

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, August 6, 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 Land Use Map Amendment for the Desert Rose Business Lofts Proposed by Amy Johnson of Y Street Capital to Re-Assign the Land Use Designation for Approximately 4.9 Acres Located at 105 East 1000 North from Mixed Use (MU) to Light Industrial (LI)**
Presented by Andrew Aagard, Community Development Director
 - b. **Business Park Zoning**
Presented by John Perez, Economic Development Director
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 30, 2025
Re: Desert Rose Business Lofts Land Use Map Amendment

The City Council is now quite familiar with the subject property for this application. The applicant has previously completed a Land Use Map Amendment (LUMA) for the subject property wherein the land use designation was changed to Mixed Use. The proposal to re-assign the land use to Mixed Use was to facilitate a Zoning Map Amendment (ZMA) to the MU-G Mixed Use General zoning district. It was the applicant's original intent to develop the property as a town house development where business owners would be living in the upper floors of the town house and the ground floor would be a commercial business. Although the use was viewed favorably by the City Council, the ZMA application stalled due to the issue of water rights. The City Council was not comfortable with the provision of payment in-lieu of water rights dedication due to the residential element and the inability of the applicant to confirm that the units would remain a mix of commercial and residential and ultimately not end up entirely residential in the future. The applicant has since been unable to find water rights of sufficient quantity to satisfy the water demands of the proposed mixed use development.

The applicant has been thinking of ways to creatively develop the property in a manner that can benefit Tooele City but also maintain low water demands. In considering this they have changed direction on their approach and have decided to move towards a more commercial/light industrial proposal.

The proposal they are making now is to re-assign the land use designation for the subject property to Light Industrial (LI) to make way for a LI Light Industrial zoning or an IS Industrial Service zoning in order to facilitate development of the property featuring smaller scale contractor staging yards with or without accompanying office spaces (dependent upon the purchaser of the individual space). In order to conduct the use of contractor storage yard the applicant would need to have the Light Industrial or Industrial Service zoning districts.

The property is currently designated as MU Mixed Use on the Land Use Map of the Tooele City General Plan. The Mixed Use designation authorizes both the MU-G Mixed Use General zoning district as well as the MU-B Mixed Uses Broadway zoning district. These land use designations permit two of Tooele City's most liberal zoning districts when considering the number and type of land uses. All residential uses, multi-family and single-family, are permitted in those zones as well as a wide range of commercial activities. Industrial uses such as a contractor storage yard are not permissible in the mixed use zoning districts.

Staff credits the applicant for their “out of box” thinking when it comes to developing this property. The proposed use is again unique to Tooele City but it does bear some promise in regards to the minimal amount of water that will be necessary for the proposed development and provide staging yards for smaller scale contractor businesses.

The Light Industrial Land Use designation permits the LI and IS zoning districts. The following are a list of some of the uses most likely to occur if the property is eventually assigned one of these two zoning districts. To preserve space and limit extra reading, staff has only included the more prominent uses likely to occur here. For the entire list of commercial uses that could occur at the property if zoned LI or IS, please refer to Tooele City Code 7-16, Table of Uses.

1. Automobile Service, Repair, Sales, and Rental.
2. Business and Professional Offices.
3. Contractors Storage Yard, Display and Office.
4. Convenience store with or without gasoline services.
5. Fast Food Restaurant and sit down restaurants.
6. Financial services (banks) and hardware supply store.
7. Health clubs and recreation facilities (indoor and outdoor).
8. Funeral home.
9. Heavy equipment sales and rental.
10. Light industrial manufacturing and assembly.
11. Hotels and motels, both for humans and for animals (kennel).
12. Laundromats and cannabis pharmacies.
13. Private clubs (bars).
14. Recycling collection site and research facilities.
15. Veterinary clinic, warehousing and storage units.
16. Personal services (salons, barber shops, etc).

It should be noted and emphasized that even though this applicant has a particular use in mind for the property, they are not obligated by the zoning to construct such proposed land use. They could easily sell the property to another or develop something entirely different from their current proposal. Therefore it is important for the City Council to consider all of these uses for this property. Is this property better served as light industrial? Is this property appropriate for the list of uses provided above? Is re-designating this property as Light Industrial a benefit to Tooele City and its residents?

