

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, January 17, 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, the Tooele City Website www.tooelecitey.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@tooelecitey.gov.

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecitey> 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. **Ordinance 2024-02** An Ordinance of the Tooele City Council Amending Tooele City Code Section 4-8-2 Regarding Dead End Streets and Cul-De-Sacs
Presented by Paul Hansen, City Engineer
 - b. **Resolution 2024-06** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Garbage Containers
Presented by Shannon Wimmer, Finance Director
 - c. **Proposal to Amend Ordinances 7-16-3; Table 1, Table of Uses and 7-1-5; Definitions, Regarding Accessory Vehicle Storage Yards Associated with Automobile Sales and Rental Businesses**
Presented by Andrew Aagard, Community Development Director
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@Tooelecitey.gov, prior to the meeting.

TOOELE CITY CORPORATION

ORDINANCE 2024-02

AN ORDINANCE OF THE TOOELE CITY COUNCIL AMENDING TOOELE CITY CODE SECTION 4-8-2 REGARDING DEAD END STREETS AND CUL-DE-SACS.

WHEREAS, Utah Constitution, Article XI, Section 5 directly confers upon Utah's charter cities, of which Tooele City is the only remaining such city, "the authority to exercise all powers relating to municipal affairs, and to adopt and enforce within its limits, local police, sanitary and similar regulations not in conflict with the general law"; and,

WHEREAS, in addition to the municipal powers bestowed by the Utah Constitution to Charter Cities, Utah Code Section 10-8-84 enables Tooele City to "pass all ordinances and rules, and make all regulations . . . as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city"; and,

WHEREAS, the Utah Code grants authority to municipalities to regulate their public streets (see UCA 10-8-8, -8.6, -11, -23, -24, -25, -30, -32, and UCA 72-3-1-4); and,

WHEREAS, TCC Chapter 4-8 regulates and establishes the standards for the construction of Tooele City's public streets, including dead end streets and cul-de-sacs; and,

WHEREAS, the City Administration recommends an amendment to TCC Section 4-8-2 regarding dead end streets that cul-de-sacs be required if a dead end street is more than 150 feet in length, or more than one single-family residence in depth, whichever distance is less, whether the street is temporary and is proposed to be extended in the future, or whether the street is constructed from the beginning to the final approved length; and,

WHEREAS, this amendment is necessary because of the fact that if a snow plow, garbage truck, fire truck, or other large vehicle needs to drive down a dead end street in service of the public health and safety, a safe place to turn around these large vehicles is necessary, whereas if the street depth is only one residential lot depth, such an accommodation is less critical; and,

WHEREAS, this amendment, and the 150-foot maximum street length without a cul-de-sac, is consistent with the 2021 International Fire Code, Appendix D – Fire Apparatus Access Roads, specifically paragraph D103.4 Dead End Street, which reads as shown below:

D103.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

WHEREAS, while the above-cited provisions of the Fire Code allow "hammerhead" and "Y" turn-arounds, the City Administration recommends against them for purposes of public streets under Section 4-8-2, inasmuch as they are more difficult and less safe to navigate by large vehicles including fire trucks:

NOW, THEREFORE, BE IT ORDAINED BY THE TOOELE CITY COUNCIL that Tooele City Code Section 4-8-2 regarding dead end streets and cul-de-sacs is hereby amended as shown in its entirety in Exhibit A, attached.

This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this ____ day of _____, 2024.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, Tooele City Attorney

Exhibit A

TCC Section 4-8-2, As Proposed

(showing highlighted additions and deletions)

CHAPTER 8. ROAD AND BRIDGE CONSTRUCTION STANDARDS

4-8-1. Specifications Adopted - Amendments.

4-8-2. Street Design.

4-8-2.1. Infill Overlay District Street Design.

(Repealed.)

4-8-2.2. Arterial Streets.

4-8-2.3. Major Collector Streets.

4-8-2.4. Minor Collector Streets.

4-8-2.5. Local Streets.

4-8-2.6. Substandard Local Streets.

4-8-2.7. Alleys.

4-8-2.8. Curb and Gutter, Parkstrips, and Sidewalks.

4-8-3. Street Widths.

4-8-4. Street Improvements.

4-8-5. Fire Hydrants.

4-8-6. Street Lighting.

4-8-7. Alleys.

4-8-8. Blocks.

