



Staff Report

To: Salt Lake City Planning Commission

From: Doug Dansie, AICP, Senior Planner, at (801) 535-6182 or doug.dansie@slcgov.com

Date: February 10, 2016

Re: PLNPCM2015-00125, 1975 Fortune Road (Thatcher Chemical) Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 1975 Fortune Road
PARCEL ID: 15-10-352-012
MASTER PLAN: Westside
ZONING DISTRICT: M-1 Light Industrial

REQUEST:

The petitioner, Craig Thatcher, proposes to amend portions of the Salt Lake City Zoning Map from M-1 Light Industrial District to M-2 Industrial. The proposal affects the property located at 1975 Fortune Road.

RECOMMENDATION:

Based on the information contained within this staff report, staff recommends the Planning Commission forward a recommendation of denial to the City Council for the proposed zoning map amendment (see Attachment H – Motions).

POTENTIAL MOTION:

Based on the information contained within this staff report, and comments received, I move the Planning Commission forward a recommendation of denial to the City Council for the proposed zoning map amendments.

ATTACHMENTS:

- A. Vicinity Map
- B. Photos
- C. Petition Narrative and Additional Applicant Information
- D. Analysis of Standards
- E. Excerpts from Zoning Ordinance
- F. Excerpts from the Master Plan
- G. Department Comments
- H. Public Process & Comments
- I. Motions

PROJECT DESCRIPTION

Craig Thatcher, the owner of Thatcher Chemical, is requesting to rezone this single parcel from M-1 to M-2. Thatcher Chemical is a non-conforming heavy industrial chemical manufacturing use in the M-1 Light Manufacturing zoning district. Chemical manufacturing is not only prohibited in the M-1 zoning district, it is a conditional use in the M-2 zoning district.

Thatcher Chemical wishes to reconfigure and improve their loading facilities. The proposed use for the site itself, loading facilities, is not inherently inconsistent with the M-1 zoning, however because they are being constructed as part of the expansion of a chemical manufacturing facility that is not allowed in the base zoning, it has been determined that the construction of the loading docks would constitute the expansion of a non-conforming use; a use that is only allowed in the M-2 zoning district. The petitioner applied for the rezoning for the single parcel to accommodate the proposed loading docks for a heavy industrial use.

The original application indicated the intention to add or reconfigure loading docks, however, the subsequent material presented to the Community Council also indicated an increase in square footage of the warehouse building.

KEY ISSUES

Through analysis of the project, input, and departmental review, staff identified the following key issues:

Issue 1 – Compatibility with master plan

The Westside Master Plan is one of the City's most recently adopted master plans: December 3, 2014. The Plan has specific policies regarding the expansion of Thatcher Chemical and other heavy industrial uses in the area. The Plan encourages heavy manufacturing uses to be located west of I-215 and encourages the land between Redwood Road and I-215 to transition to more commercial and light manufacturing uses as a buffer between the residential areas east of Redwood Road and the heavier industrial uses west of I-215. The plan discourages expansion of non-conforming heavy industrial uses between Redwood Road and I-215.

Specific excerpts from the Master plan are found in Attachment F

Issue 2 – Compatibility with adjacent zoning.

As identified on the map in Attachment A, the site is surrounded by the M-1 Light Manufacturing zoning district and there is no other heavy manufacturing zoning within the immediate area. While the rezone is not spot zoning per se, because the general area is identified as manufacturing and individual properties may legitimately be different zoning than the surrounding district (such as a neighborhood commercial surrounded by residentially zoned land); never-the-less, the rezoning of this single parcel is intended to allow a larger non-conforming use to expand.

While the rezone is not spot zoning per se, because the general area is identified as manufacturing and individual properties may legitimately be different zoning than the surrounding district (such as a neighborhood commercial surrounded by residentially zoned land); never-the-less, the rezoning of this single parcel is intended to allow a larger non-conforming use to expand.

The City has specifically limited heavier chemical manufacturing and processing to the M-2 zoning districts because of their potential for impacts on adjacent properties. Impacts that are heightened but the toxic nature of many of the chemicals used. The M-2 zoning district is geographically limited to Beck Street area (oil refineries) and south of the airport because of general compatibility issues.

The larger site is adjacent to the surplus canal, which is a critical part of the storm water system and directly flows into the Great Salt Lake, which is an ongoing concern regarding processing chemicals at this location.

Issue 3 – Difference between existing and proposed zoning.

The differences between the M-1 and M-2 zoning districts are primarily in their allowed uses; with M-2 allowing much heavier manufacturing uses. The M-2 also allows taller height (although the Airport overlay restricts height, making the differences less important). One of the primary differences between the M-1 zone and M-2 zone is that the M-1 zone is intended to be a nuisance free industrial area, while nuisances are expected in the M-

2 zone. This difference is one of the reasons why impactful uses, such as chemical manufacturing, are restricted to the M-2 zone.

Excerpts of zoning details are found in Attachment E.

DISCUSSION

The M-1 and M-2 zoning districts focus on very different level of industrial/manufacturing activity (see attachment E). The existing use on the site is a chemical manufacturing plant that would be considered a M-2 use because of its basic function of dealing with toxic materials and the potential impact to other types of land uses, yet the land is zoned M-1 – light manufacturing.

The petitioners initially proposed adding new loading docks to an existing structure. As part of pursuing that intention; an administrative interpretation has been made that adding new facilities to an existing use that is not allowed in the underlying zoning, constitutes the expansion of a non-conforming use and cannot be legally approved without rezoning the property so that it is conforming. The petitioner has also represented to the Community Council that they intend to increase the square footage of the existing building.

The fundamental question for the Planning Commission is: Should the land be rezoned to allow for the more efficient use of a non-conforming use, or should the non-conforming use be encouraged to move to a more appropriate area of the City.

A policy decision has been made, as part of the recently adopted Westside Master Plan (December 2014) to not encourage M-2 heavy industrial uses at this location. For the reasons discussed, the Planning Division does not support the proposed zoning map amendment.

