



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: Tracy Tran, 801-535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com)  
Date: March 8, 2017  
Re: PLNPCM2017-00001 – AG (Agricultural) Zone Text Amendment (Northwest Quadrant Text Amendments)

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## Zoning Text Amendment

**PROPERTY ADDRESS:** City-wide  
**PARCEL ID:** N/A  
**MASTER PLAN:** N/A  
**ZONING DISTRICT:** AG (Agricultural) Zoning District

**REQUEST:** The Mayor formally requested that the Salt Lake City Planning Division to remove residential land uses from the AG (Agricultural) zoning district. The proposed changes will correspond with the recently adopted Northwest Quadrant Master Plan.

**RECOMMENDATION:** Based on the analysis and findings of this report, it is the opinion of staff that the proposed text amendments meet the intent of the Administration's direction, standards for a zoning ordinance amendment and staff recommends that the Planning Commission forward a favorable recommendation of petition PLNPCM2017-00001 to the City Council. Below is a proposed motion consistent with this recommendation:

**Based on the information in the staff report and the discussion heard, I move that the Planning Commission transmit a positive recommendation to the City Council regarding petition PLNPCM2017-0001, text amendments to the AG (Agricultural) zoning district.**

**ATTACHMENTS:**

- A. Proposed Ordinance
- B. Analysis of Standards
- C. Public Process and Comments
- D. Department Comments
- E. Motions

