



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner; (801) 535-6107; [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)

Date: August 28, 2019

Re: Kevin Collotzi 2200 W Zoning Map Amendment (PLNPCM2019-00431)

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## Zoning Map Amendment

**PROPERTY ADDRESS:** 2064 North 2200 West and 2066 North 2200 West  
**PARCEL ID:** 4 Contiguous Parcels – 08-21-226-005, 020, 021 and 023  
**TOTAL AREA:** Approximately 2.82 acres  
**MASTER PLAN:** North Point Small Area Plan (2000)  
**ZONING DISTRICT:** AG-2 (Agricultural District)

**REQUEST:** Kevin Collotzi, property owner, is requesting to amend the existing zoning for four (4) contiguous parcels located at approximately 2064 N 2200 W and 2066 N 2200 W respectively. The proposed change is from the AG-2 (Agricultural) to the M-1 (Light Manufacturing) zoning district. According to the applicant, the purpose of the requested amendment is to implement the master plan zoning and to accommodate future development of the property. No specific site development proposal has been submitted at this time.

**RECOMMENDATION:** Based on the findings in the staff report, Planning Staff recommends that the zoning of the subject properties located at 2064 North 2200 West and 2066 North 2200 West 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 & Northpoint Small Area Plan Future Land Use Map](#)
- B. [Applicant Information](#)
- C. [AG-2 and M-1 Allowed Uses Comparison](#)
- D. [Existing Conditions](#)
- E. [Photos of Subject Property](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [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 on four (4) contiguous parcels. The intent of the change is to implement the master plan zoning and to accommodate future development of the property. The property has limited access to 2200 W via a narrow easement and the owner has made agreements with the property owner to the west to allow a wider access into this property contingent upon it being rezoned. That adjacent property has also applied for a rezone from AG-2 to M-1 that was transmitted to City Council with a positive recommendation from the Planning Commission.

**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 development of the property. The remaining AG-2 (Agricultural District) properties will be appropriately buffered with the adopted amendments that were incorporated into the M-1 Zoning District regulations.

**KEY CONSIDERATIONS:**

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. Adopted Mitigation Measures
- 3. Inland Port Overlay Zone Regulations

**Consideration 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, and protect any nearby sensitive lands or waterways. Heavy manufacturing is not allowed in the Light Manufacturing zoning district. This is very similar to the uses allowed in BP – Business Park zoning district. The BP zone also allows light manufacturing and warehouse uses. The zones are similar in the intensity and scale of allowed uses and it is staff's opinion that they are substantially similar in nature and in context of the Northpoint Small Area Plan.

## **Consideration 2: Area Rezoning from AG to M-1 and Mitigation Measures**

### **Adopted Mitigation Measures**

Properties in the M-1 Light Manufacturing District require the incorporation of buffer yards when adjacent to properties zoned either 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 subject properties border on property that is currently zoned AG-2 to the immediate west. That property was however the subject of a rezoning application (PLNPCM2018-00657) requesting a change from the AG-2 to M-1 zoning district. The application on the neighboring property was transmitted to City Council with a positive recommendation from the Planning Commission subsequent to a public hearing with the Commission on November 28, 2018. The City Council has not made a final determination on the rezone application on the adjacent property.

If the rezoning of the adjacent property from AG-2 to M-1 is denied by Council, the mitigation measures pertaining to buffering when next to M-1 would apply to this property if the rezone to M-1 was ultimately approved. If the rezoning of the adjacent property was approved to M-1, mitigation measures would not apply to the subject property if it were also successfully rezoned.

The requirements for yards and buffering are included in [Attachment D](#) of this report.

