



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Wayne Mills, Senior Planner
801-535-7282

Date: May 10, 2017

Re: PLNPCM2016-00788 and PLNPCM2016-00870, 2200 West Zoning Map Amendment

Zoning Map Amendment

PROJECT LOCATION: Properties located (approximately) between 200 North and 2100 North, and between 2200 West and I-15

MASTER PLAN: Northwest Master Plan (1990), Jordan River/Airport Master Plan (1992), Northpoint Small Area Plan (2000)

CURRENT ZONING: BP Business Park and AG

REQUEST: There are two petitions as part of this request. Jeff Beck representing DIGG 2200 LLC has submitted an application to change the zoning of the property located at 1932 North 2200 West from BP Business Park to M-1 Light Manufacturing (PLNPCM2016-00788). The City Council has also asked the Planning Division to study and make a recommendation on changing the zoning of the properties located along 2200 West between 2100 North and North Temple Street to the Light Manufacturing zone (PLNPCM2016-00870). The majority of the properties in the study area are currently zoned Business Park, with the exception of ten properties at the north end of the study area, which is zoned AG-2 Agriculture. The purpose of the zoning change is to implement area master plans and to maximize the economic development potential along the 2200 West corridor.

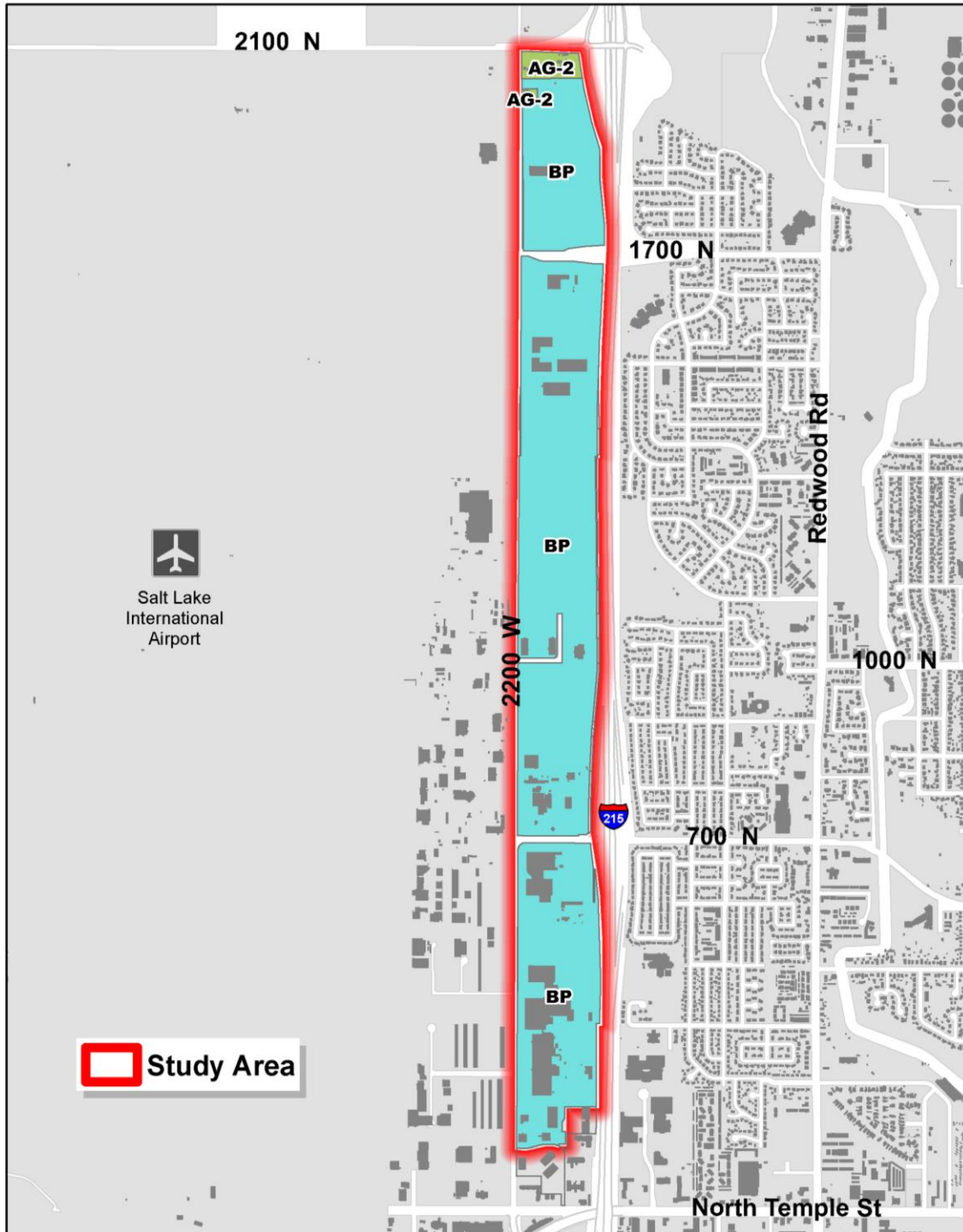
RECOMMENDATION: Based on the findings in the staff report, Planning Staff recommends that the zoning of properties located between 2200 West and I-215 and approximately between 200 North and 2040 North be changed from Business Park (BP) to Light Manufacturing (M-1) (see [Attachment A](#) for a map of the proposed zoning amendment area). Staff also recommends that the development regulations for the Light Manufacturing (M-1) zoning district be amended to require a 15 foot landscape buffer when adjacent to an AG-2 or AG-5 zoning district and that buildings should be setback one foot beyond the required 15 foot landscape buffer for every one foot of building height above 30 feet.

ATTACHMENTS:

- A. [Maps](#)
 - i. Proposed Amendment Area – Business Park to Light Industrial
 - ii. Northwest Master Plan Future Land Use
 - iii. Jordan River/Airport Master Plan Future Land Use
 - iv. Northpoint Small Area Plan Future Land Use

- v. Existing Land Use
- B. [BP and M-1 Building Regulations and Allowed Uses Comparison](#)
- C. [Proposed Zoning Text Amendments](#)
- D. [Analysis of Standards](#)
- E. [Public Process and Comments](#)
- F. [City Department Comments](#)

Proposed Zoning Change to M-1 Light Manufacturing



PROJECT DESCRIPTION:

The project is a request by a private land owner and the City Council to evaluate and make a recommendation on changing the zoning of the properties generally located between North Temple and 2100 North to the M-1 Light Manufacturing zoning district. The project area did not include the properties located in the Transit Station Area zoning district near North Temple. The request is the result of meetings with landowners and developers who have stated that the Business Park zoning is too restrictive and rezoning the area to M-1 will increase the economic development potential in this area of the City.

Planning Division Recommended Zoning Amendment Area

The majority of the properties in the study area are zoned Business Park (BP). There are ten parcels located at the northern end of the study area that are zoned AG-2 Agriculture (see map on previous page). As part of the public engagement process, Staff mailed letters to all property owners in the study area. The letter described the proposal and asked if they would like their properties to be excluded from the zoning map amendment. Staff received responses from two owners of property in the AG-2 zoning district that stated that they are opposed to the zoning amendment and do not want their property to be rezoned. The reason for their opposition is that BP zoning regulations contain special building and parking lot setbacks when adjacent to the AG-2 zoning district. This is discussed further in the Key Issues section of this report.

Planning Staff recommends that the properties that are currently zoned AG-2 be excluded from the zoning map amendment and the properties remain in the Agriculture zoning district until the property owners are ready to transition their property to a commercial use.

