



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: Sara Javoronok, 801-535-7625  
Date: August 28, 2019  
Re: PLNPCM2019-00540 1760 & 1790 W Associated Ave

## Zoning Map Amendment

**PROPERTY ADDRESS:** 1760 & 1790 W Associated Ave  
**PARCEL ID:** 15-15-327-024-0000 & 15-15-327-023-0000  
**MASTER PLAN:** Westside  
**ZONING DISTRICT:** Commercial Corridor (CC)

**REQUEST:** The petitioner, Richard Reese of Standard Plumbing Supply Company, is requesting a zoning map amendment from CC, Commercial Corridor District to M-1, Light Manufacturing District for the properties located at approximately 1760 & 1790 W Associated Ave. The rezone is anticipated to allow for an expansion of the existing manufacturing use on the site.

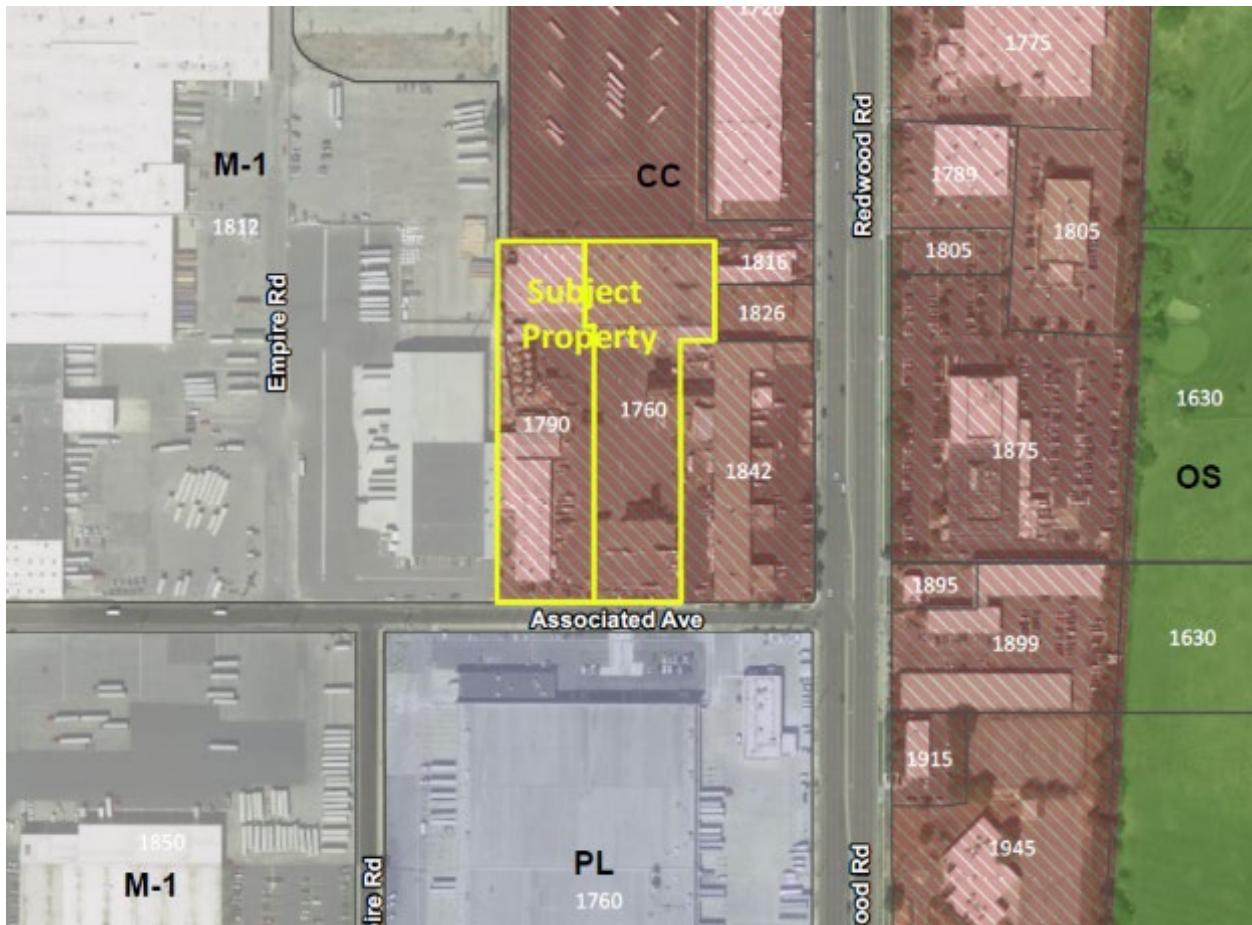
**RECOMMENDATION:** Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map amendment.