### **Consideration 3: Inland Port Overlay Zoning District Regulations**

The subject properties are located within the boundaries of the Inland Port Overlay District (IP Overlay). The IP Overlay was adopted in December 2018. One impact of the IP Overlay is that it allows for all properties in the IP Overlay to follow the uses allowed in the M-1 Light Manufacturing Zoning District regardless of their underlying or base zoning designation. Where uses are allowed in the M-1 district but not allowed in the underlying base zone, the use is allowed through the Conditional Use process. As such, the full range of uses allowed in the M-1 district would already be allowed on the AG-2 zoned subject properties via the IP Overlay rules but some uses would have to go through the Conditional Use process since they are not allowed under the AG-2 base zoning designation. The change in zoning designation therefore has negligible impact on what could eventually be developed on the property and only impacts the approval process that must be followed for approval depending upon the proposed use.

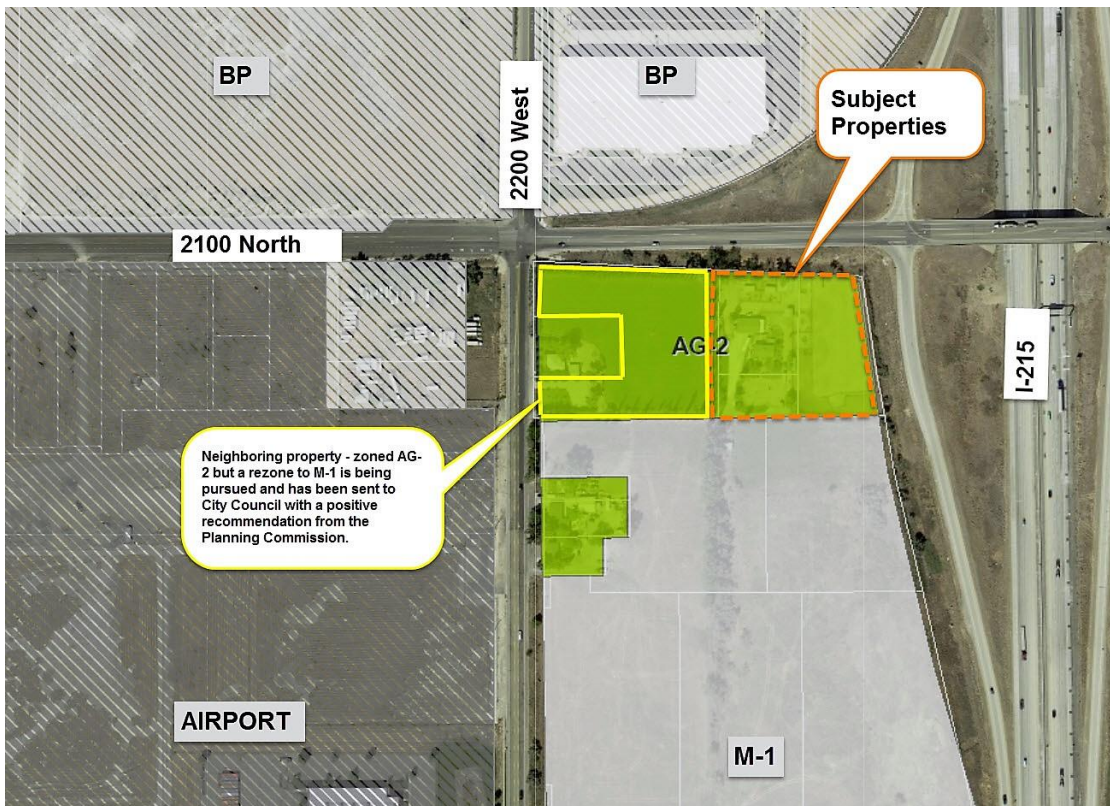
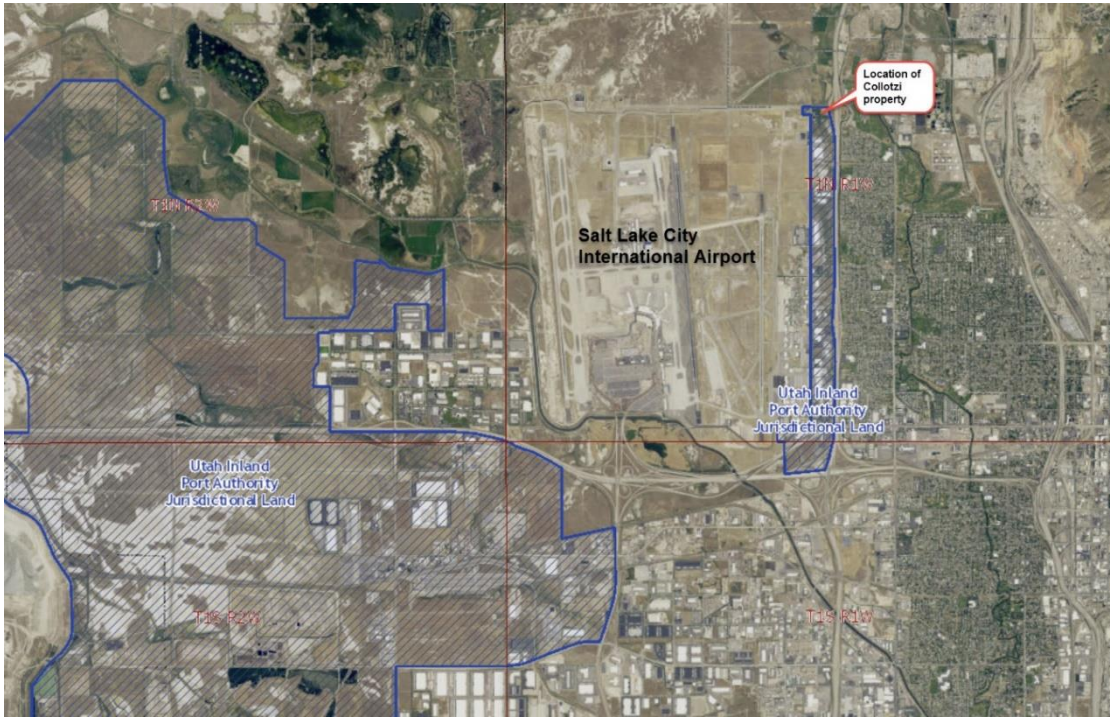
### **DISCUSSION:**

