



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: John Anderson, 801-535-7214, john.anderson@slcgov.com

Date: April 26, 2017

Re: PLNPCM2017-000683 John Cannon Road Zoning Map Amendments

Zoning Map Amendments

PROPERTY ADDRESS: 5420 W. John Cannon Drive

PARCEL ID: 07-25-301-002, 07-25-301-001 and 07-26-426-001

MASTER PLAN: Northwest Quadrant

ZONING DISTRICT: AG Agriculture and Lowland Conservancy Overlay District

REQUEST: The Romney Group, representing the property owner G-Bar Ventures, LLC is requesting to amend the zoning map on three properties located at approximately 5420 W. John Cannon Road. The properties contain approximately 90 acres. The properties are currently zoned AG Agriculture and are also located within the boundaries of the Lowland Conservancy Overlay District. The request is to change the zoning on the properties to M-1 Light Manufacturing and to remove the properties from the boundaries of the overlay district. The purpose of the amendment is to facilitate the future construction of an industrial development on the properties.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed zoning map amendments.

ATTACHMENTS:

- A. [Vicinity Maps](#)
- B. [Property Photographs](#)
- C. [Additional Applicant Information](#)
- D. [Existing Conditions](#)
- E. [Analysis of Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)

PROJECT DESCRIPTION:

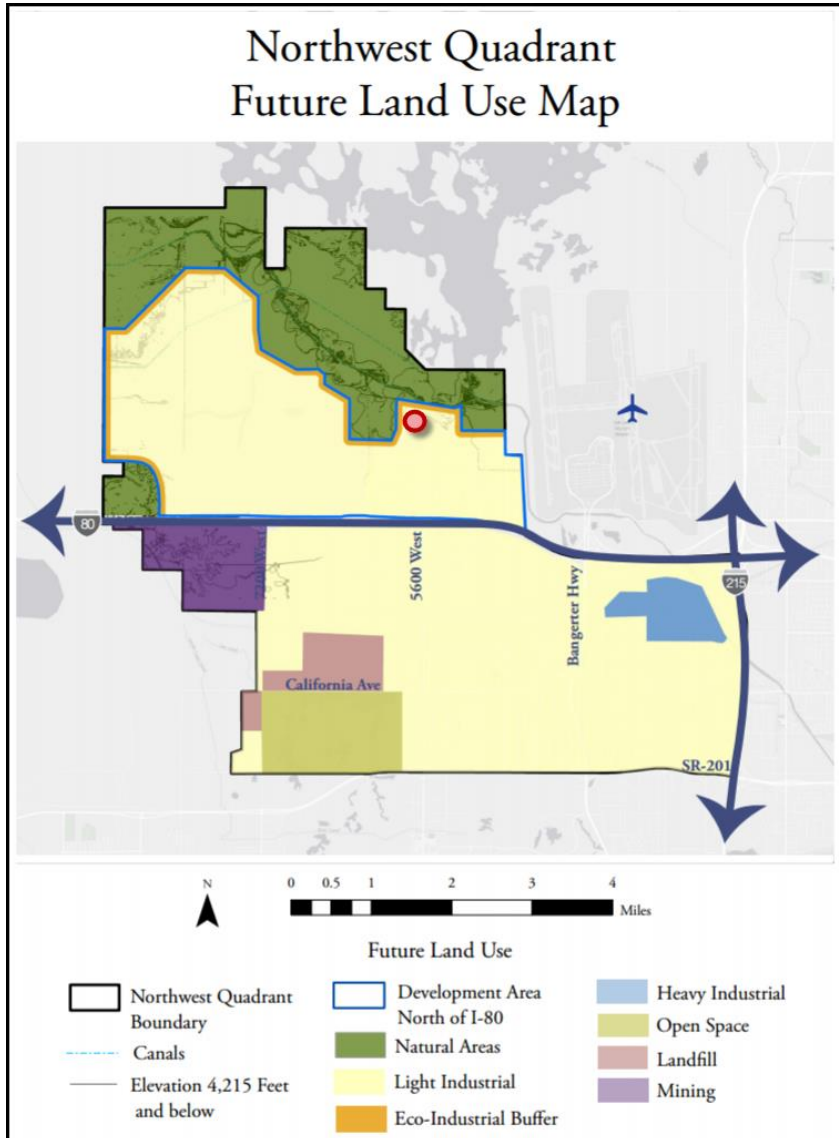
The property owner is requesting to amend the zoning on these properties in order to build a future industrial development at the site. The properties are currently zoned AG Agriculture which does not allow for any industrial or commercial development. Permitted uses in the district are limited to agricultural and low density residential uses (a separate proposal, unrelated to this application, would

remove residential uses from the AG zone). The applicant is further requesting to adjust the boundary of the LC Lowland Conservancy Overlay District. Currently the boundary of the overlay district extends into these properties affecting the north and central portions of the properties. The overlay district does not allow for significant development in those affected areas.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Amending the Zoning Map from AG Agriculture to M-1 Light Manufacturing
2. Adjusting the Boundary of the LC Lowland Conservancy Overlay District



Issue 1 –Amending the Zoning Map from AG Agriculture to M-1 Light Manufacturing

The current zoning of the properties are AG Agriculture and has been since the properties were annexed into the city as was much of the Northwest Quadrant. The zone only allows for limited low density residential development and agricultural uses. The AG District has been used by the city as a “holding zone”, waiting for a master plan to dictate the future development of the area.

In 2016, the Northwest Quadrant Master Plan was adopted by the City Council. The image to the left is the future land use map for the Northwest Quadrant. The red circle indicates the approximate location of the properties in question. As you can see the properties are located in the area designated for Light Industrial uses. It is near the boundary of the

