

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, July 16, 2025, 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 Shilo Baker, City Recorder at (435)843-2111 or shilob@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. **Discussion on a Proposed Amendment to the Tooele City General Plan to Adopt a Water Use Preservation Element as Required by Utah State Law**
Presented by Andrew Aagard, Community Development Director
 - b. **Discussion on Parking Where there is no Curb- City Code 10-3-24**
Presented by Adrian Day, Police Chief
6. **Closed Meeting**
~ Litigation, Property Acquisition, and/or Personnel
7. **Adjourn**

Shilo Baker, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Shilo Baker, Tooele City Recorder, at 435-843-2111 or shilob@tooelecitey.gov, prior to the meeting.

MEMORANDUM

To: Tooele City Council
Cc: Mayor Debbie Winn
From: Andrew Aagard, AICP, Director
Date: July 9, 2025
Re: Water Use Preservation Element of the Tooele City General Plan

Utah State Code 10-9a-403 and 17-27a-403, respectively, require municipal legislative bodies to adopt and implement a new integrated water and land use, or, Water Use Preservation element by December 31, 2025. Some of the items to be included in the Water Use Preservation Element of the Tooele City General Plan include:

1. The effect of permitted development or patterns of development on water demand and water infrastructure.
2. Methods of reducing water demand and per capita water use for existing development.
3. Methods of reducing water demand and per capita water use for future development.
4. Modifications that can be made to local government's operations to reduce and eliminate wasteful water practices.
5. Active consultation with the public water system serving the community with drinking water regarding how the implementation of this integrated water and land use element may effect:
 - a. Water supply planning, drinking water sources, storage capacity, distribution planning, current master plans, infrastructure asset management or replacement plans and impact fee facility plans.
6. Consultation with the Division of Water Resources, Division of Drinking Water and the Department of Agriculture and Food.

The Water Use and Preservation Element as proposed is a fairly simple read. Staff's intention in writing this was to keep the element fairly short, concise and easy to read. Therefore the element is only 6 pages and is clearly divided into easy to read sections that address what the Water Use Preservation Element is and why it is in the General Plan, connection to the City's Water Conservation Plan, the current conditions of the City's water conservation efforts, ordinances and standards that are in place to facilitate water preservation, improvements to the system, education and training practices, incentives, water pricing, improvements to the physical system and consultation for water conservation practices.

Once adopted this element will become an official element in the Tooele City General Plan and should bring the City into compliance with the State's requirements.

Water Use & Preservation

Conserving Water

The purpose of the Water Use and Preservation Element is to help the City of Tooele achieve the following Goals:

1. *Determine the effect of permitted development or patterns of development on water demand and water infrastructure.*
2. *Identify methods of reducing water demand and per capita consumption for future development.*
3. *Identify methods of reducing water demand and per capita consumption for existing development.*
4. *Identify opportunities for the City to modify the city operations to reduce or eliminate wasteful water practices.*

Introduction

The Water Use and Implementation element creates the goals, policies and strategies that Tooele City will follow in order to improve water conservation, will serve as a guide for the City's development review process, and will provide guidance for all water conservation related planning efforts. It is meant to be a source of information, and of guidance for Elected Officials, City Administration, planning staff, engineers, architects, builders, developers and the public at large.

Water is a critical component of development and growth in Tooele City. Unlike cities situated along the Wasatch Front, Tooele City does not have an independent water district operating large water pipe line extending through the city boundaries providing water to those who wish to purchase the water to enable development. Tooele City is unique in that the City must provide its own water sources, treatment, storage, transmission and distribution. Water is of extreme importance to planning for growth in Tooele City. Tooele City has already adopted a plan to provide guidance for water resources planning and conservation. The Tooele City Water Conservation Plan was updated in December of 2021 and includes some of the following information that will complement the Water Use and Preservation Element of the General Plan:

- A water system profile analyzing connections, use, annual water supply, purchases, peak demand and pricing.
- Current Conservation Practices.
- Goals.
- Cost Analysis including the cost of reducing water consumption by 10% and the near and long term benefits of reducing water consumption.
- Implementation procedures.
- Monitoring and evaluation.

A major objective of this element is to educate community leaders, citizens and developers on the importance and needs of water conservation that benefit Tooele City.

Currently, Tooele's existing land uses are assigned, as determined by their current zoning designation, as shown in Table 1 of Tooele City Codes 7-14-3 and 7-16-3.

Background

During the 2022 Utah State Legislative session the Utah State Legislature amended the Utah Land Use Development and Management Act (LUDMA) and mandated that all cities exceeding a certain population threshold (10,000) shall include a Water Use and Preservation Element in their General Plan. This element is required to be adopted by December 31, 2025. In addition Utah State Code Section 73-10-32 requires the adoption of a water conservation plan which Tooele City has already completed and adopted in 2021.