The proposal complies with the standards for zoning map amendments, see [Attachment F](#). 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.

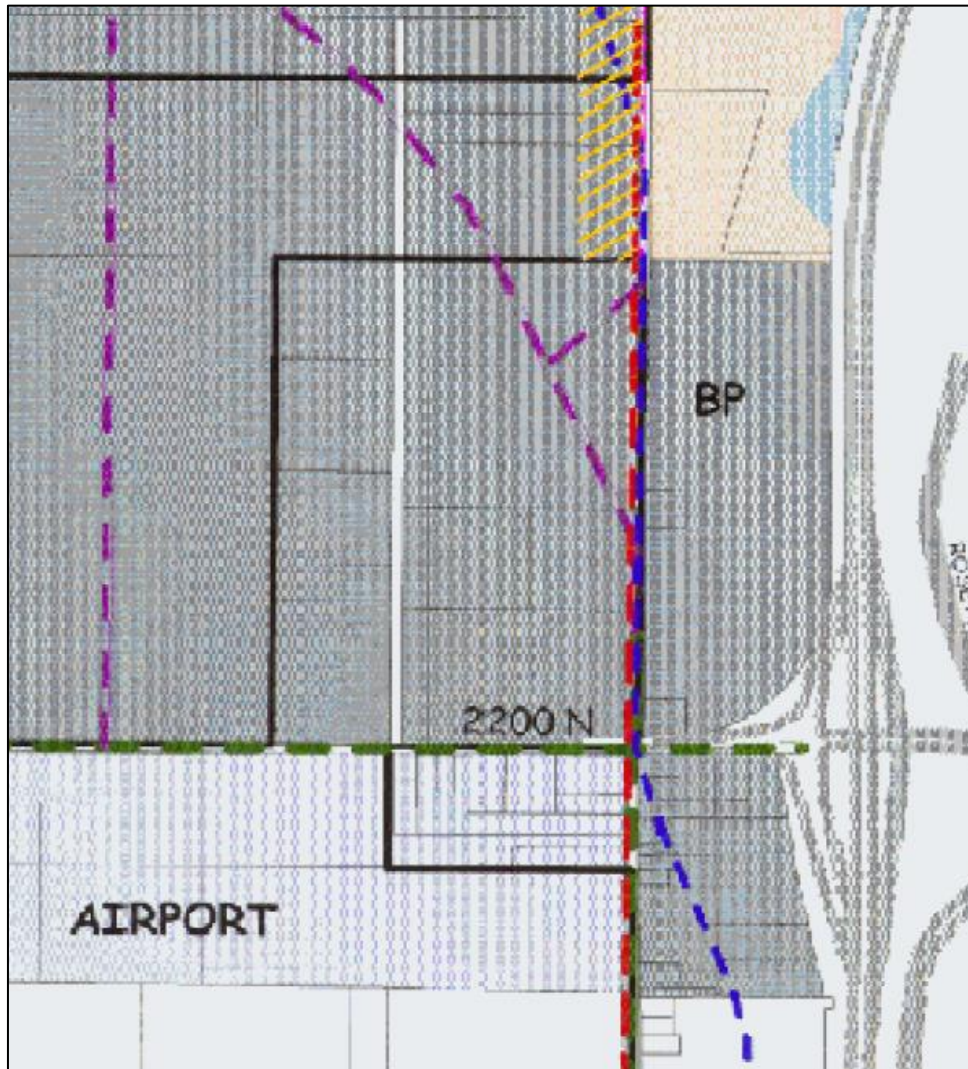
### **NEXT STEPS:**

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: APPLICANT INFORMATION**

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The narrative on the following page was provided by the applicant in relation to the requested zoning change.

To Whom it may concern

I own the property at 2066 North 2200 west SLC UT 84116. I wish to change the zoning from AG2 to M1. My reason is all of the surrounding properties are M1 or trying to change to. I have made some agreements with them. For me changing the zoning I am getting a second access to my property and a wider road into. I still want to use the house but some day down the road I want to maybe development more of the property. The request I believe will not change the long term zoning map since I am in the Inland port area already. I hope this answers all the questions. I have four different parcel numbers and two address to the property. 0821226020, 0821226021, 0821226023, 0821226005

Kevin Collotzi



2064 North 2200 West SLC ut 84116  
2066 North 2200 West SLC ut 84116

## ATTACHMENT C: 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 <sup>6,10</sup>
Brewpub		P <sup>6,10</sup>
Distillery		P
Tavern		C <sup>6,10</sup>
Winery		P
Ambulance services (indoor and/or outdoor)		P
Animal:		
Cremation service		P
Kennel	P <sup>8</sup>	P <sup>13</sup>
Pet cemetery	P <sup>4</sup>	P <sup>2</sup>
Pound		P <sup>12,13</sup>
Raising of furbearing animals		C
Stockyard		C <sup>12</sup>
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 <sup>12</sup>
Check cashing/payday loan business		P <sup>9</sup>
Chemical manufacturing and/or storage		
Commercial food preparation		P



Community correctional facility, large		C <sup>8,16</sup>
Community correctional facility, small		C <sup>8,16</sup>
Community garden	P	P
Concrete and/or asphalt manufacturing		C <sup>12,13</sup>
Contractor's yard/office		P
Crematorium		P
Daycare, nonregistered home daycare	P <sup>22</sup>	P
Daycare, registered home daycare or preschool	P <sup>22</sup>	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 <sup>11</sup>
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 <sup>12</sup>
Greenhouse		P
Heavy manufacturing		P <sup>15</sup>
Home occupation	P	
Hotel/motel		P
Impound lot		P <sup>12</sup>
Incinerator, medical waste/hazardous waste		
Industrial assembly		P
Laboratory (medical, dental, optical)		P
Laboratory, testing		P
Large wind energy system	C	P <sup>13,14</sup>
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 <sup>4</sup>
Railroad, repair shop		P
Recreation (indoor)		P
Recreation (outdoor)		P