### ATTACHMENTS:

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

### PROJECT DESCRIPTION:

The two parcels are a total of approximately five acres. The applicant is seeking to expand the existing manufacturing use on the site, which is nonconforming with the existing zoning. The use would become conforming with the proposed zoning amendment. The applicant, Standard Plumbing Supply Company, has operated on this site since 1965. Prior to 1995, the property was zoned Heavy Industrial. In 1995, a large area of property on and near Redwood Road, including these parcels, was rezoned from industrial to commercial. The proposed rezoning will restore an industrial zoning designation to the site.



Map showing the area proposed for rezoning outlined in yellow with existing adjacent zoning identified

**KEY ISSUES:**

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

**Issue 1: Compatibility with adopted planning documents**

The proposed rezoning is compatible with *Plan Salt Lake* and the *Westside Master Plan*.

***Plan Salt Lake***

The Economy section of the plan identifies two initiatives consistent with the proposed rezoning:

1. Support the growth of small businesses, entrepreneurship and neighborhood business nodes.
2. Support the growth of the industrial areas of the City.

Standard Plumbing Supply is a Utah based business with locations throughout the state and West and has occupied this site since 1965. While the property is currently zoned for commercial uses, it was historically industrial, and the proposed zoning will allow for the existing manufacturing use to expand.

***The Westside Master Plan***

The proposal is also consistent with the land use vision and goals for Redwood Road that are detailed in *The Westside Master Plan*. The Land Use Vision recommends commercial zoning on the first 100 feet west of the road and then the remainder of the land westward as industrial. Currently, approximately the first 560 feet is commercial and the rezoning would provide approximately 235 feet

of commercial zoning along Redwood, then industrial zoning for this parcel, which is approximately 325 feet wide. The property to the west is currently zoned M-1.

In the Plan section describing the West Side of Redwood Road, it encourages major redevelopment of the west side of Redwood Road. The plan states “The area set back from Redwood Road and I-215 should be rezoned to a business or industrial park district”. The proposed rezoning to M-1 (Light Industrial) corresponds to a zone consistent with this description.