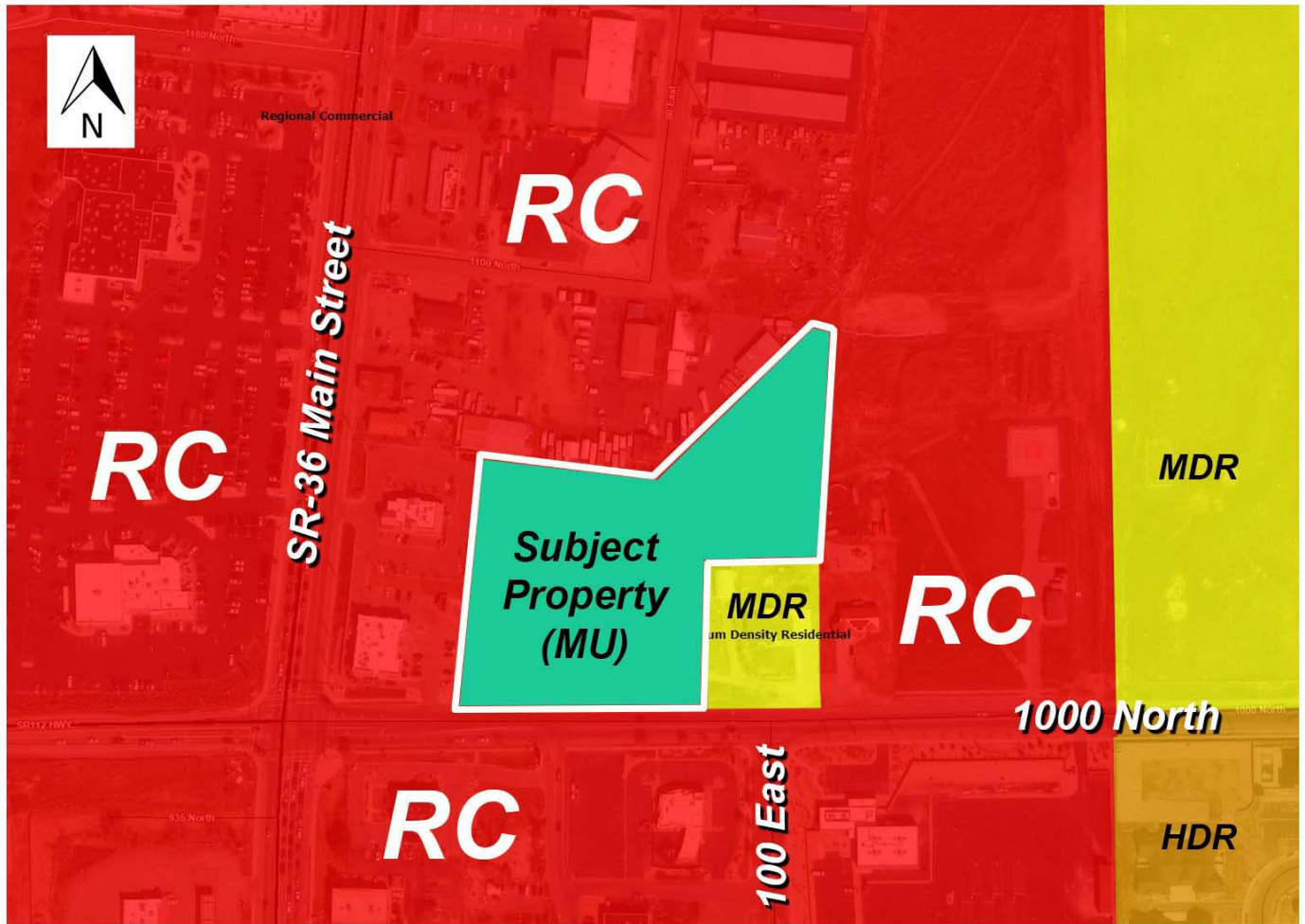
It should also be emphasized that a Land Use Map Amendment does not change the zoning of the property. If the land use designation is changed the applicant will still need to submit a zoning map amendment application and complete the same process to assign the zoning. A Land Use Map Amendment must be completed first as the zoning is required to comply with the Land Use Map.