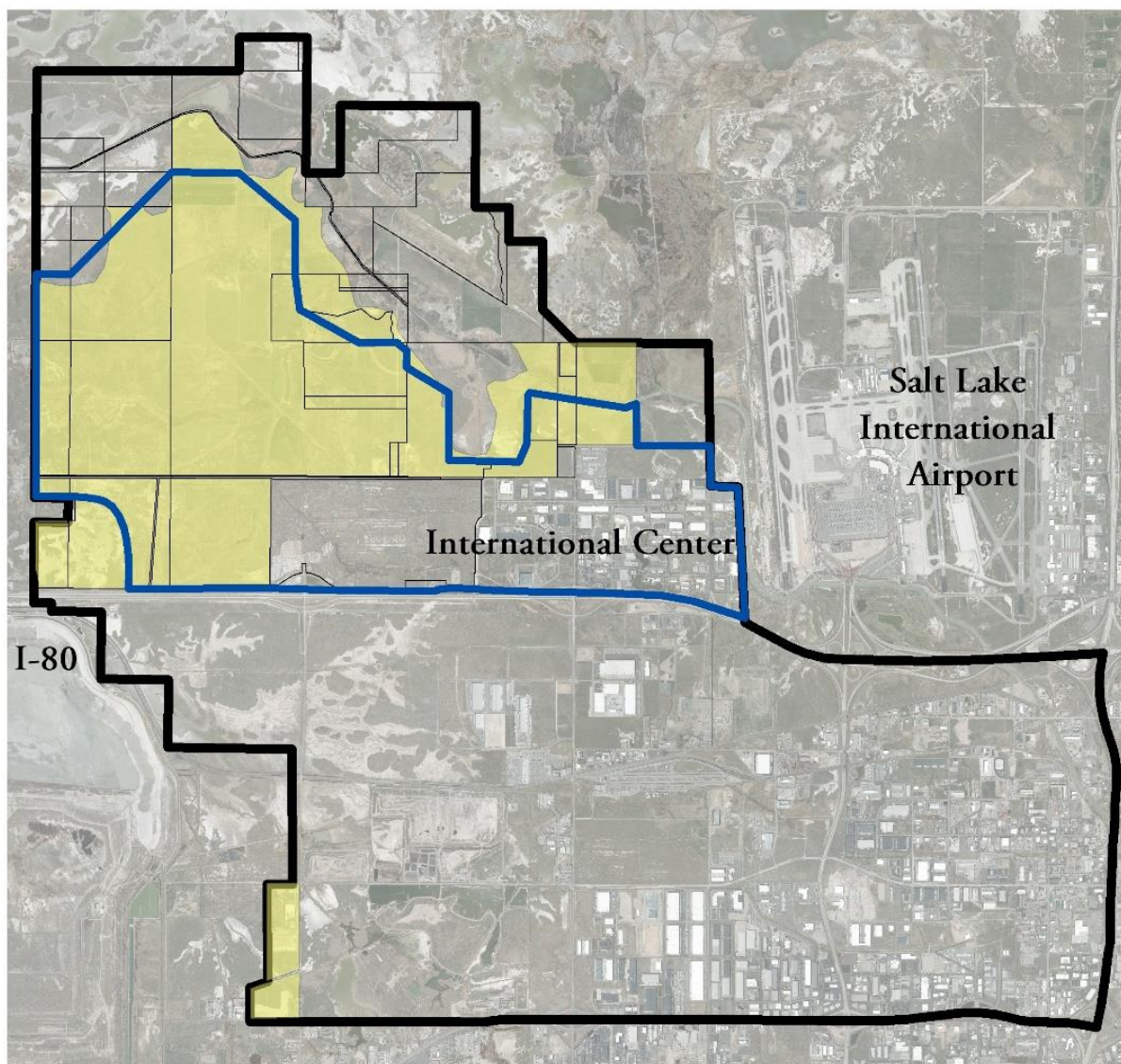
**PROJECT DESCRIPTION:**

On December 27, 2016, the Mayor initiated a petition requesting the Planning Division to remove residential land uses and analyze the AG (Agricultural) zone. These changes would help implement the vision and goals of the Northwest Quadrant Master Plan that was adopted on August 16, 2016. The Northwest Quadrant Master Plan envisions the Northwest Quadrant to be an area that balances

the environmentally-sensitive Great Salt Lake shorelands and light industrial development. The master plan does not envision residential as a component of this area, but does support the continuation of historic agricultural uses in the area.

Currently, all of the properties zoned AG in Salt Lake City are located within the Northwest Quadrant. The vision of the Northwest Quadrant Master Plan would promote the future rezone of these AG properties to a light industrial zoning district (M-1). However, agricultural uses are anticipated to continue until that time. There are other properties in the city zoned AG-2 and AG-5 located outside of the Northwest Quadrant. The amendments to the AG zone would not impact AG-2 and AG-5 zoning districts.

## Properties Zoned AG in the Northwest Quadrant



This petition is one part a larger package of Northwest Quadrant text amendments. Other text amendments following these will likely include to address the development area north of I-80, the

Lowland Conservancy overlay, and amendments to protect the “natural areas” as identified in the Northwest Quadrant Master Plan.

**KEY ISSUES:**

The sections being changed in the zoning ordinance as part of the amendment is Section 21A.32.050: AG Agricultural District, 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts, and Section 21.62: Definitions.

**Issue 1: Residential Uses**

The AG zoning district currently allows for some residential uses such as single family homes, group homes, and manufactured homes. These residential uses would be allowed to be built on 10,000 square foot lots within the AG zone. The Northwest Quadrant Master Plan does not envision residential as a component of this area of the City.

**Issue 2: Existing Uses**

In addition, staff analyzed other uses to determine if they should be removed/added. Currently, at least one of the properties zoned AG is functioning as a duck club. To ensure there are no issues with this use continuing, a “Duck Hunting Club” permitted use and definition was added.

In addition, much of the land zoned AG is being used for grazing. With this use, a caretaker home is necessary for the use so “Living quarters for caretaker or security guard” was added as a permitted use in the land use tables.

**Issue 3: Accessory Agricultural Retail Uses**

One issue that was brought up is the growing trend of farm to table and how many farms have a retail component that sells their products grown on site. Currently, the zoning ordinance is written to only allow for seasonal farm stands and the overall definition is a bit restrictive. To ensure that agricultural uses can allow for a retail component for the products that are grown on site, the definition of “Agricultural Use” was amended to allow for accessory retail sales of items grown on their site to occur.

**Issue 4: Uses in Natural Areas of the Northwest Quadrant Master Plan**

One of the major ideas that came out of the Northwest Quadrant Master Plan was the concept of the development line north of I-80. The area within the development line is considered developable with light industrial-type uses. All the other areas outside of that land is considered natural areas that should not be developed. The natural area would also allow for agricultural uses to continue in the area. The next step with the Northwest Quadrant zoning text amendments will involve creating an overlay for the Northwest Quadrant area north of I-80. The restriction of uses that may detrimentally impact the natural areas will be addressed within these overlays.