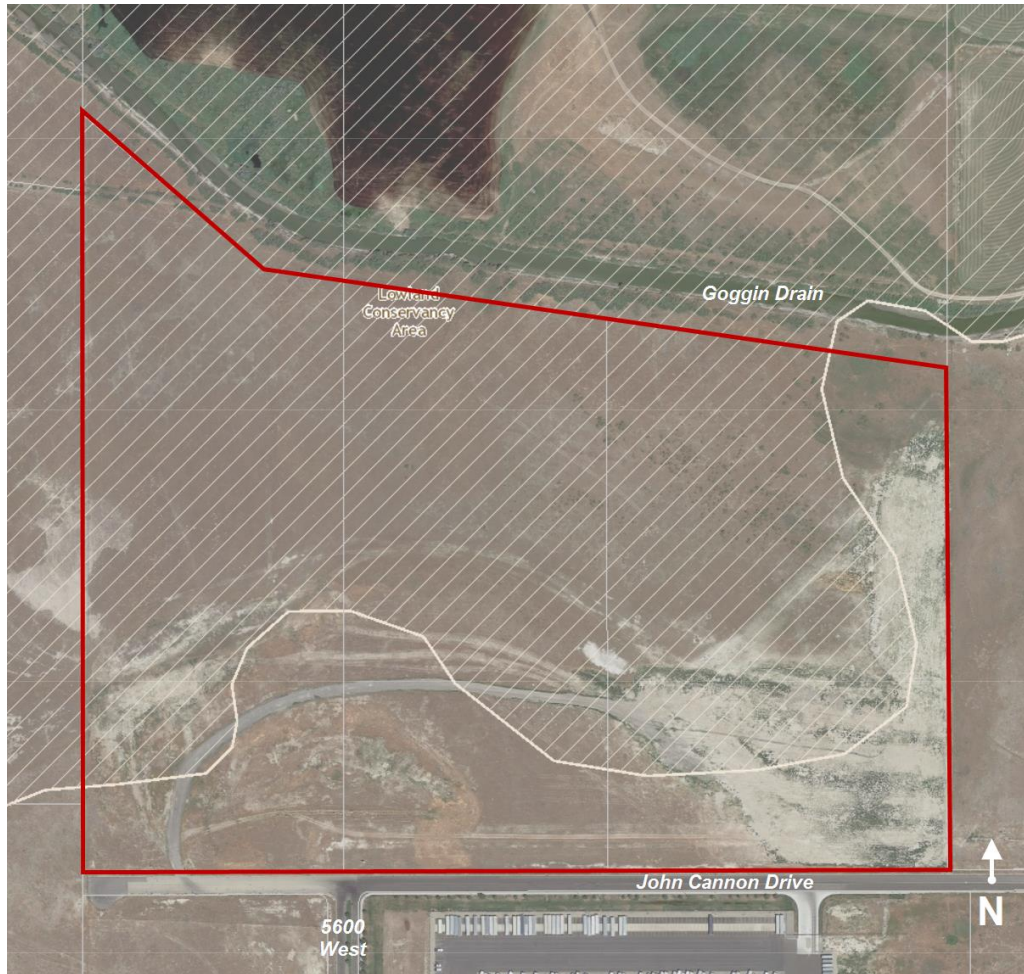
Natural Area but does not extend into that area.

The master plan states in the vision that this area should be, “an economic engine for the City, region and State.” To achieve the vision the plan states a number of goals including, “Encourage a resilient and diversified economy” and, “Support quality jobs that including non-polluting and

environmentally-conscious high-tech and manufacturing sectors.” The master plan discusses that development should be conscious of the sensitive lands in the area and the protection of those areas located in the Natural Area.

The M-1 District will allow the property owners to develop their properties in a manner that has been determined as the appropriate use by the master plan. Staff are currently developing zoning standards for the M-1 zoned properties in the Northwest Quadrant to ensure that all new development is done in a manner that protects those sensitive and natural lands outlined in the plan. This may affect design features of future structures such as fencing and window placement and/or reflectivity.

Issue 2 – Adjusting the Boundary of the LC Lowland Conservancy Overlay District



The properties in question are outlined in red. The LC Lowland Conservancy Overlay District is the hatched area. If the proposal is approved the boundary would follow the existing north property lines and would not intrude onto the properties in question.

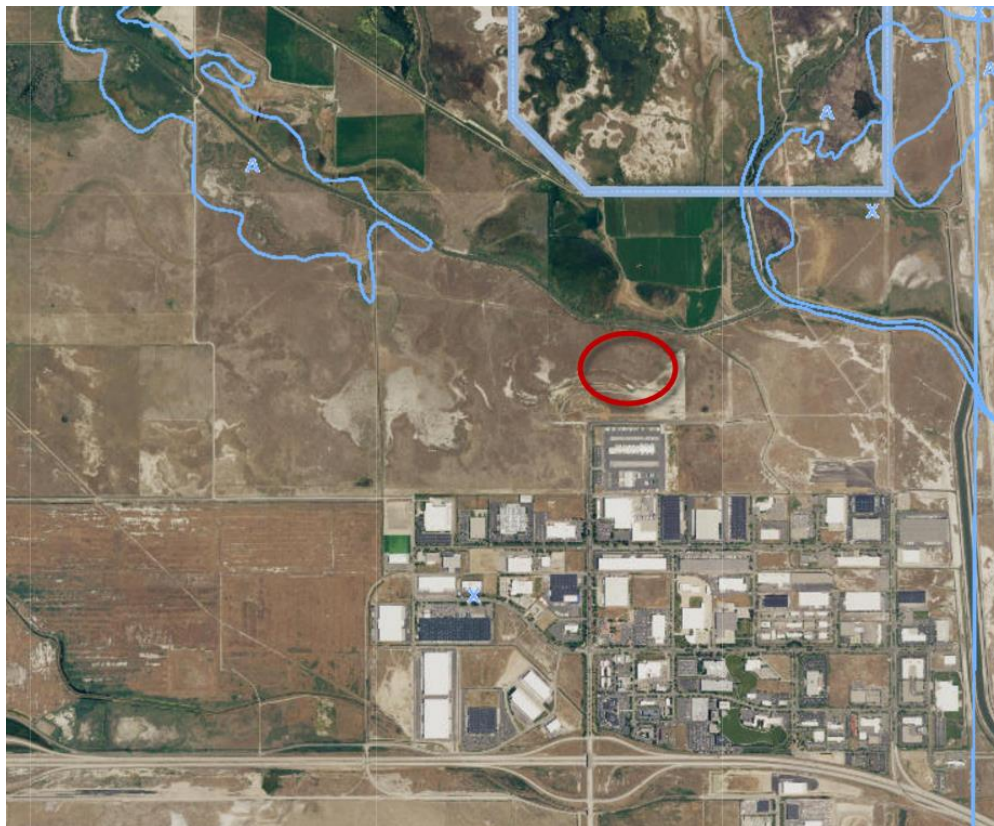
The applicant is also seeking to adjust the boundary of the LC Lowland Conservancy Overlay District. As shown in the image above it currently occupies areas along the north and central portions of the properties. The proposal is to remove the overlay entirely from the properties in question.