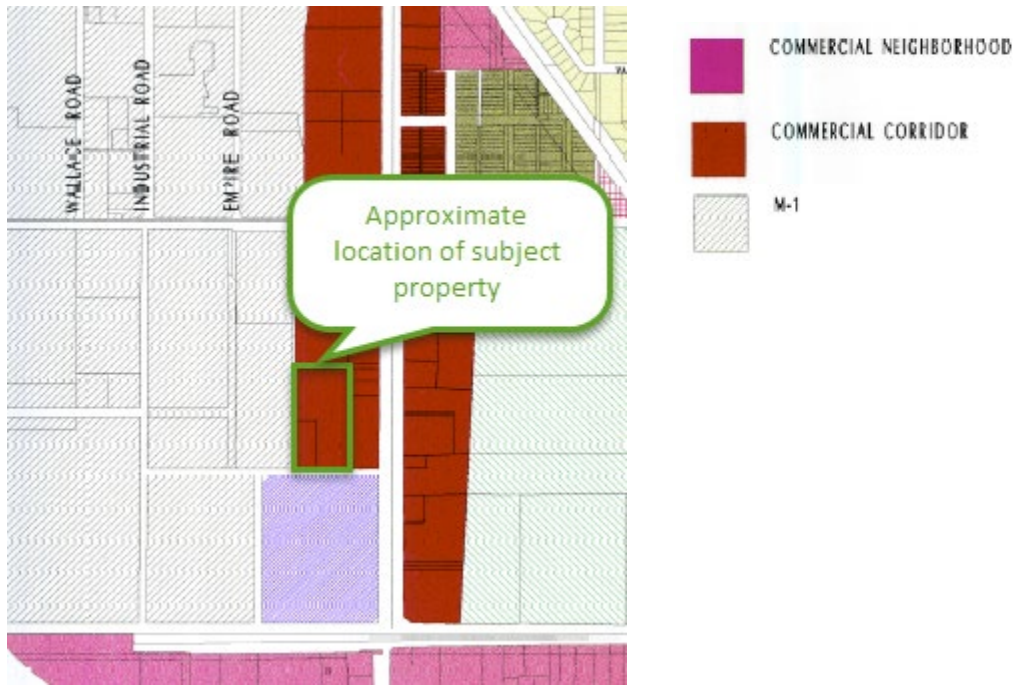
### **Issue 2: Previous Heavy Industrial Designation and Nonconforming Use**

Prior to the 1995 rezoning, the subject property and those surrounding it were zoned Heavy Industrial. Following the 1995 rezoning, the current CC (Corridor Commercial) designation was put in place for this property and the stretch of Redwood Road to the north and south of it. The 1995 rezoning did not review the actual uses on these properties, but followed existing parcel lines.



*Early 1995 Zoning Map*





*April 1995 Westside Community Zoning Map Excerpt*

The applicant submitted information showing that prior to the 1995 rezoning a manufacturing use existed on the site. This continued as a nonconforming use following the rezoning of the property. The proposed rezoning would return the property to a conforming status, and at a less intensive designation than the heavy industrial zoning that was in place prior to 1995. The existing use and the proposed zoning are consistent with the Westside Master Plan since the proposed industrially zoned land is approximately 235 feet from Redwood Road, well over the 100 feet from Redwood Road that is discussed in the plan as the commercial buffer.

The proposed rezoning would not have a significant effect on the adjacent properties since the site is developed. It would allow for an expansion of the existing manufacturing use on the site that is not permitted with the current zoning. The existing land uses surrounding the site are varied. The property is adjacent to an existing M-1 zoned property to the west. The other surrounding uses are the Salt Lake City School District Transportation office, retail businesses, and a postal service facility, all of which are permitted or conditional uses in the M-1 district. There are many different uses permitted in M-1 compared to CC. However, a wide range of uses is permitted in both districts and rezoning this property so that the use is conforming would not significantly affect the surrounding properties.

**DISCUSSION:**

The proposed zoning map amendment from CC to M-1 will return the existing use to a conforming status consistent with the *Westside Master Plan* and the Vision for Redwood Road. With the 1995 rezoning, a large stretch of land along Redwood Road, including these parcels, was rezoned to CC. At the time, the property was used for manufacturing purposes and that use has continued and the applicant wishes to expand it. The proposed zoning map amendment would return the property to a conforming status and allow for the expansion of the existing manufacturing use.

