as Payment in Lieu, the cost would be \$52,710.

These numbers are based upon the assumptions provided, with landscape being 10% of the lot.

On June 8th, 2022, the planning commission approved our request of a Conditional Use Permit authorizing the uses of “automobile service and repair” and “private educational facility” on the property. We are hopeful that the approval of the necessary water rights mentioned above will allow us to conclude our due diligence on the property and thus initiate the purchase of said property.

I thank you all for your consideration and look forward to an anticipated favorable response to our request. If any additional information should be required, please feel free to contact me at josh.williams@fpracingschool.com or on my cell phone at 435-841-1178. Time is of the essence for us to complete our build in the given time frame necessary, and your promptness in this matter would be greatly appreciate.

Regards,

Josh Williams
GM of FPRS West

Dwelling, Multi-Family ^{2,4}	Apartments	2 spaces per DU	Current: Garage space counts.
			Alt 1: Garage space does not count.
			Alt 2: Max of 1-car garage counts.
	Townhouse / Condominium	2 spaces per DU	Temporary Zoning Ordinance: Garage space does not count.
			Alt 1: With 1-car garage, garage space does not count. With 2+ car garage, one garage space counts.
			Alt 2: Garage space counts, with CC&Rs prohibiting garage as personal property storage.
			Alt 3: Garages spaces count with the provision of storage closet of minimum dimension (e.g., 8' high, 200 sf).
			Alt 4: Garage spaces count with the provision of 20+ foot driveway per space.
			Alt 5: Garage spaces count where all resident parking is located in underground parking, plus additional visitor parking.
			Alt 6: Garage spaces count with the provision of additional visitor parking.
Dwelling, Visitor Parking ³	1 space for every 4 DU	Current: Required irrespective of garages and driveways.	
		Alt 1: None required for townhouse/condo if 2+ resident spaces are provided in driveway exclusive of garage. Required if less than 2 resident spaces provided in driveway. Always required for apartments.	

Dwelling, Single-Family ²	Single One-Family	2 spaces per dwelling unit	Alt 1: Driveway required to accommodate the two spaces. Garage space does not count.
	Two-Family	2 spaces per dwelling unit	Alt 1: Driveways required to accommodate the two spaces.
Dwelling, Multi-Family ^{2,4}	<2 Bedroom Units Apartments	2 spaces per dwelling unit	Alt 1: With 1-car enclosed garage, garage space does not count. Alt 2: With 1-car enclosed garage, garage space counts.
	2 Bedroom Units Townhouse/Condominium	2 spaces per dwelling unit	Alt 1: With 1-car garage, garage space does not count. With 2+ car garage, one garage space counts. Alt 2: Garage space does not count. Alt 3: Garage space counts, with CC&Rs prohibiting garage as storage.
	3+ Bedroom Units	2 spaces per unit	
Dwelling, Visitor Parking ³		1 space for every 4 dwelling units	Alt 1: None required for townhouse/condo if 2 resident spaces provided in driveway exclusive or garage. Requires if less than 2 resident spaces provided in driveway.

CHAPTER 4. OFF-STREET PARKING REQUIREMENTS.

7-4-4. Number of Parking Spaces.

The number of required off-street parking spaces shall be calculated according to Table 7-4-1, subject to Section 7-4-5 herein.

Table 7-4-1 – Parking Space Requirement Calculations.

Land Use		Parking Requirement
Accessory Uses		As determined by the Director
Auditoriums		1 space for every 3 seats
Bar, Tavern, and Private Club		1 space for every 3 seats or 1 space per 100 square feet of floor area (excluding kitchen, storage, etc.) whichever is more
Beauty Shop	First patron station	2 spaces
	Each additional station (excluding wash stations)	1 space
Churches and Places of Worship		1 space for every 3 seats in the primary assembly area
Commercial Center		1 space per 300 square feet
Commercial Day Care / Pre-School Center		1 space for every employee, plus 4 visitor spaces ¹
Convalescent Care Facility		1 space for every 4 patient beds, plus 1 space per employee
Dwelling ²	Single-Family	2 spaces per dwelling unit
	Two-Family	2 spaces per dwelling unit
Dwelling, Multi-Family ^{2,4}	<2 Bedroom Units	2 spaces per unit
	2 Bedroom Units	2 spaces per unit
	3+ Bedroom Units	2 spaces per unit
Dwelling, Visitor Parking ³		1 space for every 4 dwelling units
Educational Facility	Public Use	As determined by the Director
	Private Use	As determined by the Director
Funeral Homes and Mortuaries		1 space for every 3 seats
Health Care Facility		1 space for every 2 patient beds, plus 1 parking space for each employee
Health Care Provider		3 spaces for each doctor, dentist, therapist, or other provider, plus 1 space for each employee
Hotel		1 space for each living or sleeping unit, plus 1 space for each employee
Industrial Uses		1 space per employee, adequate spaces for company owned vehicles, plus 4 visitor spaces
Manufacturing Uses		1 space per employee, adequate spaces for company owned vehicles, plus 4 visitor spaces
Motel		1 space for every living or sleeping unit, plus 1 space per employee
Nursing homes		1 space for every 4 patient beds, plus 1 space per employee
Office	Business	1 space per 200 square feet