The purpose statement of the LC is:

It is the purpose of this district to promote the public health, safety and general welfare of the present and future residents of the city and downstream drainage areas by providing for the protection, preservation, proper maintenance, and use of the city's watercourses, lakes, ponds, floodplain and wetland areas. The requirements of this district shall supplement other applicable codes and regulations, including state and federal regulations and the Salt Lake City floodplain ordinance.

The overlay district is intended to protect natural waterways and the plant and animal species that utilize them by limiting development in those areas. The overlay district generally allows for no development except limited activity related to agriculture and recreation. It was placed in this area of the Northwest Quadrant when the area was annexed into Salt Lake City. The city's Public Utilities Department has indicated that they are unsure as to the exact reason that the boundaries were placed in their current position, but it is clear that the boundary does not follow a specific elevation line and that it does include areas that do not fit the description of properties that the purpose statement outlines should be preserved.

The Northwest Quadrant provides important habitat for migrating birds and other animal species. However, there are no ponds or other bodies of water on the properties in question, the area is not located in the floodplain and there have been no wetland areas discovered in the area. Any development of the parcel would have to follow all federal and state regulations related to designated wetlands if identified in the future to determine the type of development that could occur on the entirety of the properties.



The map above shows the nearest area of the Great Salt Lake's floodplain outlined in blue. The properties in question are noted in red. These properties are clearly not located in or near the floodplain of any body of water.

DISCUSSION:

The proposed zone change would facilitate future industrial development on the properties. The master plan's general policies and objectives for this area do support light industrial uses on the properties. Further, the LC overlay district is meant to protect specific natural areas which are not found on these properties. As such staff does recommend changing the zoning and modifying the boundary of the overlay district as requested.

NEXT STEPS:

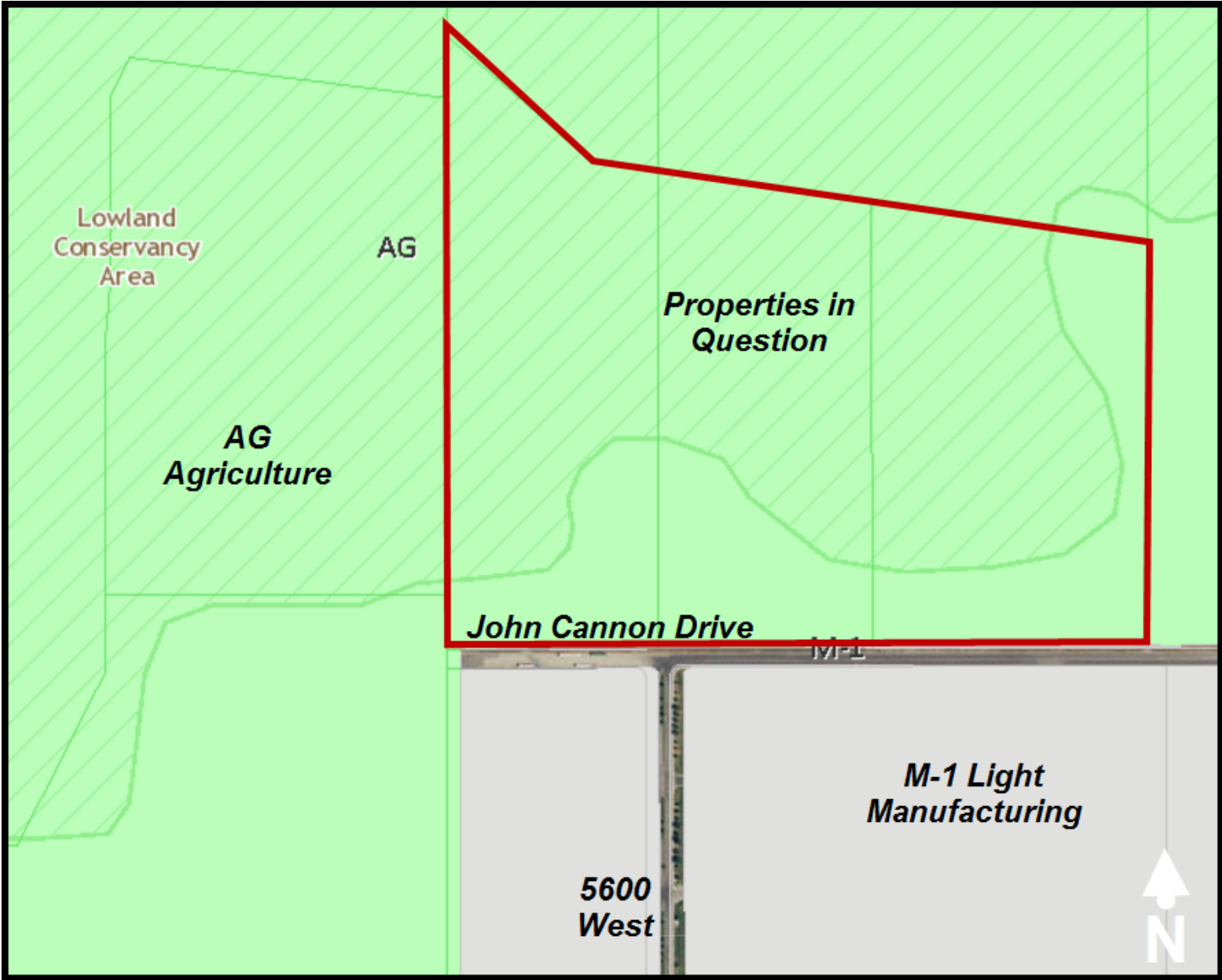
With a recommendation of approval or denial for the zoning amendment, the amendment proposal will be sent to the City Council for a final decision by that body.

If the zoning amendment is approved, the properties could be developed for any use allowed in the M-1 District. Any development would need to be designed in accordance with all city standards and regulations.

