

## 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, February 19, 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](http://www.utah.gov), the Tooele City Website [www.tooelecity.gov](http://www.tooelecity.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@tooelecity.gov](mailto:michellep@tooelecity.gov).

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecity> 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 Proposed Amendments to Tooele City Code 7-14-9, Keeping of Farm Animals and Pets, Regarding Materials and Standards for Corrals, Pens, and Fences**  
*Presented by Andrew Aagard, Community Development Director*
  - b. **Discussion on the Provision of Water Rights for the Proposed Desert Rose Business Lofts Mixed Use Development Proposed to be Located at Approximately 105 East 1000 North**  
*Presented by Andrew Aagard, Community Development Director*
6. **Closed Meeting**  
*~ Litigation, Property Acquisition, and/or Personnel*
7. **Adjourn**

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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.gov](mailto:Michellep@Tooelecity.gov), prior to the meeting.

## MEMORANDUM

**To:** Tooele City Council  
**Cc:** Mayor Debbie Winn  
**From:** Andrew Aagard, AICP, Director  
**Date:** February 12, 2025  
**Re:** Fencing for the Keeping of Farm Animals

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### **Subject:**

Tooele City has some unique challenges when it comes to the keeping of farm animals. Many of Tooele's zoning districts do permit the keeping of farm animals as a permitted use. These zones include the MU-160, RR-20, RR-5, and the RR-1 zoning district. These zones permit the keeping of farm animals without restriction to the number of animals per property. However, Tooele City Code 7-14-9 does place certain restrictions on where structures used for the keeping of farm animals may be placed on the property in relation to the main dwelling, property lines, streets, etc.

The R1-30 zone does permit the keeping of farm animals but does place a limit to the number of farm animals that may be kept. In this zone the number of farm animals are limited to 1 animal unit per 10,000 square feet of lot size. So, on a 1 acre parcel in this zone, one could keep up to 4 farm animals.

Other residential zones such as the MR and R1 zones permit only the keeping of small farm animals such as chickens, ducks and rabbits and limits the number of these animals to 6 per lot. Roosters are not permitted in any of these zones. Again, the code specifies the locations of coops and pens in relation to the home and the property lines.

The code, however, is fairly vague when discussing materials that may be used in constructing corrals, pens and fences used for the keeping of farm animals. It has been brought to staff's attention as well as the attention of some members of the City Council that individuals are using temporary construction materials such as used pallets and plywood sheets to serve as fencing to keep their animals. These elements of construction are not secured to the ground and are often found resting against another property owner's fence for support and encroaching across property lines.

The ordinance amendments propose to clarify specific standards for corrals, pens and fences used for the keeping of animals that are not coops, houses or cages for animals. The ordinance amendment proposes the addition of language to Tooele City Code 7-14-9-1 Paragraph F by adding paragraphs (iii), (iv) and (v).

Paragraph (iii) lists approved corral or animal fencing materials including wire, vinyl, iron, wood rails and prohibits the use of materials such as pallets and plywood sheets.

Paragraph (iv) requires that all corral or animal fencing shall not lean against a neighbor's fence or encroach across a property line.

Paragraph (v) requires that all corral or animal fencing shall be firmly attached to the ground by means of posts, stakes or other structurally sound methods.

One of the issues that Tooele City also encounters in regards to the keeping of farm animals is that in many of the in-fill areas there are larger properties that now bear the R1-7 Residential zoning district. Many of these property have been in the City for decades and have historically been properties that have kept farm animals for agricultural purposes. Tooele City Code 7-3, Non-conforming Uses, permit these properties to continue with the keeping of farm animals in perpetuity as long as there is not a cessation of the keeping of farm animals for a period longer than 1 year. Meaning, if these properties have always had animals, without cessation, they may continue to have animals as long as there is no cessation of the use. Often, new residents to the city will move into these older areas and register complaints with the City's code enforcement officer about the animals. When the officer investigates it is explained that the property has always had animals and therefore their animals are protected as a legally non-conforming use. This then places the city in a "he said, she said" situation. How does the City prove there weren't animals on the property? In these cases, the City usually gives deference to the property owner. By enacting these standards it is hoped that the City Code Enforcement Officer can better enforce the keeping of farm animals on all properties by having specific standards for fencing, to prevent animal issues from impacting adjacent property owners and to enable animal owners a clear understanding of what the City expects.