Business Park (BP) VS. Light Industrial (M-1) Zoning

The following are the purpose statements of the BP (existing zoning) and M-1 (proposed zoning) districts:

The purpose of the ***BP business park district*** is to provide an attractive environment for modern offices, light assembly and warehouse development and to create employment and economic development opportunities within the city in a campus-like setting. This district is appropriate in areas of the city where the applicable master plans support this type of land use. The standards promote development that is intended to create an environment that is compatible with nearby, existing developed areas.

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 of the change is to facilitate more development along the 2200 West corridor. The M-1 district allows more types of business than what is allowed in the BP district, while still requiring sufficient property improvements that create an attractive and sustainable environment. The more significant differences between the two zoning districts are related to

open space and building location requirements. The BP district has a minimum open space requirement where the M-1 district has none. Additionally, the M-1 district has fewer and reduced building setbacks requirements (the required distance between the building and a property line). A document comparing the development regulations and allowed uses between the BP and M-1 districts is included as [Attachment B](#). The following summarizes some of the more significant differences:

- Retail and restaurant uses can be developed more easily in the M-1 district. In the BP district they are allowed only as part of a business park planned development. In the M-1 district restaurants and retail establishments can be developed as standalone businesses on their own lots and do not have to be associated with another use.
- The M-1 district allows more light industrial uses, such as commercial bakeries, breweries, distilleries, bottling plants, wineries, etc.
- The M-1 district allows uses that take place outdoors, such as agriculture oriented businesses, contractors yards, heavy equipment sales/rental, etc. These uses would have little to no impact on the existing and/or future development of the areas to the west (airport), east (freeway), and to the south (existing commercial/office). These uses could potentially impact the existing residential and agricultural uses to the north. Staff recommends that the M-1 building regulations be amended to require a buffer between the uses in the M-1 district and the homes/agricultural uses located in the AG-2 zoning district (see [Mitigation Measures](#) in the Key Issues section).
- The M-1 districts allows for more developable area through a reduction in building setback and open space requirements. The project area is an industrial setting and the vast majority of the area is located away from residential land uses. Staff is of the opinion that the location of the area does not warrant the need for large setbacks and open space requirements. Front yard landscaping is required in the M-1 district to maintain an aesthetic appeal along the 2200 West street frontage and parking lots must contain landscaping in an effort to mitigate heat impacts.

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. Master Plan Recommendations
2. Nonconforming Uses
3. Mitigation Measures

Issue 1: Master Plan Recommendations

The project area is located within the boundaries of three different master plans; the Northwest Master Plan (1990), Jordan River/Airport Master Plan (1992), and the Northpoint Small Area Plan (2000). Maps showing the future land use designation of the study area as shown in each master plan are included in [Attachment A](#).

Northwest Master Plan: When the Northwest Master Plan was adopted in 2000, the City boundary was located at approximately 1800 North. The plan identifies the future land use of the area between North Temple and approximately 1800 North, and 2200 West and I-15 as Business/Commercial. The plan adopted in 2000 was an update to the previous Northwest Master Plan, adopted in 1980. In the 1980 plan, the area was considered an “area of anticipated growth” with a focus on clean, non-polluting light industrial land uses. The proposed rezone to M-1 Light Industrial is consistent with these master plan recommendations.

Jordan River/Airport Master Plan: The Jordan River/Airport Master Plan was adopted in 1992 and includes the portion of the study area located between 700 North and 2100 North. The plan identifies the future land use as Industrial with an emphasis on aerospace/airport related commercial and manufacturing businesses. The plan further states that the residential uses in the area should be phased out upon development pressure and interest. The proposed rezone to Light Manufacturing is consistent with the future land use designation as indicated in the Jordan River/ Airport Master Plan. The plan also supports staff's recommendation of removing the properties that are currently zoned AG-2 from the zoning amendment area in order to allow the property owners to ask for a rezone at a later time when it is in their best interest.

Northpoint Small Area Plan: The plan was adopted in 2000 and includes a small northern portion of the study area, more particularly, the area located between approximately 1900 North and 2100 North. The plan shows the future land use of this area as Business Park, which was consistent with the zoning put in place during the Citywide zoning amendment project in 1995. The area was originally zoned Business Park due to the recommendations made in the Northwest Master Plan and Jordan River/Airport Master Plan, which called for environmentally clean industrial type land uses.

While the Northpoint Small Area Plan identifies the area as a Business Park, it also states that the Business Park zone should be amended to allow retail and service type businesses that would support the employee base in the area. The Business Park zoning district allows retail and restaurant uses only if they are approved as part of an overall business park planned development. They are not allowed as single uses on a property, which limits the feasibility of these uses occurring in the area.

In addition to the Business Park land use designation, the Northpoint Small Area Plan also states that future business park development should be buffered from the existing agricultural properties. The buffer includes a 100 foot building setback, a 50 foot parking lot setback, and landscaping with a five foot tall berm.

Although the proposed Light Manufacturing zoning district is not strictly consistent with the future land use designation as stated in the Northpoint Small Area Plan, it is Staff's opinion that the zoning amendment is consistent with the intent of the plan for the following reasons:

- The plan highlights the need for retail and service uses to serve the future employees of the area. The Light Manufacturing district allows single-tenant retail and service uses, which would serve the employees of the area.
- The uses allowed in the Light Manufacturing District are required to be environmentally clean, light industrial. Heavy manufacturing is not allowed in the Light Manufacturing zoning district.
- Where the Light Manufacturing district differs from the plan is the building and parking lot buffer when the property is adjacent to an agricultural district. The BP district requires a 100 foot building setback, a 50 foot parking lot setback and additional landscaping features when adjacent to an AG-2 and AG-5 zoning districts, which correlates directly with the master plan policies. There is no such requirement in the M-1 zoning district. In response, planning staff recommends that the M-1 district regulations be amended to include similar setback and landscape requirements. This is discussed further under [Mitigation Measures](#) in this section.

Issue 2: Nonconforming Use Study

It is important when studying a zoning map amendment to determine the impact the amendment might have on existing businesses. If a property does not comply with the new zoning regulations, the property owner would not be required to make changes to their property, but all new development would need to comply with the new zoning regulations. If an existing business was allowed under the current zoning, but is not allowed under the new zoning regulations, it is considered a “nonconforming use”. A nonconforming use can continue to operate and function according to the way it was originally permitted; however, there are limitation on how the business can be expanded.

Planning Staff conducted a high level land use analysis of the study area and found that the Planning Staff’s recommended rezone area consists of the following land uses (see Existing Land Use Map in [Attachment A](#)):

- Office
- Warehousing
- Light Manufacturing
- Government Facilities (Federal, State, and Education)
- Vacant Land

All of these land uses are allowed in the M-1 district; therefore, changing the zoning would not make the existing uses nonconforming.

