



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Kelsey Lindquist, (801) 535-7930
Date: November 28, 2018
Re: PLNPCM2018-00657 2200 West Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 2058 North 2200 West
PARCEL ID: 08-21-226-024-0000
MASTER PLAN: North Point Small Area Plan
ZONING DISTRICT: AG-2 (Agricultural District)

REQUEST: Nick Smith, owner representative, has submitted a zoning map amendment to amend the existing AG-2 (Agricultural District) to M-1 (Light Manufacturing). The amendment is to implement the master plan zoning and to accommodate future commercial land uses. The subject property is located at 2058 North 2200 West.

RECOMMENDATION: Based on the findings in the staff report, Planning Staff recommends that the zoning of the subject property located at 2058 N. 2200 W. be amended from AG-2 (Agricultural District) to M-1 (Light Manufacturing) zoning district. Based on the information in this staff report and the factors to consider for zoning map amendments, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal.

ATTACHMENTS:

- A. Vicinity Map
 - a. Northpoint Small Area Plan Future Land Use Map
- B. Site Plan
- C. Additional Applicant Information
- D. AG-2 and M-1 Allowed Uses Comparison
- E. Existing Conditions
- F. Photos of Subject Property
- G. Analysis of Standards
- H. Public Process and Comments
- I. City Department Comments

PROJECT DESCRIPTION:

This is a request by a private land owner to amend the existing AG-2 (Agricultural District) to M-1 (Light Manufacturing) zoning district. The property owner is seeking to amend the subject property to implement the future land use designations noted in the applicable master plan and to increase the economic viability of the subject property. M-1 (Light Manufacturing) zoning district aligns with the future anticipated use of the subject property. Additionally, the properties located to the south along 2200 West were rezoned from BP (Business Park) zoning district to M-1 (Light Manufacturing) zoning district in 2017.

Agricultural District (AG-2) VS. Light Industrial (M-1) Zoning

The following are the purpose statements of the AG-2 (existing zoning) and M-1 (proposed zoning) districts:

The purpose of the **AG-2 Agricultural District** is to preserve and protect agricultural uses in suitable portions of Salt Lake City on lots not less than two (2) acres. These regulations are also designed to minimized 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.

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, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. 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 and to promote the importance of nearby environmentally sensitive lands.

The purpose of the amendment is to facilitate future commercial land uses along the 2200 West corridor and to provide a contiguous district along 2200 West. The remaining AG-2 (Agricultural District) will be appropriately buffered with the adopted amendments that were incorporated into the M-1 Zoning District regulations.

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. Mater Plan Recommendations
2. Adopted Mitigation Measures

Issue 1: Master Plan Recommendations

The Northpoint Small Area Plan was adopted in 2000 and includes the subject property. 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. 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:

1. 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.

2. 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.
3. The adopted mitigation measures to protect the existing AG properties, which is discussed in Issue 2, below.

Issue 2: Adopted Mitigation Measures

The petition number PLNPCM2016-00788 was an amendment to Chapter 21A.28.020: M-1 Light Manufacturing District. The amendment incorporated the addition of buffer yards for properties adjacent to AG-2 and AG-5. These mitigation measures were adopted to ensure adequate buffering between future commercial developments along 2200 West and the remaining agricultural zoning and uses. The current application initially proposed amending the AG-2 to CG (General Commercial) zoning district. Staff encouraged the applicant to amend the proposed CG (General Commercial) to M-1 (Light Manufacturing), to accommodate the mitigation measures in the M-1 (Light Manufacturing) zoning district that were adopted in 2017.

The subject property is one of five properties that front 2200 West that are currently zoned AG-2. Additional, properties zoned AG-2 are located adjacent to the subject property to the east. The existing mitigation measures will be applied to the subject property, due to the proximity to AG-2 zoning.

DISCUSSION:

The proposal complies with the standards for zoning map 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.