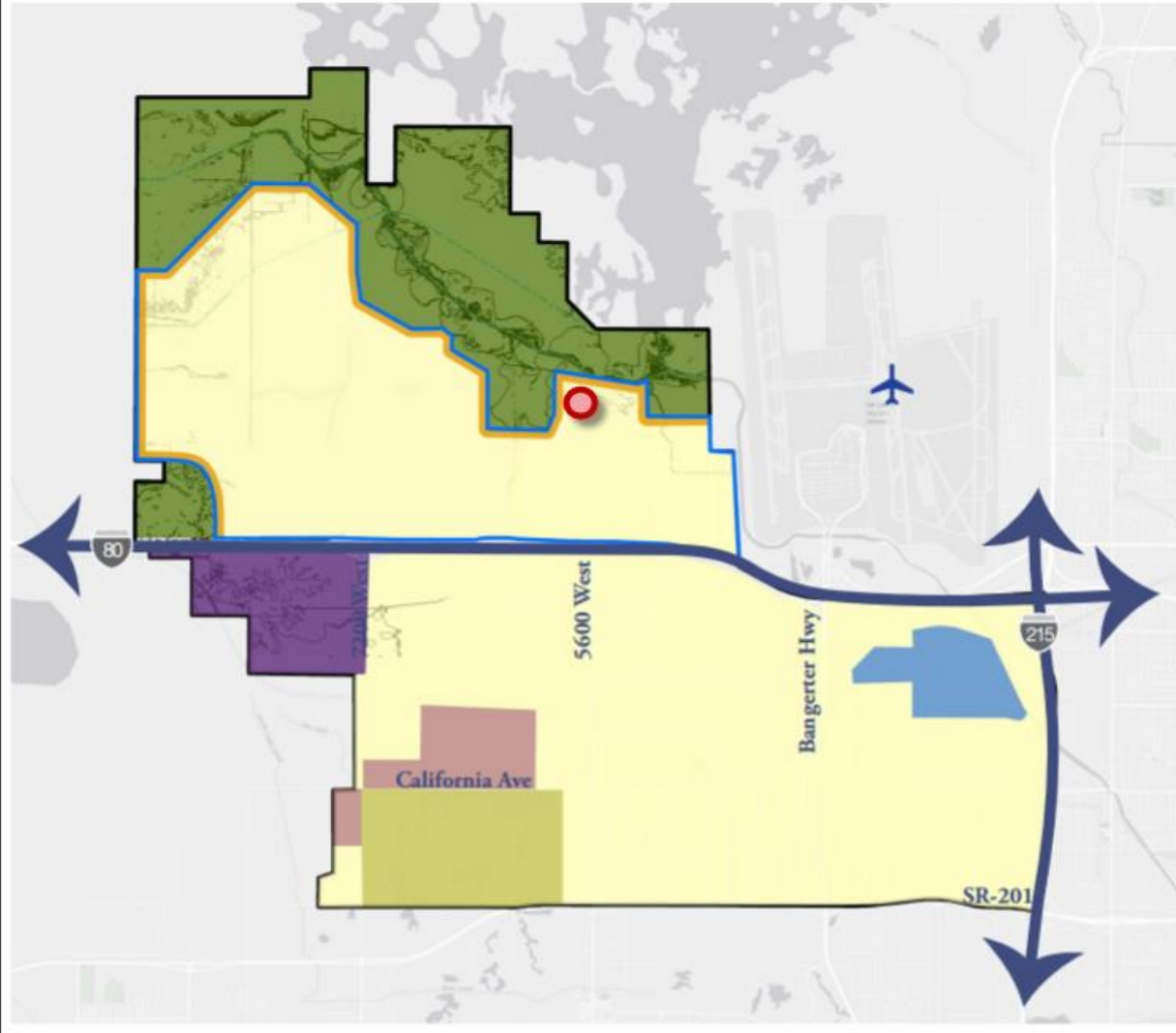
If the zoning amendment is denied, the properties will remain zoned AG. With this zoning, the properties could be developed as low density residential uses or be utilized as agricultural property.

If the zoning on the properties are changed but the overlay district is not removed from the properties then future industrial development would only be allowed on those portions of the properties that are not located in the overlay district.

**ATTACHMENT A: ZONING AND FUTURE LAND USE
MAPS**



Northwest Quadrant Future Land Use Map



Future Land Use

- | | | |
|--------------------------------|--------------------------------|------------------|
| Northwest Quadrant Boundary | Development Area North of I-80 | Heavy Industrial |
| Canals | Natural Areas | Open Space |
| Elevation 4,215 Feet and below | Light Industrial | Landfill |
| | Eco-Industrial Buffer | Mining |

ATTACHMENT B: PROPERTY PHOTOGRAPHS



This photograph is looking north towards the Great Salt Lake from the edge of John Cannon Drive.



This photograph is looking towards the northeast from the edge of John Cannon Drive.

ATTACHMENT C: APPLICANT'S NARRATIVE

STATEMENT OF PURPOSE

TO: Salt Lake City Planning and Zoning Department
c/o Tracy Tran, Principal Planner

FROM: The Romney Group, LLC., a Utah Limited Liability Company
c/o Josh Romney, Manager

SUBJECT: Statement to declare the purpose of the Zoning Amendment Application for the
COANS Subdivision.

DATE: 02-02-2017

INTRODUCTION

The Romney Group, LLC., a Utah Limited Liability Company (“Romney”) is a real estate development company principally located and operating in Salt Lake County, Utah. Romney is interested in becoming a leader in driving commercially sustainable and environmentally responsible economic development to the Northwest Quadrant under the purview of Salt Lake City’s (the “City”), recently enacted and ongoing vision for the area. Romney hopes to be a catalyst for the City’s vision and to provide a home for the City’s ever growing and thriving business community by developing three contiguous parcels of real property, known as the COANS Subdivision (“Coans”), in a manner consistent with the Northwest Quadrant Master Plan, adopted August 16, 2016 (the “Masterplan”).

To accomplish these objectives, Romney must request zoning amendments to the Salt Lake City Zoning Map (the “Zoning Map”) for COANS. Romney’s request to amend the zoning map follows the property owner, G-Bar Ventures, LLC.’s (“G-Bar(’s)”), re-platting of COANS and careful negotiation of the Masterplan to prepare COANS for such rezoning and eventual development consistent with the Masterplan. Further, the City has anticipated development of COANS for some time beginning with the street (and incorporated utilities) known as John Cannon Drive being installed immediately to the South. It is important to recognize, G-Bar is the landholding entity for the Gillmor Livestock Corporation, a Century Farm and Ranch, and longstanding livestock ranching and agricultural farming operation in Salt Lake City. As a representative of the agricultural community, G-Bar has long been an advocate for environmental preservation and a champion of responsible land stewardship for many of the vast open spaces that exist along the Wasatch Front. However, as the urban landscape of Salt Lake City develops, G-Bar often finds its property as the lynchpin supporting the delicate balance between metropolitan developments and agricultural necessities. Therefore, G-Bar is careful to take every measure to strike this necessary balance between the preservation of open space for future generations and the practical and economic realities facing its properties. It is through this lens that G-Bar carefully reviewed the Masterplan prior to supporting its implementation, and proffers its support for the approval of this application in a manner consistent with the Masterplan and this request.