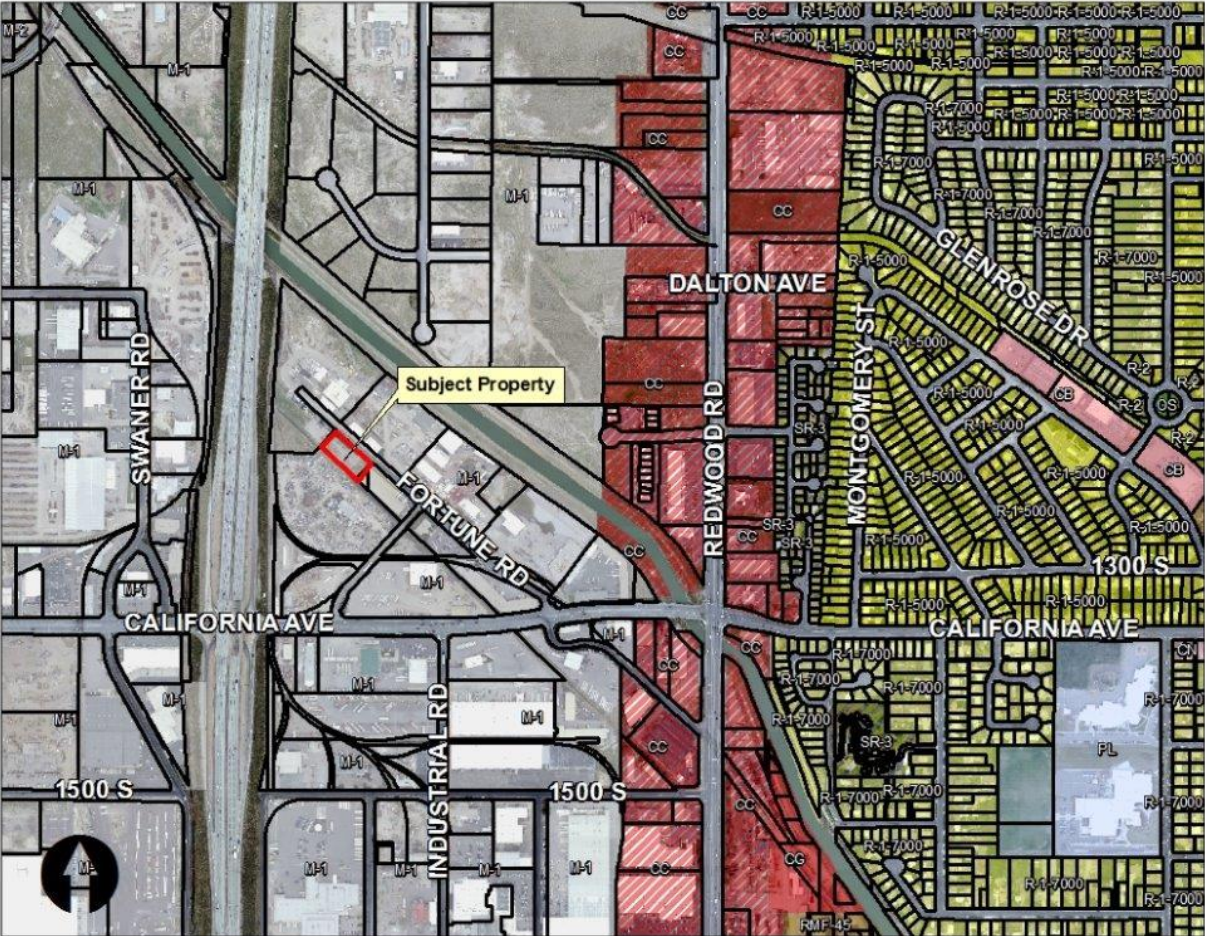
NEXT STEPS

Following the public hearing, the Planning Commission may recommend approval or denial of the proposed amendment—or some modification of the amendment. The recommendation will be submitted to the City Council.

The City Council will schedule and hold a public hearing to consider the proposed amendment in accordance with the standards and procedures for conduct of a public hearing as set forth in Chapter 21A.10, which is entitled "General Application and Public Hearing Procedures" of the Zoning Title.

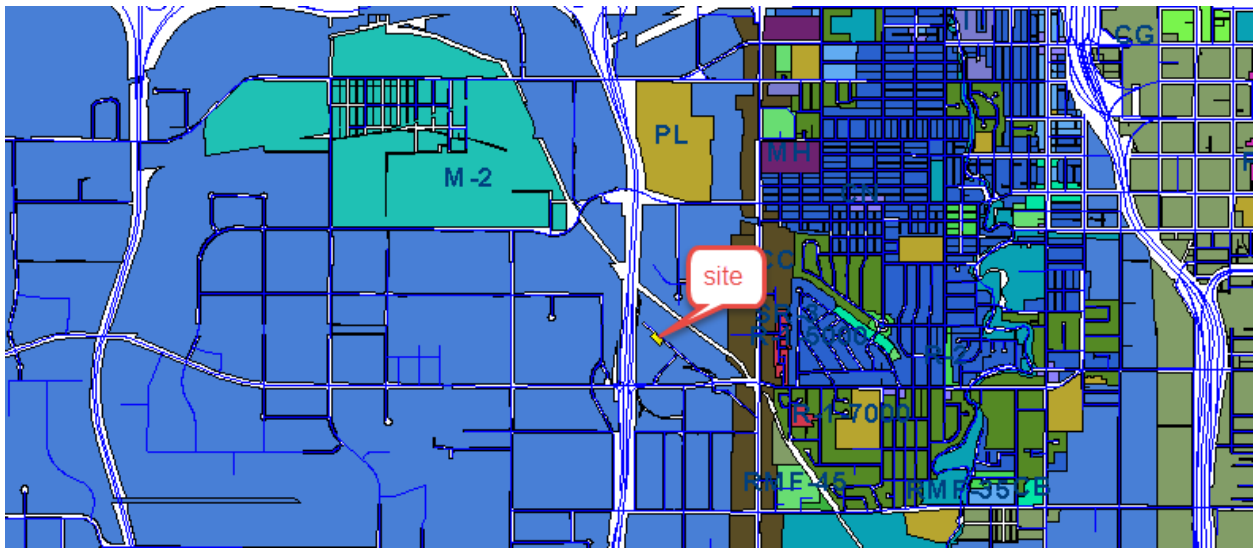
Following the hearing, the City Council may adopt the proposed amendment, adopt the proposed amendment with modifications, or deny the proposed amendment. However, no additional land may be rezoned to a different classification than was contained in the public notice.

ATTACHMENT A: VICINITY MAP





Specific site in relationship to overall Thatcher Chemical



Site in relationship to other M-1 (royal blue) and M-2 (blue-green) properties
(The darker blue and olive or light green to the right of Redwood Road represent residential zoning)
The purpose of this map is to illustrate the isolation of this site in relationship to the nearest M-2 zoning

ATTACHMENT B: PHOTOS



Google earth image of the site (site proposed to be rezoned has the trucks located on it, to the right of the large building)



Parcel proposed for rezone (looking west)



Parcel proposed for rezone (looking east)



Parcel proposed for rezone (looking east)



Fortune Road (looking east)



Fortune Road (dead end to the west)

**ATTACHMENT C: PETITION NARRATIVE AND
ADDITIONAL APPLICANT
INFORMATION**

THATCHER COMPANY

1905 Fortune Road
Salt Lake City, Utah 84104
Telephone 801 972-4587
Fax 801 972-4606



February 9, 2015

Salt Lake City Planning Division
451 South State Street, Room 215
Salt Lake City, Utah 84114
(801) 536-7700

Subject: Zoning Amendment Form Project Description

To Whom It May Concern,

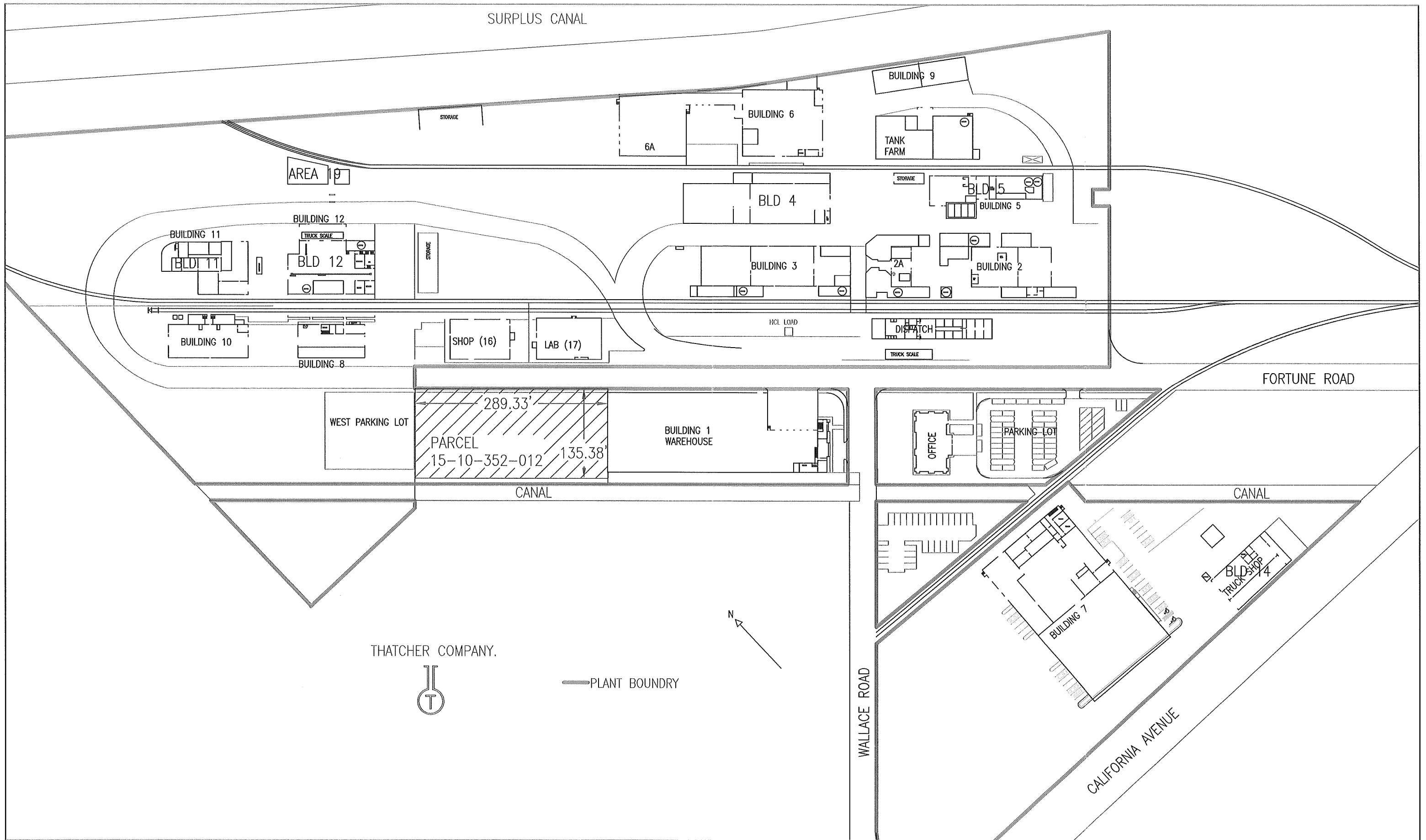
1. The purpose for this amendment is to request a rezoning from M-1 light manufacturing to M-2 heavy manufacturing of parcel 15-10-352-012 (289.39 sq. ft. x 135.88 sq. ft. as shown on the enclosed drawing 1).
2. The proposed use of the property would be to move the shipping and receiving docks, that presently impact Fortune Road, to the south west side of the warehouse as shown on the enclosed drawing 2. There would not be and manufacturing in this area.
3. Presently the zoning for this parcel is M-1 light manufacturing which does not allow for chemicals in the area. The trucks would be loading and unloading chemicals hence the request for rezoning. Once again, there would not be any manufacturing in the area.
4. Also enclosed is a check for \$953.