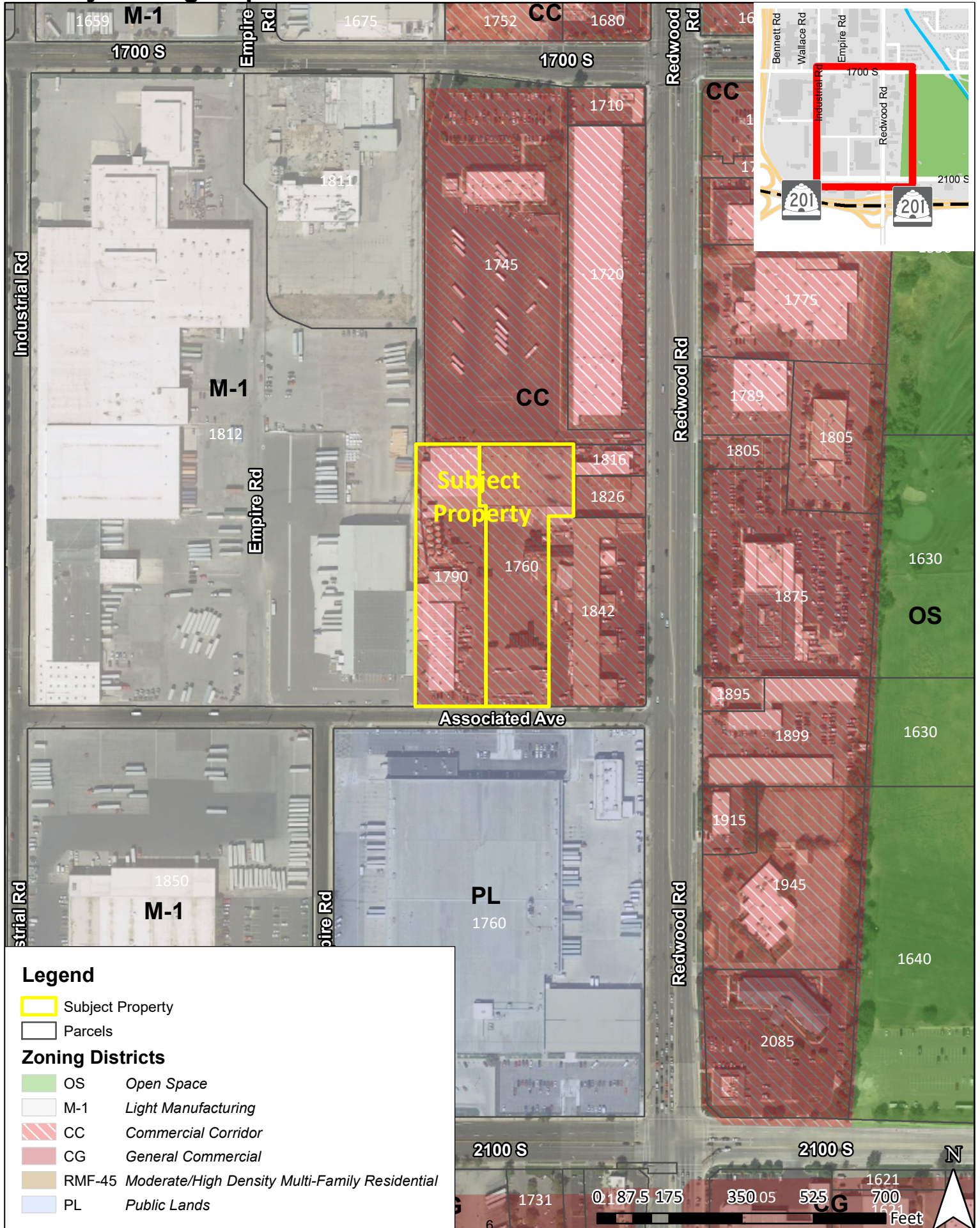
**NEXT STEPS:**

The Planning Commission’s recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If ultimately approved, the applicant may proceed with the submission of plans to expand the existing manufacturing use on the site. If ultimately denied, the applicant would still be able to maintain the existing industrial uses and would be eligible to redevelop the property in accordance with the existing CC zoning on the subject property.



## **ATTACHMENT A: VICINITY MAP**

# Vicinity Zoning Map





## ATTACHMENT B: SITE PHOTOGRAPHS

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View of the subject property across Associated Avenue



View of a portion of the subject property looking to the northeast





View of a portion of the subject property looking to the northwest



View of the postal service property to the south



View of the property to the west



View of the property to the east





Birds eye view – approximate boundaries of subject property shown in green



**ATTACHMENT C: ADDITIONAL APPLICANT  
INFORMATION**

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**STANDARD PLUMBING SUPPLY COMPANY,  
INC.** Corporate Offices  
9310 South 370 West  
Sandy, UT 84070  
Phone (801) 255 - 7145 Fax (801) 255 - 7100

To whom it may concern,

Since 1965 Standard Plumbing Supply Company Inc. (Standard) or one of its affiliated companies has used the property located at 1760 West Associated Ave. for manufacturing of pipe and plumbing products. From 1968 to 1995 the property was zoned as manufacturing (M1) but in 1995 the property was rezoned to commercial corridor (CC).