Portions of the existing AG zoning is located within this natural area of the Northwest Quadrant Master Plan. However, the best way to address the overall use restrictions for the Northwest Quadrant is through an overlay. Because there may be a couple different zoning land use designations for the natural areas, the overlay would be the most effective tool to override the base zoning designations and could restrict land uses for the entire natural area.

**DISCUSSION:**

The Administration has recommended that staff amend the AG zoning district. If the ordinance is not changed, single-family homes could be built out in the Northwest Quadrant, which counters the vision goals of the Northwest Quadrant Master Plan. Making the proposed changes as outlined in this staff report and the additional zoning text amendments that will occur in the next steps of the Northwest Quadrant zoning text amendments, meets the overall vision and goals of the Northwest Quadrant Master Plan.

**NEXT STEPS:**

The Planning Commission's recommendation for these proposed zoning text amendments will be forwarded on to the City Council for their action. The City Council is the decision-making body for zoning text amendments.

# ATTACHMENT A: PROPOSED ORDINANCE

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## 21A.32.050: AG AGRICULTURAL DISTRICT:

A. Purpose Statement: The purpose of the AG agricultural district is to preserve and protect agricultural uses for local food production in suitable portions of Salt Lake City. ~~until these lands can be developed for the most appropriate use.~~ These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

B. Uses: Uses in the AG agricultural district as specified in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title are permitted subject to the general provisions set forth in section [21A.32.010](#) of this chapter and this section.

C. Minimum Lot Area And Lot Width:

1. Minimum Lot Area: 2 Acres

2. Minimum Lot Width: 100 Feet

<del>Land Use</del>	<del>Minimum Lot Area</del>	<del>Minimum Lot Width</del>
<del>Agricultural uses</del>	<del>5 acres</del>	<del>100 feet</del>
<del>Conditional uses</del>	<del>5,000 square feet</del>	<del>50 feet</del>
<del>Single family dwellings</del>	<del>10,000 square feet</del>	<del>100 feet</del>
<del>Small group homes</del>	<del>10,000 square feet</del>	<del>100 feet</del>

D. Maximum Building Height: Forty-five feet (45').

~~1. Single Family Dwellings: Thirty feet (30').~~

~~2. Small Group Homes: Thirty feet (30').~~

~~3. Agricultural Uses: Forty five feet (45').~~

~~4. Conditional Uses: Forty five feet (45').~~

E. Minimum Yard Requirements:

1. Front Yard: Thirty feet (30').

2. Corner Side Yard: Thirty feet (30').

3. Interior Side Yard: Twenty feet (20').
4. Rear Yard: Thirty feet (30').
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section [21A.36.020](#), table [21A.36.020B](#) of this title.

~~F. Required Landscape Yards: All front and corner side yards shall be maintained as landscape yards in conformance with the requirements of [chapter 21A.48](#) of this title.~~

~~F. G.~~ Restrictions On Agricultural Uses: In addition to the applicable foregoing regulations, agricultural uses shall comply with the following requirements:

~~1. Agricultural uses shall not include commercial operations involving retail sales to the general public, except for seasonal farm stands.~~

~~1. 2.~~ No feeding, grazing, or sheltering of livestock and poultry, whether within penned enclosures or within enclosed buildings, shall be permitted within one hundred feet (100') of an existing single-family dwelling on an adjacent lot.

~~2. 3.~~ Stockyards, feed yards, slaughterhouses and rendering plants shall not be permitted. (Ord. 66-13, 2013; Ord. 12-11, 2011; Ord. 61-09 § 21, 2009; Ord. 26-95 § 2(16-4), 1995)

**21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:**  

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District																
	R P	B P	F P	A G	A G - 2	A G - 5	A G - 2 0	O S	N O S	A	P L	P L- 2	I	U I	M H	EI	M U
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site																	P <sub>2</sub>
Agricultural use		C		P	P	P				P							
Air cargo terminals and package delivery facility		P								P							