Desert Rose Business Loft Land Use Map Amendment



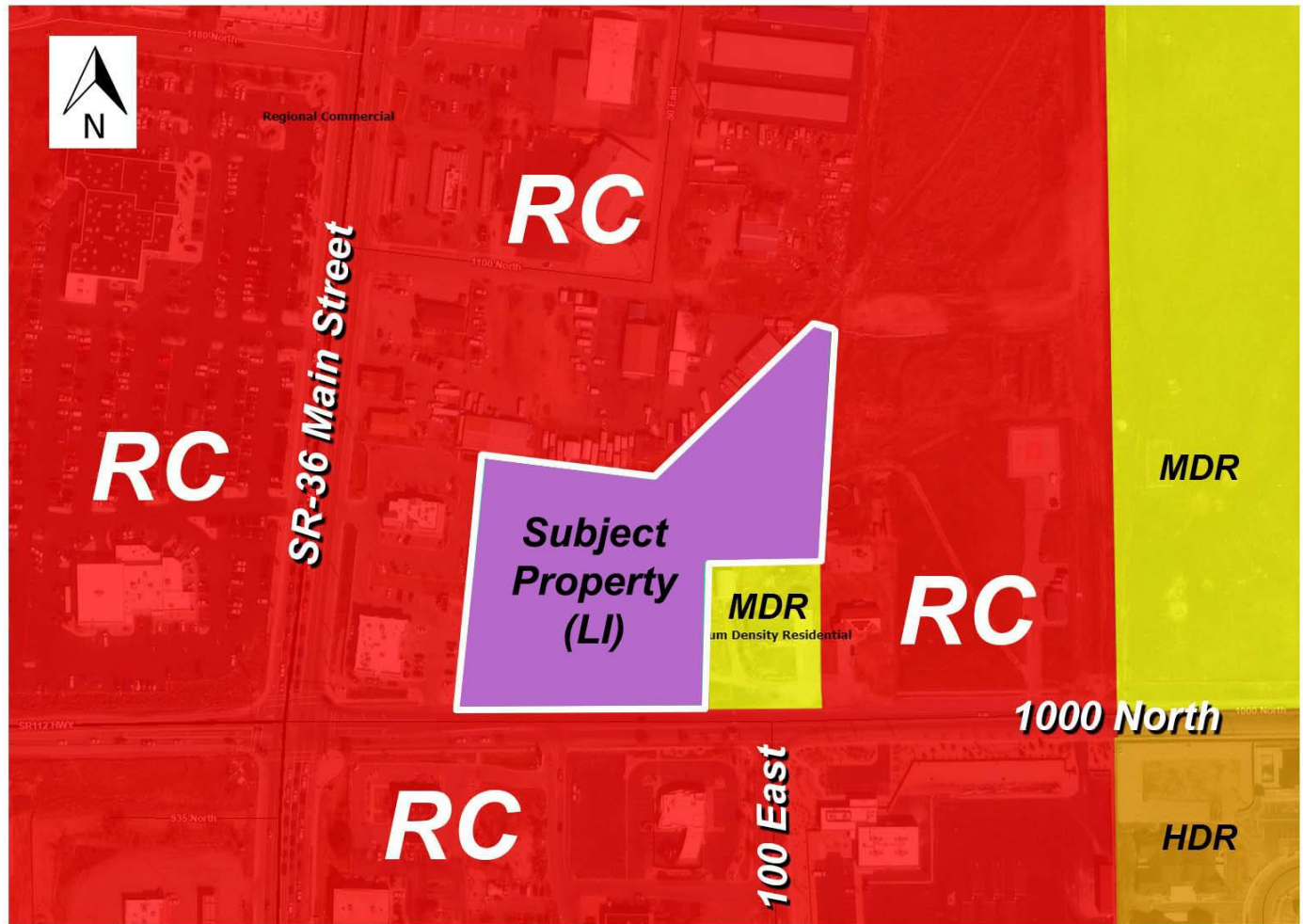
Aerial View

Desert Rose Business Loft Land Use Map Amendment



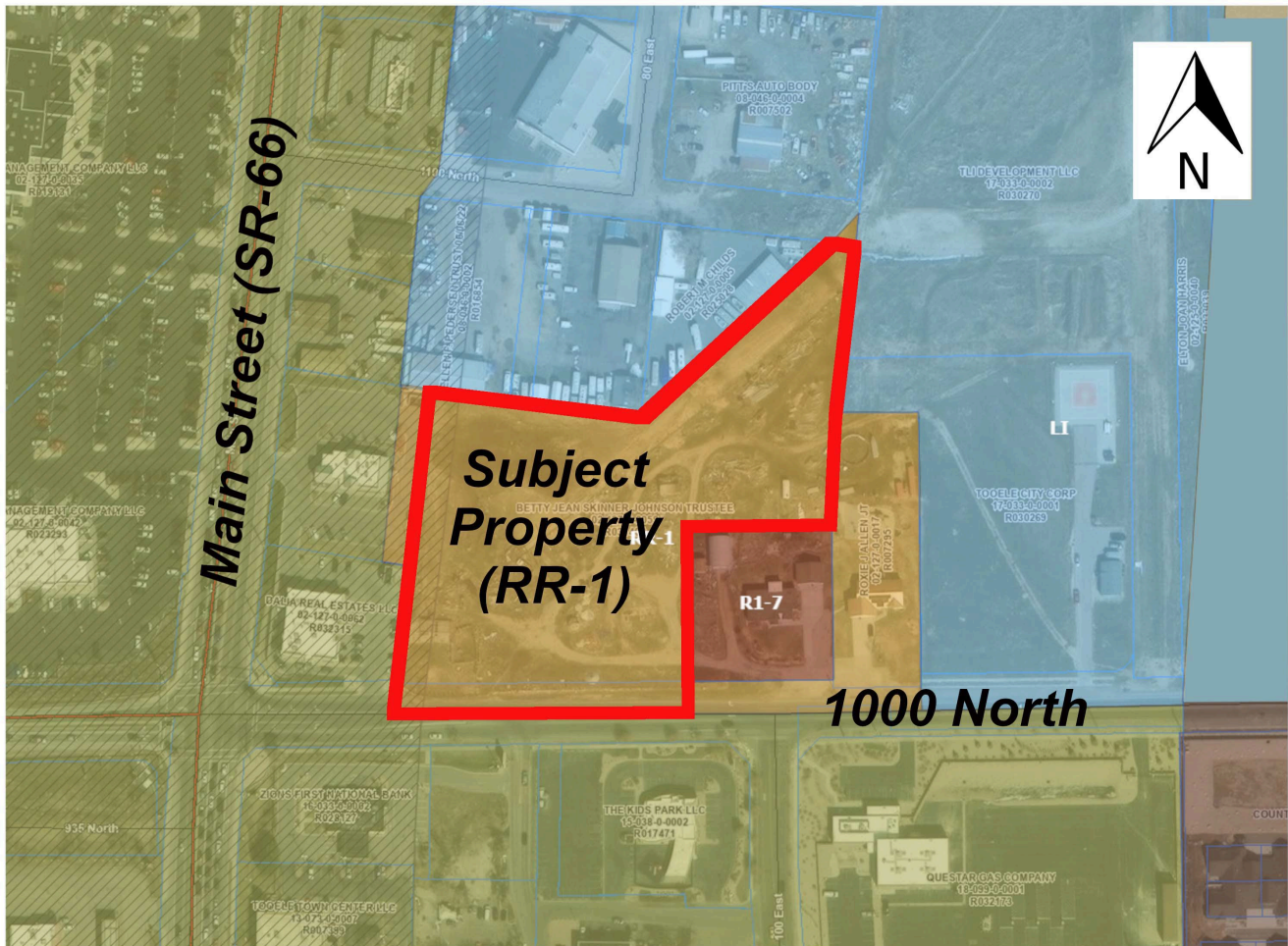
Current Land Use

Desert Rose Business Loft Land Use Map Amendment



Proposed Land Use

Desert Rose Business Lofts Zoning Map Amendment



Current Zoning

Land Use Map Amendment Application

Community Development Department
90 North Main Street, Tooele, UT 84074
(435) 843-2132 Fax (435) 843-2139
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.