Please be aware that all the other parcels owed by Thatcher are zoned as M-1 legally nonconforming use.


Thank you for your support in this matter,

Craig N. Thatcher
Craig N. Thatcher
President
Thatcher Company

Enclosures: (1) Zoning Amendment Form, (2) Drawing 1, (3) Drawing 2, (4) \$953 Check



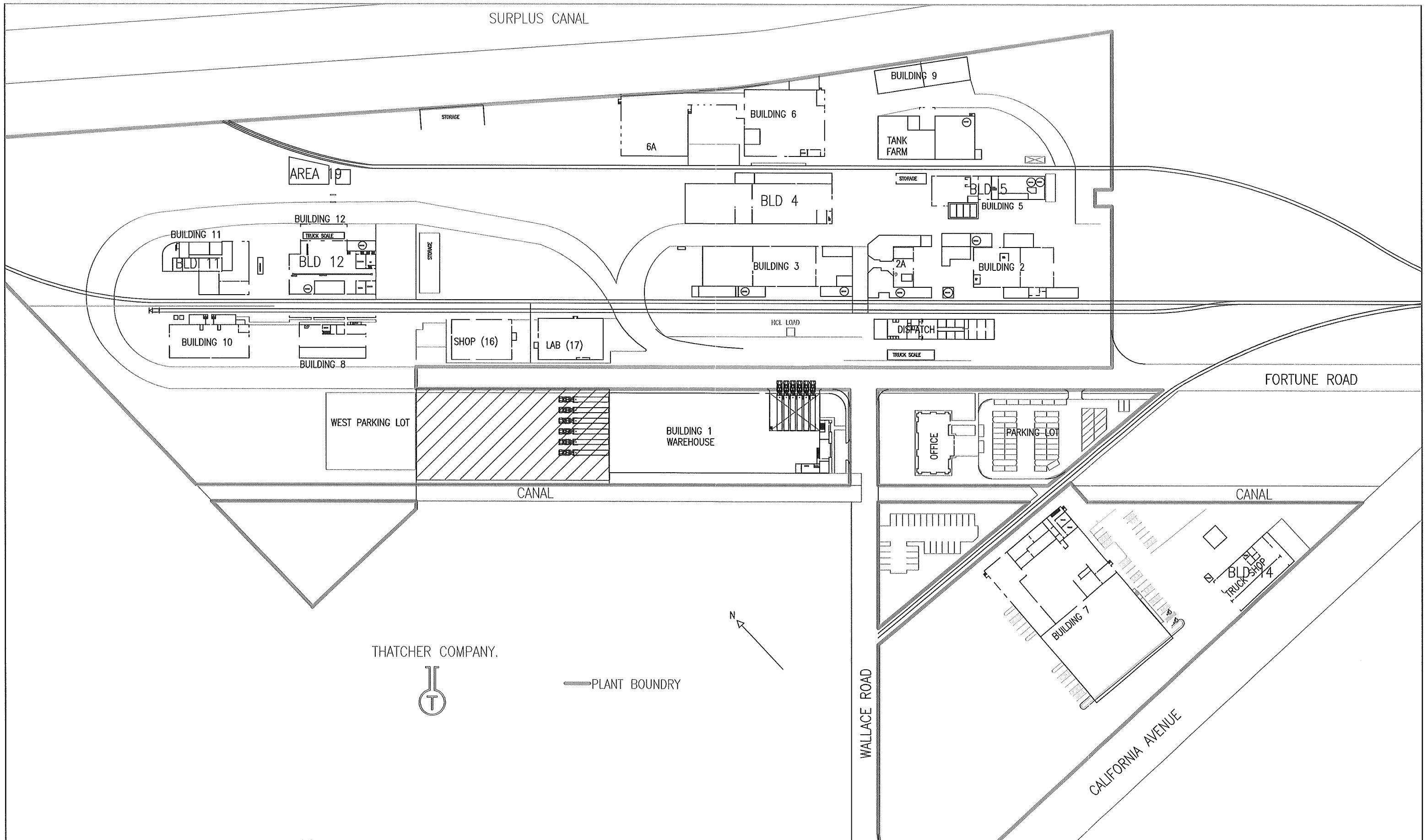
MARK	ISSUED FOR REVIEW	DATE	BY	MARK	DESCRIPTION	DATE	BY	NUMBER	TITLE	NUMBER	TITLE
		2/4/15	EJY								
					REVISIONS						
					REVISIONS						
					REFERENCE DRAWINGS						


THATCHER COMPANY
 SALT LAKE CITY, UTAH

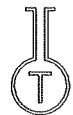
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SALT LAKE CITY, UTAH
 GENERAL LAYOUT

DESIGNED BY:	EJY
DRAWN BY:	EJY
DATE:	2/4/15
DRAWING NO.	SLC-P-G-004-02
REV.	A



THATCHER COMPANY.



— PLANT BOUNDARY

MARK	ISSUED FOR REVIEW	DATE	BY	MARK	DESCRIPTION	DATE	BY	NUMBER	TITLE	NUMBER	TITLE
	ISSUED FOR REVIEW	2/4/15	EJY								
	REVISIONS				REVISIONS				REFERENCE DRAWINGS		

THATCHER COMPANY
SALT LAKE CITY, UTAH

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SALT LAKE CITY, UTAH
GENERAL LAYOUT

DESIGNED BY:	EJY
DRAWN BY:	EJY
DATE:	2/4/15
DRAWING NO.	SLC-P-G-004-01
REV.	A

Thatcher Company



Meeting Topics



- Who are we?
- How do our operations benefit the citizens of Salt Lake City and the State of Utah?
- Why are we here?

History



Thatcher Company is a diversified chemical manufacturer, repackager and distributor. The company was founded in 1967 and has grown to be a major chemical supplier in the United States. Today, Thatcher Company employs more than 380 people in 11 locations in the U.S., with headquarters located on 28 acres in the Industrial Center area of Salt Lake City, Utah the crossroads of the Western USA.



Industries served by Thatcher Co.