4-8-9. Street Names and Signage.

4-8-10. Building Address Numbers.

4-8-11. Bridge Standards and Design.

4-8-1. Specifications Adopted - Amendments.

The most recent edition of the Standard Specifications for Road and Bridge Construction, as adopted, updated, revised, and published by The Utah Department of Transportation, is herewith adopted by reference as the standard specifications for road and bridge construction, in its entirety, including all requirements for bidding, award of contract, scope of work, control of work, control of material, legal regulations and responsibility to the public, prosecution and progress of work, measurement and payment for work, and all other provisions therein contained with the following amendments thereto:

(1) The following definitions are amended:

(a) Commission: Tooele City Corporation.

(b) Department: Tooele City Community Development and Public Works Department, inclusive of Engineering.

(c) Director: The Director of the Community Development and Public Works Department.

(d) Engineer: The Tooele City Engineer or consulting engineer assigned to the project in question, as designated by the Director.

(e) State: The State of Utah and its political subdivisions acting through their authorized representatives.

(2) In all instances where the context of said specifications may be interpreted in more than one manner, said specifications shall be interpreted so as

to apply to Tooele City Corporation rather than the State of Utah, its road commission, or other agencies, and shall be interpreted in such a manner as to validate the provision in question.

(Ord. 2015-07, 03-18-2015) (Ord. 1997-09, 03-05-1997) (Ord, 1974-16, 12-09-1974)

4-8-2. Street Design.

(1) All streets shall be subject to topographical conditions, public safety, and the relation to the proposed uses of land to be served by such streets. Where uses of land are not shown on a land use plan or plat approved by the City, the arrangement of streets in a subdivision and elsewhere shall either:

(a) provide for the continuation or appropriate projection of existing streets in surrounding areas; or

(b) conform to a plan for the area or neighborhood approved or adopted by the City Council to meet a particular situation where topographical and other conditions make continuance or conformance to existing streets impracticable.

(2) Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than 60-degree angles.

(3) Sections 2.2 through 2.7 of this Chapter describe and illustrate the typical functional classifications, and the standards for construction and improvement, applicable to street rights-of-way within Tooele City. See also Table 4-8-2.6: Table of Substandard Local Street Requirements.

(4) Dead end streets.

(a) Dead end streets, including cul-de-sacs, where permitted, shall not be more than 250 feet in length measured from the centerline of the last intersecting street to the centerpoint of the turnaround area.

(b) Dead end streets, whether temporary or permanent, greater than 150 feet in length, or deeper than one single-family residential lot in depth (whether front-yard frontage or side-yard frontage), whichever is less, shall require a cul-de-sac.

(c) Cul-de-sacs shall have a minimum outside right-of-way radius of 50 feet at the closed end, unless the street ends at a point where the subdivider or developer intends to extend a street pursuant to a preliminary ~~subdivision plan~~ submitted and approved by the City, in which case the turnaround may be a minimum radius of 40 feet and constructed of a temporary nature acceptable to the Tooele City Fire Department.

(d) Dead end streets, including ~~C~~cul-de-sacs, where permitted, may be extended beyond 250 feet with written findings from the Public Works Director, in consultation with the Community Development Director and Fire Chief, that:

(i) doing so is necessary to reasonably develop properties adjacent to the dead end street-cul-de-sac;

(ii) doing so is necessary to provide vehicular safe access and utility service to the properties adjacent to the dead end street-cul-de-sac;

(iii) no other option exists for providing access to the properties adjacent to the dead end street-cul-de-sac;

(iv) the cul-de-sac turnaround radius at the closed end of the dead end street, as required in this Section, is increased by not less than ten feet; and,

(v) doing so will not violate applicable provisions of the adopted building or fire codes.

(5) No more than two cross streets shall intersect at any one intersection.

(6) Street grades shall be:

(a) more than 1.0% without written findings from the Public Works Director establishing that the grade must be less, but in no case shall be less than 0.5%;

(b) less than 10% for minor collector streets, local streets, and alleys; and

(c) less than 7% for major collector and arterial streets.

(7) Streets shall be leveled, whenever possible, to a grade of less than 4% for a distance of at least 100 feet approaching all intersections, and shall be a maximum grade of 3% at the intersection.

(8) All crests and sags shall have a vertical curve pursuant to Table 4-8-2 (Vertical Curve Table).