This ordinance is not proposed in any way to remove from property owners in the in-fill areas or other locations throughout the City the ability to maintain their animal rights on properties where animal rights are no longer permitted by zoning. Tooele City Code 7-3, Non-conforming Uses, permits these legally non-conforming animal rights to continue on in perpetuity as long as there is not a cessation of the use longer than one year.

### **7-14-9. Keeping of Farm Animals and Pets.**

(1) Except as modified in subparagraph (2) applicable to pets, the following requirements apply to the keeping of farm animals within the residential zoning districts of the City:

(a) No farm animal(s) shall be kept on any lot in the MR-20, MR-16, MR-12, MR-8, R1-7, R1-8, R1-10, R1-12, or R1-14 Districts or on any lot smaller than 30,000 square feet.

(b) The number of farm animals kept on any lot or parcel in the R1-30 District shall not exceed one farm animal unit, as defined herein, for each 10,000 square feet of lot or parcel size.

(c) Farm animals may be kept on any lot or parcel in the RR-1, RR-5, RR-20 and MU-160 districts without restriction to the number of farm animals, provided the keeping of farm animals in these districts does not constitute a nuisance as defined in the laws of the City.

(d) No farm animal(s) shall be kept on any lot or parcel where less than 20,000 square feet of the lot or parcel is used as livestock management, nor shall fractional animal units be permitted. Livestock management areas shall include all portions of the lot or parcel used as sheds, barns, coops, corrals, pastures, stables, gardens or cultivated grounds, where animal waste can be spread, but shall not include any area of the lot or parcel devoted to dwellings, sidewalks, driveways or lawns.

(e) One animal unit shall be any one of the following: One cow, one horse, one donkey, four adult sheep, eight feeder lambs, four goats, or 12 fowl, together with the suckling offspring thereof.

(f) Structures shall be provided and maintained for all animals. Such structures shall be enclosed (fully or partially), roofed, and sited at the rear of the main building, and shall comply with all other setback and yard requirements for the district.

(g) The following additional requirements shall apply to the location of all pens, corrals, barns, stables, coops, and other structures for the confinement and keeping of animals:

(i) All such structures shall be setback at least 100 feet from all streets.

(ii) All such structures and buildings shall be located at least 50 feet from all dwellings located on adjoining lots or parcels, or if any adjoining lot or parcel does not have a dwelling located thereon, at least 30 feet from the property lines of the adjacent lot or parcel.

(iii) All pens, corrals, and fences used for the confinement and keeping of animals shall be constructed of fencing materials such as wire, vinyl, wrought iron, wood rails and so forth and shall exclude materials such as plywood sheets and pallets.

(iv) All pens, corrals and fences shall not lean against or encroach upon an adjacent property line or fence and shall be contained entirely upon the owner's property.

(v) All pens, corrals and fences shall be firmly attached to the ground and supported by means of posts, stakes or other structurally sound methods.

## MEMORANDUM

**To:** Tooele City Council  
**Cc:** Mayor Debbie Winn  
**From:** Andrew Aagard, AICP, Director  
**Date:** February 12, 2025  
**Re:** Payment in Lieu of Dedication for Water for the Desert Rose Business Lofts.

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### **Subject:**

A few months ago an application to re-assign the zoning of approximately 5 acres was submitted and entered the public hearing process. The applicant wishes to change the zoning to MU-G Mixed Use General in order to facilitate the construction of a mixed use project. The proposal involves the construction of town home style units that will include a commercial business on the main floor and a residential living unit on the upper floors. It is anticipated that the owner of the business will be residing on the upper floors in a live/work situation.

This proposed use is unique to Tooele City and is a request the City has not entertained before. During the process we have had to consider if the ordinances as currently structured are sufficient for this type of development proposal. The applicant has proposed using a “development agreement” whereby the applicant proposes specific development standards in a document and the City Council, if it agrees to the proposal, approves the Zoning Map Amendment conditional upon the development agreement. The applicant would then be able to move forward with the development according to the specifications agreed upon in the agreement. The Planning Commission tabled this Zoning Map Amendment pending submittal of a development agreement for review.

The applicant has been working with the Community Development Director and the City Attorney and together we have reviewed the first iteration of a development agreement. Many changes were requested and the applicant has not, according to the date on this memo, re-submitted a revised development agreement for review. There is, however, one significant issue that really needs to be brought to the City Council’s attention. That is the issue of water rights. Staff and the applicant need to know if the City Council will consider payment in lieu of water rights dedication for this project. The difficulty rests in that this proposed project lies in a gray area and it is unsure as to how to proceed at this point.