Oil and Gas

Mining

Medical

Photographic

Industrial / Institutional Cleaning

Water Treatment

Construction

Electronics

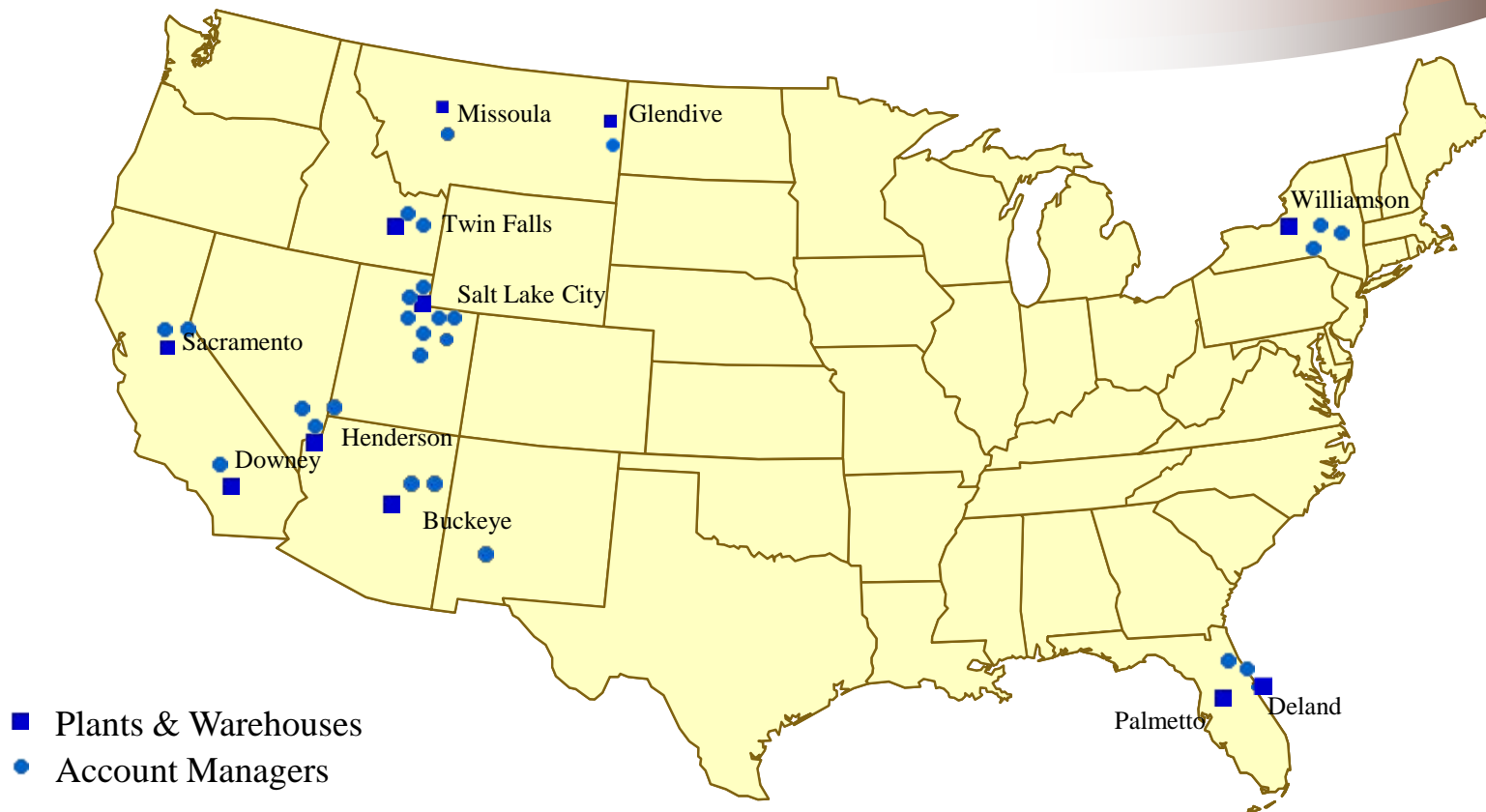
Agriculture

Transportation



Locations

Plants /Warehouses



How we sell



Thatcher Company does not sell products it solves customers needs. We produce and deliver products designed to maximize product effectiveness and value. Thatcher Company has a very broad product line and can make customized products for special customer requirements.

Thatcher Company

Fully integrated chemical manufacturing

- Diversified product lines
- Complete chemical manufacturing capability
- Strategically located facilities
- Experienced and well trained employees
- State of the art laboratory, microbiology lab, testing and R&D facilities
- Fully automated 24/7/365 customer service
- Company owned and contracted transportation services



www.thatchercompany.com

THATCHER CHEMICAL

TH
CHEM

HOME PRODUCTS LOCATIONS CONTACT US EMPLOYMENT ABOUT US SAFETY

THE CHEMICAL SOLUTION SOURCE

Thatcher Company is a diversified chemical manufacturer and distributor. If your business depends on industrial chemicals, Thatcher has the resources to get you what you need when you need it. Thatcher's diversification, ever broadening product offerings, exemplary service and customer focus show the ability to respond to the changing needs of our customers and the dynamics of the marketplace. Thatcher Company is the clear choice for your chemical needs.

CUSTOMER LOGIN

Coming Soon

If you are already a Product Distributor, Login Here:

USERNAME: PASSWORD:

CONTACT US

Can't find the information you're looking for on our site? Don't hesitate to contact us by clicking on the link below.

[CLICK HERE TO CONTACT US](#)

[CLICK HERE FOR MSDS](#)

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SACB International Distribution

Internet 100%

Salt Lake City Facilities



- 500,000 square feet of manufacturing facilities
- 250,000 square feet of warehouse space
- 6,000 square foot fully-equipped laboratory
- Three private railroad sidings for storage of 100 rail cars
- More than 750,000 gallon total liquid storage capacity
- More than 500 tons of dry material storage
- Manufacturing facilities in Salt Lake City include a number of 6,000 gallon jacketed stainless steel reaction vessels glass-lined reaction vessels, 4 high pressure steam boilers, cooling towers, high volume pumps, dry bagging equipment, packaging lines for all sizes of liquid and dry products, rail transloading facilities, 2 truck scales, a rail scale, Stebbens sulfur burner, Powell sodium hypochlorite manufacturing equipment
- 25% of our facilities are less than 10 years old

Laboratory Capabilities



- **Director of Technical Services**
- **8 full time chemists**
- **4 Quality assurance specialists**
- **Fully equipped Analytical Laboratory, including:**
 - **Gas Chromatograph**
 - **Atomic absorption**
 - **Inductively coupled plasma spectrophotometer**
 - **High Performance liquid chromatography**
 - **Fourier transformed Infra Red Spectrophotometer**
 - **Ion chromatograph**

Accredidations



- **NACD Responsible Distribution**
- **American Chemistry Council Responsible Care**
- **FDA inspected facilities with
Pharmaceutical level GMPs**
- **UL Certification to ANSI 60**
- **KOSHER**

**Thatcher Company is a member of the Utah
Safety Council and Chlorine Institute**

How Thatcher Co. benefits the citizens of Salt Lake City



- Stable high paying jobs, in an number of different fields, that are increasing each year

2013 – 271 employees

2012 – 260 employees

2011 – 246 employees

2010 – 244 employees

2009 – 212 employees

2008 – 196 employees

2007 – 184 employees

2006 – 184 employees

2005 – 175 employees

How Thatcher Company Benefits the citizens of Salt Lake City



Taxes

- Property Taxes

Thatcher Company pays more than \$250,000 each year in real and personal property taxes to Salt Lake County

- Sales Taxes

Thatcher Company collects more than \$1 million dollars in sales tax each year

Service to Utah Customers



Thatcher Company serves more than 600 customers in Utah that benefit from reduced product and freight cost from a local supplier.

Purchases from Utah Companies



Thatcher Company purchases almost \$20 million in products and services from 330 vendors in Utah, of which nearly \$14 million was paid to 267 Salt Lake County vendors and more than \$6.5 million was paid to 59 Salt Lake City vendors.

Investments in Salt Lake City



In the last 10 years Thatcher Company has invested more than \$35 million in our Salt Lake City facility. In the last 5 years we have invested nearly \$24 million to improve our operations and support our expanding business.

**WE WANT TO SPEND AN ADDITIONAL \$3
MILLION DOLLARS AND CREATE 76
CONSTRUCTION JOBS!**

Thatcher Co. Warehouse Expansion



- We need your approval for a zoning change on a 2 acre parcel next to our main finished goods warehouse so that we can expand and upgrade the warehouse that was build in the 1980s