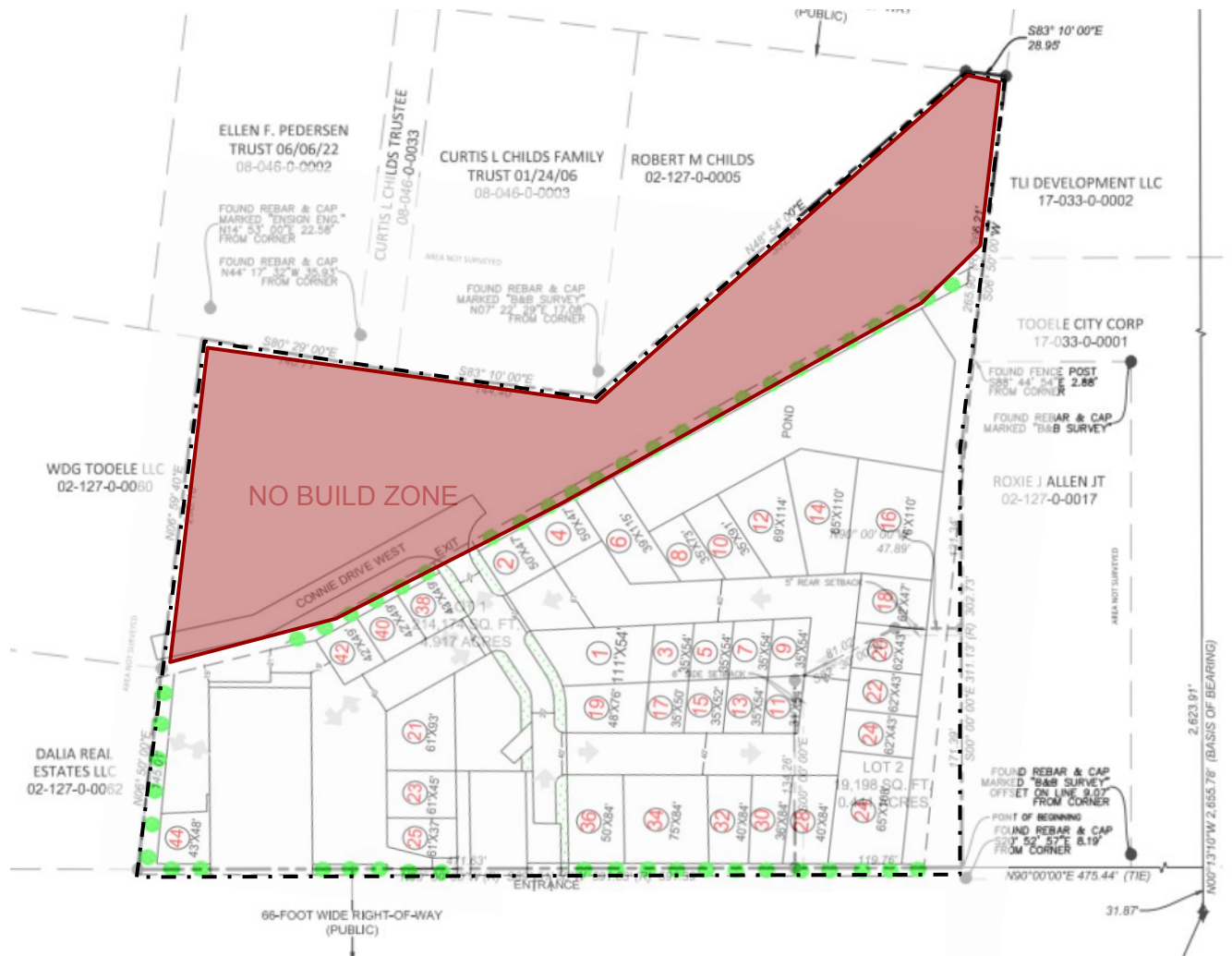
Project Information			
Date of Submission:	July 9, 2025	Current Land Use Designation:	R-1
Proposed Land Use Designation:	Light Industrial	Parcel #(s):	02-127-0-0059
Project Name:	Desert Rose Business Lofts		Acre(s):
4.917			
Project Address:	105 East 1000 North, Tooele UT 84074		
Brief Project Summary:			
We are proposing a light industrial contractor storage yard designed to serve small business owners and contractors in the Tooele area. The project will feature secure, individually fenced yard spaces with controlled access, professional appearance, and optional office space for on-site business use. This product supports local entrepreneurs by providing space for storing equipment and vehicles off residential streets and out of HOAs, while creating a clean, well-landscaped, and professionally managed facility that fits the long-term growth and economic development goals of the city. This solution requires minimal water usage, making it a practical and sustainable use of the land given current water constraints. The project improves the visual and functional character of the site and provides economic value to the city in the form of jobs, property tax, and indirect business support.			
Property Owner(s):		Applicant(s):	
The Skinner Johnson Family		Amy Johnson	
Address:		Address:	
24 East Main Street		24 East Main Street	
City:	State:	Zip:	
American Fork	UT	84003	
Phone:		Phone:	
801-309-6485		801-309-6485	
Contact Person:		Address:	
Amy Johnson		24 East Main Street	
Phone:	City:	State:	Zip:
801-309-6485	American Fork	UT	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.