Through this application (this “Application”) Romney requests that the City: (1) Amend the Zoning Map for COANS from its current zoning designation “Agricultural Zone” (“AG Zone”) as depicted on Exhibit “A” to Light Manufacturing (presently known as “M-1 Zone”); and (2) Remove

Remove the Lowland Conservancy Overlay District (“LCOD”) from that portion of COANS currently affected by the LCOD as depicted on EXHIBIT “[B]”. These requests are consistent with the Masterplan, in the best interest of the Northwest Quadrant, the economy, and the community.

THE PROPERTY

The COANS Subdivision is comprised of the three parcels totaling 89.75 acres as shown on the attached maps and identified as:

1. Tax Parcel No. PN 07-26-426-001 (also known and described as LOT 1, Coans Subdivision, 30.58 acres, m/l (“Lot 1”).
2. Tax Parcel No. PN 07-25-301-001 (also known and described as LOT 2, Coans Subdivision, 26.97 acres., m/l (“Lot 2”).
3. Tax Parcel No. PN 07-25-301-002 (also known and described as LOT 3, Coans Subdivision, 32.20 acres, m/l (“Lot 3”).

As a point of reference, COANS is situated immediately north of John Cannon Drive (860 North) at approximately 5600 West, Salt Lake City, Utah, and south of the Goggin Drain. The southern border of John Cannon Drive is the boundary line for the Salt Lake City International Center. Therefore, COANS is a natural candidate to be the frontrunner for the City’s vision as stipulated in the Masterplan.

Lot 3, is bounded to the east, west, and north by private property. There is a one-foot-wide protection strip between the southerly line of these three parcels and the northerly line of John Cannon Drive. The documents creating the protection strip also provide a means for its termination via a cash payment to the City.

Lots 1, 2 and 3 are currently located within the Light Industrial area as shown on the Northwest Quadrant Master Plan adopted by Salt Lake City on August 16, 2016, see Exhibit “[C]”. A portion of the northerly ends of Lots 1, 2, and 3 are situated in the previously defined LCOD, not presently existing or referenced in the Masterplan. See EXHIBIT “[B]”.

APPLICATION PURPOSE

The purpose of this Application is to request the following two actions by Salt Lake City:

1. Amend the current zoning of Lots 1, 2 and 3 from Ag Zone to M-1 Zone as shown on Future Land Use Map contained in the Master Plan. See, EXHIBIT “[C]”.
2. Remove LCOD from the northerly ends of Lots 1, 2, and 3 consistent with the Future Land Use Map contained in the Master Plan. See, EXHIBIT “[B]”.

RATIONALE FOR ZONING MAP AMENDMENTS

1. **The City Should Amend the Zoning Map Consistent with this Application because:**

(A) Amending the Zoning Map for COANS from the AG Zone to the M-1 Zone is Consistent with the Future Land Use Map in the Master Plan and the City’s Vision for the Northwest Quadrant; and (B) COANS is included in that area proposed for an M-1 Zone designation under the 21A.28.020 DRAFT promulgated by the City on January 20, 2017.

A, cont'd from above: The AG Zone “is intended to act as a holding zone until final zoning is determined with the adoption of a masterplan for the area.” See Salt Lake City Northwest Quadrant Master Plan – Adopted August 16, 2016 at pg. 11. See also, Zoning Ordinance of Salt Lake City, Utah (Ord. 21A.32.050, 2015). The City through its adoption of the Masterplan designated COANS as “Light Industrial” meaning:

“uses such as warehousing, manufacturing, food production, assembly, and other similar are uses common 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.” *Id* at 24-5.

Currently, the Salt Lake City code incorporates only one zoning district akin to this “Light Industrial Zone” under its of ordinances, the M-1 Light Manufacturing District (the “M-1 Zone”). See (Ord. 21A.28.020, 2017). Further, development in the M-1 Zone models the vision outlined in the Master Plan. By way of relevant example, the Salt Lake International Center is exclusively within the M-1 Zone and is located just south across John Cannon Drive from the Property. The development planning context for the International Center and its implementation closely mirror the vision for COANS and other properties designated as “Light Industrial” under the Master Plan. Therefore, because Romney intends to develop in a manner consistent with the Master Plan’s vision, and the M-1 Zone is the only available zoning designation closely modeling the Master Plans vision, the City should amend the Zoning Map for COANS from the AG Zone to the M-1 Zone.

B, cont'd from above: COANS is included in that area proposed for an M-1 Zone designation under the 21A.28.020 DRAFT promulgated by the City on January 20, 2017.

COANS is specifically identified as a property within the defined boundary governed by the language of the above listed draft as was also intended by the Master Plan. Subsequently, Romney intends to develop COANS consistent with the finalized language in the M-1 Zone for this area.

2. The City Should Amend the Zoning Map to Remove the LCOD from the Northern Portions of Lots 1, 2 and 3 because: (A) Such Amendment is Consistent with the Master Plan; (B) The Physical Attributes of COANS are not Consistent with a Property that should be Covered by the LCOD by Definition; (C) The Geographic and Topographic Realities Facing COANS make Removing the LCOD a Practically Prudent Decision; (D) The LCOD’s Statutory Restrictions on Property Directly Conflict with its Intended Objectives; (E) The LCOD Intended Protections are Already better Implemented through Alternative Mechanisms; (F) Removal of the LCOD is in the Interest of the Public Health, Safety, and General Welfare; and (G) Removal of the LCOD will allow for COANS to be Utilized for its Highest and Best use.

A. Amending the Zoning Map to Remove the LCOD from COANS is Consistent with the Master Plan.

The Master Plan designates COANS as property to be zoned Light Industrial. *See, Salt Lake City Northwest Quadrant Master Plan – Adopted August 16, 2016* at 24-5. Further, the Future Land Use Map does not incorporate the LLOCD by reference into its Land Use Map by design. *Id.* at 24. Finally, The Master Plan incorporates Policy NA-5.3 which states “[r]eview the lowland conservancy overlay district and consider modifying its boundaries where it makes sense.” *Id.* at 33. COANS is the example property contemplated by the Masterplan as to where modifying the boundaries of the LCOD makes sense. After 18 months of negotiations between property owners, special interest groups, and the City, the City engaged in the public process of adopting the Master Plan which delineated those areas of the Northwest Quadrant which are developable, from those areas that will remain undeveloped, the “Natural Areas.” The COANS subdivision is specifically included in the developable area, however development is not possible under the LCOD, therefore the Masterplan advocates for the removal of the LCOD from COANS because through the public process undertaken to adopt the masterplan it was determined removal of the LLOCD made sense.