Current Conditions

Tooele City has made progress in its efforts to conserve water and to ensure the City has enough water from its existing and planned water resources to serve the needs of its residents and businesses during peak water demand seasons. Some of those efforts include:

1. Conservation of Public Awareness of conservation Practices.
 - a. Water Meters – All residential, industrial, commercial and institutional connections to the City’s water system are metered.
 - b. The City has passed ordinances eliminating the use of irrigated turf grass in places that serve no recreational purposes such as street side park strips and parking lot islands.
 - c. The City has passed ordinances requiring that new homes may only include irrigated turf grass in 50% of the front and side yard landscaping areas.
 - d. The City has passed ordinances requiring that multi-family residential areas may only use irrigated turf grass in areas that serve a legitimate recreational purpose such as sports fields, children’s play areas or open gathering areas.
 - e. Tooele City requires that areas utilizing dry scape ground covers including trees, shrubs and other plantings shall only use drip or bubbler irrigation systems. Spray heads and rotors are permissible only for areas where irrigated turf grass is permitted.
2. Education and Training Practices.
 - a. Tooele City regularly emphasizes water conservation schedules.
 - b. Tooele City regularly publishes water conservation principles and schedules in its monthly news letter, 90 North Main, social media sites, and shares information about local water conservation education opportunities such as Master Gardeners Spring Expo.
 - c. Tooele City provides a water conservation page on the City website at tooelecity.gov/waterconservation with links to education, tips and information.
 - d. The Tooele City Public Works Division hosts an annual “localscapes” class in April at Tooele City Hall.
3. Rebates, Incentives, and Rewards.
 - a. Tooele City endorses and encourages residents to utilize the Utah Water Savers Landscape Incentive Program commonly known as the “flip your strip” incentives program by the Division of Water Resources to provide financial assistance to eliminate thirsty turf grass from the street side park strip in favor of drought tolerant ground covers, plantings, and drip irrigation systems.

Ordinances and Standards

The following City ordinances and regulations have been adopted to encourage water conservation.

- Section 4-11a-1: Park Strip Landscaping – Tooele City no longer permits the installation of thirsty turf grass in street side park strips. In most cases these park strips with turf grass result in the use of spray heads that cause tremendous overspray onto impervious pavements and result in a loss of water. The ordinance now requires adjacent residents to maintain their park strips using dry scape ground covers such as pavers, concrete, cobble or bark mulches along with drought tolerant plantings such as shrubs and trees.
- Section 7-4-9: Parking Lots – This ordinance strongly encourages developments to install low or no water landscaping in and around parking lots, authorizes the use of artificial turf and requires the use of drip irrigation systems when plantings require irrigation.
- Section 7-11-8: Considerations in Review of Applications – This ordinance prohibits the use of turf grass in industrial zones, limits the use of turf grass in commercial and mixed use zones to areas intended and designed for active recreation, and requires that all plantings be irrigated using a drip style irrigation system.
- 7-11a-12: Design Standards – Landscaping – Encourages multi-family residential developments to use plantings that require little to no irrigation, authorizes the use of artificial turf as a landscape element, requires the use of drip style irrigation systems for plantings and limits the use of irrigated turf grass to areas that are intended for active recreational use such as a play ground or sports field.
- 7-14-11: Residential Zoning Districts – Limits the total use of turf grass to 50% of the side yards and front yard of residential homes in subdivisions that received preliminary plan approval after April 1, 2023. Permits the use of artificial turf and requires drip style irrigation systems for plantings located in dry ground covers.
- 7-19-26: Park Strip Landscaping in Commercial and Industrial Subdivisions – Prohibits the use of irrigated turf grass in non-residential subdivisions, requires the use of drip style irrigation for required plantings and authorizes the use of artificial turf as a landscape element.

To be considered:

- Preservation and use of Health Trees: Review and update the City tree requirements for the preserving and planting of trees which have low or reasonable water requirements and are resistant to dry soil conditions.
- Ponds and pools. Consider adopting ordinances that limit the construction of private ponds and require measures on private pools that limit the amount of evaporation such as pool covers or prohibit pools of a certain size altogether.

Improvements to Physical System

Does Tooele City require the installation of corrosion protection on ductile iron pipes designed to extend the life of the pipelines and reduce leaks and water loss as needed.

Master Plans

The Tooele City Water Conservation Plan is hereby incorporated into the General Plan by this reference and includes the following recommendations:

- Develop a secondary water system using treated effluent water from the City's waste water

reclamation plant for use on golf courses, school lawn areas, parks and other open spaces.

- Develop a distribution system to improve effective use of the City's irrigation shares in Middle Canyon Irrigation Company.
- Develop more efficient uses of Settlement Canyon Irrigation Company shares on City parks, cemetery and other open spaces.
- Emphasize a voluntary public conservation measure, including voluntary irrigation schedules.
- Ongoing replacement of aging water meters and water lines.
- Upgrade Pressure Reducing Vaults with SCADA for earlier detection of pressure problems.
- Institute water supply and water efficient landscaping education programs for the general public.
- The Tooele City Water Conservation Plan is to be updated every five years.
- Tooele City provides water conservation tips, messages, and information through the City's news letters and in the utility bill itself from time to time.