	Professional	1 space per 200 square feet
Personal Services		1 space per 300 square feet
Public Use		As determined by the Director
Residential Facility for Elderly Persons	Bedroom for 1 or 2 Persons	1 space per bedroom, plus 1 space per employee
	Bedroom for 3 or 4 Persons	2 space per bedroom, plus 1 space per employee
Residential Facility for Persons with a Disability	Bedroom for 1 or 2 Persons	1 space per bedroom, plus 1 space per employee
	Bedroom for 3 or 4 Persons	2 space per bedroom, plus 1 space per employee
Restaurant		1 space for every 3 seats or 1 space per 100 square feet of floor area (excluding kitchen, storage, etc.) whichever is more
Retail	General	1 space per 300 square feet
	Appliance Stores	1 space per 600 square feet
	Furniture Stores	1 space per 600 square feet
Sports Arenas		1 space for every 3 seats
Theaters, Assembly Halls and Meeting Rooms		1 space for every 3 seats
Uses not listed		As determined by the Director
Warehouse Uses		1 space per employee, adequate spaces for company owned vehicles, plus 4 visitor spaces
Wholesale Uses		1 space per employee, adequate spaces for company owned vehicles, plus 4 visitor spaces

¹ With adequate drop off and pick up area as determined by the Director

² Unless otherwise specified in Chapters ~~16~~ [7-11a and 7-14](#) of this Title

³ In developments of three-family, four-family, or multi-family dwelling units

⁴ For Multi-Family Dwelling Units Directly Associated with Residential Support Programs See Section 7-11a-2

7-4-7. Parking Location.

- (1) On-Site Parking. Except as allowed in Subsection (2), all required parking shall be located on the same lot or parcel as the use to which it is associated. On-site parking shall be made available without charge for the use of or providing of the parking. In the case of a multi-tenant non-residential development in which multiple parcels are covered by the tenant uses and their associated parking, the parking shall be considered on-site for all of those tenant uses. *Except as provided in Chapter 7-11a of this Title, three-family, four-family, or multi-family residential developments that provide garages shall not have garages count towards required parking.*
- (2) Off-Site Parking. Where practical difficulties exist in providing on-site parking or if public safety would be better served by locating parking on a separate lot or parcel, the Planning Commission may authorize such off-site parking subject to the following conditions:
 - (a) no other practical alternative exists for providing on-site parking such that any of the following shall deem a request for off-site parking ineligible for approval:
 - (i) the hardship causing the need for off-site parking is self-imposed;
 - (ii) the hardship causing or resulting from the provision of off-site parking is financial in nature;
 - (b) providing off-site parking does not affect or reduce the amount of parking required or provided;
 - (c) required ADA-compliant parking spaces shall not be located in an off-site parking area;
 - (d) off-site parking areas shall be located in the same or a more intensive zone which applies to the property where the use served is located;
 - (e) the shortest practical and safe walking path is conveniently usable without causing unreasonable:
 - (i) hazard to pedestrians;
 - (ii) hazard to vehicular traffic;

- (iii) traffic congestion;
 - (iv) interference with safe and convenient access or use of other parking areas in the vicinity;
 - (v) detriment to the appropriate, convenient and reasonable use of any business in the vicinity; or
 - (vi) detriment to any residential neighborhood;
- (f) no off-site parking space shall be located more than 600 feet from a public entrance of the use served, measured along the route of the shortest practical and safe walking path;
 - (g) off-site parking shall not be separated from the principal use by a street right-of-way of a collector or arterial class;
 - (h) off-site parking separated by from the principal use by a local class street has adequate and convenient crosswalk facilities to serve the practical and safe walking path;
 - (i) availability of each off-site parking area shall be assured by an agreement reviewed and accepted by the City which requires at least the following:
 - (i) all parking spaces shall be available perpetually to all uses utilizing the parking;
 - (ii) all parking spaces shall be available without charge; and
 - (iii) provisions exist for the perpetual maintenance and upkeep, including but not limited to snow removal, striping, and signage, of the practical and safe walking path by private parties to the agreement; and
- (3) Vacant Lots and Open Land. Vacant lots and open land areas shall not be used as parking areas, except as allowed for a temporary use or special event.
- (4) Parking of Recreational Vehicles in Residential Zones. Personal recreational vehicles, including but not limited to trailers, boats and watercraft, travel trailers, utility trailers, and motor homes parked in residential zones shall be parked on a hard surfaced area behind the front wall plane of the primary structure on the same property. Parking for such vehicles within residential developments approved with off-street recreational vehicle parking areas shall be allowed within those recreational vehicle parking areas only.

CHAPTER 11a. DESIGN STANDARDS: MULTI-FAMILY RESIDENTIAL.

7-11a-13. Design Standards: Parking and Internal Circulation.