Airport										P							
Alcohol:																	
Brewpub (2,500 square feet or less in floor area)		P <sup>1</sup> 2															C 12
Brewpub (more than 2,500 square feet in floor area)		P <sup>1</sup> 2															
Dining club (2,500 square feet or less in floor area)																	C 12
Social club (2,500 square feet or less in floor area)																	C 12
Tavern (2,500 square feet or less in floor area)																	C 12



	floor area)																	
	Ambulance service (indoor)	P	P															
	Ambulance service (outdoor)	P <sub>10</sub>	P <sub>10</sub>															
	Amphitheater																	C
	Animal:																	
	Kennel on lots of 5 acres or larger		C		P <sub>8</sub>	P <sub>8</sub>	P <sub>8</sub>	P <sub>8</sub>										
	Pet cemetery				P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4</sub>	P <sub>4,5</sub>									
	Stable (private)				P	P	P	P										
	Stable (public)				P	P	P	P										
	Veterinary office		P															P
	Antenna, communication tower	P	P	C	P	P	P				P	P	C	P	P			P
	Antenna, communication tower,	C	C								P		P <sub>11</sub>	C	C			C

exceeding the maximum building height in the zone																	
Art gallery										P	P	P	P				P
Bed and breakfast												P <sub>2</sub>	P				P
Bed and breakfast inn												P <sub>2</sub>	P				P
Bed and breakfast manor												P <sub>2</sub>	P				P
Botanical garden	P									P	P						
Cemetery								P									
Clinic (medical, dental)	P	P										P	P				P
Community garden	P	P	P	P	P	P	P	P		P	P	P	P	P			P
Convent/monastery												P	P				
Daycare center, adult	P	P								P	P	P	P				P
Daycare center, child	P	P							P	P	P	P	P				P
Dental laboratory/	P	P										C	C				P

research facility																	
Dwelling:																	
Assisted living facility (large)											P <sub>16</sub>	P				P	
Assisted living facility (limited capacity)											P	P				P	
Assisted living facility (small)											P	P				P	
Group home (large) <sup>17</sup>																C	
Group home (small) <sup>18</sup>			P	<u>P</u> -	P	P										P	
Living quarters for caretaker or security guard	P	P		<u>P</u>						P		P	P			P	
Manufactured home				<u>P</u> -	P	P										P	
Mobile home													P				

Multi-family														P			P
Residential support (large) <sup>19</sup>																	C
Residential support (small) <sup>20</sup>																	P
Rooming (boarding) house																	P
Single-family (attached)																	P
Single-family (detached)			P	P	P	P											P
Twin home and two-family																	P
Eleemosynary facilities										P	P	P 16, 21	P				P
Exhibition hall										C	P	C	P				
Extractive industry																P	



Hunting Club, Duck				P													
Industrial assembly		P							P								
Jail										C							
Jewelry fabrication		P															
Large wind energy system	C	C		C	C	C			C			P	P				
Library										P	P	P	P				P
Light manufacturing		C							P								
Manufacturing, concrete or asphalt																	P <sub>15</sub>
Meeting hall of membership organization		P									P	P	P				P
Mixed use development																	P
Mobile food business (operation on private property)	P	P											P	P			P

Municipal service uses, including city utility uses and police and fire stations	C	C								P	C	C	C <sup>14</sup>	C		P	C
Museum	C						P				P	P	P	P			P
Nursing care facility													P	P			P
Office	P	P								P	P	P	P	P			P
Open space	P	P	P	P	P	P	P	P <sup>9</sup>	P	P	P	P	P	P	P	P	P
Park	C						P				P	P		P			P
Parking:																	
Commercial		C															
Off site										P	P	P	P	P			C
Park and ride lot										P	C						
Park and ride lot shared with existing use	P	P								P	P		P	P		P	P





Retail, sales and service accessory use when located within a principal building											P					
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P	P								P	P	P	P	P		P
School:																
College or university											P	P	P			
K - 12 private										P	P	P	P			
K - 12 public										P	P	P	P			
Music conservatory												P	P			P

Professional and vocational	P	P								P			P	P			
Seminary and religious institute													P	P			C
Small brewery		C															
Solar array	P	P		P <sub>22</sub>						P	P		P				
Stadium											C		C	C			
Storage, accessory (outdoor)		P								P							P
Studio, art																	P
Theater, live performance	C <sub>15</sub>	C <sub>5</sub> <sup>1</sup>									C <sub>15</sub>	C <sub>15</sub>	C <sub>15</sub>	C <sub>15</sub>			C <sub>15</sub>
Theater, movie												C					C
Transportation terminal, including bus, rail and trucking										P							
Urban farm	P	P	P	P	P	P	P	P			P	P	P	P			