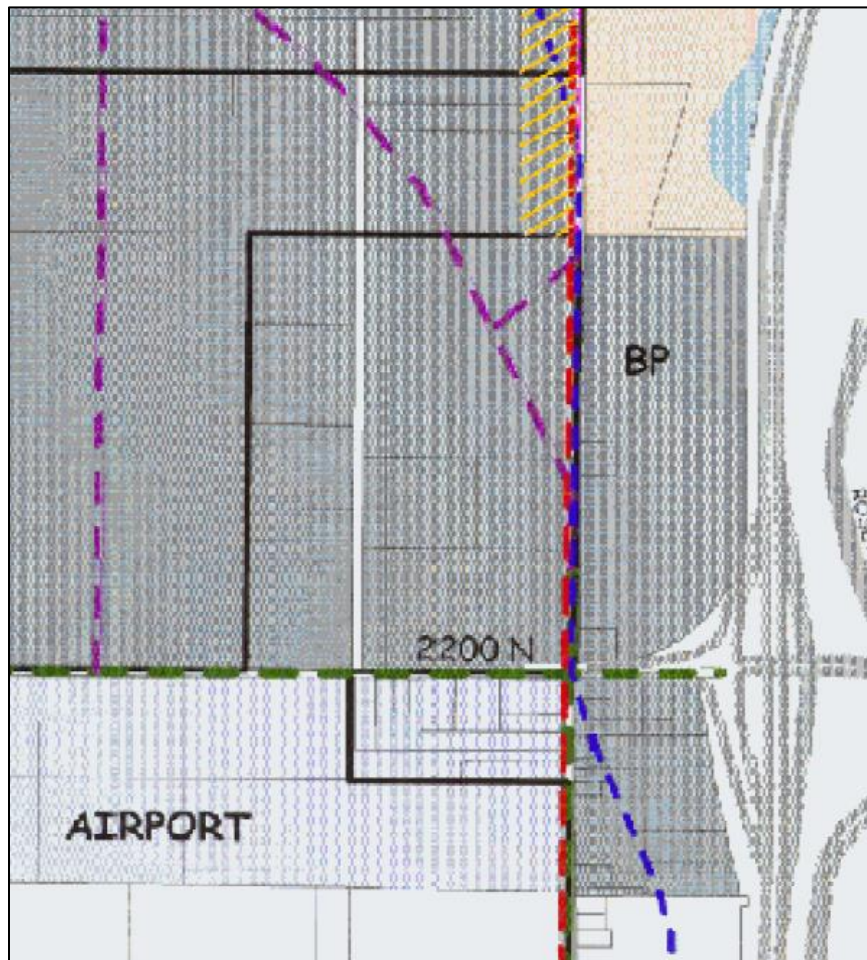
NEXT STEPS:

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: VICINITY MAP



Northpoint Small Area Plan Future Land Use Map



ATTACHMENT B: SITE PLAN



ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION



Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By: CHRIS EARL Date Received: 8/22/2018 Project #: PLNPCM2018-00657

Name or Section/s of Zoning Amendment: 2200 W AMENDMENT

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area): 2058 N. 2200 W SLC 84116

Name of Applicant: CHAD SALMON Phone: 801 910 7206

Address of Applicant: 1778 W 1180 S WOODS CROSS UT 84087

E-mail of Applicant: CHAD@SALMONELECTRIC.COM Cell/Fax: 801-910-7206

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

SALMON INVESTMENTS

E-mail of Property Owner: SAME AS APPLICANT Phone: SAME

(Please note that additional information is

required by the project planner to ensure adequate information required for staff analysis will be copied and included in the project file or engineering drawings, for the purposes of public review.

The project manager for this project is Nick Smith 801 518-4463 nicks@salmonelectric.com He wants to be a contact and included on mailing

Signature

Chad Salmon

CONSULTATION

In order to complete the requirements of this application, please contact Salt Lake City Planning Department regarding the application.

APPROVED FEE

One acre, per notice.

NOTARIZATION

Notarizing applicant to act as an agent will be required.

