



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Rachel Otto, Chief of Staff; Blake Thomas, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director; Katherine Lewis, City Attorney.

From: Nick Norris, Planning Director

Date: February 26, 2024

Re: Initiation of a zoning text amendment to prohibit distribution centers on land within the Northwest Quadrant Overlay that was formerly used as a landfill.

The Planning Division is requesting that you initiate a zoning text amendment that would prohibit distribution centers (or as similarly defined in the zoning code) on a former landfill site that is located within the Northwest Quadrant Overlay. The intent of the proposal will allow for future development of other uses allowed by the zoning code. Other sections of the zoning code may be amended as needed to accomplish this purpose.

In addition, the Planning Division is requesting to invoke the “pending ordinance doctrine” in accordance with Utah Code 10-9a-509(1)(a)(ii)(b) that allows the city to hold any pending land use applications for land that is subject to this initiation for a period of 180 days. If the city adopts new regulations that prohibit the land use application within 180 days, the city may deny the land use application. Notice of this pending action will be posted on the Planning Division’s website. This action complies with the cited section of Utah Code that reads “in the manner provided by local ordinance and before the applicant submits the application, the municipality formally initiates proceedings to amend the municipality’s land use regulations in a manner that would prohibit approval of the application as submitted.” City Code 21A.50 authorizes the mayor to initiate zoning amendments. Signing this petition is considered the initiation of this amendment and will be presented to the planning commission as indicated in Zoning Ordinance section 21A.50.

The public process will include a minimum 45-day public input period before the Planning Commission holds a public hearing. All registered recognized organizations will be notified of the proposal.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is to not initiate the application, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

Please contact me at 801-535-6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.


Erin Mendenhall (Feb 26, 2024 17:36 MST)

Erin Mendenhall, Mayor

02/26/2024

Date






Prohibition of distribution centers

Final Audit Report

2024-02-27

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"Prohibition of distribution centers" History

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