B. The Physical Attributes of COANS are not Consistent with a Property that should be Covered by the LCOD by Definition.

The Lowland Conservancy Overlay District (LCOD) is a zoning overlay on property designed to provide for the “protection, preservation, and proper maintenance of Salt Lake City’s watercourses, lakes, ponds, flood plain and wetland areas.” *Zoning Ordinance of Salt Lake City, Utah* (Ord. 21A.34.050, 2015). COANS does not contain any known watercourses, lakes, ponds, flood plain or wetland areas. Therefore, Romney and G-Bar are uncertain as to the origin of the City’s Zoning Map showing the LCOD as impacting COANS, and more importantly the LCOD should be removed from the Zoning Map to the extent it impacts COANS.

It seems that the implementation of the LCOD on COANS appears to be based loosely on a portion of the property’s estimated elevation above mean sea level (less than 4,215) and *not* the characteristics defining what would otherwise constitute property appropriately labeled LCOD. If true, this implementation of the overlay based on elevation above mean sea level does not follow nor further the statues intended purpose, and only serves to unreasonably restrict property rights without basis. Therefore, it may be stated that, at best, the mapping of the LCOD on a portion of COANS by the City is an educated guess, and at worst an unreasonable taking implemented without accurate study, survey, or other scientific method. It then follows that although the City may have adopted the LCOD and provided for its implementation on the Zoning Map, the burden is on the City to produce such studies, surveys, or other scientific reports used by the City to accurately map the LCOD on properties in the Northwest Quadrant. If no such studies, surveys, or scientific reports can be produced, the existence of the LCOD is unfounded and cannot be said to exist on a specific parcel of property in the Northwest Quadrant, including COANS.

Further, under the City’s promulgated DRAFT of the proposed M-1 Zone for COANS, property owners are eligible to implement fill to increase a property’s elevation to the habitable elevation standard of 4,217 feet (NGVD 1929). Such an allowable elevation change per se removes a property from the LCOD, if in fact the implementation of the LCOD was based on a property’s elevation. *See, Zoning Ordinance of Salt Lake City, Utah* (Ord. 21A.36.020B, January 20, 2017 DRAFT).

As a practical matter, whatever method was used for determining the location of the LCOD in the Northwest Quadrant as shown on the Zoning Map, such implementation creates odd bedfellows of property because the implementation of the LCOD is neither linear nor consistent. The LCOD's implementation provides less than logical boundaries between useable and unusable property on contiguous parcels, and therefore proves impractical when attempting to implement proper planning for future use and development of property falling within the LCOD. For example, the COANS Property is presumably divided by the LCOD in a manner that unreasonably impacts its use as can be seen on the attached EXHIBIT [B].

Finally, as described above, a more practical, precise, studied, negotiated, and publically vetted line was drawn and adopted in the Master Plan separating the Natural Areas (those areas which are more reasonably assumed to have been the intended target of the LCOD at its inception based on its criteria for implementation), from the Developable Areas. *See, Salt Lake City Northwest Quadrant Master Plan – Adopted August 16, 2016* at 24-5. COANS is specifically listed in the Developable Area and not the Natural Area. Therefore, the City should provide sufficient weight to this newly implemented development line and remove the burdensome, unfounded, and unnecessary LLCDO from COANS.

Therefore, because COANS does not harbor those qualities intended to be protected by the LCOD, the process for implementing the LCOD on property cannot be vetted and accurate surveys uncovered, the implementation of the LCOD on COANS proves impractical, and a more recent, studied, and carefully negotiated boundary protecting those areas intended to be covered by the LCOD exists, the City should remove the LCOD from any areas on COANS so impacted.

C. The Geographic and Topographic Realities of the COANS make Removing the LCOD from the COANS Property a Practically Prudent Decision.

As with many properties north of I-80 and falling within the newly designated Development Area of the Master Plan, elevation change impacts COANS and provides a challenge to development. However, this elevation change is navigable and surmountable provided the City is amicable to the implementation of fill for COANS and other affected properties. Through the planning process for the Master Plan and proposed zoning amendments to the M-1 Zone elevation change in the area was recognized, and the implementation of fill was carefully negotiated to allow developers to manage these challenges. *See Zoning Ordinance of Salt Lake City, Utah (Ord. 21A.36.020B, January 20, 2017 DRAFT), and See See, Salt Lake City Northwest Quadrant Master Plan – Adopted August 16, 2016* at 33. It is important to recognize that most developments in this area have required and will continue to require fill. *See for example, Salt Lake International Center, and Salt Lake City International Airport.*

D. Removing the LCOD from COANS will Allow for Highest and Best use of the COANS Property.

COANS is designated as falling under the Light Industrial Zone under the Master Plan and the recently promulgated M-1 Zone DRAFT. The LCOD prohibits those uses otherwise available to the M-1 Zone and therefore greatly impacts the use of the property. Such a grave impact on use generally depreciates the property's value, specifically decreases its development potential, and therefore the property's subsequent economic value to the City. Such a designation on COANS is in direct conflict with both the language and spirit of the Master Plan and DRAFT M-1 Zone.

E. The LCOD's Statutory Restrictions on Property Directly Conflict with its LCOD Objectives.

The LCOD promotes the protection of water courses in the City. Many man made watercourses intersect the Northwest Quadrant. The Goggin Drain, a man-made canal, lies within 100 feet of the northerly boundary of COANS. The Goggin Drain has a history of breaching when not maintained, and the LCOD specifically prohibits activities, such as backfill, that would prevent such breaching and, by extension, protection of the water way the ordinance was designed to protect. Removing the LCOD from this area will allow the City (the party charged with maintenance of the Goggin Drain) and property owners to take the measures necessary to shore up embankments, combat erosion, and otherwise maintain this watercourse. Therefore, the LCOD objectives are unnecessarily restricted by its restrictions and it should be removed from the COANS property.