Issue 3: Mitigation Measures

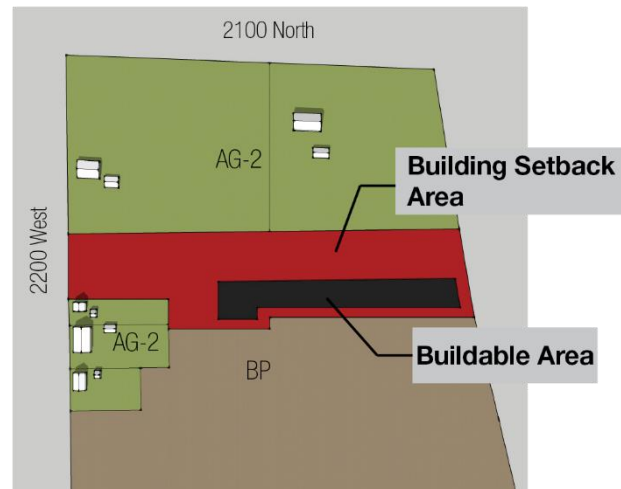
During the public outreach phase of the project, Staff heard from two people that own (and live on) property located in the AG-2 zoning area. These property owners stated that they are not opposed to changing the zoning to allow more light industrial uses in the area, but they are opposed to how close buildings can be located to their property. They stated that having buildings too close would block access to sunlight, which would negatively impact agricultural uses and the general enjoyment of their property.

The BP zoning regulations include the following special provisions when a property in the BP district is located adjacent to, or across the street from property located in the Agriculture AG-2 or AG-5 zones (SLC Zoning Ordinance, Section 21A.32.030I4):

- Buildings are prohibited within 100 feet of the adjacent property line;
- Parking lots are prohibited within 50 feet of the adjacent property line; and
- The portion of the lot located between the adjacent property line and the parking lot or building must be improved with a landscaped buffer, including a berm that is a minimum of five feet in height.

The BP setback and landscape buffer requirements were written as a result of recommendations made in the Northpoint Small Area Plan. The plan specifically calls for the 50 foot parking lot setback, 100 foot building setback, and additional landscaping requirements when adjacent to AG-2 and AG-5 zoned property. There is no such requirement in the M-1 zoning district. In fact, there is no rear or side yard setback requirement in the M-1 zone, so buildings (and any other function of the property) can be located right on the property line.

Planning Staff recognizes the importance of mitigating impacts on the longstanding agricultural and residential uses in the study area; however, Staff is of the opinion that the current setback requirements stated in the BP zone exceed what is necessary to mitigate impacts and limits the development potential on the property directly adjacent to the northern most AG-2 parcels. As an example, the graphic to the right shows the development potential of the existing BP zoned parcel with the required setbacks shown in red and the developable area shown in grey. The existing setback requirements reduce the buildable area to approximately 21% of the total area of the property.



As stated in this report, Planning Staff recommends that the properties currently zoned BP in the study area should be rezoned to M-1; however, Staff is of the opinion that the spirit of the Northpoint Small Area Master Plan should be upheld and the M-1 zoning district requirements should be changed to require additional setbacks and buffering when adjacent to AG-2 and AG-5 zoning. Staff recommends the following changes:

- **Require a Landscape Buffer:** Section 21A.48.080 of the Zoning Ordinance provides special landscaping provisions when zoning districts are adjacent to other specific zoning districts. Currently, these special landscape provisions only apply in the M-1 district when a property in that district is adjacent to a property in a residential district. Planning Staff recommends that the landscape buffer requirements also be required when adjacent to properties in the AG-2 and the AG-5. The required landscape buffer area is 15 feet. Buildings, driveways, and parking are prohibited in this area. The landscape improvements that are required are as follows:
 - Shade trees shall be planted at the rate of one tree per twenty five (25) linear feet along the entire length of the landscape yard. Shade trees may be clustered subject to the site plan review approval. Evergreen trees may be substituted for a portion of the shade trees;
 - Shrub masses, at least two (2) rows deep and with shrubs alternately spaced, shall be provided along the entire length of the landscape yard. Shrubs shall reach a mature height of not less than four feet (4'); and
 - A solid fence six feet (6') in height must be constructed on the property line along the required landscape buffer unless waived by the zoning administrator.
- **Additional Building Setback:** In an effort to mitigate impacts related to building shadows, Planning Staff recommends that buildings should be setback one foot beyond the required 15 foot landscape buffer for every one foot of building height above 30 feet. In other words, a 30 foot tall building could be built to within 15 feet of the property line adjacent to an AG-2 or AG-5 zone, a 40 foot tall building would have to be 25 feet from the property line, a 50 foot tall building would be 35 feet from the property line, and so on.

It is important to note that the northern portion of the study area is the only area of the City where the M-1 zone is adjacent to an AG-2 zoning district, so this is the only area of the City that would be currently impacted by the zoning text amendment. The strike and underline versions of the proposed zoning text amendments are included in [Attachment C](#).

DISCUSSION:

The proposal complies with the standards for zoning text amendments (see [Attachment D](#)). After analyzing the proposal and the applicable standards, Planning Staff is of the opinion that a positive recommendation should be forwarded to the City Council for this request.

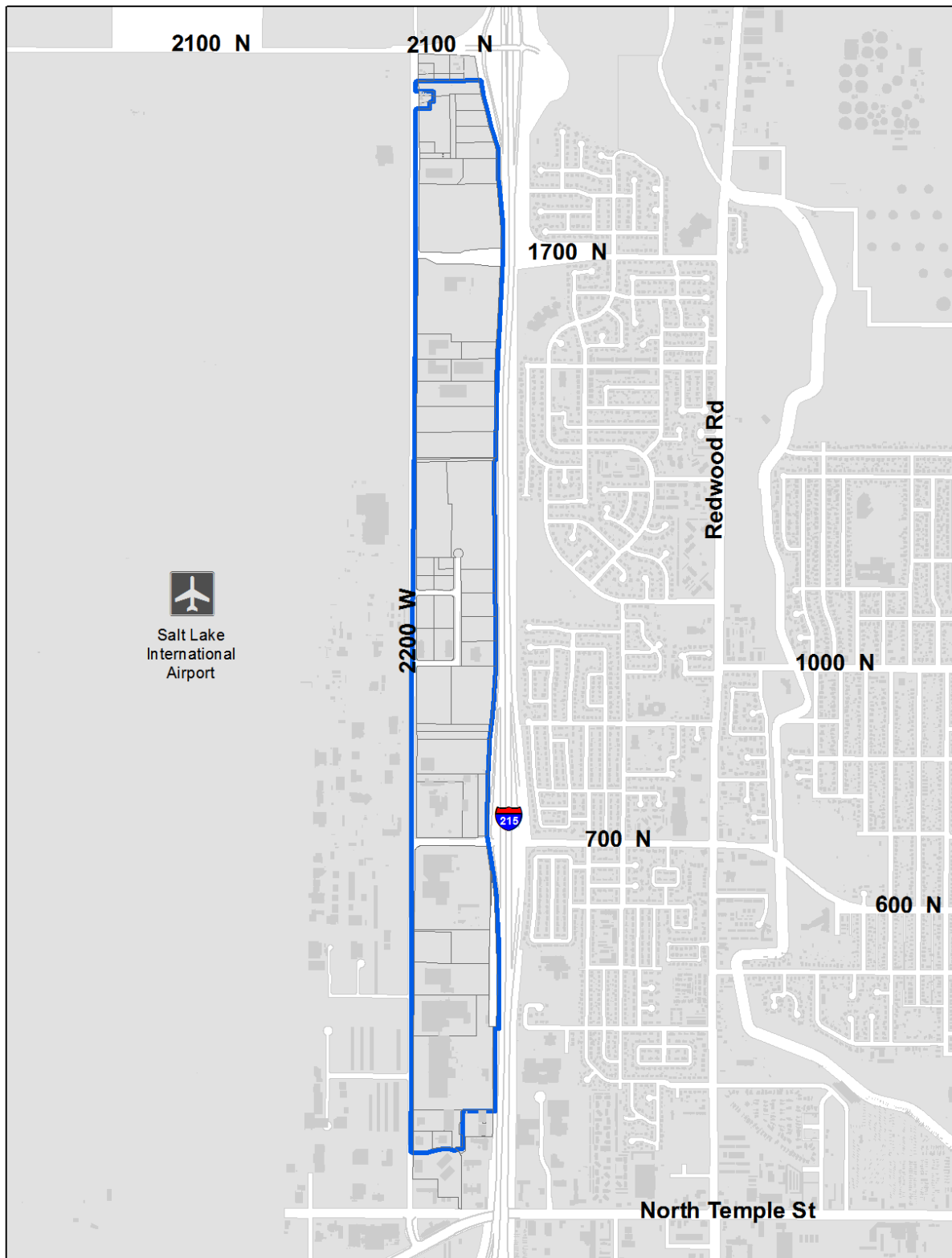
NEXT STEPS:

The City Council has the final authority to make changes to the zoning map. The recommendation of the Planning Commission for this request will be forwarded to the City Council for their review and decision.

