

September 26, 2018

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2018-00659**



REQUEST:

A request for an administrative interpretation regarding a proposed business located at 620 N. John Glenn Road. The proposed business, DiscGenics, involves research and development, manufacturing and clinical trials for regenerative medicine company. The request involves confirmation on whether the uses associated with the proposed business would be permitted in the M-1 (Light Manufacturing) zoning district. The subject parcel and the surrounding parcels are all located in the M-1 (Light Manufacturing) zoning district.

DECISION:

The Zoning Administrator finds that the proposed uses associated with DiscGenics are all permitted uses within the M-1 (Light Manufacturing) zoning district.

FINDINGS:

As described by the applicant, the proposed use includes the following:

DiscGenics is a privately held, clinical stage regenerative medicine company focused on developing cell therapies that alleviate pain and restore function in patients with degenerative diseases of the spine. We would be a second tenant in the building. Our primary activity will be research and development of our manufacturing process for our human cell based therapies. This R & D will take place in laboratories and clean rooms, and investigational product will be made for use in our Phase 3 human clinical trial. Upon successful completion of the trial and approval of the product by the US FDA, cell therapies will be manufactured for sale. Uses supporting the R & D eventual manufacturing & distribution of our cell therapies will include offices, warehouse, ongoing quality control laboratory testing, and ongoing R & D laboratory work on future products. All of these proposed uses are permitted in the M-1 district.

The Salt Lake City Zoning Ordinance, Chapter 21A.62, defines the following uses:

LABORATORY, TESTING: A use engaged in determining the physical qualities of construction, medical or manufactured materials. This use does not include research laboratories engaged in scientific experimentation.

LABORATORY, MEDICAL, DENTAL, OPTICAL: A laboratory processing on or off site orders limited to medical testing and precision fabrication of dental/optical articles worn by patients.

LIGHT MANUFACTURING: The assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication or processing takes place or where such processes are housed entirely within a building. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials, and includes processes which do not require extensive floor areas or land areas. The term "light manufacturing" shall include uses such as electronic equipment productions and printing plants. The term "light manufacturing" shall not include any use which

is otherwise listed specifically in the table of permitted and conditional uses for the category of zoning district or districts under this title.

OFFICE: A type of business use, which may or may not offer series to the public, which is engaged in the processing, manipulation or application of business information or professional expertise. An office is not materially involved in fabricating, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the rear of proposed engaged in the repair of products or retail services. Examples of professional offices include accounting, investment services, architecture engineering, legal services and real estate services. Unless otherwise specified, office use shall include doctors' and dentists' offices. Office use shall not include any use or other types of establishment which is otherwise specifically listed in the table f permitted and conditions uses for the applicable zoning district.

WAREHOUSE: A structure, or part thereof, or area used principally for the storage of goods and merchandise.

WHOLESALE DISTRIBUTION: A business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of materials, supplies and goods from its inventory to companies within the industry. A wholesale distributor is not a retail goods establishment.

The Salt Lake City Zoning Ordinance lists all of the proposed uses as permitted within the M-1 (Light Manufacturing) zoning district.

If you have any questions regarding this interpretation please contact Kelsey Lindquist at (801) 535-7930 or by email at kelsey.lindquisit@slcgov.com.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slcgov.com/planning/planning-applications> along with information about the applicable fee. Appeals may be filed in person or by mail at:

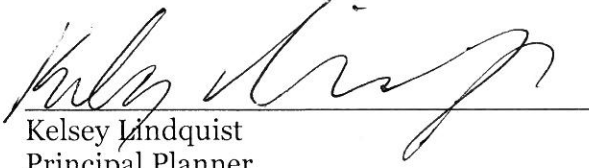
In Person: Salt Lake City Corp Planning Counter 451 S State Street, Room 215 Salt Lake City, UT	US Mail: Salt Lake City Corp Planning Counter PO Box 145471 Salt Lake City, UT 84114-5417
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NOTICE:

Please be advised that a determination finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. It shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a

zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.

Dated this 26th day of September, 2018 in Salt Lake City, Utah.



Kelsey Lindquist
Principal Planner

cc: Nick Norris, Planning Director
Joel Paterson, Zoning Administrator
Greg Mikolash, Development Review Supervisor
Posted to Web
Applicable Recognized Organizations