It is our understanding that the zoning change was made as part of the Westside Master Plan. This plan calls for an increase in residential density, commercial businesses, and entertainment. The reasoning was that the city was looking to soften the transition between the heavier uses to the West and the commercial/residential uses on the East. The master plan states that "Redwood Road's role as a buffer is critical to achieving the vision of the corridor."

Approving the zoning change falls within the goals and statements of the Westside Master Plan with minimal impact to surrounding properties. Many of the surrounding properties are also used for manufacturing and have retained the M1 zoning designation. Returning the property to a M1 designation would little to no effect on its neighboring properties, especially considering that the use has not changed in 54 years.

Allowing for the change of zoning will not eliminate the buffer that the master plan envisions. There is a parcel between the 1760 West property and Redwood Road. The buffering property is used for commercial purposes and includes a furniture store, a plumbing supply store, a heating/cooling supply store, and two restaurants.

The overarching idea behind the Master Plan is to encourage an increase in population density in order to support more commercial businesses on Redwood Road which will act as a buffer between the manufacturing/industrial properties to the West. This is currently being achieved and will continue to be achieved after the zoning change. As the Master Plan states "the West side of Redwood Road is not suitable for residential development because many of the properties have been, or are currently, sites for intensive industrial development."

Furthermore, changing the zoning will not increase the strain on 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. As previously stated, Standard has been manufacturing at this location since 1965. This means that the public facilities and services intended to serve the subject property have already been accounted for.

In short the change of zoning will return the property to its previous and proper zoning with little to no effect on the surrounding properties or the Master Plan. Redwood Road will be able to continue developing in accordance with the Westside Master Plan. I would appreciate resolving this matter as quickly as possible.

Sincerely,



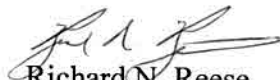
Richard N. Reese

President

Standard Plumbing Supply Company, Inc.