The City Council often will agree to sell to a potential commercial development the necessary water rights to satisfy the needs of the development, if, upon request, it is demonstrated that the business will provide a net benefit to the City. Sales taxes and jobs are usually the main economic benefits that are considered with these requests. If a proposed business generates jobs and increases commercial tax revenue for the City the City Council can and has agreed to sell the water rights at the current established rate of \$35,000 per acre foot of water. The City Council has also the right to deny this request and has done so. Tagg N Go Car Wash was denied the water when the City Council determined the economic benefit to the City generated by the car wash was not significant enough to warrant provision of the necessary water.

For residential projects the City Council’s policy is to only sell water to a proposed development that involves construction of a home on an existing vacant lot, or, if an existing lot is subdivided resulting in one vacant lot. Any residential development, whether single family or multi-family, that results in two or more vacant lots do not qualify for the payment in lieu of water rights dedication.

Here in lies the quandary for Desert Rose. The applicant is proposing a project that will generate commercial development and some economic benefit in that there will sales taxes generated and jobs generated if this development is constructed. However, the amount of tax dollars generated cannot be estimated until it is known what the businesses are and the number of jobs cannot be estimated until it is known how many jobs each business will create. The project will also include numerous residents. Providing water for residential is contrary to the City's existing water rights policy for residential development.

So, what do we do here? It is anticipated that the residential uses would not generate any water that would be in great excess of the water needed by the commercial businesses on the ground floor. If the City Council were open to selling water rights for the commercial businesses the residential uses would not result in an water needs above and beyond those of the commercial businesses given the size and space of each commercial business not exceeding a room or two on the ground floor of each individual unit.

Another consideration would be what the first and foremost use of the property will be? Will the property be commercial with ancillary residential activities? Or will the property be predominantly residential with ancillary commercial activities? It is staff's opinion that the desire is to have the property first and foremost as a commercial development with residential as an ancillary uses to the commercial business, thus providing critical space for entrepreneurs to have a location where they can start a new small business.

So staff is at a point where we need direction from the City Council on how to proceed. If the City Council is not open to selling water to this development due to the residential uses the applicant would then be forced to go find water rights on the open market. This will be extremely difficult for the applicant and in all likelihood would cause the application to fail. At this point the applicant needs to know whether to continue proceeding with the application and the development agreement, where, without the water, the development may not come to fruition.

**STAFF REPORT**

November 5, 2024

**To:** Tooele City Planning Commission  
Business Date: November 13, 2024

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard, City Planner / Zoning Administrator

**Re: Desert Rose Business Lofts – Zoning Map Amendment Request**

Application No.: 2024054  
Applicant: Amy Johnson  
Project Location: Approximately 105 East 1000 North  
Zoning: RR-1 Residential Zone  
Acreage: 4.9 Acres (Approximately 213,444 ft<sup>2</sup>)  
Request: Request for approval of a Zoning Map Amendment in the RR-1 Residential zone regarding re-assignment of the zoning to the MU-G Mixed Use General zoning district.

**BACKGROUND**

This application is a request for approval of a Zoning Map Amendment for approximately 4.9 acres located at approximately 105 East 1000 North. The property is currently zoned RR-1 Residential. The applicant is requesting that a Zoning Map Amendment be approved re-assigning the zoning of the subject property to MU-G Mixed Use General to facilitate development of the property into live-work townhouse style units where the main floors are commercial spaces and the upper floors are residential spaces for use by the business owner.

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Mixed Use land use designation for the subject property. The property has been assigned the RR-1 Residential zoning classification, supporting approximately one dwelling unit per acre. The RR-1 Residential zoning designation is not identified by the General Plan as a preferred zoning classification for the Mixed Use land use designation. North of the subject property the zoning is LI Light Industrial. To the east property is zoned RR-1 and R1-7 Residential. To the west properties are zoned and utilized as GC General Commercial as are properties to the south. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

The City Council recently amended the Land Use Map of the Tooele City General Plan and re-assigned the land use designation for the subject property to Mixed Use. By re-assigning the land use designation to Mixed Use the City Council and Planning Commission are now able to consider the zoning of the property.