(9) Minimum radii of horizontal curvature along the center line shall be:

(a) 300 feet for arterial class streets;

(b) 250 feet for major collector class streets;

(c) 200 feet for minor collector class streets;

and

(d) 100 feet for local class streets and alleys.

(10) Between reversed curves there shall be a tangent at least 100 feet long.

(11) Intersecting right-of-way boundaries and improvements for street, alley, and pavement intersections shall be rounded by an arc, the minimum radius of which shall be:

(a) 20 feet for arterial class streets;

(b) 20 feet for major collector class streets;

(c) 15 feet for minor collector class streets;

(d) 15 feet for local class streets; and

(e) five feet for alleys;

(f) 20 feet for pavement edges where the existing right-of-way improvements do not include curb and gutter.

When streets of different classes intersect, the greater radius requirement shall be the requirement.

(12) Whenever a street adjacent to a proposed development is not fully improved, excluding sidewalk and parkstrip on the opposite side of the street, the subdivider or developer shall be responsible for construction of the entire width of the street, except for sidewalk and parkstrip on the opposite side of the street, for the entire length of the development project including tapered transitions, as necessary, beyond the length of the development project, as outlined in Section 4-8-4(4) and (5).

(13) No new half-streets shall be permitted.

(14) If development plans call for peripheral streets to be constructed, the subdivider or developer shall be responsible for construction of the entire width of the street, except for sidewalk and parkstrip on the opposite side of the street, as outlined in Section 4-8-4(4) and (5).

(15) All streets proposed or intended to be built, owned, or maintained as private streets shall be designed and constructed to the same standards and specifications outlined in this Chapter for public local class or larger streets. Private streets may not be reduced in width narrower than 30 feet of asphalt with curb and gutter on each side. Any private street proposed to be narrower than 34 feet of asphalt shall be required to prevent on-street parking through the provision of adequate off-street parking as outlined in Chapters 7-4 and 7-11a and through private enforcement. Land use applications that include proposed private streets that are narrower than 34 feet of asphalt shall include, as a part of the application, a mechanism by which perpetual private enforcement preventing on-street parking is assured. Applications that include private streets narrower than 34 feet in asphalt width shall be subject to review and approval of the proposed private street design and private parking enforcement mechanism by the designated approval authority for the type of land use application, following recommendation from the Tooele City Fire Chief, Community Development Department, Public Works Department, and the City Engineer. The City Attorney shall review the proposed private parking enforcement mechanism and provide a recommendation to the approval authority on that proposed mechanism. Land use applications may propose alterations to the cross section for the street regarding sidewalks and parkstrips but shall maintain pedestrian access of at least a 5-foot width throughout the development and in compliance with requirements of the Americans with Disabilities Act (ADA).

TOOELE CITY CORPORATION

RESOLUTION 2024-06

A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY FEE SCHEDULE REGARDING GARBAGE CONTAINERS.

WHEREAS, Tooele City Code §1-26-1 authorizes the City Council to establish City fees by resolution for activities regulated by the City and services provided by the City; and,

WHEREAS, Utah Code §10-3-718 authorizes the City Council to exercise administrative powers, such as establishing city fees and regulating the use of city property, by resolution; and,

WHEREAS, under the Council-Mayor form of municipal government, established and governed by the Tooele City Charter (2006) and Utah Code §10-3b-201 et seq., the Mayor exercises all executive and administrative powers; however, it has been the practice of Tooele City for all fees proposed by the Mayor and City Administration to be approved by the City Council; and,

WHEREAS, Utah Constitution, Article XI, Section 5 directly confers upon Utah's charter cities, including Tooele City, "the authority to exercise all powers relating to municipal affairs, and to adopt and enforce within its limits, local police, sanitary and similar regulations not in conflict with the general law"; and,

WHEREAS, Utah Code Section 10-8-84 enables Tooele City to "pass all ordinances and rules, and make all regulations . . . as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city"; and,

WHEREAS, Utah Code Section 10-3-717 expressly enables Tooele City to "establish charges for garbage collection" by resolution; and,

WHEREAS, Chapter 8-3 of the Tooele City Code regulates garbage collection and solid waste management, and requires all residences (with some exceptions) to have approved garbage containers and to pay garbage collection fees and fees for garbage containers; and,