Wallace Road off of California Avenue



Looking East on Wallace Road



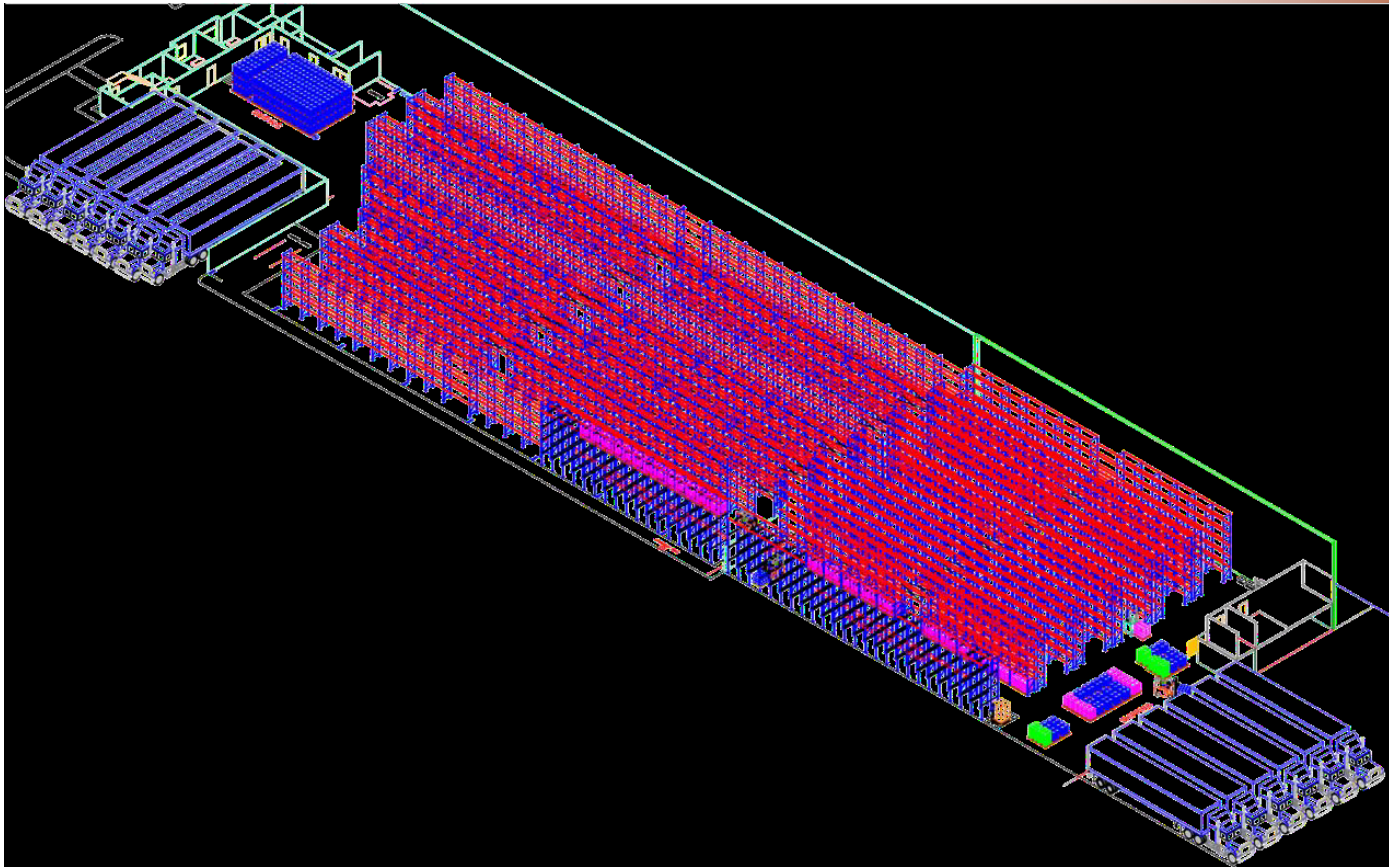
Thatcher Company entrance off Wallace Road



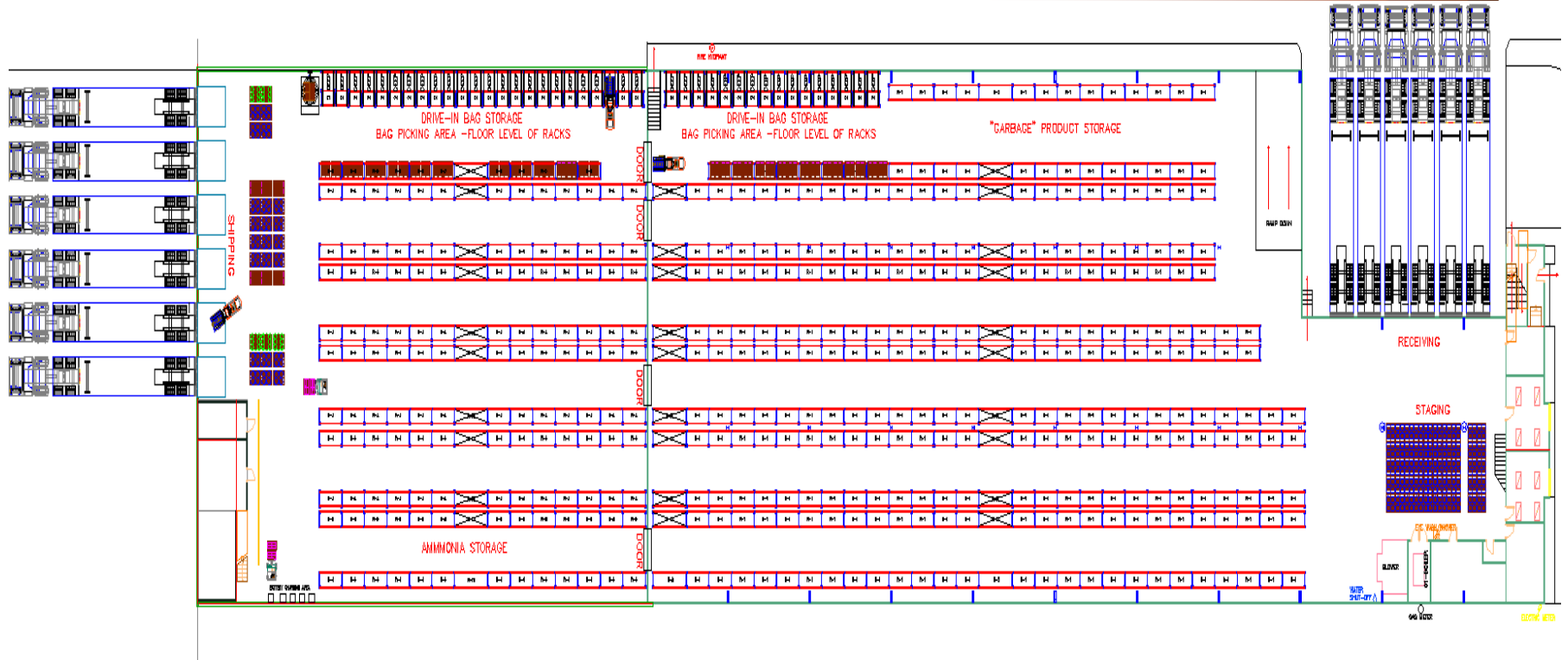
Looking West on Fortune Road



Narrow Isle Configuration



A 19,800 square foot addition to our current warehouse



Increased capacity along with building upgrades



- The current warehouse has 2,786 pallet locations
- The expanded warehouse will have 5,333 pallet locations = a 91% expansion with less than a 50% increase in the building footprint.