There are two zoning districts that comply with the Mixed Use land use designation. The first is the MU-B Mixed Use Broadway zoning district. This zone, however, is geographically specific and is designated for properties located on and adjacent to Broadway in the New Town area of Tooele City. The second zoning district that qualifies under the Mixed Use land use designation is the MU-G Mixed Use General



zoning district. The MU-G zone is not geographically specific and is widely used on the south end of the City around Main Street and around the City's cemetery. The MU-G zone is Tooele City's most liberal zoning district permitting a wide variety of commercial uses, all types of residential uses and even permits commercial and residential activities in the same structure. Because the MU-G zone is the only zoning district that qualifies for this particular location, it is the only zoning district in the City's toolbox that can currently be offered.

The applicant's intentions are to construct a town house development where the residents of each unit will operate a business on the ground floor and live in the residence on the upper floors. It is intended that the owners of the business will be living above. It is the intent of the applicant that the businesses located in these town homes will be low-scale destination type commercial uses such as small scale professional offices, salons, studios for artisans and other commercial uses of a similar nature. It should also be noted that once the zoning of the property has changed to MU-G that all uses permitted in the MU-G zoning district can occur on that property.

Site Plan Layout. The applicant has provided a conceptual site plan demonstrating a potential layout of the townhomes on the property. This plan has not been reviewed by staff for ordinance compliance and this is where the effectiveness of the MU-G zoning district for this particular use comes into question. How does the MU-G zoning ordinance address parking for this type of use? Does it address necessary road standards to accommodate emergency vehicles? How does the City ensure that the town houses are being truly used as mixed use and are not entirely commercial or entirely residential. The MU-G zoning ordinance permits mixed uses but it doesn't address these other issues that are critical to site plan development.

Site Access The site itself has fairly limited access to 1000 North. There is a traffic signal at the intersection of 100 East and 1000 North but the frontage to that signal rests in front of the property currently zoned R1-7. The frontage of the subject property itself would be limited to a right in right out configuration as there are plans to construct a median extending from Main Street to 100 East eliminating left hand turns onto 1000 North. The proposed mixed use development would be better suited to this location as the types of businesses that would occur in these town houses would be businesses that are considered destination uses and would not be totally reliant upon drive by traffic and high visibility to be successful.

Criteria For Approval. The criteria for review and potential approval of a Zoning Map Amendment request is found in Section 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
  - (a) The effect of the proposed amendment on the character of the surrounding area.
  - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
  - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
  - (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.

- (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
- (f) The overall community benefit of the proposed amendment.

## **REVIEWS**

*Planning Division Review.* The Tooele City Planning Division has completed their review of the Zoning Map Amendment submission and has issued the following comments:

1. Access into the site is limited to a right in right out configuration therefore the type of commercial businesses that would locate there need to be those that can thrive without high visibility or drive by traffic.
2. The MU-G zoning district does permit commercial uses on the ground floor and residential uses above but it is otherwise silent on Site Plan development standards for issues such as customer parking, emergency vehicle access, road standards, landscaping and so forth.

*Engineering Review & Public Works Review.* The Tooele City Engineering Division and Public Works Department had no comments about this application.

*Fire Department Review.* The Fire Department had no comments about this application.

*Noticing.* Notice of the public hearing has been publicly posted and properly issued to area property owners in the manner outlined in the City and State Codes.

## **STAFF RECOMMENDATION**

Staff recommends the Planning Commission carefully weigh this request for a Land Use Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.
6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject

- development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

### **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Desert Rose Business Lofts Zoning Map Amendment Request by Amy Johnson, to re-assign the zoning to MU-G Mixed Use General, application number 2024054, based on the findings listed in the Staff Report dated November 5, 2024:”

1. List findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Desert Rose Business Lofts Zoning Map Amendment Request by Amy Johnson, to re-assign the zoning to MU-G Mixed Use General, application number 2024054, based on the following findings:”