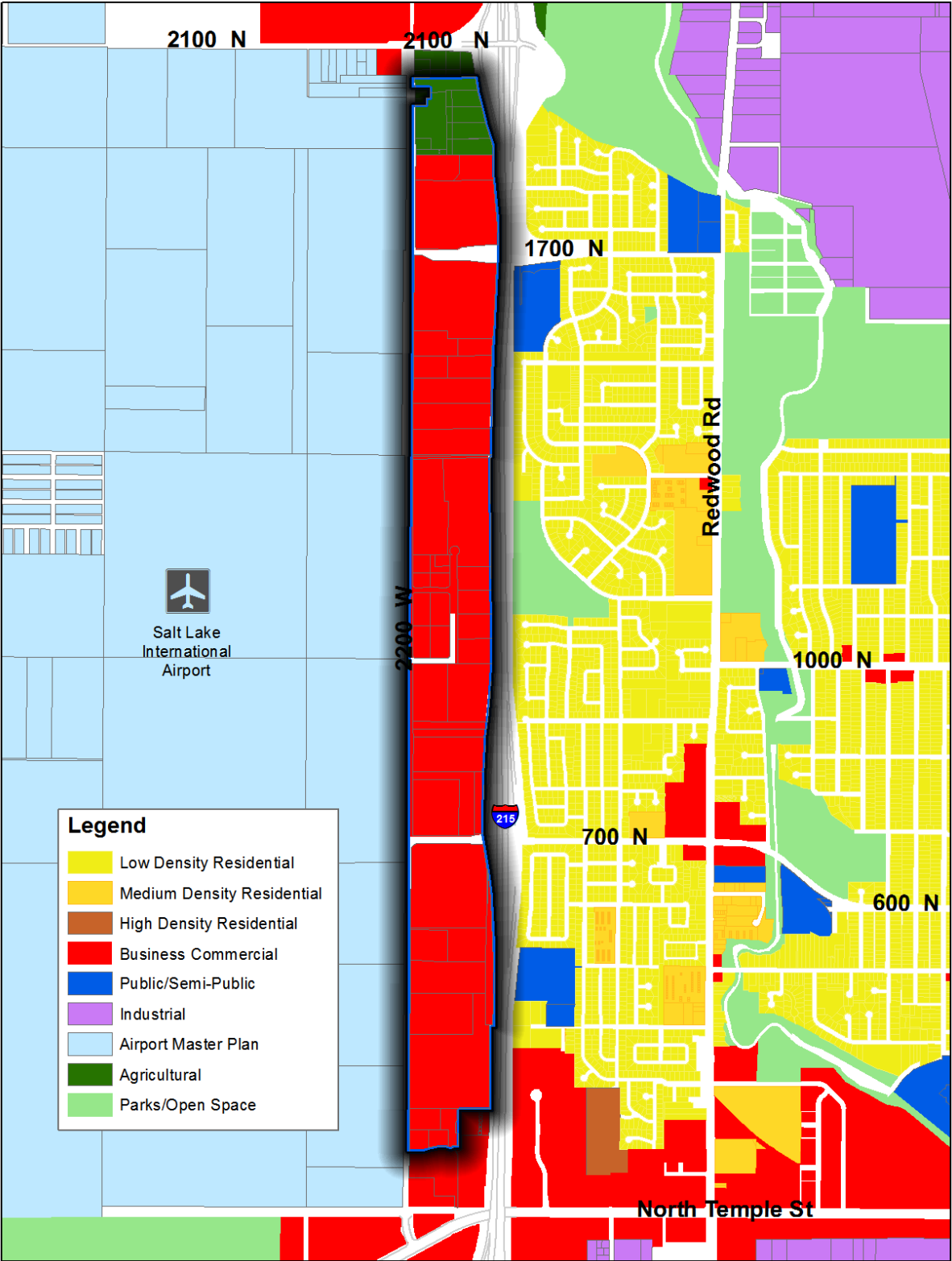
ATTACHMENT A: Maps

See following pages.

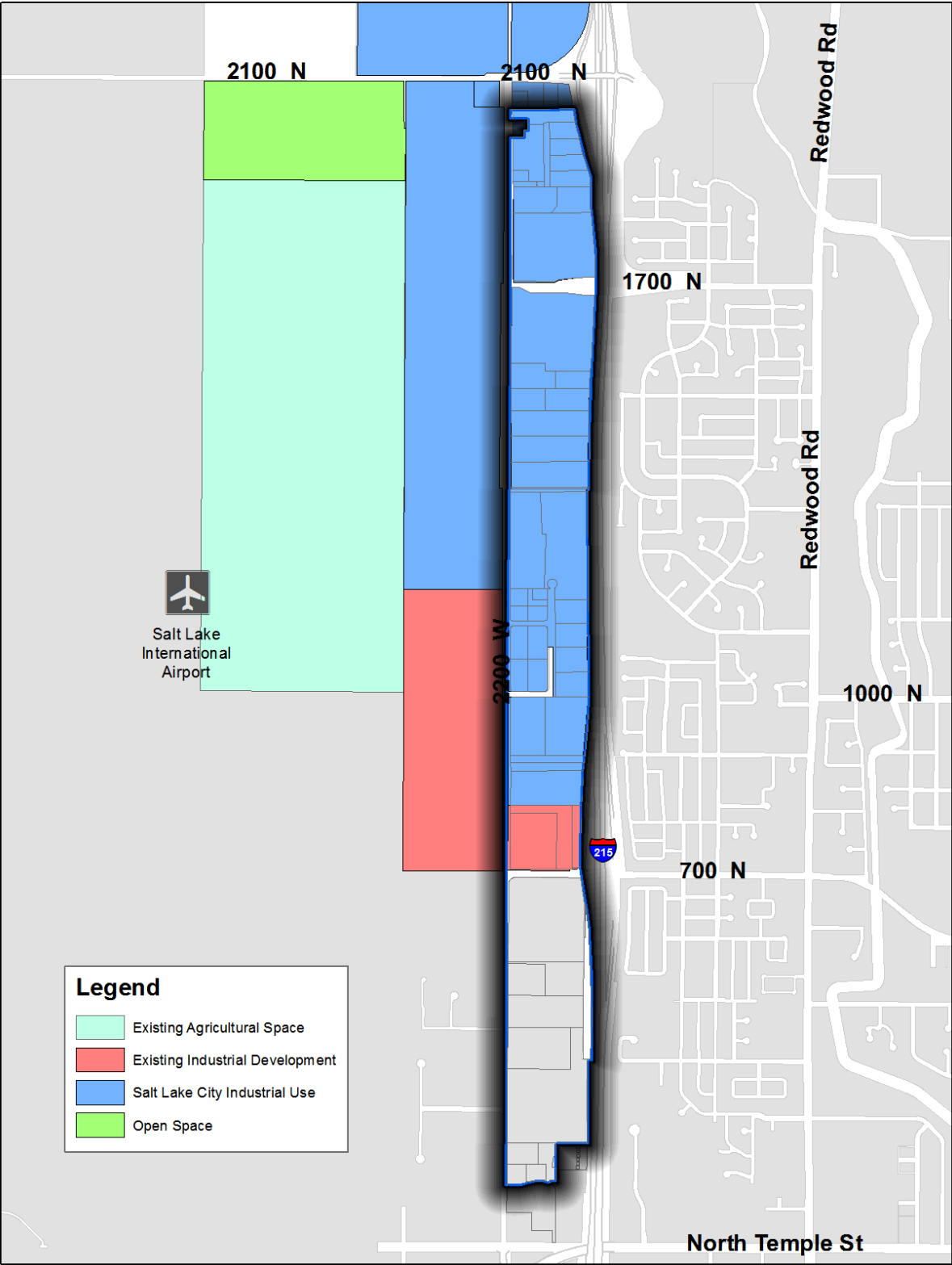
Proposed Zoning Amendment Area – BP to M-1



