
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, August 3, 2022, at 6:30 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. Council Members' Report

4. Discussion Item

a. Townhouse Garage Parking

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

5. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

6. 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.

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 **or within** 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 ~~garages 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 **additional** 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.

(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.

(1) Townhouses and condominiums shall provide the number of off-street parking spaces required by Section 7-4-4 and Table 7-4-1 of this Title.

(2) Fully-enclosed garages of minimum dimension of 22 feet deep and 10 feet wide per garage space may count toward required off-street parking, as shown in Table 7-11a-13.1, below.

(3) Driveways of minimum dimension of 20 feet long and 10 feet wide each may count toward required off-street parking, as shown in Table 7-11a-13.1, below.

(4) Off-street parking spaces, including garages and driveways, associated with one unit shall not count toward the off-street parking spaces required for another unit.

(5) Where a driveway is provided for a unit, a pedestrian walkway between the driveway and the unit primary entrance shall be provided.

Table 7-11a-13.1

Garage Space Scenario	Garage Space Counting Toward Parking
One-car garage without driveway	0 parking spaces
One-car garage with one-car driveway	1 parking space
Two-car garage without driveway	1 parking space
Two-car garage with one-car driveway	2 parking spaces
Two-car garage with two-car driveway	3 parking spaces (i.e. 2 for unit + 1 visitor)

Dwelling, Multi-Family ^{2,4}	Apartments	2 spaces per DU
	Townhouse / Condominium	2 spaces per DU
Dwelling, Visitor Parking ³		1 space for every 4 DU

2 As specified in Sections 7-11a-13 and 7-11a-13.1 and Table 7-11a-13.1 of this Title.