1. List findings...

**EXHIBIT A**

**MAPPING PERTINENT TO THE DESERT ROSE BUSINESS LOFTS ZONING MAP AMENDMENT**

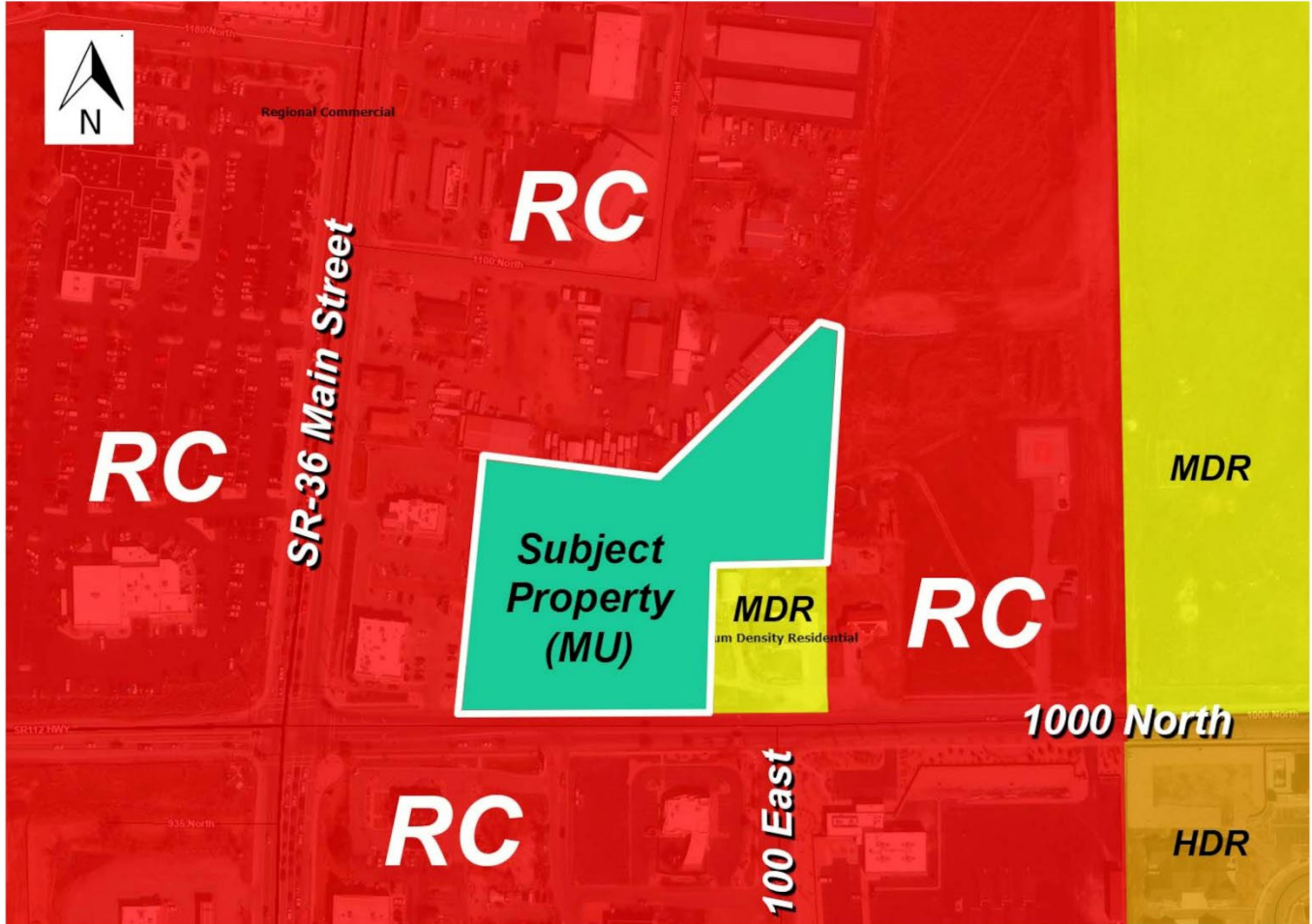
***Desert Rose Business Lofts Zoning Map Amendment***