Recycling:		
Collection station		P
Processing center (indoor)		P
Processing center (outdoor)		C <sup>12,13,14</sup>
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 <sup>5</sup>
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 <sup>12</sup>
Urban farm	P	P
Utility:		
Building or structure	P <sup>1</sup>	P
Electric generation facility		C <sup>3,12</sup>
Sewage treatment plant		C
Solid waste transfer station		C <sup>12</sup>
Transmission wire, line, pipe or pole	P <sup>1</sup>	P <sup>1</sup>
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 <sup>12,13,14</sup>
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 of worship must submit a written waiver of spacing requirement as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
8. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Subject to conformance with the provisions in section 21A.36.300 "Alcohol Related Establishments", of this title.
11. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
12. Prohibited within 1,000 feet of a single- or two-family zoning district.
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 D: EXISTING CONDITIONS

### Uses in the Immediate Vicinity of the Property

To the immediate west of the subject property, there are two (2) parcels that are zoned AG-2 (Agricultural District). As noted elsewhere in this report, one of those was the subject of a recent rezoning request from AG-2 to M-1 (Light Manufacturing) that was transmitted to City Council with a positive recommendation from the Planning Commission. To the south-west of the subject properties, there are three (3) parcels with frontage on 2200 W that are zoned AG-2. These parcels are not contiguous and there is M-1 property located between these parcels and the subject properties. All other property in the vicinity that is located south of 2100 N and east of 2200 W to the west of I-215 is zoned M-1. North of 2100 N all properties are zoned BP (Business Park). To the west of 2200 W and south of 2100 N the properties are zoned A (Airport). This is illustrated in the Vicinity Map found in [Attachment A](#) of this report.

**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 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.	
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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.

<b>M-1 Light Manufacturing District Development Standards (21A.28.020)</b>							
Minimum Lot Size	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard	Additional Setback	Landscape Yards	Maximum Height
Minimum Lot Area: ten thousand (10,000) square feet.  Minimum Lot Width: Eighty feet (80').	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	Front and Corner Side Yards: All required front and corner side yards shall be maintained as landscape yards in conformance with the	Distillation Column Structures; Development in AFPP Overlay District: No building shall exceed sixty five feet (65') except that emission free distillation column



<p>Existing Lots: Lots legally existing as of April 12, 1995, shall be considered legal conforming lots.</p>					<p>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 thirty feet (30')</p>	<p>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 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>structures, necessary for manufacture processing purposes, shall be permitted up to the most restrictive Federal Aviation Administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City Department of Airports at the proposed locations of the distillation column structure. Any proposed development in the Airport Flight Path Protection (AFPP) Overlay District, as outlined in section 21A.34.040 of this title, will require approval of the Department of Airports prior to issuance of a building permit. All proposed development within the AFPP Overlay District which exceeds</p>
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							<p>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 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</p>
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							(AFPP) Overlay District and Federal Aviation Administration (FAA) requirements.
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**ATTACHMENT E: PHOTOS OF SUBJECT PROPERTY**

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# ATTACHMENT F: 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><b>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;</b></p>	<p><b>Complies</b></p>	<p>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 Planning Staff's opinion that changing the zoning of the subject property to M-1 is generally consistent with the intent of the Northpoint Small Area Master Plan.</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>	<p><b>Complies</b></p>	<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"> <li>• Protect the tax base</li> <li>• Foster the city's industrial, business and residential development.</li> </ul> <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>