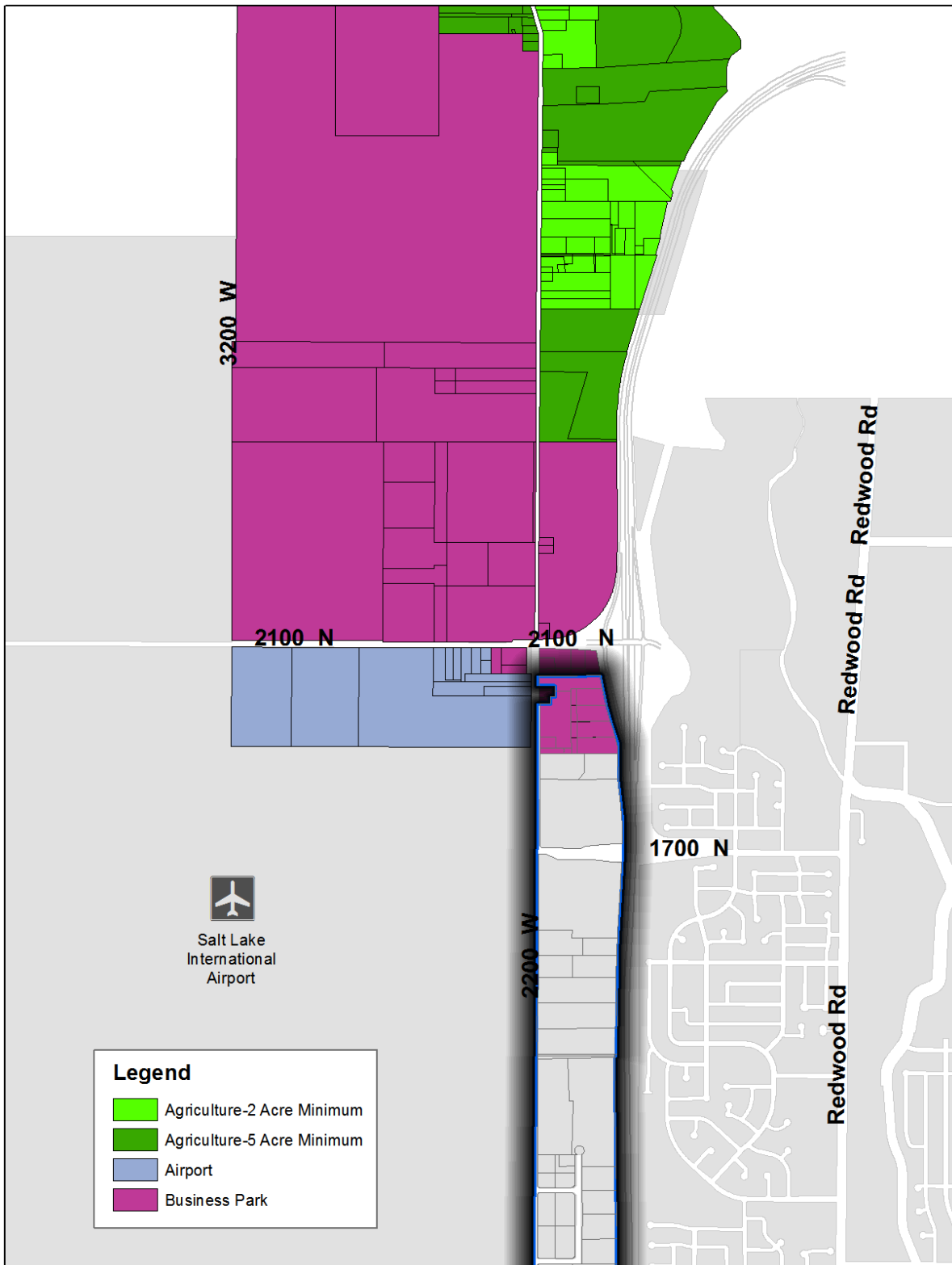
Northwest Master Plan Future Land Use



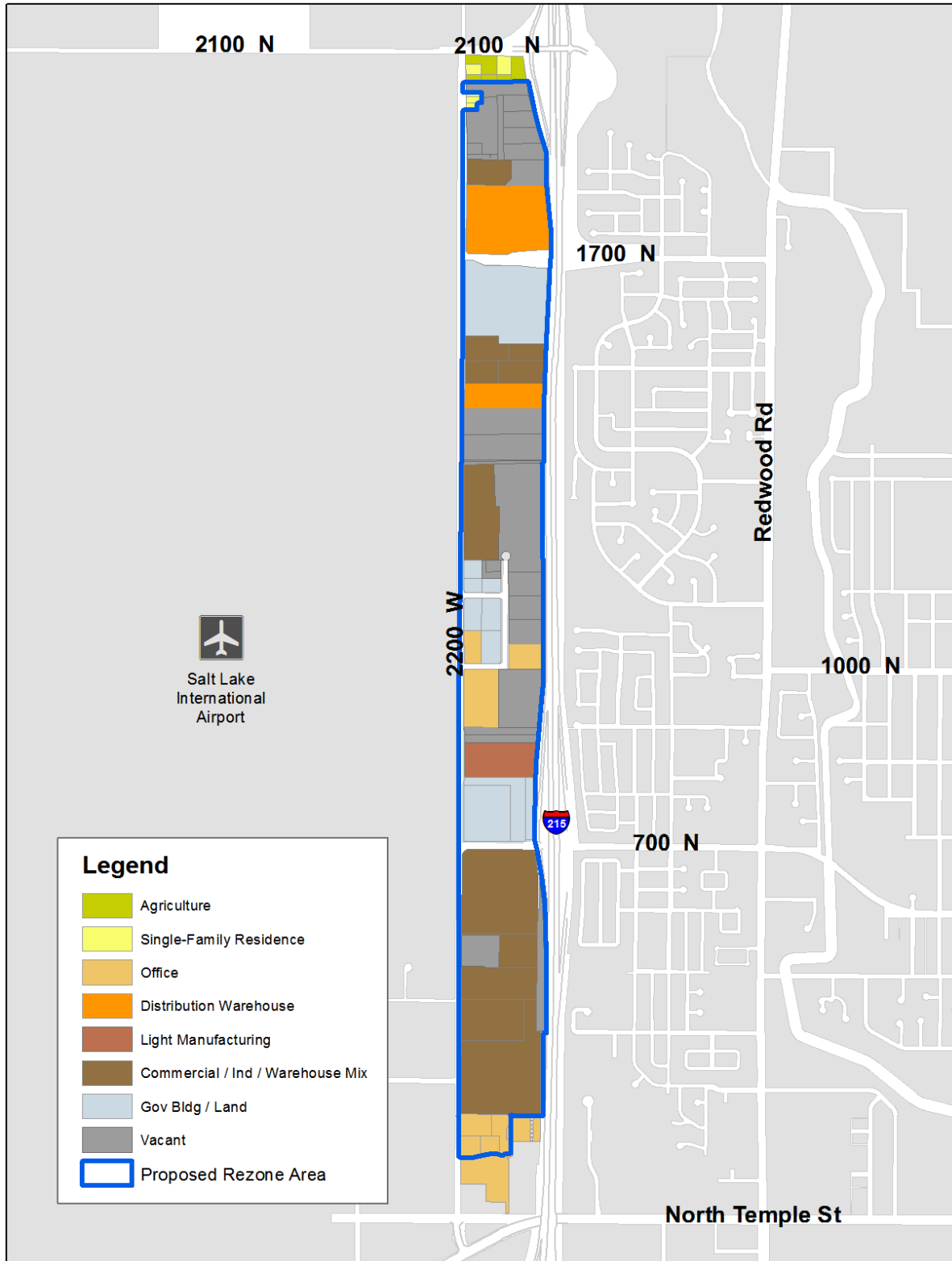
Jordan River/Airport Master Plan Future Land Use