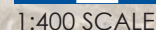
Note to Applicant:

Land Use Map designations are made by ordinance. Any change Land Use Map 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. #:



April 2025



*Note: FAR = Floor Area Ratio

THE FINAL SIZE AND CONFIGURATION OF THE RETENTION POND WILL REQUIRE EVALUATION BASED UPON FUTURE PLANNED TRIBUTARY AREA. THE RETENTION POND SHOULD BE HELD SEPARATE BY THE CITY, AND NOT INCLUDED AS PART OF ANY INDIVIDUAL LOT

Parcel #5
3.16 Acres
FAR = 0.4
Bldg. = 55,060 sq

Parcel #6
13.74 Acres
FAR = 0.4
Bldg. = 239,406 sq

Parcel #7
2.87 Acres
FAR = 0.4
Bldg. = 50,007 sq ft

Parcel #8
3.04 Acres
FAR = 0.4
Bldg. = 52,969 sq ft

Parcel #16
19.51 Acres
FAR = 0.4
Bldg. = 3398,942

Parcel #15
19.63 Acres
FAR = 0.4
Bldg. = 342,033 sq ft

Parcel #20
5.66 Acres
FAR = 0.4
Bldg. = 98,620 sq

Parcel #9
15.05 Acres
FAR = 0.4
Bldg. = 262,231 sq

Parcel #10
4.08 Acres
FAR = 0.4
Bldg. = 72,832 sq

Parcel #11