Utility, building or structure	P <sub>1</sub>	P <sup>1</sup>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>		P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>
Utility, transmission wire, line, pipe or pole	P <sub>1</sub>	P <sup>1</sup>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>		P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>
Vehicle, automobile rental agency		P								P							
Vending cart, private property	P	P															
Vending cart, public property							P										
Warehouse		P								P							
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Wholesale distribution		P								P							
Wireless telecommu																	

nications facility (see section <a href="#">21A.40.09</a> 0, table <a href="#">21A.40.09</a> 0E of this title)																		
Zoological park							P											

Qualifying provisions:

1. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title.
2. When located in a building listed on the Salt Lake City register of cultural resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
8. Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and without directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
12. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
13. If located on a collector or arterial street according to the Salt Lake City transportation master plan - major street plan: roadway functional classification map.
14. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
15. Prohibited within 1,000 feet of a single- or two-family zoning district.
16. Occupancy shall be limited to 25 persons.
17. No large group home shall be located within 800 feet of another group home.
18. No small group home shall be located within 800 feet of another group home.
19. No large residential support shall be located within 800 feet of another residential support.
20. No small residential support shall be located within 800 feet of another residential support.
21. No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.
22. Prior to issuance of a building permit in the Development Area of the Northwest Quadrant, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife

(Ord. 70-15, 2015: Ord. 64-15, 2015)

## **21A.62.040: Definitions of Terms:**

*Amended definition:*

AGRICULTURAL USE: The use of a tract of land for growing crops in the open, dairying, pasturage, horticulture, floriculture, general farming uses and necessary accessory uses, including the structures necessary for carrying out farming operations and the sales of food products and agricultural goods grown on site; provided, however, such agricultural use shall not include the following uses: the feeding of garbage to animals, the raising of poultry or furbearing animals as a principal use, or the operation or maintenance of commercial stockyards, or feed yards, slaughterhouses or rendering facilities.

~~A. Commercial operations or accessory uses which involve retail sales to the general public unless the use is specifically permitted by this title; and~~

~~B. The feeding of garbage to animals, the raising of poultry or furbearing animals as a principal use, or the operation or maintenance of commercial stockyards, or feed yards, slaughterhouses or rendering facilities.~~

*Additional definition:*

HUNTING CLUB, DUCK: Private association organized to participate in duck hunting activities on private property

*The following definition is currently proposed to be changed as part of the Fine Tuning Zoning Ordinance Text Amendment that is in process. This language is necessary for the overall text amendments to the AG zoning district.*

DWELLING, LIVING QUARTERS FOR CARETAKER OR SECURITY GUARD: A residence, secondary and accessory to ~~an~~ principal use existing main dwelling for persons employed principally on site for purposes of care and protection of persons, property, plants, animals, equipment, or other circumstances on site or on contiguous lots under the same ownership.

## **ATTACHMENT B: ANALYSIS OF STANDARDS**

As per section 21A.50.050, 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 concerning a proposed text amendment, the City Council should consider the following:

<b>Factor</b>	<b>Finding</b>	<b>Rationale</b>
<p><b>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b></p>	<p>Complies</p>	<p>The Northwest Quadrant Master Plan’s vision for the development area is a light industrial center and does not include residential development.</p> <p>The Northwest Quadrant Master Plan’s future land use map for the development area north of I-80 calls out light industrial as the proposed use. The master plan states “light industrial areas include uses that produce little or no pollution but require a lot of land. Uses such as warehousing, manufacturing, food production, assembly, and other similar uses are commonly found in the light industrial areas. Uses that require outdoor storage of new, clean materials are generally acceptable. Light industrial areas also include support services, such as restaurants, limited retail, fuel centers, and other uses necessary to support the light industrial uses.” Residential uses are not included as proposed uses within the Northwest Quadrant.</p> <p>The plan also highlights existing agricultural uses that are currently in place and supports the continuation of these historic uses in the Northwest Quadrant.</p>