Date:

Aug 21, 2018

Updated 7/1/17

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;

According to the Master plan and it's map, this amendment is what the city would like to see developed in the area for the property. Also to our understanding, 3 years ago an amendment from the south end of this property all the way down to north temple was approved for M-1.

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

The intention of the city in this area is to have M-1 Zoning according to the Master Plan, and we are seeking the same M-1 zoning.

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

The property interacts with AG-2 and M-1 zones. The agreement with the AG-2 zones made 3 years ago was an amendment to the verbiage in the zoning allowing a 10 ft buffer with AG-2 zone. The affects of the zone interaction was addressed and resolved then. We will design our project accordingly.

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

Everything as far as our knowledge is in accordance with all overlays and near future overlays.

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, storm water drainage systems, water supplies, and wastewater and refuse collection.

Per our DRT meeting and additional meetings with Dominion and RMP all facilities and services will be available and adequate to fit our needs.

ATTACHMENT D: AG-2 AND M-1 ALLOWED USES COMPARISON

PERMITTED AND CONDITIONAL USES – AG-2 & M-1 DISTRICTS COMBINED LIST

Uses	AG-2	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	P	P
Alcohol:		
Bar establishment		C ^{6,10}
Brewpub		P ^{6,10}
Distillery		P
Tavern		C ^{6,10}
Winery		P
Ambulance services (indoor and/or outdoor)		P
Animal:		
Cremation service		P
Kennel	P ⁸	P ¹³
Pet cemetery	P ⁴	P ²
Pound		P ^{12,13}
Raising of furbearing animals		C
Stockyard		C ¹²
Stable (private)	P	
Stable (Public)	P	
Veterinary office		P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height	P	C
Artisan food production		P
Bakery, commercial		P
Blacksmith shop		P
Bottling plant		P
Brewery		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
Chemical manufacturing and/or storage		
Commercial food preparation		P
Community correctional facility, large		C ^{8,16}
Community correctional facility, small		C ^{8,16}
Community garden	P	P

Concrete and/or asphalt manufacturing		C ^{12,13}
Contractor's yard/office		P
Crematorium		P
Daycare, nonregistered home daycare	P ²²	P
Daycare, registered home daycare or preschool	P ²²	P
Daycare center, adult		P
Daycare center, child		P
Drop forge industry		
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to principal use allowed by the zoning district		P
Dwelling:		
Assisted living facility (large)		
Assisted living facility (limited capacity)		
Assisted living facility (small)		
Group home (large)		
Group home (small)	P	
Living quarters for caretaker or security guard		
Manufactured home	P	
Mobile home		
Multi-family		
Residential support (large)		
Residential support (small)		
Rooming (boarding) house		
Single-family (attached)		
Single-family (detached)	P	
Twin home and two-family		
Eleemosynary facilities		
Exhibition hall		
Equipment, heavy (rental, sales, service)		P
Equipment rental (indoor and/or outdoor)		P
Explosive manufacturing and storage		
Farm stand, seasonal	P	
Financial institution with or without drive-through facility		P ¹¹
Flammable liquids or gases, heating fuel distribution and storage		
Food processing		P
Gas station		P
Government facility		P
Government facility requiring special design features for security purposes		P

Grain elevator		P ¹²
Greenhouse		P
Heavy manufacturing		P ¹⁵
Home occupation	P	
Hotel/motel		P
Impound lot		P ¹²
Incinerator, medical waste/hazardous waste		
Industrial assembly		P
Laboratory (medical, dental, optical)		P
Laboratory, testing		P
Large wind energy system	C	P ^{13,14}
Laundry, commercial		P
Light manufacturing		P
Limousine service		P
Mobile food business (operation in the public right-of-way)		P
Mobile food business (operation on private property)		P
Mobile food court		P
Office		P
Office, publishing company		P
Open space	P	P
Package delivery facility		P
Paint manufacturing		
Parking:		
Commercial		P
Off site		P
Park and ride lot		P
Park and ride lot shared with existing use		P
Photo finishing lab		P
Poultry farm or processing plant		
Printing plant		P
Radio television station		P
Railroad, freight terminal facility		C ⁴
Railroad, repair shop		P
Recreation (indoor)		P
Recreation (outdoor)		P
Recycling:		
Collection station		P
Processing center (indoor)		P
Processing center (outdoor)		C ^{12,13,14}
Refinery, petroleum products		
Restaurant with or without drive-through facilities		P
Retail goods establishment with or without drive-through facility		P
Retail service establishment:		

