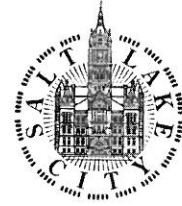


December 5, 2019

**ADMINISTRATIVE INTERPRETATION  
DECISION AND FINDINGS  
PLNZAD2019-01115**



**REQUEST:**

A request for an administrative interpretation regarding a proposed business located at 570 West 1700 South. The proposed business, SentrX, primarily develops, manufactures, and stores animal care products. Additionally, the business includes administrative offices. The request involves confirmation on whether the uses associated with the proposed business would be permitted in the CG (General Commercial) zoning district. The subject parcel and the surrounding parcels are located in the CG (General Commercial) zoning district. The parcels to the west are located in the M-1 (Light Manufacturing) zoning district.

**DECISION:**

The Zoning Administrator finds that the proposed uses associated with SentrX are all permitted uses within the CG (General Commercial) zoning district.

**FINDINGS:**

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

- **Industrial Assembly:** SentrX is engaged in the fabrication and assembly of finished products (medical device ophthalmic drops and skin care gels) from sourced component parts produced offsite. Approximately, 20% of target space will be dedicated to these activities.
- **Warehousing:** SentrX requires warehousing of sourced components and finished product. Warehousing along with shipping and receiving areas will require approximately 40-50% of the target space.
- **Lab Testing:** SentrX is engaged with confirming the physical properties of medical and manufactured materials. Laboratory testing is estimated to require less than 10% of target space.
- **Office Space:** SentrX employs 10 fulltime salaried employees as well as approximately 20 part time or temporary employees. Office, conference, and break room space will be required and is expected to comprise 15-20% of the target space.

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

**INDUSTRIAL ASSEMBLY:** An industrial use engaged in the fabrication of finished products from component parts produced off site. Assembly use shall not entail metal stamping, food processing, chemical processing or painting other than painting that is accessory to the assembly use.

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

**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.

**OFFICE:** A type of business use, which may or may not offer services to the public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use 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 repair of products or retail services. Examples of profession offices include accounting, investment services, architecture, engineering, legal services and retail estate services. Unless otherwise specified, office use shall include doctors' and dentists' offices. Office use shall not include any use or other type of establishment which is otherwise specifically listed in the table or permitted and conditional uses for the applicable zoning districts.

**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 CG (General Commercial) zoning district.

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

**APPEAL PROCESS:**

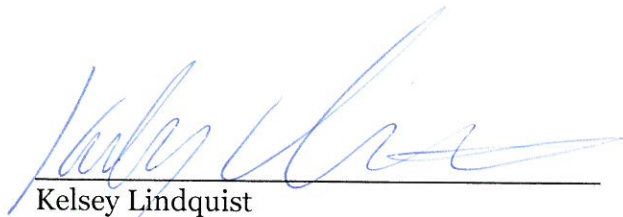
An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and 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:

<b>In Person:</b> Salt Lake City Corp Planning Counter 451 S State Street, Room 215 Salt Lake City, UT	<b>US Mail:</b> 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 5<sup>th</sup> day of December, 2019 in Salt Lake City, Utah.



Kelsey Lindquist  
Senior Planner

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