Project advantages

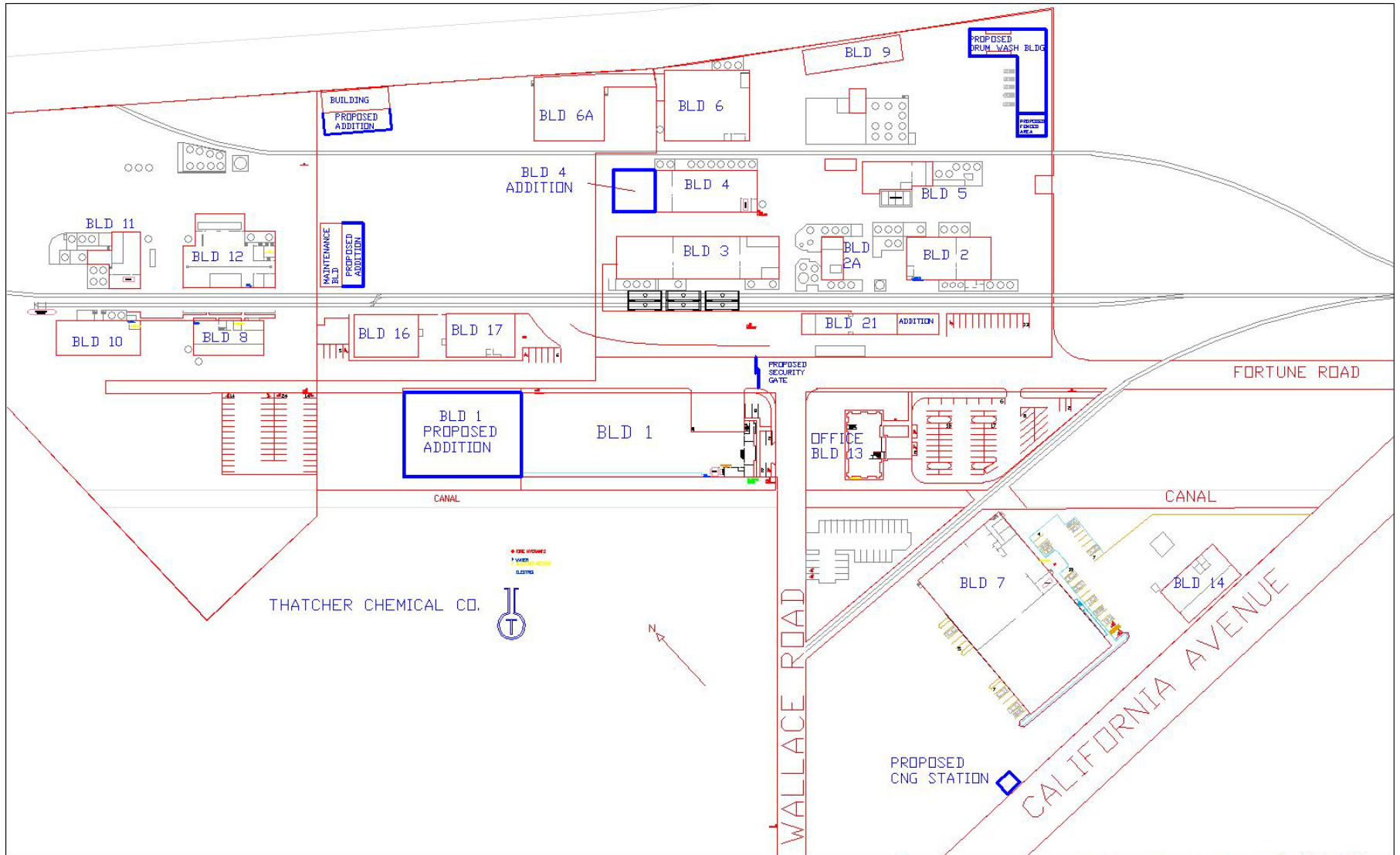


- Seismic upgrades
- More energy efficient
- Lower costs to our customers from more efficient operations
- Better service to our customers through reduced waiting time for loading and unloading (12 dock doors vs. 6 currently)

We need your help



- Zoning change
- To improve plant security we would like to have the City abandon the west end of Fortune Rd so that we can restrict traffic inside our plant.



THATCHER CHEMICAL CO.



DATE	DESCRIPTION	BY	CHK.	DATE	DESCRIPTION	BY	CHK.	DATE	DESCRIPTION	BY	CHK.	DATE	DESCRIPTION	BY	CHK.

THATCHER COMPANY
SALT LAKE CITY, UTAH

SALT LAKE CITY PLANT
PROPOSED ADDITIONS, SITE PLAN

DESIGNED BY: [redacted]	DRAWN BY: [redacted]
CHECKED BY: [redacted]	DATE: [redacted]
SCALE: [redacted]	DATE: [redacted]
PROJECT NO.: [redacted]	DATE: [redacted]
REV. NO.: [redacted]	DATE: [redacted]
SLC-P-101-01	A

ATTACHMENT D: ANALYSIS OF STANDARDS

Zoning Amendment Standards

City Code 21A.50.050 Standards for general (zoning) amendments. A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the city council (and planning commission) should consider the following factors:

- 1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;**

Analysis: The Westside Master Plan land use map indicates the area to be generally industrial however, the text identifies more specific policies for the area (see attachment F).

The specific policy for the area between Redwood Road and I-215 is to not allow heavy industrial uses, but to transition to less-intense industrial and commercial uses that are more complementary to the neighborhood to the east.

Finding: Staff finds the proposal is not consistent with the stated purposes, goals, objectives, and policies of the City as identified in the Westside Master Plan.

- 2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;**

Analysis: The purpose statement for the both the M-1 and M-2 zoning districts are listed in Attachment E. The fundamental difference between the two districts is the amount of potential impact that is expected from the land use. The existing chemical manufacturing use is consistent with the M-2 zoning district but is not consistent with the M-1 district in which it is located; which is why any increase in square footage of the chemical facility is considered an expansion of a non-conforming use.

It has been argued that the allowance of the loading docks would not inherently expand the facility, but merely make the existing facility more efficient; however once the property is rezoned, any land use allowed in the M-2 zoning district would be allowed on the specific site, including the expansion of buildings.

Finding: The proposed map amendment intensifies the land use of the site, allowing heavy manufacturing uses.

- 3. The extent to which a proposed map amendment will affect adjacent properties;**

Analysis: The proposed zoning change would allow the adjacent non-conforming land use to expand by allowing for reconfigured loading docks and other uses that are allowed in the M-2 Zoning district, including expansion of building, storage or manufacturing of chemicals.

State and city laws allows the existing non-conforming use to be completely ~~be~~rebuilt in the event of fire or other natural disaster.

According to County Assessor records, the existing immediately adjacent land uses are vacant, distribution, truck stop, retail and light manufacturing; which are all consistent with the M-1 zoning. To the east is commercial/retail along Redwood Road and east of Redwood Road is the Glendale neighborhood, which has homes, schools, churches and other uses typical of a residential neighborhood.

The masterplan policy for the area is to discourage heavy industrial uses specifically because of their impacts on residential areas. The zoning change would facilitate the expansion of a non-conforming use that, by adopted policy, is being encouraged to phase out and move to a less impactful portion of the City. The rezone request is being driven by a desire to facilitate loading docks, however once the zoning is changed, any land use allowed in the M-2 zoning district would be allowed on the site, which is not consistent with the master plan.

Finding: The proposed map amendment would accommodate the expansion of a non-conforming land use, inconsistent with the master plan, because of the negative impact on adjacent land uses.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

Analysis: The subject property is within Airport Flight Path Protection Zone H, which imposes additional height standards. Zone H is the least restrictive Airport overlay zone. The additional restrictions do not affect the underlying allowed land uses and only have an impact on the site if there are tall structures that would impact aviation. The proposed loading dock would not be impacted by the overlay, however if subsequent redevelopment of the site included taller structures, the overlay would affect the design.

Finding: Staff finds the property is subject to applicable overlay zoning districts that impose additional standards.

5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Analysis: Pertinent Salt Lake City Departments and Divisions have reviewed the proposal and have made recommendations (see Attachment F – Department Comments.)

Salt Lake City Transportation has questioned the value of maintaining Fortune Road as a city street if the property rezoned and the use expanded.

Fortune Road is a dead end street which exits onto California Avenue. California Avenue has a rail road crossing the street, however in the event of blockage, there remains access from either direction and/or to the south.

Salt Lake City Public Utilities expressed ongoing concern about the chemical facility adjacent to the Jordan Surplus Canal.

There are two schools located approximately 3500 feet from the chemical facility

Fire station 14 is located approximately two blocks to the south at 1560 Industrial Road

Finding: The subject property is adequately served by public facilities and services, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection. However concerns of expanding a chemical facility adjacent to schools, residential areas and/or storm water remain.

ATTACHMENT E: EXCERPTS FROM ZONING ORDINANCE

The purpose statement for the M-1 LIGHT MANUFACTURING DISTRICT is:

City Code 21A.28.020.A: The purpose of the M-1 light manufacturing district is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting. This zone is appropriate in locations that are supported by the applicable master plan policies adopted by the city. This district is intended to provide areas in the city that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses.

The purpose statement for the proposed M-2 HEAVY MANUFACTURING DISTRICT is:

21A.28.030.A: The purpose of the M-2 heavy manufacturing district is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate for, a nuisance free environment. This zone is appropriate in locations that are supported by the applicable master plan policies adopted by the city. This district is intended to provide areas in the city that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Due to the nature of uses allowed in this zone, land uses that may be adversely impacted by heavy manufacturing activities are not permitted. Certain land uses are prohibited in order to preserve land for manufacturing uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way.