North Point Small Area Plan Future Land Use



Existing Land Use



ATTACHMENT B: BP and M-1 Building Regulations and Allowed Uses Comparison

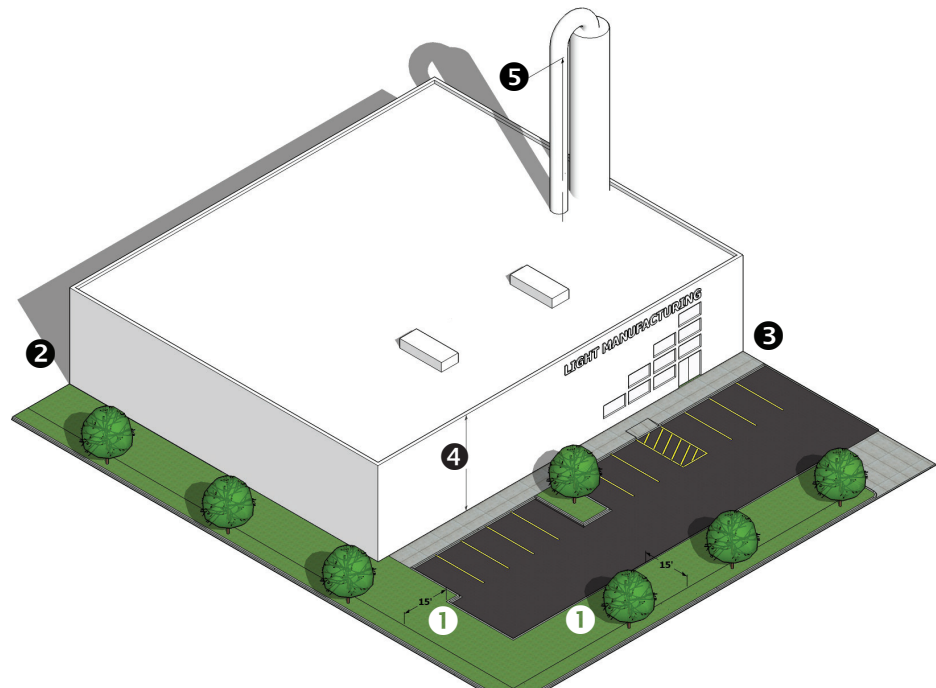
See following pages.

M-1

LIGHT MANUFACTURING

ZONING REGULATIONS OVERVIEW

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 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.



Development Examples

Zoning Diagram of Development Standards

M-1 Development Standards (21A.28.030)

LOT WIDTH	LOT AREA	FRONT/CORNER SIDE YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS	HEIGHT ④	HEIGHT EXCEPTION ⑤
Min. 80' . No min. for lots legally existing as of April 12, 1995.	20,000 sq ft min. No min. for lots legally existing as of April 12, 1995.	Min. 15' , shall be maintained as landscaped yard.	None required.		Min. 15' next to residential zones. Land- scaped, includ- ing shade trees, shrubs, and 6' fence.	65' max.	Emission free distilla- tion column structures allowed up to 120' or Federal Aviation Admin (FAA) imposed limit, whichever is less.

Other General Manufacturing Zone Regulations (21A.28.010)

REFUSE CONTROL	LIGHTING	OUTDOOR SALES, DISPLAY, AND STORAGE LIMITATIONS
Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.48 of this title.	On site lighting shall be located, directed or designed in such a manner as to contain and direct light and glare only to the property on which it is located.	<p>a. Outdoor sales display of merchandise, and outdoor storage equipment shall not:</p> <ul style="list-style-type: none"> (1) Encroach into areas of required parking; (2) Be located in any required yard area within the lot; or (3) Include the use of banners, pennants or strings of pennants. <p>b. Outdoor storage of auto bodies, or other metal, glass bottles, rags, rubber, paper or other articles commonly known as junk, shall be screened by a solid wall or fence (including solid entrance and exit gates) not less than seven feet (7') nor more than ten feet (10') in height. The outdoor storage shall not be stacked higher than the enclosing wall or fence.</p> <p>c. Outdoor sales and display and outdoor storage are permitted when part of an authorized temporary use.</p>

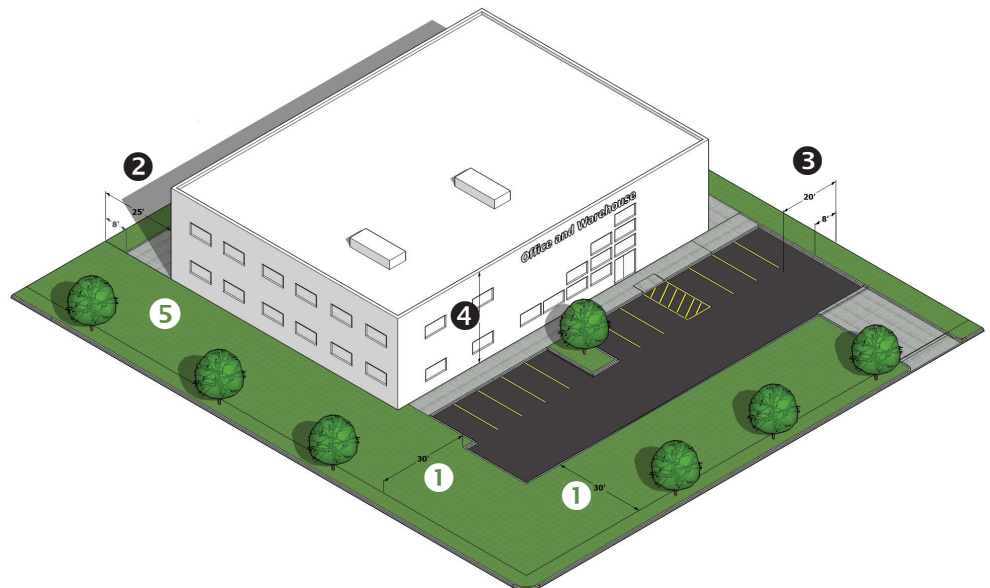
The above information is a synopsis of the regulations. Please see the zoning ordinance for the complete regulations.