		<p>The removal of residential uses from the AG zoning district and allowing for the continuation of historic agricultural uses is consistent with the Northwest Quadrant Master Plan.</p> <p>One of Plan Salt Lake’s Guiding Principles includes “A balanced economy that produces quality jobs and fosters an environment for commerce, local business, and industry to thrive. In addition, Plan Salt Lake identifies the following initiatives within the Economy section of the plan: “Support the growth of the industrial areas of the City.” The proposed changes are consistent with City purposes, goals, and policies.</p>
<b>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;</b>	Complies	The proposed change helps implement the adopted Northwest Quadrant Master Plan, which furthers a purpose of the zoning ordinance.
<b>3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</b>	Complies	Some portions of land zoned AG are also located within the Lowland Conservancy Overlay (LCO). The amendment to the AG zoning text will be consistent with the purposes and provisions of the LCO.
<b>4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.</b>	Complies	10,000 square foot single family residential lots would bring in a large number of people to the area. With that would come domestic animals, the introduction of new landscaping and pesticides that could negatively impact the sensitive bird nesting areas near the Great Salt Lake shorelands. Removing the residential component would

		implement best professional practices that would benefit the long-term success of the sensitive lands and wildlife in the area.
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## **ATTACHMENT C: PUBLIC PROCESS AND COMMENTS**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

### **Letters sent out to property owners/Meetings with property owners:**

Letters were sent out to property owners on January 5, 2017, they were informed that proposed changes would be made to the AG zone, particularly removing residential uses. For the property owners in which we had additional contact information, we set up individuals meetings to discuss the proposed changes.

### **Open House:**

Because this zoning text amendment impacts the entire city and not just a specific community council, an open house was held on January 19, 2017 at the Sorenson Unity Center. Eight individuals showed up at the Open House. All recognized community based organizations were notified of the open house.

### **Planning Commission Notice of the public hearing for the proposal included:**

Public hearing notice published in the newspaper on February 25, 2017.

Public notice posted on City and State websites and Planning Division list serve: February 23, 2017.

Notices sent to property owners with property zoned AG: February 23, 2017

### **Public Input:**

Some comments were received after the Open house and after an initial draft of the proposed changes were sent out. A table of the comments received regarding the AG zoning district can be found below.

Besides the comments below, no additional comments were received as of the date this staff report was published.

Who	Comments	Action
G-Bar Ventures	21A.32.050(C)and(D): Often, a caretaker of animals and crops lives adjacent to the animals/crops to which they are tending. This type of cohabitation has been an essential part of ranching and farming life for centuries. A "single family dwelling" may be the most appropriate structure for such living quarters. G-Bar requests the amendments to the AG ordinance reflect this type of use as permissible. G-Bar understands the spirit of the modification is to prohibit large scale housing developments in this area, and agrees with this prospective. However, the caretakers of the land will need a place for habitation while working. G-Bar respectfully requests such a use is specifically permissible under the AG ordinance language. Landscape requirements should not be applicable as the natural landscape should be allowed to remain. Accessory buildings and structures central to agricultural operations such as (barns, sheds, corrals, pens, coops, and the like, should be specifically permitted.	Caretaker home permitted
	21A.32.050(G): Agricultural uses should include commercial operations and the sale of agricultural products to the general public should be permissible, however a specific brick and mortar retail store should not necessarily be prohibited but rather a conditional use. "Farm-to-table" is in increasing demand throughout the Salt Lake City area. Accordingly, seasonal farm stands may not be sufficient to meet this demand. While the stated purpose is clearly to prohibit the commercial development of retail establishments, year around type farm stands should be permissible based on City approval and demand. Such a model would greatly enhance the City's mission in the area and support the continuance of agricultural operations. Clarification should be provided such that the current ongoing agricultural operations which historically have involved both retail and wholesale are permissible. While stockyards, feed yards, and slaughter houses are not permissible, language should be added to allow for the feed and slaughter of animals in the ordinary course of business for a ranching operation. Winter feeding and culling of the heard are historic necessities of agricultural operations in the area and should not be prohibited.	Removed restriction on commercial operations
	21A.33.070. Permitted uses that adversely affect or can be adversely affected by agricultural use (such as radio towers, and solar arrays) should require fencing consistent with agricultural operations. 6 wire ranching fence or UDOT spec right of way fence that is mendable by those utilizing the area for agricultural operations should be required or encouraged.	These are generally fenced - does not appear to be a big issue that would require an amendment
Heidi Hoven, Great Salt Lake Audubon	Why is the phrase "until these lands can be developed for the most appropriate use" included if the purpose of the agricultural district is to preserve and protect agricultural uses?	removed this line
Matt Clark - duck club	Add "duck club" as permitted use in the AG zone	Added new use
Jan Striefel, League of Women Voters of SLC	Regarding Conditional Uses: It is my understanding from attending various APA meetings and the opinion of the League of Cities and Towns, that conditional uses are no longer recommended because of requirements of LUDMA. It is my understanding that if uses are identified as conditional, there needs to be information regarding what conditions will be reviewed and considered in order for the use to be approved or denied. The recommendation is that uses are either permitted or not, and that including conditions sets up an opportunity for arbitrary actions by the approving agency which is not permitted under LUDMA. So, if there are going to be conditional uses, such as the Large wind energy system, in the AG zone, the conditions under which the use will be denied or approved need to be stated. Same goes for all the other uses identified in the charts as conditional uses.	standards are listed within conditional use chapter
	Regarding Animals - Kennels, Pounds, Etc.: The proposed AG zone includes kennels as a permitted use, and the M1 zone allows kennels, pounds, and as a conditional use, raising furbearing animals. One of the difficulties of the residential zones that were previously considered was the concern that dogs, cats, and other predatory animals could invade the natural and protected areas and cause serious concerns regarding ground-nesting birds, and perhaps other native species. This is still a concern in the area therefore, kennels, pounds, the raising of furbearing animals, etc. should be prohibited in the M1 zone in the Northwest Quadrant New Development Area.	Restricted uses will be addressed with the creation of a Northwest Quadrant Overlay.