The following land use table identifies the differences in land use allowed in the individual zoning districts:

21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District	
	M-1	M-2
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C	C ⁷
Agricultural use	P	P
Alcohol:		
Brewery	P	P
Brewpub	C ^{6,10}	C ^{6,10}
Distillery	P	P
Microbrewery	C ^{6,10}	C ^{6,10}
Social club	C ^{6,10}	C ^{6,10}
Tavern	C ^{6,10}	C ^{6,10}
Winery	P	P
Ambulance services (indoor and/or outdoor)	P	P
Animal:		
Cremation service	P	P
Kennel	P	P
Pet cemetery	p ²	p ²
Pound	p ¹²	p ¹²
Raising of furbearing animals	C	P

Stockyard	C ¹²	P ¹²
Veterinary office	P	P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height	C	C
Bakery, commercial	P	P
Blacksmith shop	P	P
Bottling plant	P	P
Building materials distribution	P	P
Bus line station/terminal	P	P
Bus line yard and repair facility		P
Check cashing/payday loan business	P ⁹	
Chemical manufacturing and/or storage		C
Community correctional facility, large (see section 21A.36.110 of this title)	C ^{8,12}	
Community correctional facility, small (see section 21A.36.110 of this title)	C ^{8,12}	
Community garden	P	
Concrete and/or asphalt manufacturing	C ¹²	P ¹²
Contractor's yard/office	P	P
Crematorium	P	P
Daycare center, adult	P	
Daycare center, child	P	
Drop forge industry		P
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	P	P

Equipment, heavy (rental, sales, service)	P	P
Equipment rental (indoor and/or outdoor)	P	P
Explosive manufacturing and storage		C ¹²
Financial institution with or without drive-through facility	P ¹¹	
Flammable liquids or gases, heating fuel distribution and storage		P ¹²
Food processing	P	P
Gas station	P	P
Government facility	P	P
Government facility requiring special design features for security purposes	P	P
Grain elevator		P
Greenhouse	P	
Heavy manufacturing		P ¹²
Hotel/motel	P	
Impound lot	P ¹²	P ¹²
Incinerator, medical waste/hazardous waste		C ¹²
Industrial assembly	P	P
Laboratory (medical, dental, optical)	P	
Laboratory, testing	P	P
Large wind energy system	P	P
Laundry, commercial	P	P
Light manufacturing	P	P
Limousine service	P	P
Mobile food business (operation in the public right of way)	P	P
Mobile food business (operation on private property)	P	P

Mobile food court	P	P
Office	P	
Office, publishing company	P	
Open space	P	P
Package delivery facility	P	P
Paint manufacturing		P
Parking:		
Off site	P	P
Park and ride lot	P	P
Park and ride lot shared with existing use	P	P
Photo finishing lab	P	P
Poultry farm or processing plant		P ¹²
Printing plant	P	
Radio, television station	P	
Railroad, freight terminal facility	C ^{4,12}	C ^{4,12}
Railroad, repair shop		P
Recreation (indoor)	P	
Recreation (outdoor)	P	
Recycling:		
Collection station	P	P
Processing center (indoor)	P	P
Processing center (outdoor)	C ¹²	P ¹²
Refinery, petroleum products		C ¹²
Restaurant with or without drive-through facilities	P ¹¹	
Retail goods establishment with or without drive-through facility	P ¹¹	

Retail service establishment:			
	Electronic repair shop	P	
	Furniture repair shop	P	P
	Upholstery shop	P	
Rock, sand and gravel storage and distribution		C	P
School:			
	Professional and vocational (with outdoor activities)	P	
	Professional and vocational (without outdoor activities)	P	
	Seminary and religious institute	P	
Seasonal farm stand		P	P
Sexually oriented business		P ⁵	
Sign painting/fabrication		P	P
Slaughterhouse			P ¹²
Solar array		P	P
Storage and display (outdoor)		P	P
Storage, public (outdoor)		P	P
Store, convenience		P	P
Studio, motion picture		P	
Taxicab facility		P	P
Tire distribution retail/wholesale		P	P
Truck freight terminal		P ¹²	P ¹²
Urban farm		P	P
Utility:			
	Building or structure	P	P
	Electric generation facility	C ^{3,12}	C ^{3,12}

Sewage treatment plant	C	P
Solid waste transfer station	C ¹²	P ¹²
Transmission wire, line, pipe or pole	P ¹	P ¹
Vehicle:		
Auction	P	P
Automobile and truck repair	P	P
Automobile and truck sales and rental (including large truck)	P	P
Automobile part sales	P	P
Automobile salvage and recycling (indoor)	P	P
Automobile salvage and recycling (outdoor)	C ¹²	P ¹²
Recreational vehicle (RV) sales and service	P	P
Truck repair (large)	P	P
Vending cart, private property	P	P
Warehouse	P	P
Welding shop	P	P
Wholesale distribution	P	P
Wireless telecommunications facility (see section 21A.40.090 , table 21A.40.090E of this title)		
Woodworking mill	P	P

Qualifying provisions:

1. See subsection [21A.02.050B](#) of this title for utility regulations.
2. Subject to Salt Lake Valley health department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility may be located within a 5 mile radius of any other existing railroad freight terminal facility.
5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, social club, brewpub or microbrewery, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
8. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.

11. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
12. Prohibited within 1,000 feet of a single- or two-family zoning district.

(Ord. 66-13, 2013)

21A.24.020: M-1 LIGHT MANUFACTURING DISTRICT:

C. Minimum Lot Size:

1. Minimum Lot Area: Twenty thousand (20,000) square feet.
2. Minimum Lot Width: Eighty feet (80').
3. Existing Lots: Lots legally existing as of April 12, 1995, shall be considered legal conforming lots.

D. Minimum Yard Requirements:

1. Front Yard: Fifteen feet (15').
2. Corner Side Yard: Fifteen feet (15').
3. Interior Side Yard: None required.
4. Rear Yard: None required.
5. Accessory Uses, Buildings And Structures In Yards: Accessory uses, buildings and structures may be located in a required yard area subject to section [21A.36.020](#), table [21A.36.020B](#) of this title.

E. Landscape Yard Requirements:

1. Front And Corner Side Yards: All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of [chapter 21A.48](#) of this title.
2. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yard requirements of [chapter 21A.48](#) of this title.

F. Maximum Height:

1. No building shall exceed sixty five feet (65') except that emission free distillation column structures, necessary for manufacture processing purposes, shall be permitted up to the most restrictive federal aviation administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City department of airports at the proposed locations of the distillation column structure. Any proposed development in the airport flight path protection (AFPP) overlay district, as outlined in section [21A.34.040](#) of this title, will require approval of the department of airports prior to issuance of a building permit. All proposed development within the AFPP overlay district which exceeds fifty feet (50') will also require site specific approval from the federal aviation administration.
2. In the M-1 zoning districts located west of the Salt Lake City International Airport and north of Interstate 80 (I-80), buildings may exceed sixty five feet (65') in height subject to the conditional building and site design review standards and procedures of [chapter 21A.59](#) of this title. In no case shall any building exceed eighty five feet (85').

21A.26.030: M-2 HEAVY MANUFACTURING DISTRICT:

C. Minimum Lot Size:

1. Minimum Lot Area: Twenty thousand (20,000) square feet.
2. Minimum Lot Width: Eighty feet (80').
3. Existing Lots: Lots established prior to April 12, 1995, shall be considered legal conforming lots.