- (1) Parking areas shall be contained within the interior of the Site or under the buildings. Parking areas shall be no closer to a public right-of-way or exterior road than 20 feet or the setback of the closest building to that same road, whichever is greater.
- (2) Direct access to parking areas shall be from internal roads, not from a public road.
- (3) Parking areas of six or more spaces shall be effectively screened from public streets and ~~S~~urrounding ~~P~~roperty. Screening may be with fencing, berming, or landscaping, which landscaping may be credited to the Common Area landscaping percentage requirements contained in this Chapter.
- (4) The predominant view from the public roads shall be buildings, not parking areas.
- (5) Parking structures, including enclosed parking, shall utilize materials, colors, and design similar to those of the nearest building.
- (6) Covered parking shall utilize colors and design similar to those of the nearest building.
- (7) (a) At least one required resident parking space per unit shall be provided as a covered ~~or enclosed~~ parking space ~~for developments that do not provide garages or units not directly associated with a provided garage;~~ ~~Parking provided within an enclosed building may count towards required parking upon provision ensuring that the enclosed parking must be used for primarily parking.~~
 - (b) *three-family, four-family, or multi-family residential developments that provide garages shall not have garages count towards required parking;*
 - (c) *in three-family, four-family, or multi-family residential developments where garages are proposed for a portion of the units and without garages for a portion of the units, required parking for each such unit shall be calculated based on the requirement for each;*
 - (d) *in three-family, four-family, or multi-family residential developments where garages are proposed for all or a portion of the units within the development, such units containing driveways that meet or exceed the minimum dimensions for one or more parking spaces exclusive of roadways, curb and gutter, and sidewalks, as specified in Chapter 7-4 of this Title, shall have those driveways count towards required*

- resident parking for that unit. Remaining resident and visitor parking shall still be required and located within the development;
- (e) driveways or other areas associated with any one unit shall not be allowed to be counted towards parking required for another unit; and
- (e) in three-family, four-family, or multi-family residential developments where parking is provided and counted in driveways, said developments shall also provide a pedestrian walkway between the driveway and the primary entrance for the unit.
- (8) All required parking for residents and visitors shall be provided within the Project, exclusive of roads and rights-of-way, and:
- (a) resident spaces shall be made available to all residents and their visitors as a part of their residency without charge or restriction;
 - (b) resident spaces may be assigned for the dedicated use of the tenants of specific units;
 - (c) resident spaces may be restricted from use by non-residents or visitors; and
 - (d) visitor spaces shall be dispersed throughout the Project.
- (9) Rows of parking shall not include more than 12 spaces without a landscaping break of not less than five feet. These breaks are encouraged to include pedestrian pathways where reasonable for access around and through the Project and to buildings.
- (10) Roads on the interior of a Project, whether proposed or intended to be public or private, shall comply with Section 4-8-2 of the Tooele City Code. Standards for private roads shall not be subject to the provisions of Section 7-11a-25 herein.
- (11) A traffic impact study shall be required for all multi-family Projects planned to contain 50 or more units, or as otherwise required by the City Engineer.

CHAPTER 14. RESIDENTIAL ZONING DISTRICTS

7-11a-13. Design Standards: Parking and Internal Circulation - Apartment Buildings.

(1) Parking areas shall be contained within the interior of the Site or under the buildings. Parking areas shall be no closer to a public right-of-way or exterior road than 20 feet or the setback of the closest building to that same road, whichever is greater.

(2) Direct access to parking areas shall be from internal roads, not from a public road.

(3) Parking areas of six or more spaces shall be effectively screened from public streets and Surrounding Property. Screening may be with fencing, berming, or landscaping, which landscaping may be credited to the Common Area landscaping percentage requirements contained in this Chapter.

(4) The predominant view from the public roads shall be buildings, not parking areas.

(5) Parking structures, including enclosed parking, shall utilize materials, colors, and design similar to those of the nearest building.

(6) Covered parking shall utilize colors and design similar to those of the nearest building.

(7) At least one required resident parking space per unit shall be provided as a covered or enclosed parking space. Parking provided within an enclosed building may count towards required parking upon provision ensuring that the enclosed parking must be used for primarily parking.

(8) All required parking for residents and visitors shall be provided within the Project, exclusive of roads and rights-of-way, and:

(a) resident spaces shall be made available to all residents and their visitors as a part of their residency without charge or restriction;

(b) resident spaces may be assigned for the dedicated use of the tenants of specific units;

(c) resident spaces may be restricted from use by non-residents or visitors; and

(d) visitor spaces shall be dispersed throughout the Project.

(9) Rows of parking shall not include more than 12 spaces without a landscaping break of not less than five feet. These breaks are encouraged to include pedestrian pathways where reasonable for access around and through the Project and to buildings.

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(11) A traffic impact study shall be required for all multi-family Projects planned to contain 50 or more units, or as otherwise required by the City Engineer.

(Ord. 2021-03, 01-20-2021) (Ord. 2019-08, 03-20-2019) (Ord. 2012-10, 04-18-2012) (Ord. 2005-05, 03-02-2005)

7-11a-13.1 Design Standards: Parking - Townhouses, Condominiums.

Townhouses and condominiums shall provide two off-street parking spaces per dwelling unit in addition to any garage. Parking shall otherwise be governed by Tooele City Code Chapter 7-4.