Phone: 801-233-4090

rreese@standardplumbing.com



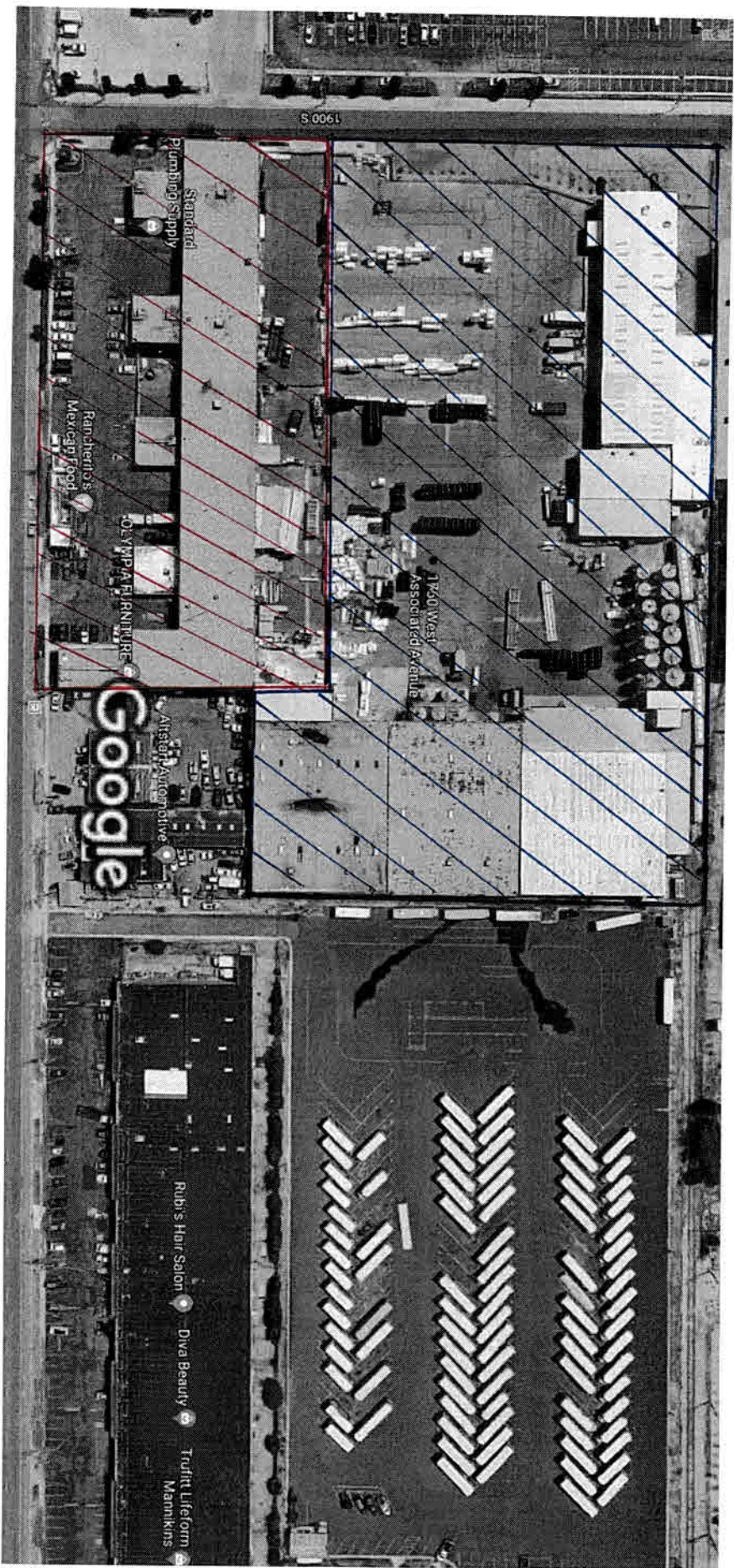
Richard N. Reese

Manager

Richard N. Reese Family LLC



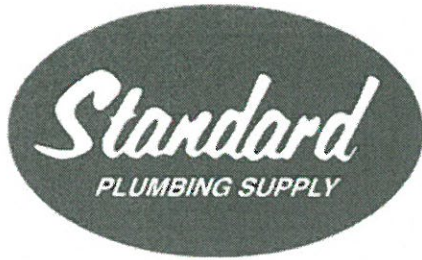
# Google Maps 1760 W Associated Ave



Imagery ©2019 Google, Map data ©2019 Google

50 ft





**STANDARD PLUMBING SUPPLY COMPANY,**  
INC. Corporate Offices  
9310 South 370 West  
Sandy, UT 84070  
Phone (801) 255 - 7145 Fax (801) 255 - 7100

May 30, 2019

Salt Lake City Planning  
P.O. Box 145471  
Salt Lake City, UT 84114

Zoning Amendment Request  
15-15-327-023, 13-13-327-024 (Merged awaiting new parcel)  
1760 West 1900 South  
CC return to M1

Dear Planning Department,

Standard Plumbing Supply Company Inc. in coordination with its landlord, The Richard N Reese Family LLC, respectfully request that the zoning of the property located at 1760 West Associated Ave., Salt Lake City, UT be returned to M1 from a CC Zone.

This zoning applies to Parcels 15-15-327-023 and 15-15-327-024. We have recently recorded a special warranty deed merging the two parcels and are awaiting the assignment of a new singular parcel number.

The zoning amendment request fully complies with the current zoning in the area which is CC along the Redwood Road Corridor and M1 for non-frontage, interior properties.

