

Tooele City Council and RDA Work Meeting Minutes

Date: Wednesday, August 3, 2022

Time: 6:30 p.m.

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

City Council Members Present:

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

David McCall

City Employees Present:

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Darwin Cook, Parks and Recreation Director

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jami Grandpre, Public Works Director

Kami Perkins, HR Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 6:30 p.m.

2. Roll Call

Tony Graf, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

David McCall, Present

3. Council Member's Report

The Council Members reported on the events they attended during the week.

4. Discussion Items

A. Townhouse Garage Parking

Presented by Roger Baker, City Attorney & Jim Bolser, Community Development Director

Mr. Baker presented information about the changes to the City Code for how garages should count toward parking requirements within a townhome development. In the proposal, garage parking for apartment projects remains as it was. In the proposal, the townhome and condo parking have their own code section and matrix of when the garage space counts. With a one-car garage and no driveway, the garage space will not count towards parking, and additional parking will be required elsewhere within the project. With a one-car garage and a one-car driveway, the driveway space will count, but not the garage. If there is a two-car garage and a one-car driveway, one garage space can count. With a two-car garage and a two-car driveway, the driveway counts for two spaces and the garage counts for one space, with the third space counting toward visitor parking requirements. The rule is easy and predictable for developers. It also provides more parking than the current code. And it represents a compromise, where garage spaces can count in certain scenarios.

Mr. Bolser addressed the Council. A scenario the staff looked at is the rear-loading garages. When a two-car garage and two-car driveway is provided, the guest parking counts as part of what is provided. When rear loaded driveways are provided, the requirement is a path for guests to get to the entrance. They add a provision to the ordinance for the calculations of visitor parking.

The Council had a discussion regarding the clarification and the compromise within the changes. They asked the following questions:

Is two-spaces per dwelling unit sufficient?

How can the City enforce that apartments are not charging for additional parking?

If a townhome only has a single-garage and no driveway, is parking required elsewhere?

Mr. Bolser addressed the Council. It is adequate and would change the calculations of how many spaces are needed. There are many things they considered, if they compromise too much, they reduce the design preferences of applicants and restrict some housing units. If they want to provide a driveway and open up other amenities for the residents, it provides a balance between design and requirements.

The Planning Commission will see it next week. The Council will see this item again at their next meeting in two weeks.

5. Closed Meeting-Litigation, Property Acquisition, and/or Personnel

There was no closed meeting.

6. Adjourn

Chairman Brady adjourned the meeting at 6:46 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 August, 2022

Justin Brady, City Council Chair