Electronic repair shop		P
Furniture repair shop		P
Upholstery shop		P
Rock, sand and gravel storage and distribution		C
School:		
Profession and vocational (with outdoor activities)		P
Professional and vocational (without outdoor activities)		P
Seminary and religious institute		P
Seasonal farm stand		P
Sexually oriented business		P ⁵
Sign painting/fabrication		P
Slaughterhouse		
Small brewery		P
Solar array		P
Storage and display (outdoor)		P
Storage, public (outdoor)		P
Store, convenience		P
Studio, motion picture		P
Taxicab facility		P
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
Automobile and truck sales and rental (including large truck)		P
Automobile salvage and recycling (indoor)		P
Automobile salvage recycling (outdoor)		C ^{12,13,14}
Recreational vehicle (RV) sales and service		P
Truck repair (large)		P
Vending cart, private property		P
Warehouse		P
Welding shop	P	P
Wholesale distribution	P	P
Wireless telecommunications facility		
Woodworking mill	P	

QUALIFYING PROVISIONS (COMBINED FROM AG-2 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 138kV or larger electric power transmission line.
4. No railroad freight terminal facility shall be located within 1 mile of a residential zoning district.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place worship must submit a written waiver of spacing requirement as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
8. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Subject to conformance with the provisions in section 21A.36.300 "Alcohol Related Establishments", of this title.
11. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
12. Prohibited within 1,000 feet of a single- or two-family zoning district.
13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.
14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.
15. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
16. Prohibited within 1/2 mile of any residential zoning district boundary and subject to section 21A.36.110 of this title.
17. When located in a building listed on the Salt Lake City Register of cultural Resources.
18. When located on an arterial street.
19. Subject to Salt Lake Valley Health Department approval.
20. In conjunction with, and within the boundaries of, a cemetery for human remains.
21. 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.
22. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
23. 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.
24. Trails and trailheads without parking lots and without directional and informational signage specific to trail usage shall be permitted.
25. Greater than 3 ambulances at location require a conditional use.
26. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
27. If located on a collector or arterial street according to the Salt Lake City Transportation Master Plan – major street plan: roadway functional classification map.
28. Prohibited within 1,000 feet of a single- or two-family zoning district.
29. Occupancy shall be limited to 25 persons.
30. No large group home shall be located within 800 feet of another group home.
31. No small group home shall be located within 800 feet of another group home.
32. No large residential support shall be located within 800 feet of another residential support.
33. No small residential support shall be located within 800 feet of another residential support.
34. No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.
35. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.130 of this title.
36. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
37. Must contain retail component for on-site foot sales.
38. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, 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.

ATTACHMENT E: EXISTING CONDITIONS

Uses in the Immediate Vicinity of the Property

To the south of the subject property, except for 1998, 2004 and 1980 North 2200 West, all of the properties are zoned M-1 (Light Manufacturing). The properties noted above are zoned AG-2 (Agricultural District).

AG-2 Agricultural District: The purpose of the AG-2 Agricultural District is to preserve and protect agricultural uses in suitable portions of Salt Lake City on lots not less than two (2) acres. 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.