In 1995 the zoning change from M1 to CC may have been appropriate as Parcels 15-15-327-023, 15-15-327-024 and 15-15-327-026 were one singular parcel. The original parcel was subdivided in 2003 with parcels 15-15-327-023 and 15-15-327-024 continuing the grandfathered use. From 1968, the property has operated as a pipe and plumbing manufacturing operation. This request is to return the zoning to M1 status so that the historical use may continue to operate unobstructed. The property will continue to be used as a pipe and plumbing manufacturing location.

The present zoning of CC is inappropriate for a few reasons. First, the surrounding area is zoned as M1 and nearby businesses are industrial use. The current

zoning is meant to ensure that major commercial corridors are used for commercial businesses.

The parcel in question is not located on a major commercial corridor, there is a parcel between the major commercial corridor (Redwood Road) and the parcel in question. Returning the property to its previous zoning of M1 will not disrupt the commercial corridor.

The use of the property has been unchanged for the previous 51 years. The property has been used for manufacturing of pipe and plumbing products since 1968 and should be allowed to continue.

We would prefer that the zoning be changed immediately as an administrative correction to an administrative oversight. We would assert that at a minimum, the historical use should be considered as a legal, non-conforming.


We have included a copy of the special warranty deed as well as evidence from 1975 showing that the property has been used for pipe and plumbing manufacturing for 50 years. If you have any further questions regarding our request for a change in the zoning please feel free to reach out to me.

I look forward to resolution of this zoning issue.

Kind regards,



Richard N. Reese  
President  
Standard Plumbing Supply Company, Inc.  
Phone: 801-233-4090  
rreese@standardplumbing.com



Richard N. Reese  
Manager  
Richard N. Reese Family LLC



Mail Tax notice to:  
Grantee  
Richard N. Reese Family Limited Liability Company  
Attn: Richard N. Reese  
9310 South 370 West  
Sandy, Utah 84070  
Tax ID No.: 15-15-327-023 and 15-15-327-024

## SPECIAL WARRANTY DEED

RICHARD N. REESE FAMILY LIMITED LIABILITY COMPANY, L.L.C., a Utah limited liability company

**GRANTOR** of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

RICHARD N. REESE FAMILY LIMITED LIABILITY COMPANY, L.L.C., a Utah limited liability company

**GRANTEE** of Salt Lake City State of Utah, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

SEE ATTACHED EXHIBIT "A"

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

THE RECORDATION OF THIS DEED IS FOR THE INTENDED PURPOSE OF COMBINING THE TWO EXISINTG TAX PARCEL NUMBERS, AND TO CREATE ONE NEW TAX PARCEL NUMBER.

WITNESS, the hand(s) of said Grantor, this DECEMBER 21, 2018

RICHARD N. REESE FAMILY LIMITED LIABILITY COMPANY, L.L.C., a Utah limited liability company


BY:   
Richard N. Reese, Manager

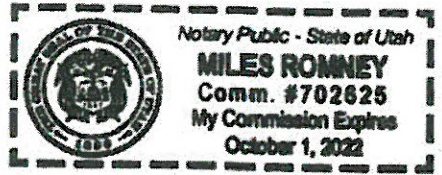
STATE of Utah )

ss:

County of Salt Lake )

On this date, 21 day of December, 2018, personally appeared before me Richard N. Reese who being by me duly sworn did say that he/she is a Manager of RICHARD N. REESE FAMILY LIMITED LIABILITY COMPANY, L.L.C the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Richard N. Reese acknowledged to me that said limited liability company executed same.