D. Minimum Yard Requirements:

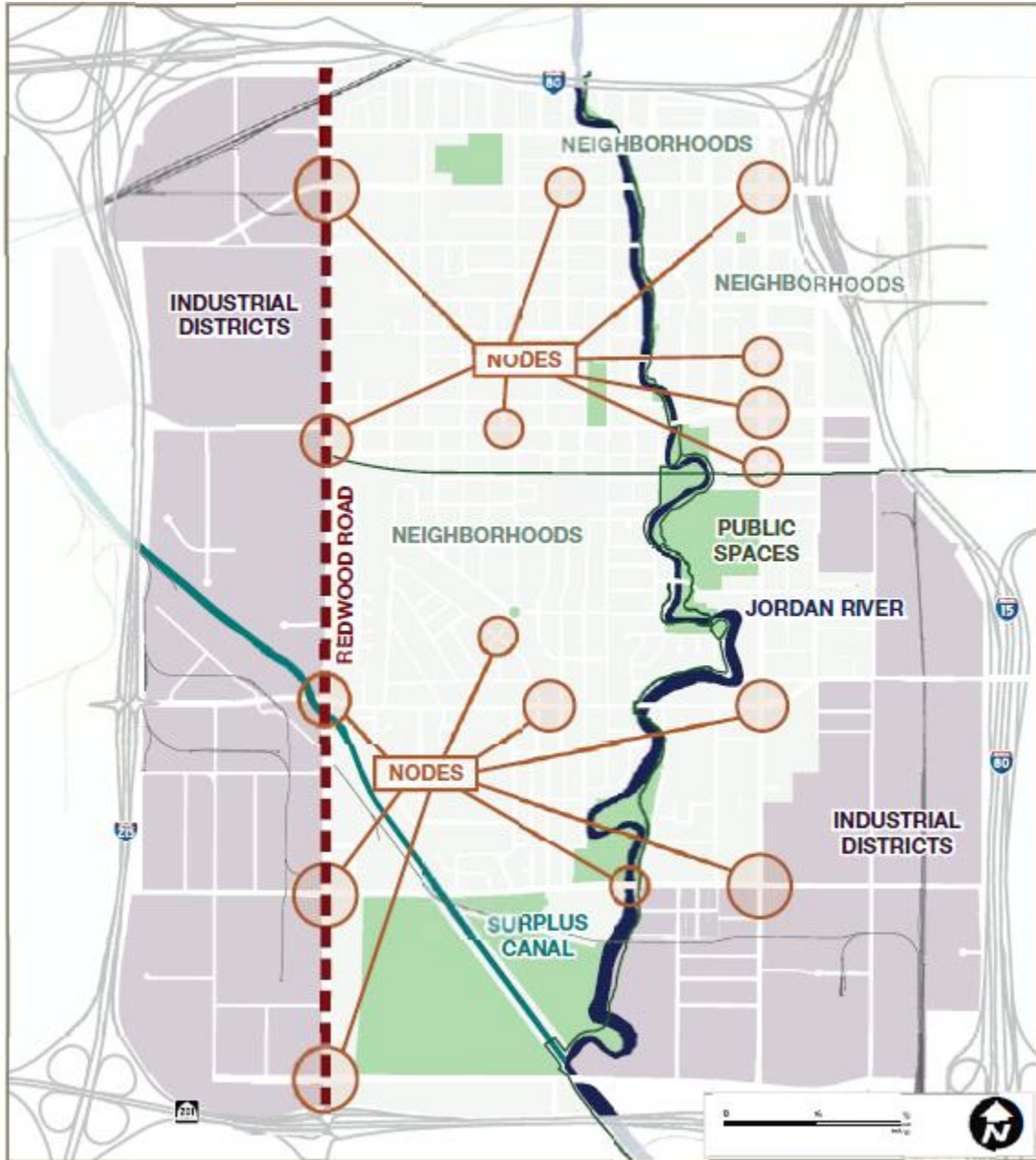
1. Front Yard: Twenty five feet (25').
2. Corner Side Yard: Fifteen feet (15').
3. Interior Side Yard: Twenty feet (20').
4. Rear Yard: Thirty five feet (35').
5. Accessory Uses, Buildings And Structures In Yards: Accessory uses, buildings and structures may be located in a required yard area subject to section [21A.36.020](#), table [21A.36.020B](#) of this title.

E. Landscape Yard Requirements: The first twenty five feet (25') of all required front yards and the first fifteen feet (15') of all required corner side yards shall be maintained as landscape yards in conformance with the requirements of [chapter 21A.48](#) of this title, including section [21A.48.110](#) of this title.

F. Maximum Height: No building shall exceed eighty feet (80'), except that chimneys and smokestacks shall be permitted up to one hundred twenty feet (120') in height.

ATTACHMENT F: EXCERPTS FROM THE MASTER PLAN

The Westside Master Plan land use map:



Map of the opportunities in the Westside that will be discussed throughout this plan.

Excerpts referenced in the discussion section of the staff report:

West of Redwood Road

It is anticipated that zoning changes and long-term redevelopment of the Redwood Road corridor will lead to a gradual change away from industrial uses on its west side. There is a significant amount of undeveloped industrial land west of I-215 and the interstate viaduct can buffer these uses from the commercial and residential development anticipated on Redwood Road. The industrial area west of I-215 is a vital economic engine for Salt Lake City, the Salt Lake Valley and the entire state of Utah. Further exploration of the area's important, ongoing role in the economic health of the city should be a priority of the city. The redevelopment of the land between Redwood Road and I-215 is addressed in more detail in other sections of this plan.

Encourage major redevelopment of the west side of Redwood Road.

The West Side of Redwood Road. The mix of zoning districts along Redwood Road's west side, currently, general-to-heavy commercial and light manufacturing, should be eliminated. In its place, two less intense zoning districts should be put in place. Property adjacent to Redwood Road should be zoned for less intense commercial land uses through a zone that requires a more coordinated and measured approach to development than the one found there now. There should be a focus on building and site design to make new construction more compatible with the desired multi-modal use of the corridor. This new zoning district should restrict the heavy commercial uses allowed there now, but welcome large commercial developments or ones that can operate free of nuisances. The remaining properties between Redwood Road and I-215 should be rezoned for business or industrial park style development. The Planning Division should consider establishing a new zoning district that allows for some of the lower-intensity industrial uses that can be designed to be compatible with commercial development.

Excerpts referenced in the Analysis section of the staff report:

The West Side of Redwood Road. The mix of zoning districts along Redwood Road's west side, currently, general-to-heavy commercial and light manufacturing, should be eliminated. In its place, two less intense zoning districts should be put in place. Property adjacent to Redwood Road should be zoned for less intense commercial land uses through a zone that requires a more coordinated and measured approach to development than the one found there now. There should be a focus on building and site design to make new construction more compatible with the desired multi-modal use of the corridor. This new zoning district should restrict the heavy commercial uses allowed there now, but welcome large commercial developments or ones that can operate free of nuisances. The remaining properties between Redwood Road and I-215 should be rezoned for business or industrial park style development. The Planning Division should consider establishing a new zoning district that allows for some of the lower-intensity industrial uses that can be designed to be compatible with commercial development.

ATTACHMENT G: DEPARTMENT COMMENTS

Public Utilities - Jason Draper (jason.draper@slcgov.com or 801-486-6751)

The property is adjacent to the CWA #2 Canal. All chemical storage must meet federal, state, and city guidelines as well as industrial permit requirements. Any changes in use require an update to the industrial sanitary sewer discharge permit and the industrial stormwater permit. The property owner is responsible for environmental safety and the protection of water quality.

Engineering - Scott Weiler (scott.weiler@slcgov.com or 801-535-6159)

No objections to the proposed rezone. Should Fortune Road, west of this address be closed as a public road and made private?

Transportation - Michael Barry (michael.barry@slcgov.com or 801-535-7147)

No issues from Transportation. This actually looks like an improvement compared to the existing loading dock configuration.

Zoning – Alan Michelsen (alan.michelsen@slcgov.com or 801-535-****)

1. Parcel is identified as vacant land. Any new development will need to comply with setback and landscaping requirements for the M-2 zone and the parking and maneuvering requirements of 21A.44.
2. Consider definition of spot zoning. The nearest M-2 zone is over 1/2 mile away.

ATTACHMENT H: PUBLIC PROCESS & COMMENTS

Notice of the public hearing for the proposal included:

Community Council notified October 13, 2015

Public hearing notice mailed: January 28, 2016

Public hearing notice posted: January 28, 2016

Public notice posted on City and State websites and Planning Division list serve: January 28, 2016

Public Input:

The Community Council voted in favor of the rezone.

From: David Bohn [<mailto:David.Bohn@tchem.com>]

Sent: Monday, October 26, 2015 11:17 AM

To: Dansie, Doug

Cc: Craig Thatcher

Subject: FW: SLC rezoning

Hello Doug,

This is Dave Bohn from Thatcher Company. Per your request, I attended the Glendale Community Council Meeting on October 21st and explain why Thatcher needs the rezoning, explain the details of our project, answered questions and handed out the documents attached. The meeting agenda is attached as well.

The council took a vote which was 30 to 1 in favor of move this project forward. Please let me know if there is anything further I can do to help the process.

Thank you,

Dave Bohn

ATTACHMENT I: MOTIONS

POTENTIAL MOTIONS FOR THE SALT LAKE CITY PLANNING COMMISSION

Staff Recommendation:

Based on the information contained within this staff report, and comments received, I move the Planning Commission forward a recommendation of denial to the City Council for the proposed zoning map amendments.

Not Consistent with Staff Recommendation:

Based on the information contained within this staff report, and comments received, I move the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map amendments.

Note:

If motion is to recommend approval, the Planning Commission shall make findings based on the Zoning Amendment standards and specifically state how the standards are compliant. The following are the applicable standards.

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;
5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.