<p><b>3. The extent to which a proposed map amendment will affect adjacent properties;</b></p>	<p><b>Complies</b></p>	<p>As larger buffer yards are required in the M-1 zoning district to protect the existing agricultural uses on adjacent properties. This would apply to buffer the property to the west which is the subject of a separate rezoning proposal that was transmitted to City Council if the rezoning is not approved by City Council.</p> <p>In addition, since the property is located within the boundaries of the Inland Port Overlay, the full range of uses allowed in the M-1 zoning district are allowed on the property under the current AG-2 zoning designation although they must follow the Conditional Use process if the use is not allowed in the underlying AG-2 zone. The change in zoning designation therefore only impacts the approval process that must be followed depending on the proposed use and has negligible impact on what could be developed on the subject property.</p> <p>Staff finds the existing M-1 development standards appropriately buffer the existing AG-2 properties and that a change from AG-2 to M-1 will have a negligible impact on surrounding properties given that M-1 uses are allowed on the property due to the Inland Port Overlay.</p>
<p><b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b></p>	<p><b>Complies</b></p>	<p>The project area is located in the Airport Flight Path Protection Zone B designation. The 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.</p>
<p><b>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.</b></p>	<p><b>Not applicable. At this current time, this standard does not apply.</b></p>	<p>The zoning amendment is not tied to a specific development proposal. Any requests for a new use on the properties would be reviewed to ensure compliance with all applicable City codes and policies.</p>

# **ATTACHMENT G: PUBLIC PROCESS AND COMMENTS**

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## **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 the project and request for comments sent to the Chair of the Westpointe Community Council on May 17, 2019
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on May 17, 2019 providing notice about the project and information on how to give public input on the proposal.
- The 45-day recognized organization comment period expired on July 1, 2019
- The Westpointe CC invited staff and the applicant to attend their July 10, 2019 meeting.
- Staff and the applicant attended the Westpointe CC meeting.
- Comments submitted by the public in relation to this proposal are included below in the Public Input section.

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

- Public hearing notice mailed on: August 15, 2019
- Public hearing notice sign posted on property: August 15, 2019
- Public notice posted on City and State websites and Planning Division list serve: August 15, 2019

### **Public Input:**

At their meeting of July 10, 2019, by a vote of the approximately 25 people in attendance, the WPCC voted to forward a negative recommendation to the Planning Commission in relation to the proposal. The community members expressed concerns about the general loss of agricultural land in the area. They also discussed the overall changes in the area from what once was an agricultural area to one of business parks and industry. Some of this discussion included concerns about the Inland Port impacts in the future.

As of the date of this report, the Westpointe Community Council has not provided comments to staff that outline the reasoning behind the negative recommendation or any additional comments regarding the proposal. Staff will provide any additional comments received to the Planning Commission.

# **ATTACHMENT H: DEPARTMENT REVIEW COMMENTS**

## **CITY DEPARTMENT COMMENTS**

### **Zoning & Building Review**

Building Services finds no zoning related issues associated with this proposed rezone. Future comments may be associated with a building permit at the time the lot is to be improved.

### **Engineering:**

No objections.

### **Sustainability**

No objections from Sustainability.

### **Transportation**

No comments provided.

### **Fire**

No comments provided.

### **Public Utilities**

No objections to the proposed zone change. The applicant should already be aware but this property has some drainage issues as well as some difficulty with water and sewer connections. The future site development will need to be reviewed and approved and utility improvements will be required for the subdivision improvement plans or building permits.

## **OTHER COMMENTS**

Notice of the project was also sent to the Utah Department of Transportation (UDOT) for review and comment. UDOT indicated that they did not have any concerns with the proposed rezone. Their response letter is included on the next page.





State of Utah

GARY R. HERBERT  
Governor

SPENCER J. COX  
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.  
*Executive Director*

JASON E. DAVIS, P.E.  
*Deputy Director of Engineering and Operations*

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

June 3, 2019

David J. Gellner, AICP, Principal Planner  
Salt Lake City Planning Division  
PO Box 145480  
451 S State Street, #406  
Salt Lake City UT 84114

Dear Mr. Gellner:

The Department of Transportation (Region Two) does not, at this time, have any concerns with the proposed zoning change for the properties located at 2064 North and 2266 North on 2200 West.

Thank you for your notification.

Sincerely,

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

Bryan Adams, P.E.  
UDOT R2 Director