AG-2 Agricultural District Development Standards (21A.32.052)								
Maximum Building Height	Front Yard	Corner Side Yard	Rear Yard	Side Yard	Lot Coverage	Landscape Yards	Buildable Area for Principal Dwelling	Restrictions on Agricultural Uses
Single-Family Dwellings: Thirty feet (30')	Thirty feet (30')	Thirty feet (30')	None	Thirty five feet (35')	The surface coverage of the principal dwelling shall not exceed eighty percent (80%) of the buildable area for residential uses of the lot.	All front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title.	A residential structure shall not be located farther than two hundred feet (200') from the front property line.	In addition to the applicable foregoing regulations, agricultural uses shall comply with the following requirements: No feeding, grazing, or sheltering of livestock and poultry, whether within penned enclosures or within enclosed buildings, shall be permitted within fifty feet (50') of an existing single-family dwelling on

								an adjacent lot.
Small Group Homes: Thirty feet (30')	Thirty feet (30')	Thirty feet (30')	None	Thirty five feet (35')	The surface coverage of the principal dwelling shall not exceed eighty percent (80%) of the buildable area for residential uses of the lot.	All front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title.	A residential structure shall not be located farther than two hundred feet (200') from the front property line.	
Agricultural Uses: Forty five feet (45')	Thirty feet (30')	Thirty feet (30')	None	Thirty five feet (35')	The surface coverage of the principal dwelling shall not exceed eighty percent (80%) of the buildable area for residential uses of the lot.	All front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title.	A residential structure shall not be located farther than two hundred feet (200') from the front property line.	
Conditional Uses: Forty five feet (45')	Thirty feet (30')	Thirty feet (30')	None	Thirty five feet (35')	The surface coverage of the principal dwelling shall not exceed eighty percent (80%) of the buildable	All front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter	A residential structure shall not be located farther than two hundred feet (200') from the front	

					area for residential uses of the lot.	21A.48 of this title.	property line.	
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M-1 Light Manufacturing District: 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, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. 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 and to promote the importance of nearby environmentally sensitive lands.

M-1 Light Manufacturing District Development Standards (21A.28.020)							
Minimum Lot Size	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard	Additional Setback	Landscape Yards	Maximum Height
<p>Minimum Lot Area: ten thousand (10,000) square feet.</p> <p>Minimum Lot Width: Eighty feet (80').</p> <p>Existing Lots: Lots legally existing as of April 12, 1995, shall be considered legal conforming lots.</p>	Fifteen feet (15')	Fifteen feet (15')	None Required.	None Required.	When adjacent to a lot in the AG-2 or AG-5 Zoning District, buildings or portions of buildings, shall be set back one foot (1') beyond the required landscape buffer as required in section 21A.48.080 of this title for every one foot (1') of building height above	<p>Front and Corner Side Yards: All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title.</p> <p>Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yard requirements</p>	<p>Distillation Column Structures; Development in AFPP Overlay District: No building shall exceed sixty five feet (65') except that emission free distillation column structures, necessary for manufacture processing purposes, shall be permitted up to the most restrictive Federal Aviation Administration imposed minimal approach surface elevations, or one hundred twenty feet (120')</p>

					<p>thirty feet (30')</p>	<p>of chapter 21A.48 of this title.</p> <p>Northwest Quadrant Overlay District: Properties located within the Northwest Quadrant Overlay District are subject to special landscape requirements as outlined in subsection 21A.34.140B2 of this title.</p>	<p>maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City Department of Airports at the proposed locations of the distillation column structure. Any proposed development in the Airport Flight Path Protection (AFPP) Overlay District, as outlined in section 21A.34.040 of this title, will require approval of the Department of Airports prior to issuance of a building permit. All proposed development within the AFPP Overlay District which exceeds fifty feet (50') may also require site specific approval from the Federal Aviation Administration.</p> <p>Location Exception: In the M-1 Zoning Districts located west of the Sale City International Airport and north of Interstate 80 (I-80), buildings</p>
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							<p>may exceed sixty five feet (65') in height subject to the conditional building and site design review standards and procedures of chapter 21A.59 of this title. In no case shall any building exceed eighty five feet (85').</p> <p>Railroad Offloading Structures: Cranes, lifts, and other similar offloading structures related to the operation of a railroad terminal are allowed up to eighty five feet (85') in height and are also subject to the Airport Flight Path Protection (AFPP) Overlay District and Federal Aviation Administration (FAA) requirements.</p>
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ATTACHMENT F: PHOTOS OF SUBJECT PROPERTY