4.45 Acres
FAR = 0.4
Bldg. = 77,537 sq ft

Commercial /
Industrial

Parcel #17
71.99 Acres
FAR = 0.4
Bldg. = 1,254,354 sq ft

Parcel #21
16.2 Acres
FAR = 0.4
Bldg. = 282,269 sq

LEITNER POMA
Parcel #3
15.35 Acres
FAR = 0.4
Bldg. = 267,458

Parcel #4
14.39 Acres
FAR = 0.4
Bldg. = 250,731 sq ft

Parcel #13
11.58 Acres
FAR = 0.4
Bldg. = 201,770 sq

Parcel #14
11.03 Acres
FAR = 0.35
Bldg. = 168,163 sq ft

Parcel #12
18.5 Acres
FAR = 0.4
Bldg. = 322,344 sq ft

Retail /
Office

Parcel #18
7.65 Acres
FAR = 0.35
Bldg. = 116,632 sq ft

- Parcel #19
8.76 Acres
FAR = 0.35
Bldg. = 133,595 sq ft

- Parcel #22
1.69 Acres
FAR = 0.35
Bldg. = 20,277 \varnothing

Temporary Culdesac

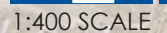
Well Site

700 \$

Timpie Rd

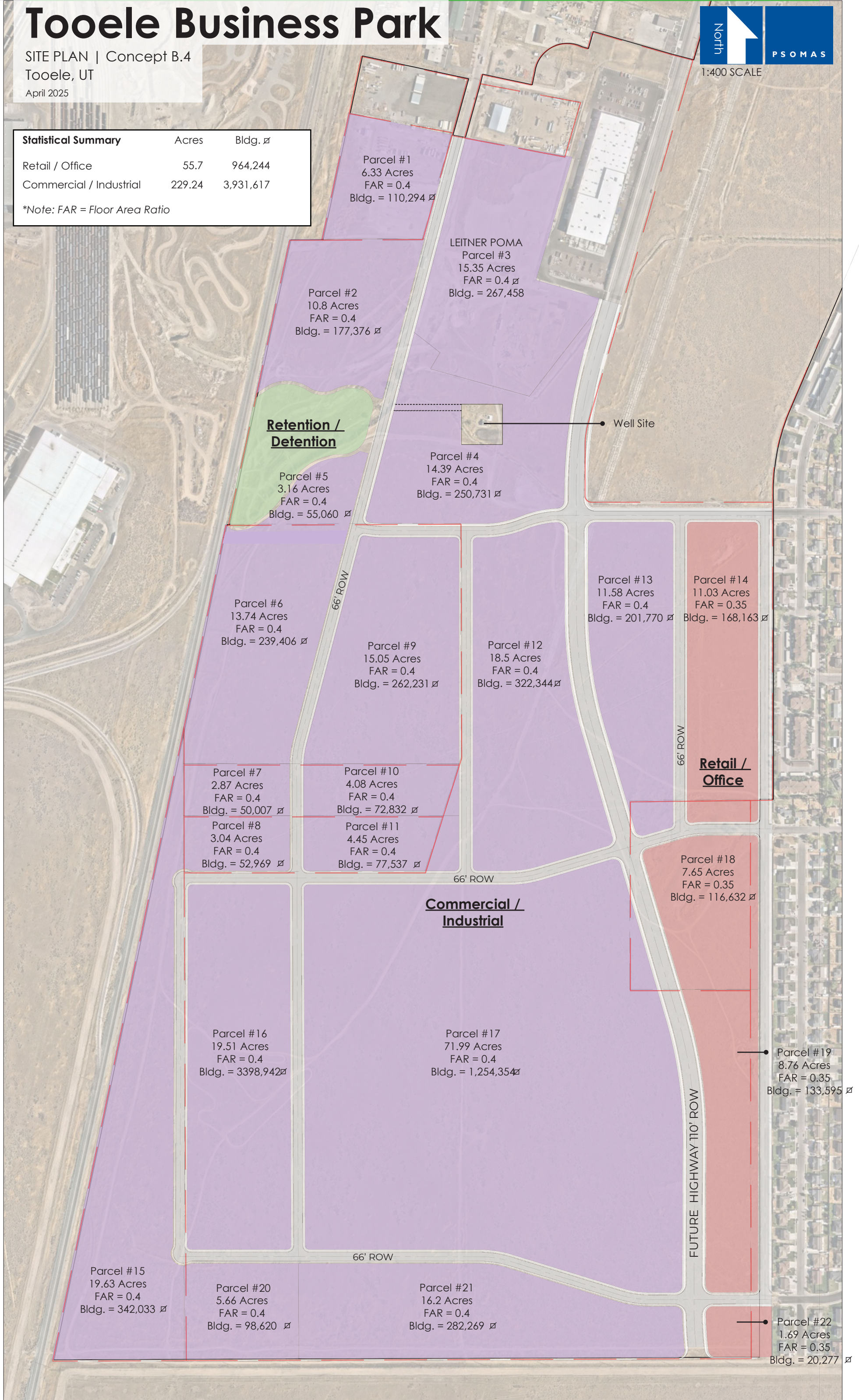
W 1220 S

SITE PLAN | Concept B.4
Tooele, UT
April 2025



Statistical Summary	Acres	Bldg. sq. ft.
Retail / Office	55.7	964,244
Commercial / Industrial	229.24	3,931,617