F. The Objectives the LCOD are Seeking to Achieve Are Already More Rightly Governed by Other Mechanisms.

Other governmental departments provide governance over the area the LCOD is seeking to protect, when necessary. City development and building department regulations, state environmental regulations, and federal wetlands regulations, just to name a few, are all regulatory bodies impacting use and development in the area. Consequently, the implementation of the LCOD provides an unnecessary layer of "red tape" and a further barrier to development over this area. The City has determined COANS to be an area of the Northwest Quadrant falling within the developable area, and therefore should not implement a further barrier to entry for development where alternative and more carefully studied and measured regulations exist to promote the LCOD's objectives if absolutely necessary.

G. Removal of the LCOD is in the Interest of the Public Health, Safety, and General Welfare

Historically, the southerly embankment of the Goggin Drain has been a maintenance hazard for Salt Lake City. Salt Lake City is tasked with the maintenance of the Goggin Drain. In years of high water, the embankments in place to contain water have failed due to lack of maintenance thus causing both further damage to the embankments and threatening (and occasionally flooding) the adjacent parcels. Removing the LCOD from the COANS Property will allow Applicant to assist the City in preventing future damage to the embankments and flooding of the adjacent parcels. Applicant desires to fill north to the embankment of the Goggin Drain, which would shore up the embankment helping to prevent future breaches. Such fill is not allowable under the LCOD, but is allowable under the M-1 Zone. Beyond the obvious hazard of flood damage to occupied development, areas impacted provide a further breeding ground for undesirable insects which are already a major problem in the area. Thus, lifting the LCOD from the COANS Property furthers the City's goals of promoting the public health, safety, and general welfare, and provides a practical solution to an otherwise potentially recurring problem.

PROPOSED USE

If the City approves this Amendment the use of the COANS Property will be those permitted in the M-1 Zone and the Eco-Industrial Buffer as applicable. More specifically, the Applicant desires to construct a business park on the site similar to structures in the International Center. Applicant's development activities will surely bring additional employment and additional tax revenue to the area.

Removing the LCOD from the COANS Property will allow the Applicant to improve the COANS Property in a manner that is both sensible and sensitive to the environment, the geographic and topographic challenges facing the property, and the economic realities facing the Northwest Quadrant.

CONCLUSION

In light of the foregoing, Romney requests that the City: (1) Amend the Zoning Map for COANS from its current zoning designation AG Zone to Light Manufacturing; and (2) Remove LCOD from that portion of COANS currently affected by the LCOD as depicted on EXHIBIT "[B]".



EXHIBIT "[A]"



EXHIBIT "[B]"

Northwest Quadrant Future Land Use Map

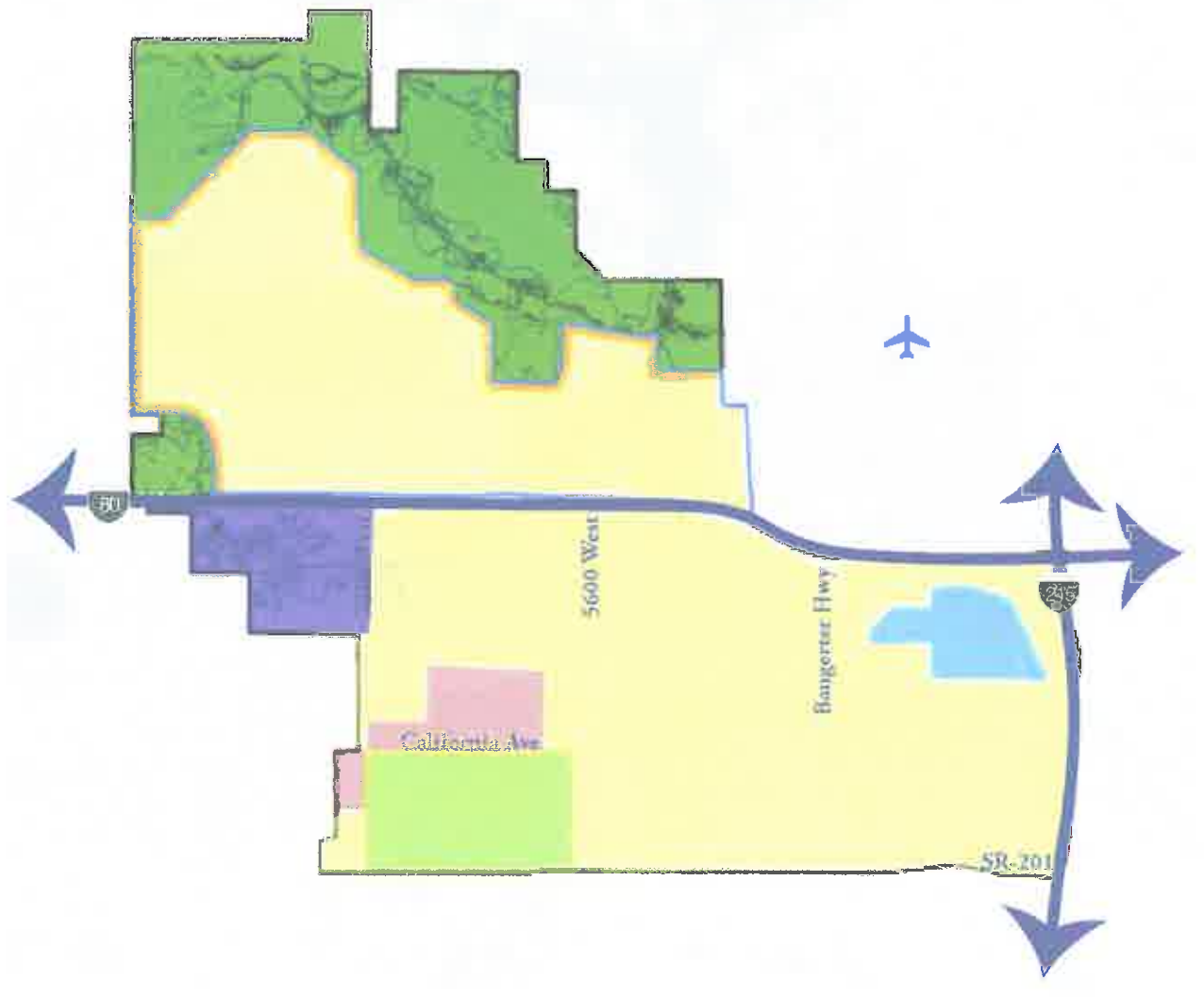
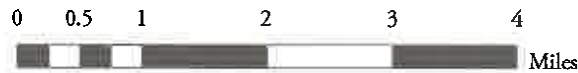


EXHIBIT "[C]"



Future Land Use

- | | | |
|--------------------------------|--------------------------------|------------------|
| Northwest Quadrant Boundary | Development Area North of I-80 | Heavy Industrial |
| Canals | Natural Areas | Open Space |
| Elevation 4,215 Feet and below | Light Industrial | Landfill |
| | Eco-Industrial Buffer | Mining |

ATTACHMENT D: EXISTING CONDITIONS & ZONING STANDARDS

Uses in the Immediate Vicinity of the Properties

East: Property is currently vacant/undeveloped and is located in the AG Agriculture District.