Photo of Subject Property Looking North East



Photo of Subject Property Looking South East



Photo of 2200 West Looking South



Photo of Adjacent Property Looking West



Photo of 2200 West Looking North

ATTACHMENT G: 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
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	<p>As stated in the Key Issues section of this report, changing the zoning of the subject property to M-1 is consistent with the Northpoint Small Area Master Plan.</p> <p>Staff is of the opinion that the proposal is consistent with the intent of this master plan. The regulations of the M-1 zoning district were amended in 2017.</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 a 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"> • Protect the tax base • Foster the city’s industrial, business and residential development. <p>The purpose of amending the zoning of the subject property is to maximize the development potential by allowing more land uses than allowed in the current zone and expanding the development 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 intent points stated above.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>As discussed in the Key Issues section of this report, the previous zoning amendment, PLNPCM2016-00799 and PLNPCM2016-00870, accommodated a text amendment to provide for larger buffer yards in the M-1 zoning district to</p>

		protect the existing agricultural uses. Staff finds the existing M-1 development standards appropriately buffers the existing AG-2 properties.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	The project area is partially located in the Airport Flight Path Protection Zone A and B. These overlay districts 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, storm water 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. The applicant has suggested that future development would incorporate a gas station and/or self-storage units. However, at this time this is reviewed as a zoning map amendment. All requests for a new use would be reviewed to ensure compliance with City codes and policies.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

A letter was mailed to residents and property owners within 300 of the subject property on September 19, 2018. The letter provided early notification of the proposed zoning map amendment. Additionally, early notification was emailed the Westpointe Community Council on September 19, 2018.

The Westpointe Community Council did not request a presentation or additional information from staff or the applicant. Additionally, no public comments have been received.

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

The proposed zoning amendment was sent to the following City Departments/Divisions for review:

- Building Services;
- Engineering;
- Public Utilities;
- Transportation;
- Sustainability;
- Police;
- And Real Estate Services.

There were no objections raised by any of the City Departments.

Additionally, notice was mailed to UDOT. UDOT's response is attached.

JACQUELINE M. BISKUPSKI
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING DIVISION

October 30, 2018

Bryan Adams
Director, Region 2
Utah Department of Transportation
2010 South 2760 West
Salt Lake City, UT 84104

RE: Proposed Zoning Amendment for 2058 North 2200 West in Salt Lake City

Dear Mr. Adams,

Salt Lake City has received a request from Nick Smith, owner representative, for a zoning map amendment at approximately 2058 north 2200 West. The subject property is currently zoned AG-2 (Agricultural District). The applicant is requesting the subject property to be rezoned to M-1 (Light Manufacturing) zoning district.

Since the project area is located adjacent to the I-215 corridor, the Planning Division is seeking your input regarding any potential impacts the rezoning might have. Please respond with questions or comments by November 9, 2018. I can be reached by phone at (801) 535-7930 or by email at kelsey.lindquist@slcgov.com.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelsey Lindquist".

Kelsey Lindquist
Principal Planner



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

SHANE M. MARSHALL, P.E.
Deputy Director of Engineering and Operations

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

November 8, 2018

Kelsey Lindquist, Principal Planner
451 South State Street, Room 406
PO BOX 145480
Salt Lake City UT 84114-5480

Dear Lindquist:

The traffic impacts of the rezoning will result in additional volume being funneled to the 2100 North & I-215 interchange and I-215 system at AM & PM rush hours. A development here would approximately generate an additional 70 trips during the PM peak. Manufacturing locations typically have heavy traffic surges and work periods end and begin. It is recommended that any future business agree to flexible end and start times away from 5:00 pm to stagger the impact to the network. It appears the subject property is approximately 2 acres and currently has virtually no impact on I-215 zoned an agricultural district. It is recognized that this area of Salt Lake City has many industrial and manufacturing zoning land uses nearby and would be a compatible land use.

Thank you for including us in the review of this amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Adams".

Bryan Adams, P.E.
UDOT R2 Director