## **ATTACHMENT D: DEPARTMENT REVIEW COMMENTS**

Input was requested from all pertinent city divisions and departments. The following comments were received from other city divisions/departments with regard to these proposed amendments:

**Building Services/Zoning:** Building Services has no zoning related associated with these amendments.

**Engineering:** Engineering has no objections.

**Public Utilities:** No comments for the Agricultural Zoning (AG) rules.

**Transportation:** Transportation has no objections to the proposed text amendments.


**Sustainability:** Sustainability's comments are attached. Generally, environmental protection, energy efficiency, minimizing impact to climate and improving resiliency should be themes incorporated in purpose statements for all zones. (see below for additional attachments)

## 21A.32.050: AG AGRICULTURAL DISTRICT:

A. Purpose Statement: The purpose of the AG agricultural district is to preserve and protect agricultural uses in suitable portions of Salt Lake City until these lands can be developed for the most appropriate use. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

B. Uses: Uses in the AG agricultural district as specified in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title are permitted subject to the general provisions set forth in section [21A.32.010](#) of this chapter and this section.

C. Minimum Lot Area And Lot Width:

Land Use	Minimum Lot Area	Minimum Lot Width
Agricultural uses	5 acres 	100 feet
Conditional uses	5,000 square feet	50 feet
<del>Single family dwellings</del>	<del>10,000 square feet</del>	<del>100 feet</del>
<del>Small group homes</del>	<del>10,000 square feet</del>	<del>100 feet</del>

D. Maximum Building Height:

~~1. Single Family Dwellings: Thirty feet (30').~~

~~2. Small Group Homes: Thirty feet (30').~~

~~1. 3. Agricultural Uses: Forty five feet (45').~~

~~2. 4. Conditional Uses: Forty five feet (45').~~

E. Minimum Yard Requirements:

1. Front Yard: Thirty feet (30').

2. Corner Side Yard: Thirty feet (30').



3. Interior Side Yard: Twenty feet (20').

4. Rear Yard: Thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in required yard areas subject to section [21A.36.020](#), table [21A.36.020B](#) of this title.

F. **Required Landscape Yards:** All front and corner side yards shall be maintained as landscape yards in conformance with the requirements of [chapter 21A.48](#) of this title.

G. **Restrictions On Agricultural Uses:** In addition to the applicable foregoing regulations, agricultural uses shall comply with the following requirements:

1. Agricultural uses shall not include commercial operations involving retail sales to the general public, except for seasonal farm stands. 
2. No feeding, grazing, or sheltering of livestock and poultry, whether within penned enclosures or within enclosed buildings, shall be permitted within one hundred feet (100') of an existing single-family dwelling on an adjacent lot. 
3. Stockyards, feed yards, slaughterhouses and rendering plants shall not be permitted. (Ord. 66-13, 2013; Ord. 12-11, 2011; Ord. 61-09 § 21, 2009; Ord. 26-95 § 2(16-4), 1995)

DRAFT

## MEMORANDUM

To: Lynn Pace  
From: Vicki Bennett  
Date: Nov. 23, 2016

### RE: Northwest Quadrant Sustainability Opportunities

On July 12, 2016 the Mayor and Council passed a joint resolution stating Salt Lake City's commitment to reducing carbon emissions and air pollution. This ambitious vision for our future, to reduce our carbon emissions 80% by 2040, is achievable as long as we plan for it now. How we approach the development of the Northwest Quadrant will be our first chance to integrate these goals into our planning, development and design processes.