BP

BUSINESS PARK

ZONING REGULATIONS OVERVIEW

The purpose of the BP business park district is to provide an attractive environment for modern offices, light assembly and warehouse development and to create employment and economic development opportunities within the city in a campus-like setting. This district is appropriate in areas of the city where the applicable master plans support this type of land use. The standards promote development that is intended to create an environment that is compatible with nearby, existing developed areas.



Development Examples

Zoning Diagram of Development Standards

BP Development Standards (21A.32.030)

LOT WIDTH	LOT AREA	FRONT/CORNER SIDE YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS	HEIGHT ④	OPEN SPACE ⑤
Min. 100'	20,000 sq ft min.	Min. 30', shall be maintained as landscaped yard.	Min. 25', 8' min. shall be main- tained as landscaped yard.	Min. 20', 8' min. shall be main- tained as land- scaped yard.	Min. 30' next to residential zones. Shall be landscaped, including shade trees, shrubs, and 6' fence.	60' max.	Min. 15% of lot area. 33% of required open space shall be covered in vegetation.

Special BP Regulations (21A.32.030.I)

ENCLOSED OPERATIONS	OUTDOOR STORAGE	NUISANCE IMPACTS	BUFFER FROM AGRICULTURE ZONES
All principal uses shall take place within entirely enclosed buildings.	Accessory outdoor storage shall be screened with a solid fence and approved through the site plan review process.	Uses and processes shall be limited to those that do not create a nuisance to the use and enjoyment of adjacent property due to odor, dust, smoke, gases, vapors, noise, light, vibration, refuse matter or water carried waste.	When property abuts or is across the street from AG-2 or AG-5 zoned property the following apply: <ul style="list-style-type: none"> • Buildings prohibited within 100' of the adjacent property line. • Parking lots prohibited within 50' of adjacent property line

The above information is a synopsis of the regulations. Please see the zoning ordinance for the complete regulations.

PERMITTED AND CONDITIONAL USES - BP & M-1 DISTRICTS COMBINED LIST

USES	BP	M-1
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site		C
Agricultural use	C	P
Air cargo terminals and package delivery facility	P	
Alcohol:		
Brewery		P
Brewpub	P ¹²	P ^{6b, 10b}
Social club		C ^{6b, 10b}
Tavern		C ^{6b, 10b}
Ambulance service (indoor)	P	
Ambulance service (outdoor)	P ¹⁰	
Ambulance services (indoor and/or outdoor)		P
Animal:		
Kennel		P
Kennel on lots of 5 acres or larger	C	
Pet cemetery		P ²
Raising of furbearing animals		C
Stockyard		C ¹²
Veterinary office	P	P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height	C	C
Bakery, commercial		P
Blacksmith shop		P
Bottling plant		P
Building materials distribution		P
Bus line station/terminal		P
Bus line yard and repair facility		P ¹²
Check cashing/payday loan business		P ⁹
Clinic (medical, dental)	P	
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	P
Concrete and/or asphalt manufacturing		C ¹²
Contractor's yard/office		P
Cremation service		P
Crematorium		P
Daycare center, adult	P	P
Daycare center, child	P	P
Dental laboratory/research facility	P	
Distillery		P
Dwelling:		
Living quarters for caretaker or security guard	P	

PERMITTED AND CONDITIONAL USES - BP & M-1 DISTRICTS COMBINED LIST (CONTINUED)

USES	BP	M-1
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
Equipment rental (indoor and/or outdoor)		P
Equipment, heavy (rental, sales, service)		P
Financial institution with or without drive-through facility	P ¹⁴	P ¹¹
Food processing		P
Gas station	P ⁷	P
Government facility	C	P
Government facility requiring special design features for security purposes		P
Government office	P	
Greenhouse		P
Heliport	C	
Hotel/motel	C	P
Impound lot		P ¹²
Industrial assembly	P	P
Jewelry fabrication	P	
Laboratory (medical, dental, optical)		P
Laboratory, testing		P
Large wind energy system	C	P
Laundry, commercial		P
Light manufacturing	C	P
Limousine service		P
Meeting hall of membership organization	P	
Mobile food business (operation in the public right of way)		P
Mobile food business (operation on private property)	P	P
Mobile food court		P
Municipal service uses, including city utility uses and police and fire stations	C	
Office	P	P
Office, publishing company		P
Open space	P	P
Package delivery facility		P
Parking:		
Commercial	C	
Off site		P
Park and ride lot		P
Park and ride lot shared with existing use	P	P
Performing arts production facility	P	
Photo finishing lab		P
Place of worship	P	
Pound		P ¹²
Printing plant		P
Radio, television station	P ⁶	P
Railroad, freight terminal facility		C ^{4, 12}

PERMITTED AND CONDITIONAL USES - BP & M-1 DISTRICTS COMBINED LIST (CONTINUED)

USES	BP	M-1
Recreation (indoor)	C	P
Recreation (outdoor)		P
Recycling:		
Collection station		P
Processing center (indoor)		P
Processing center (outdoor)		C ¹²
Research and development facility	P	
Restaurant with or without drive-through facilities	P ^{7, 14}	P ¹¹
Retail goods establishment	P ⁷	
Retail goods establishment with or without drive-through facility		P ¹¹
Retail service establishment:		
Electronic repair shop		P
Furniture repair shop		P
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P	
Upholstery shop		P
Rock, sand and gravel storage and distribution		C
School:		
Professional and vocational (With or Without Outdoor Activities)	P	P
Seminary and religious institute		P
Seasonal farm stand		P
Sexually oriented business		P ⁵
Sign painting/fabrication		P
Small brewery	C	P
Solar array	P	P
Storage and display (outdoor)		P
Storage, accessory (outdoor)	P	
Storage, public (outdoor)		P
Store, convenience		P
Studio, motion picture		P
Taxicab facility		P
Theater, live performance	C ¹⁵	
Tire distribution retail/wholesale		P
Truck freight terminal		P ¹²
Urban farm	P	P
Utility:		
Building or structure	P ¹	P
Electric generation facility		C ^{3, 12}
Sewage treatment plant		C
Solid waste transfer station		C ¹²
Transmission wire, line, pipe or pole	P ¹	P ¹
Vehicle:		
Auction		P
Automobile and truck repair		P

PERMITTED AND CONDITIONAL USES - BP & M-1 DISTRICTS COMBINED LIST (CONTINUED)

USES	BP	M-1
Automobile and truck sales and rental (including large truck)		P
Automobile part sales		P
Automobile rental agency	P	
Automobile salvage and recycling (indoor)		P
Automobile salvage and recycling (outdoor)		C ¹²
Recreational vehicle (RV) sales and service		P
Truck repair (large)		P
Vending cart, private property	P	P
Warehouse	P	P
Welding shop		P
Wholesale distribution	P	P
Winery		P
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)		
Woodworking mill		P

QUALIFYING PROVISIONS (COMBINED FROM BP AND M-1)

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. Subject to specific approval standards related to sexually oriented businesses (see section 21A.36.140 of the Zoning Ordinance)
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.
- 6b. If a place of worship is proposed to be located within 600 feet of a tavern, social club, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
7. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
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. Greater than 3 ambulances at location require a conditional use.
- 10b. Subject to specific approval standards related to "Alcohol Related Establishments (see section 21A.36.300 of the Zoning Ordinance)
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.
13. Not applicable.
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.
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.