***Aerial View***

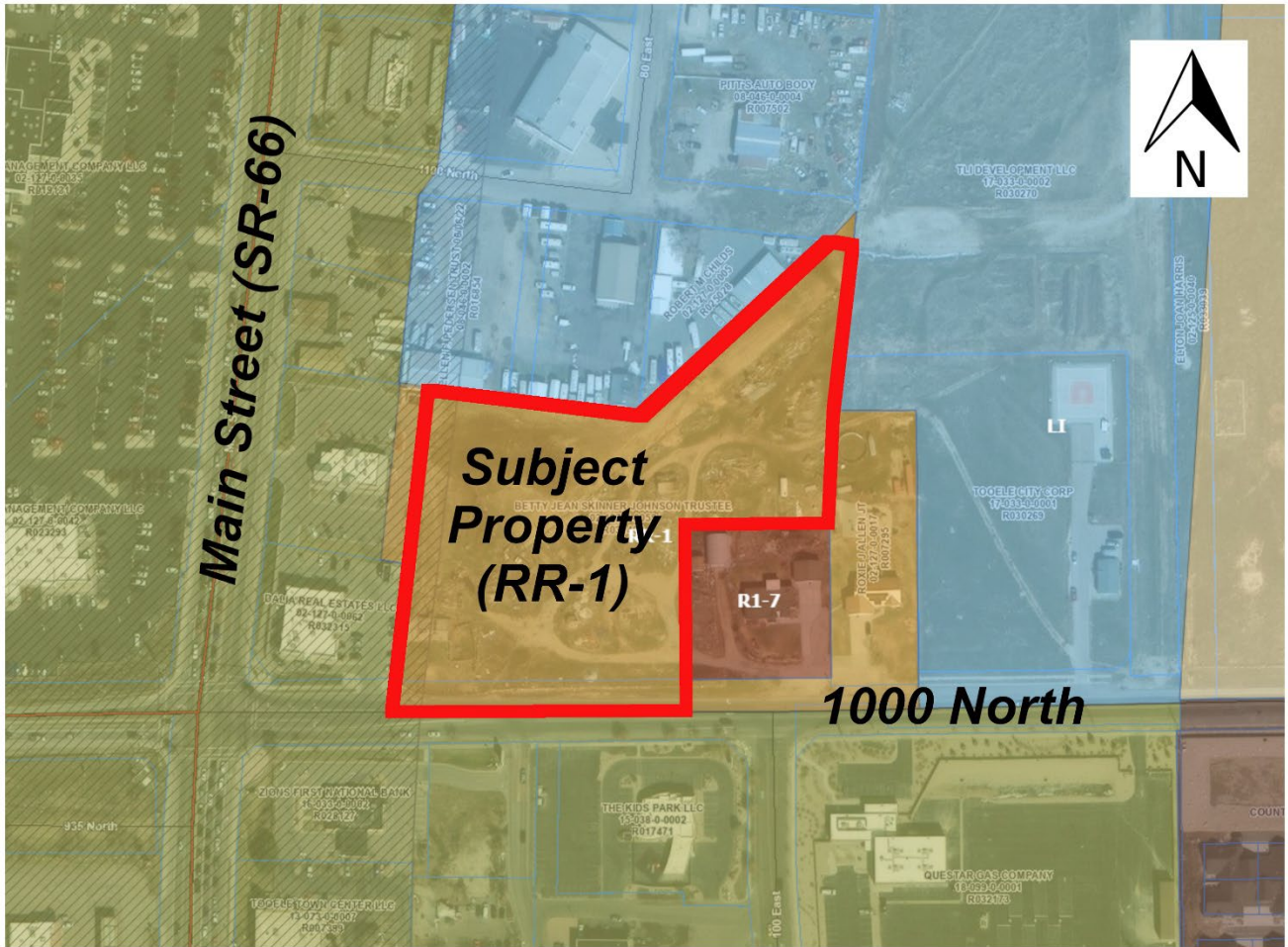


# Desert Rose Business Lofts Zoning Map Amendment



Current Land Use

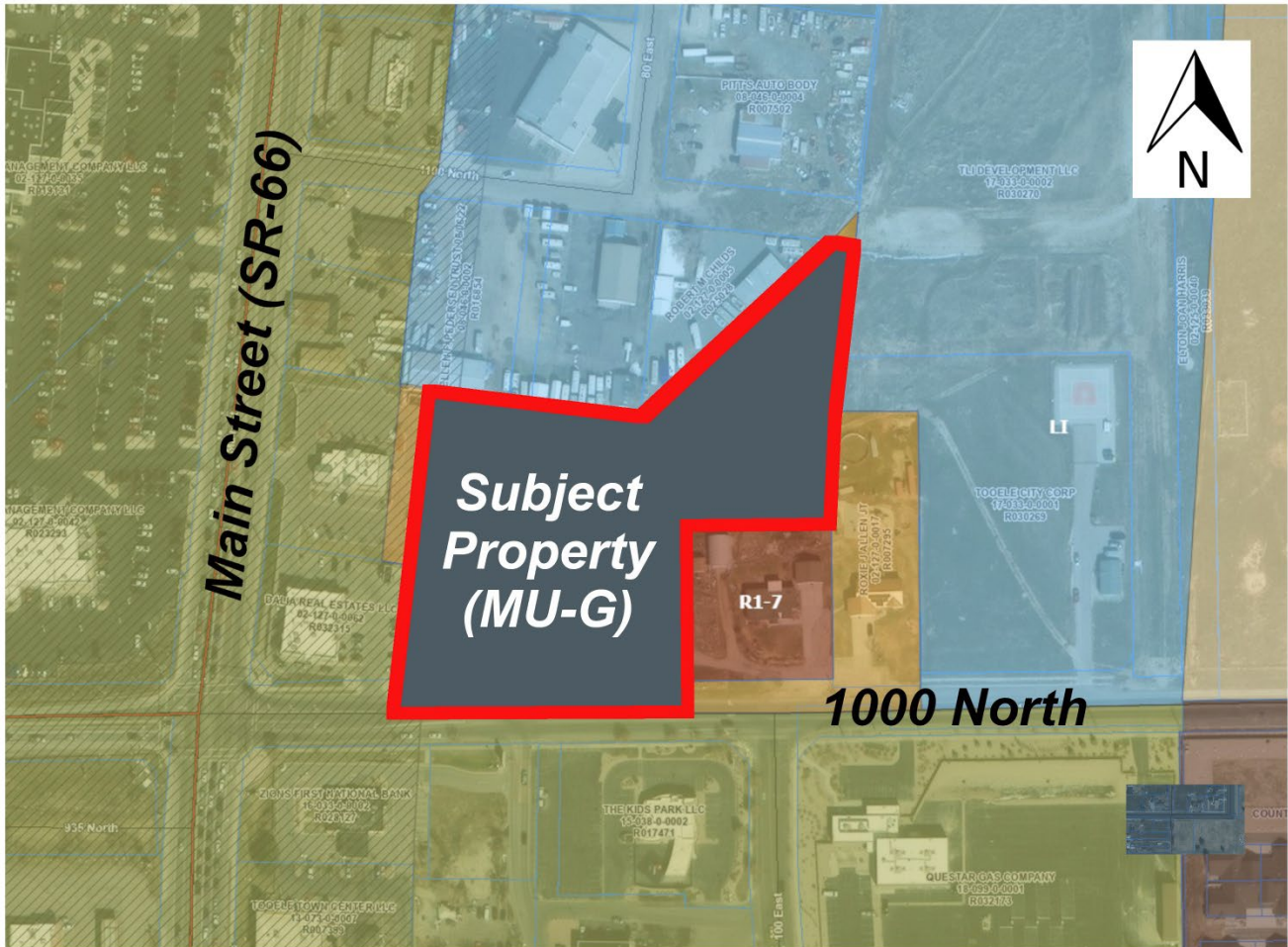
# Desert Rose Business Lofts Zoning Map Amendment



**Current Zoning**



# Desert Rose Business Lofts Zoning Map Amendment



**Proposed Zoning**

**EXHIBIT B**

**PROPOSED DEVELOPMENT PLANS  
APPLICANT SUBMITTED INFORMATION**



# Zoning Map Amendment Application

Community Development Department  
 90 North Main Street, Tooele, UT 84074  
 (435) 843-2132 Fax (435) 843-2139  
[www.tooelecity.gov](http://www.tooelecity.gov)



*Notice:* The applicant must submit copies of the map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission: 10-3-2024		Current Zoning: R-1	Proposed Zoning: Mixed Use		Parcel #(s): 02-127-0-0059
Project Name: Desert Rose Business Lofts					Acres:
Project Address: 105 East 1000 North Tooele, UT 84074					
Does the proposed Zoning Comply with the General Plan: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
Brief Project Summary:  We are proposing a mixed-use development designed to blend residential and commercial spaces seamlessly. The development will consist of townhomes with the following layout:  Front: A dedicated office space designed to accommodate small businesses or professional services, enhancing the street's commercial activity. Top: A residential townhouse providing modern, comfortable living spaces with all necessary amenities. Back: A garage, ensuring convenient and secure parking for residents. This integrated approach aims to foster a vibrant, walkable community that supports both living and working environments, contributing to the area's economic and social vitality.					
Property Owner(s): The Skinner Johnson Family			Applicant(s): Amy Johnson		
Address:			Address: 24 East Main Street		
City:	State:	Zip:	City: American Fork	State: Utah	Zip: 84003
Phone:			Phone: 801-309-6485		
Contact Person: Amy Johnson			Address: 24 East Main Street		
Phone: 801-309-6485			City: American Fork	State: Utah	Zip: 84003
Cellular:		Fax:		Email: amyj@ystreetcapital.com	