While the Sustainability Department can recommend measures, it will be up to all City departments to integrate new ideas and approaches so that we can accomplish the goals that our elected officials have set. From initial visions through zoning and design, every decision will need to have a "sustainability lens" on it. I recommend that as we move forward, one guiding document that which will help to guide us is the [Ecodistricts protocol](#). We can also consider sending a team to an "[Ecodistricts Incubator](#)" in Portland, Oregon next April.

Here are a few initial ideas for consideration:

- **Renewable Energy & Energy Efficiency:** While we are limited by State building codes, we need to determine ways for Salt Lake City to incentivize sustainable energy practices and "solar ready" construction (building orientation, roof design, electrical conduit, etc.) for new buildings in this area. Any projects built with City (RDA) funds should be required to meet energy performance goals. Examples of standards we can set include:
  - LEED Gold or better
  - Living Building Certified
  - Net Zero Energy or Net Zero Energy ready

- 15%+ above current code
  - Stringent facility commissioning to meet energy goals
  - Passive building or passive solar design (no additional heating required)
  - EV charging stations or EV ready
  - Planned bike and/or car share to support active transportation
  - Onsite renewables or solar ready
  - Exceptional water efficiency, indoor and outdoor
  - Landscaping that eliminates the need for the use of polluting landscaping equipment (no turf)
- **Large-scale Solar Development:** Identify areas in close proximity to electric infrastructure that are conducive to large-scale solar development and reserve them for solar installations.
  - **District Heating:** Buildings looking to meet net-zero energy goals are moving towards carbon-free heating options, eliminating the need for natural gas use. The City can facilitate this through the implementation of district-scale heating options, such as district ground-source heating from sewer lines or large-scale ground-source heat pumps.
  - **Multi-modal transportation:** Bikeways should be a foundational element of the NW Quadrant. Light rail options are not yet known, but solid biking / pedestrian connectivity to bus areas / transfer stations are critical. Adequate park & ride space must be provided in other areas of the city, as some are now at capacity.
    - **Bike Sharing:** The bike sharing network should be expanded to help alleviate any “last mile” issues, and a robust bike storage infrastructure provided.
    - **Car Sharing:** Key areas should be designated for car sharing programs.
  - **Climate Resilient Development:** Much of our planning currently focuses on carbon mitigation, but climate resiliency measures such as minimizing urban heat island effects, enhanced stormwater collection, and the use of wetlands to reduce water contamination should also be considered.
  - **Electric Vehicle Charging:** SLC already requires EV charging for new commercial development above a certain size, but additional options will be crucial to creating a viable EV-ready network. Incentives for businesses to provide additional charging infrastructure should be considered.

- **Dark Skies:** While the prison area will be an exception, less-developed portions of the NW Quadrant represent a great opportunity for leadership in this area. Using guidance from the [International Dark Skies Association](#) as an example, LED outdoor lighting should be required for both Dark Skies and energy efficiency reasons.

I'm sure there are more opportunities as we begin this development journey. Please ensure that Sustainability staff members are included in NWQ discussions, so that we can accomplish our climate goals and develop this area in the most forward-thinking way possible.

cc: Mayor Biskupski  
Patrick Leary  
David Litvack  
Lara Fritts  
Justin Belliveau  
Mike Reberg  
Nick Norris  
Tracy Tran



## **ATTACHMENT E: MOTIONS**

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### **Consistent with Staff Recommendation:**

Based on the information in the staff report and the discussion heard, I move the Planning Commission to transmit a favorable recommendation to the City Council regarding petition PLNPCM2017-00001, text amendments to the AG zoning district.

### **Not consistent with Staff Recommendations:**

Based on the staff report information, public input and discussion and the following finding(s), I move that the Planning Commission transmit a negative recommendation to the City Council relating to text amendments to the AG zoning district.

The Planning Commission shall make findings on the Zoning Text Amendment standards as listed below:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed text 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 text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.