ATTACHMENT C: Proposed Zoning Text Amendments

21A.48.080: Landscape Buffers

C.5. M-1 District: Lots in the M-1 district which abut a lot in a residential, AG-2 Agriculture, or AG-5 Agriculture district shall provide a fifteen foot (15') landscape buffer.

21A.28.020: M-1 LIGHT MANUFACTURING DISTRICT:

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.
6. Additional Setback when Adjacent to AG-2 and Ag-5 districts: When adjacent to a lot in the AG-2 or AG-5 zoning district, buildings or portions of buildings, shall be setback one foot (1') beyond the required landscape buffer as required in 21A.48.080 for every one foot (1') of building height above 30 feet (30').

ATTACHMENT D: Analysis of Standards

ZONING MAP AMENDMENT (Rezone properties from BP to M-1)

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
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;	Complies if M-1 zoning regulations include additional setback and landscape buffer requirements	<p>As stated in the Key Issues section of this report (Issue 1: Master Plan Recommendations), changing the zoning of the properties to M-1 is consistent with the Northwest and Jordan River/Airport master plans.</p> <p>Staff is of the opinion that the proposal is consistent with the intent of the Northpoint Small Area Plan if the M-1 zoning district regulations are amended to require similar building setback and landscape buffer requirement when a property is located adjacent to property in the AG-2 district (see Issue 1: Master Plan Recommendations and Issue 3: Mitigation Measures)</p>
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	<p>Section 21A.02.030 of the Salt Lake City Code provides the Purpose and Intent of the Zoning Ordinance and states:</p> <p><i>“The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes.”</i></p> <p>The purpose and intent statement then provides eight additional points describing the intent of the zoning code, two of which are applicable to the rezone proposal:</p> <ul style="list-style-type: none"> • <i>Protect the tax base</i> • <i>Foster the city’s industrial, business and residential development.</i> <p>The purpose of changing the zoning in the project area is to maximize the development potential along the 2200 West corridor by allowing more land uses than allowed in the current zone and expanding the developable area of the lots. This is consistent with the overall purpose of the Zoning Ordinance in that it promotes the “prosperity” of the “future inhabitants of Salt Lake City.” It is also consistent with the purpose and intents points stated above.</p>

3. The extent to which a proposed map amendment will affect adjacent properties;	Complies if M-1 zoning regulations include additional setback and landscape buffer requirements	As stated in the Key Issues section of this report (Issue 3: Mitigation Measures) rezoning the northern most properties could impact the adjacent AG-2 zoned properties because the M-1 zone does not require any setback or landscape buffer requirements when adjacent to these properties. Staff recommends that the M-1 zoning regulations be amended to include building setback and landscape buffer requirements when adjacent to an AG-2 property to mitigate this issue.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	The project area is located in Zone B of the Airport Flight Path Protection Overlay District. This overlay district provides special regulations that pertain to building height and land use. In the event that there is a conflict on a particular property, the regulations in the overlay district would prevail.
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.	Not applicable. At this current time, this standard does not apply.	The proposal is not tied directly to a development request. All requests for a new use would be reviewed to ensure compliance with City codes and policies.

ZONING TEXT AMENDMENT (Amend setback and landscape buffer requirements in the M-1 zone)

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:

Factor	Finding	Rationale
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;	Complies	As stated in the Key Issues section of this Staff Report (Issue 1: Master Plan Recommendations), the purpose of amending the M-1 district and landscape buffer regulations is to be consistent with the policies stated in the Northpoint Small Area Plan. The plan states that adequate setbacks and landscape buffering should be provided between AG-2 zoned properties and adjacent commercial buildings.
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	Complies	The purpose of the AG-2 Agricultural zoning district is to “preserve and protect agricultural uses in suitable portion of the Salt Lake City on lots not less than two (2) acres” (SLC Zoning Ordinance, Section

		21A32.052A). 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...” (SLC Zoning Ordinance, Section 21A.28.020). The purpose of the zoning text amendment is to require adequate buffering between uses in the M-1 district and the AG-2 district to minimize impacts and to preserve and protect the existing agricultural zoned properties. This is consistent with the purpose statements of the M-1 and AG-2 zoning districts.
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Complies	The project area is located in Zone B of the Airport Flight Path Protection Overlay District. This overlay district provides special regulations that pertain to building height and land use. It is not anticipated that the text amendment related to setbacks and landscaping would not impact the standards in the Airport Overlay District. In the event that there is a conflict on a particular property, the regulations in the overlay district would prevail.
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies	A best planning practice is to develop land use regulations that provide mitigation measures to reduce impacts that future development may have on existing adjacent land uses. The purpose of the proposed text amendment is to minimize impacts that future development in the M-1 district might have on existing residential and agricultural uses; therefore, the proposed changes implement best practices.
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.	Not applicable. At this current time, this standard does not apply.	The proposal is not tied directly to a development request. All requests for a new use would be reviewed to ensure compliance with City codes and policies.

ATTACHMENT E: Public Process and Comments

In late January 2017, Planning Staff initiated the public engagement process by mailing letters to all property owners in the project area. The letter included a summary of the proposal and a document that provided a comparison of the BP (existing) and M-1 (proposed) zoning districts. The letter also requested a response if an owner did not want their property to be included in the zoning amendment project. Staff received the following responses:

- Two phone calls from commercial property owners concerned about how the zoning amendment would impact their businesses. Staff explained the differences between the two zoning districts and what would be allowed under the proposed M-1 district. After the discussion, both property owners supported the proposed zoning amendment.
- One email from a commercial property owner who stated that he, “strongly supports the zone change to M-1. This new zone would be most appropriate for this area and against highway 215.”
- Emails and phone calls from two owners of property located in the AG-2 zoning district who are opposed to the zoning amendment. Both property owners stated that they are not opposed to the uses allowed in the M-1 zone, but are opposed because the existing zoning (BP) requires specific setback requirements when located adjacent to properties in the AG-2 zoning district (see [Mitigation Measures](#) in the Key Issues section of this report).

In February 2017, Staff emailed information regarding the proposal to the chairs of the Westpoint and Jordan Meadows community councils. The email included information regarding a scheduled open house and asked if the community council chairs wanted a presentation at their respective monthly meetings. Staff did not receive a response from either community council chair.

On February 23, 2017 Staff held an open house at a location in the project area. The only attendees were two individuals (husband and wife) that own property located in the AG-2 zoning district. They expressed the same concerns as described in the third bullet point above.

ATTACHMENT F: City Department Comments

The proposed zoning amendments were sent to the following City Departments/Divisions for review:

- Building Services;
- Engineering;
- Public Utilities;
- Transportation;
- Sustainability;
- Police;
- Economic Development; and
- Housing and Neighborhood Development.

There were no objections raised by any of the City Departments. A representative from the Department of Economic Development responded specifically with the following statement:

“Economic Development is in full support of this zoning amendment due to the fact that current operations in this area of the city fit the M-1 zoning designation.”

Planning Staff also sent information regarding the proposal to the Utah Department of Transportation (UDOT) due to the proximity of the project area to I-215. A representative from UDOT responded, stating that the, “subject rezoning request should not impact any future UDOT projects in the area.”