West: Property is currently vacant/undeveloped and is located in the AG Agriculture District.

North: Property is currently vacant/undeveloped and is located in the AG Agriculture District.

South: Property has been developed as light manufacturing or is zoned as M-1 Light Manufacturing but vacant.

ATTACHMENT E: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

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 to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
<p>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;</p>	<p>Complies</p>	<p>Please see the discussion under Issues 1 and 2 regarding applicable master plan policies. As discussed, staff finds that the zoning amendment is consistent with objectives and policies of the <i>Northwest Quadrant Master Plan</i> and with the associated Future Land Use map.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Complies</p>	<p>The M-1 purpose statement is as follows:</p> <p><i>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.</i></p> <p>The master plan has stated that this area of the city should be developed as</p>

		<p>a light industrial use. As such, the location of the proposed zoning district does not conflict with the purpose statement of the zone.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>No anticipated negative impacts due to the proposed map amendment if future development is designed correctly</p>	<p>Properties to the south are currently developed as light industrial or vacant but zoned for the same uses. There should be no negative impacts to those properties as they could be developed in a similar fashion and light industrial uses should not produce significant negative impacts as noted in the purpose statement of the M-1 zoning district.</p> <p>The properties to the north and west are currently zoned as AG and the master plan has designated them to remain as a natural area. Light industrial uses generally have fewer negative impacts to natural areas than other uses such as residential but it's important that any development in the future on the properties takes the unique and sensitive nature of these natural areas into consideration. The master plan indicates the importance of protecting these natural areas and provides guidance on how that can be accomplished. Future development should take that guidance into consideration when designing their site and any future structures. Amendments to the M-1 zoning district which would codify those guiding principles is currently underway by staff.</p>
<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>Complies</p>	<p>Significant portions of the north and central portions of the properties are located in the Lowland Conservancy Overlay District as detailed in Attachment A. The purpose statement of that overlay district is:</p> <p><i>It is the purpose of this district to promote the public health, safety and general welfare of the present and future residents of the city and</i></p>

		<p><i>downstream drainage areas by providing for the protection, preservation, proper maintenance, and use of the city's watercourses, lakes, ponds, floodplain and wetland areas. The requirements of this district shall supplement other applicable codes and regulations, including state and federal regulations and the Salt Lake City floodplain ordinance.</i></p> <p>The primary goal of the overlay district is to protect existing watercourses and other sensitive lands. As there are no existing watercourses or wetlands on the properties in question staff believes that it is appropriate to remove the overlay district from these properties. This was discussed further in Issue 2 located on page 3 of this report. If the overlay district is removed from the properties the proposal complies with this standard.</p>
<p>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.</p>	<p>Complies</p>	<p>The subject properties are located on the edge of a built environment where public facilities and services already exist. Future development may require upgrading or extending utilities and drainage systems. However, such upgrades or extensions would be required through the building permit process when a specific development is proposed. Fill may be required to bring the properties to the proper elevation to install those necessary facilities</p> <p>No concerns were received from other City departments regarding the zoning map amendments.</p>
<p>NOTES:</p>		

ATTACHMENT F: PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

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

Notice of Application:

A notice of application was mailed to the chairs of the West Pointe and Jordan Meadows Community Councils as the project is located near the boundary between each group. The Community Council was given 45 days to respond with any concerns. No comments were received from either community council.

Open House: Because the area is located west of 2200 West the applicant was not required to attend a community council meeting. An open house was held on March 16, 2017 on the fourth floor of the City & County Building. Staff spoke with 2 nearby landowners about the proposal. Both supported the proposed zoning change and the adjustment the boundary of the overlay district.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on April 13, 2017

Public hearing notice posted on April 13, 2017

Public notice posted on City and State websites and Planning Division list serve on April 13, 2017

Public Input:

There have been no public comments received as of staff report publication.

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Department Review Comments

Engineering – Scott Weiler (scott.weiler@slcgov.com or 801-535-6159)
No objection to the proposed zoning amendment.

Zoning – Greg Mikolash (greg.mikolash@slcgov.com or 801-535-6181)
No zoning issues related to the proposed rezoning or the reconfiguration of the lowland conservancy district.

Transportation – Michael Barry (michael.barry@slcgov.com or 801-535-7102)
No comments received.

Public Utilities – Brad Stewart (brad.stewart@slcgov.com or 801-483-6751)

- Romney's engineer, Dominion, will design a discharge swale that is show in the Psomas draft drainage report for the NW Quadrant. The primary users of the swale will be the proposed Husky project and the Romney Group's. Conveniently, Dominion is also the designer for Husky and it looks like the State may also have them design the street running east / west along the Husky project site.
- Corbin Bennion, from Dominion, will use 4215, NAVD88, as the discharge into the Goggin drain.
- There was some discussion on the expected flow rate of the swale. Corbin was going to contact Psomas.
- The developed Romney property, building and paved areas, will be required to fill to an elevation that will allow for gravity flow to the swale and ultimately the Goggin drain.
- Public Utilities has no objection to reducing or eliminating the LLCO on the Romney property. Flood issues will be address in the drainage design.
- There is a 75 foot easement in favor of the Gilmore's for the movement of sheep along the south of the Goggin drain.
- Eventually, the designer will need to get with SL County Flood Control to get permission to discharge into the Goggin and to discuss capacity and channel condition. I have had preliminary discussions with County Flood Control and they seem amenable.
- There is no sanitary sewer capacity available for the Romney site until downstream improvements are made. This currently is part of the State's prison and NW Quadrant infrastructure package.
- We might not require storm water detention on this site.
- Because Husky and the Romney's are ahead of the State improvements, and at the very edge of the NW Quadrant area, they might be exempt from the pioneering agreement and some of the development conditions that will apply to the rest of the area.

Fire – Ted Itchon (ted.itchon@slcgov.com or 801-535-6636)
No comments.