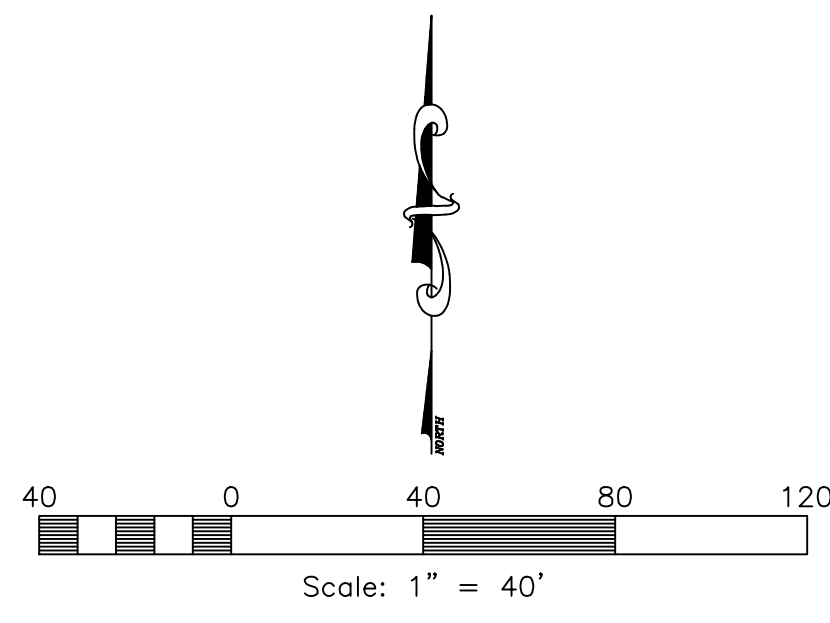
\*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann. § 63-2-302.5*, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

## Note to Applicant:

Zoning Map designations are made by ordinance. Any change of zoning designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

For Office Use Only			
Received By:	Date Received:	Fees:	App. #:





# Skinner Johnson Property

Tooele City, Tooele County, Utah

**Developer:**  
 Y Street Capital Management, LP  
 24 E Main Street  
 American Fork, UT 84003  
 (801) 309-6485



**Reeve & Associates, Inc.**  
 5160 S. 1500 W. RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 FAX: (801) 621-2668 WWW: WWW.REEVE.CO  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**Skinner Johnson Property**  
 PART OF THE SE 1/4 OF SECTION 16 T.35, R.6W, S.LB & M., U.S. SURVEY  
 TOOELE CITY, TOOELE COUNTY, UTAH

**Concept Plan**

**Project Info.**

Engineer:	N. Reeve
Planner:	C. Cove
Designer:	
Date:	7-9-2024
Name:	XXXXXXXX
Number:	8379-01

Sheet	<b>1</b>
	Sheets



## Zoning Map

1. Present zoning: R-1
2. The proposed zoning change from R-1 to mixed-use is consistent with the current land use designation because the surrounding and bordering areas are already designated for commercial use. This alignment supports a seamless transition and integration of mixed-use development within the existing commercial context, promoting a cohesive and efficient land use strategy that enhances the overall functionality and appeal of the area. The mixed-use zoning will allow for a combination of residential and commercial activities, which is compatible with and complementary to the neighboring commercial zones.
3. The proposed zoning change to mixed-use is compatible with the current zoning in the surrounding area, which predominantly consists of commercial use. Mixed-use zoning allows for a blend of residential and commercial activities, aligning well with the existing commercial zones. This compatibility ensures that the new zoning will integrate smoothly with the surrounding area, fostering a dynamic and diverse community that supports both living and business needs. The transition to mixed-use will enhance the area's vitality and economic potential while maintaining the commercial character of the neighborhood.
4. The proposed zoning to mixed-use is highly suitable for the existing uses of the subject property. The land is already annexed into the city and is part of the commercial plan, aligning it with the broader development strategy. We have identified a higher need for a unit type that serves both commercial and residential purposes. The planned townhouses will feature a commercial office in the front, with a townhouse and garage attached in the back, thereby efficiently utilizing the space to meet both commercial and residential needs. This mixed-use approach enhances the functionality of the property and maximizes its potential, making it a fitting choice given its existing commercial designation.
5. The proposed zoning change to mixed-use aligns with Tooele City's goals and objectives by fostering sustainable growth, enhancing community development, and supporting economic development. This zoning will promote strong, vibrant neighborhoods by integrating residential and commercial spaces, encouraging positive and orderly growth within the existing commercial plan. The mixed-use development will maintain a high quality of life for residents by providing efficient use of space and resources, supporting local businesses, and attracting new investments, thereby contributing to the city's overall economic vitality and infrastructure needs.