WHEREAS, historically, Tooele City has provided garbage containers to residences, at no cost, upon the owners opening City utility accounts, but the increased cost of new garbage containers, together with the increased number of containers in the City, has made it necessary for the City Administration to recommend that the cost of garbage containers be the responsibility of the persons receiving the service, not a burden to the City general fund; and,

WHEREAS, the City Administration recommends that the Tooele City Fee Schedule be amended to include the cost of new and replacement garbage containers (all residential garbage containers are owned by the City), as well as replacement recycling containers (recycling containers are owned by Ace, not the City, and recycling rates include the cost of the first container), in the following amounts, which amounts represent the actual cost to obtain the containers:

- New garbage container: \$65
- Replacement garbage container: \$65
- Replacement recycling container: \$80

NOW, THEREFORE, BE IT RESOLVED BY THE TOOEELE CITY COUNCIL that the Tooele City Fee Schedule is hereby amended to add the cost of new and replacement residential garbage containers and replacement recycling containers.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2024.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, City Attorney

7-16-3 Table 1 Table of Uses

Use	District								
	MU-B Mixed Use Broadway	MU-G Mixed Use General	NC Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	GC General Commercial	RC Regional Commercial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Development
Accessory Dwelling Unit (internal and attached: located above ground floor. See Table 2)	P	P	P	C/P <i>See Note 7</i>	C				
Accessory Dwelling Unit (detached: located on the same lot as primary structure. See Table 2)	P	P	P						
Accessory Outdoor Sales and Display Incidental to an Allowed Use (considered as a Conditional Use for a Use allowed in the District, see Note #4 and Table 2)				C	C	C	C	C	
Accessory Outside Storage (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)				C		C	C	C	
<u>Accessory Vehicle Storage Yard (only with Automobile Sales and Rental, see Note #8).</u>						<u>C</u>	<u>C</u>	<u>C</u>	

Notes:

8. Accessory Vehicle Storage Yards shall comply with the following requirements:

a. The vehicle storage area shall be enclosed by a 6 foot solid visual barrier fence composed of masonry, vinyl or metal.

b. The vehicle storage area shall be paved in either concrete or asphalt.

c. The vehicle storage area shall not occupy more than 15% of the automobile sales and rental property.

7-1-5 Definitions

Vehicle Storage – Public or private storage yard for the temporary storage of automobiles. This use is intended for the storage of automobiles, recreational vehicles, and trailers in a manner similar to or in combination with a Personal Storage Facility where no part extraction from the vehicles stored is permitted. Vehicle storage shall not include the storage of an individual vehicle on the residential property of owner of the vehicle that is incidental to the residential use of the property.

Accessory Vehicle Storage Yard – Private storage yard for the storage of automobiles for up to and not to exceed 120 days, in conjunction with and ancillary to an allowed automobile sales and rental business including, but not limited to, temporary storage of re-possessed vehicles, vehicles awaiting insurance claims and vehicles awaiting general maintenance or repair prior to being sold.

**Tooele City Council and the Tooele City Redevelopment Agency
Work Meeting Minutes**

Date: Wednesday, January 3, 2024

Time: 6:00 p.m.

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

City Council Members Present:

Maresa Manzione

Melodi Gochis

Justin Brady

Ed Hansen

David McCall

City Employees Present:

Mayor Debbie Winn

Adrian Day, Police Department Chief

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Roger Baker, City Attorney

Darwin Cook, Parks and Recreation Director

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Jamie Grandpre, Public Works Director

Minutes prepared by Katherin Yei

1. Open City Council Meeting

Chairman Brady called the meeting to order at 6:00 p.m.

2. Roll Call

Maresa Manzione, Present

Melodi Gochis, Present

Justin Brady, Present

Ed Hansen, Present

David McCall, Present

3. Mayor's Report

Mayor Winn reported on the following:

The RITZ theater was donated to the Tooele Arts Council from the Peterson group.

4. Council Member's Report

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

The Council set a tentative budget meeting on the January 12 at 2pm.

5. Discussion Items

A. Selection of Tooele City Council Commission and Board Appointments for 2024

The Council discussed the board appointments for 2024. Council Member Brady will remain as the Chairman of the City Council. Council Member Hansen will remain as the Vice-chairman. The Council decided to remain in their positions with Council Member Gochis filling the open positions.

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

There is no closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:23 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 ____ day of January, 2024

Justin Brady, City Council Chair