*Note: FAR = Floor Area Ratio



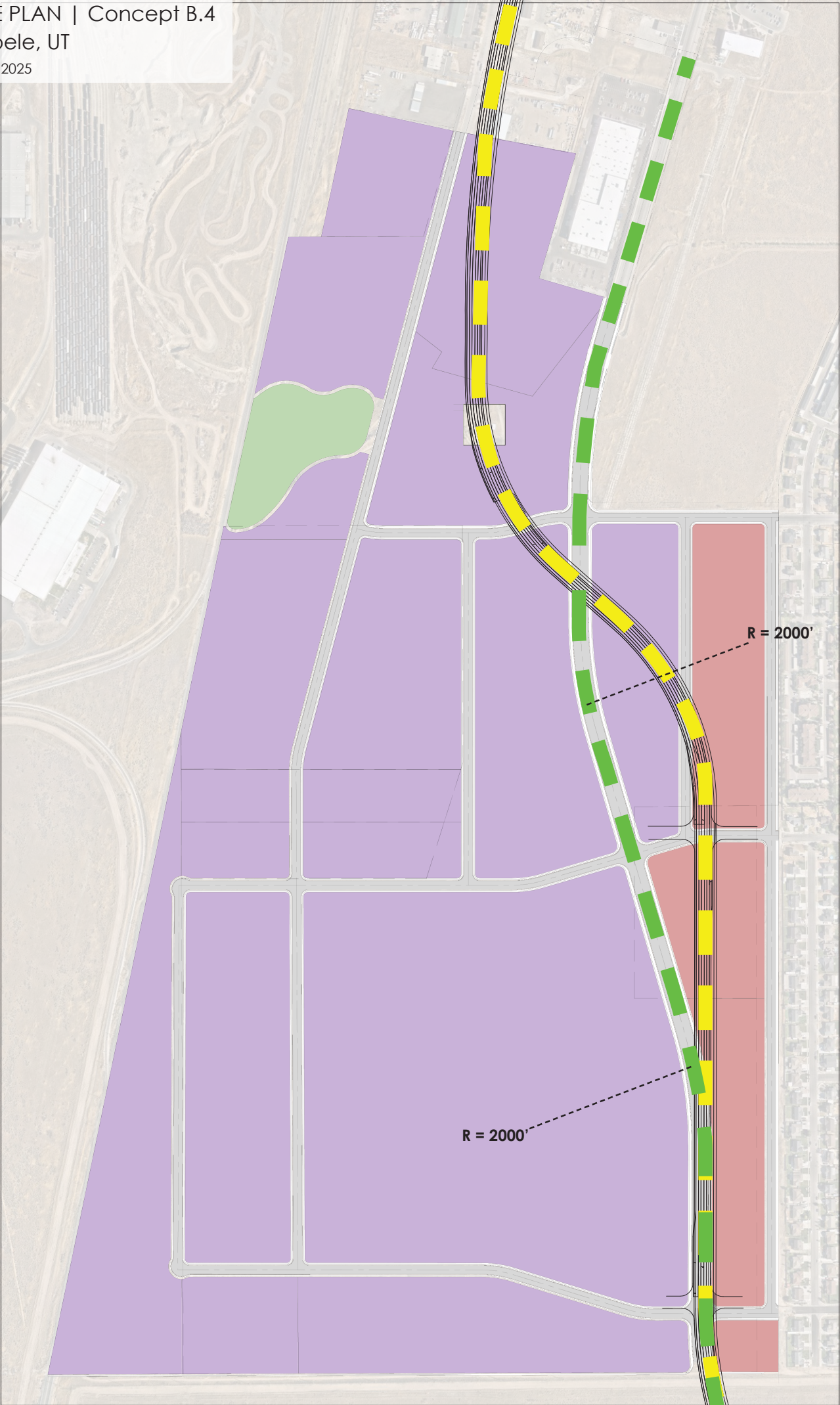
Tooele Business Park

SITE PLAN | Concept B.4
Tooele, UT
April 2025

North

PSOMAS

1:600 SCALE



R = 2000'

R = 2000'

1833' R

Highway Alignments

UDOT Proposed Highway Alignment

Tooele Proposed Highway Alignment

Highway 36