Education and Training Practices

- The Tooele City Public Works Director regularly visits local elementary schools and instructs the children on Tooele City's water systems and the need to conserve water.
- Tooele City's website provides water conservation resources and links to information at www.tooelecity.gov/waterconservation.

Rebates, Incentives & Rewards

Potential Rebates – The City has adopted revisions to its landscape ordinances in order to qualify for the State-sponsored Flip Your Strip Rebate Program through Utah Water Savers.

- Flip Your Strip – offer a rebate program to residents who replace the lawn in their park strip with a water-efficient design. Participating residents must meet all program requirements to be considered eligible for the rebate. Eligible participants can receive \$1.00 per square foot or \$1.25 per square foot if they attend a free park strip class.

Water Pricing

WATER CHARGES: The water billing is a combination of two fees:

1. Base fee dependent upon the size of your meter

<u>Size</u>	<u>Base Fee</u>
¾"	\$10.73
1"	\$16.09
1 ½"	\$24.13
2"	\$32.18
3"	\$40.22
4"-8"	\$48.26

2. A usage fee based on the amount of water used. The more water used, the higher the cost per

unit of water (one unit of water equals 100 cubic feet or approximately 750 gallons.)

<u>Usage</u>	<u>Per Unit</u>
0-10 units	\$0.77 per unit
11-30 units	\$1.02 per unit
31-50 units	\$1.28 per unit
51-70 units	\$1.53 per unit
71-90 units	\$1.79 per unit
91+ units	\$2.04 per unit

Tooele City annually reviews the water rate structure to incentivize conservation.

Improvements to the Physical System

- Tooele City requires a new development to provide water and sewer modeling. Water and sewer modeling assists in water conservation in that it causes developers to reduce their water use in order to reduce exaction rates. Water and sewer modeling indicate exactly what is needed in terms of water use and prevents excessive water use where water is not needed.
- Conversion of Public Landscapes – The City converts its streetscapes to bark and/or low water use trees and plants.
 - The City did begin converting the landscaping around City Hall from irrigated turf grass to a cobble landscape with shrub and tree plantings.
 - The Tooele City Library has begun a conversion process to replace irrigated turf grass with cobble landscaping including shrub and tree plantings.
 - Tooele City has proposed plans to convert existing storm water detention basins from irrigated turf grass to water wise landscaping. All new storm water detention basins are required to be turf free and utilize drip irrigation systems when trees and shrubs are utilized.
- Tooele City is actively utilizing and enhancing Advanced Metering Technology with the aim of transitioning all users to radio technology within the next five years. At present, Tooele City utilizes Uni-pro Software, which enables data log downloads, error logs, and other features, though it does not support real time data tracking without out physically being at a meter.

Our plan to implement Advanced Metering Infrastructure aligns with the radio technology initiative and will enable real-time usage and data monitoring.

- Tooele City is actively replacing all existing irrigation controllers with Hunter Water Wise irrigation controllers and continues to require the same controllers for any new City owned park or landscaping requirement.

Consultation

This Water Use and Preservation element encourages consultation with the following agencies for information and technical resources regarding regional water conservation:

- The Division of Water Resources for information and technical resources regarding regional water conservation goals, including how the implementation of the land use element and water use and preservation element may affect the Great Salt Lake or health of the overall watershed.

- The Department of Agriculture and Food for information and technical resources regarding the potential health benefits of agriculture conservation easements and potential implementation of agriculture water optimization projects that would support regional water conservation goals and to identify and consider each agricultural protection area within the municipality. This identification will help avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.
- The Division of Drinking Water for the establishment of source and storage minimum sizing requirements.
- <https://conservewater.utah.gov>: Utah division of water resources water conservation site.
- USU Extension: Center for water-efficient landscaping. Provides research and outreach to help improve the efficient use of water for landscape irrigation.
- Jordan Valley Water Conservancy District water conservation materials and programs.
- <https://www.utahwatersavers.com>: Rewards for participating in water-saving programs like water-smart landscaping, toilet replacement, and smart sprinkler controller installation.

Parking Enforcement

10-3-24. Stopping or Parking - Roadways Without Curb.

- (1) No person shall stop, park, or leave standing any vehicle, whether attended or unattended, upon any street without a curb, when it is practical to stop, park, or so leave such vehicle off the street. In every event, any parked vehicle shall be parked in the direction of lawful traffic movement with an unobstructed width of the street opposite the standing vehicle left for the free passage of other vehicles, leaving a clear view of such stopped vehicles.
- (2) This Section shall not apply to the driver of any vehicle which is disabled while on a street in such a manner and to such an extent that it is impossible to avoid stopping and temporarily leaving the disabled vehicle in that position.

Pinehurst Street

24.1 Feet

Clear



West Vine Street

69.5 Feet

Clear