  
\_\_\_\_\_  
Notary Public







Supply  
House

# TIMES

*Standard president  
Dale L. Reese,  
in his Salt Lake City  
headquarters office.*

December 1975

*Standard Plumbing Supply*  
**Wholesaler Of The Year**





## Long-Haul Trucking

Times Photo

**LEFT: Special Bicentennial trailer, part of Standard's \$500,000 fleet of long-haul vehicles.**

**BELOW: Overhead view of massive pipe inventory at Salt Lake City headquarters, 90% of which is shipped to the seven branches.**

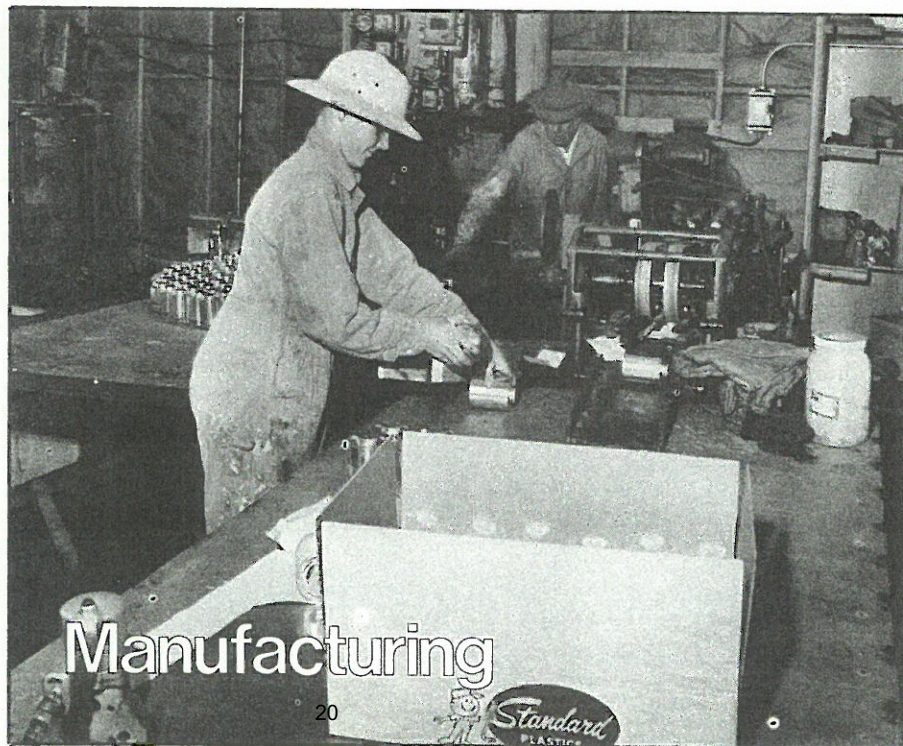


## Centralized Warehousing

Times Photos

**OPPOSITE PAGE: Lynn Nelson, vice president of Standard Central, which handles administrative functions for all Standard companies.**

**RIGHT: Packing cans of plastic pipe solvent, one aspect of Standard's plastic pipe and steel nipple manufacturing activities.**



## Manufacturing



## CENTRALIZATION—continued

### Price Book

In getting up his weekly order, the branch manager uses the Wholesale Price Book and Product Catalog, published monthly by Standard Central. The primary purpose of the price book is customer service, of course, but it well serves several other purposes.

For \$30 a year, the customer gets a 60-page listing, enclosed in

a plastic-covered, three-ring binder, of close to 98% of all Standard products. Knowing his discount, the customer can then accurately determine his material cost. Updated price sheets are printed at and mailed from Standard's own printing department on the 27th of each month, so that the new prices may be inserted by the customer himself on the list.

The catalog also plays a key role in Standard's company-wide "eyeball" method of inventory con-

trol. Using a copy of the price book, each store manager makes a weekly tour of his stock, taking physical inventory where necessary. He jots down this order quantity right on the sheets next to an item's listing, a fairly simple procedure since product sequence in the price book follows closely the actual layout in the Standard stores.

Far and away the catalog's greatest benefit is control over pricing, which, according to branch supervisor **Dee Bingham**, was the principal reason for developing it. "Before we had it," he notes, "pricing was very confusing. There was the list and discount on the individual item, plus the discount applying to the particular customer or job."



**NEW!**  
from  
**Standard  
Plastics  
Company**

**4-Inch ABS  
Sewer & Drain  
Pipe**

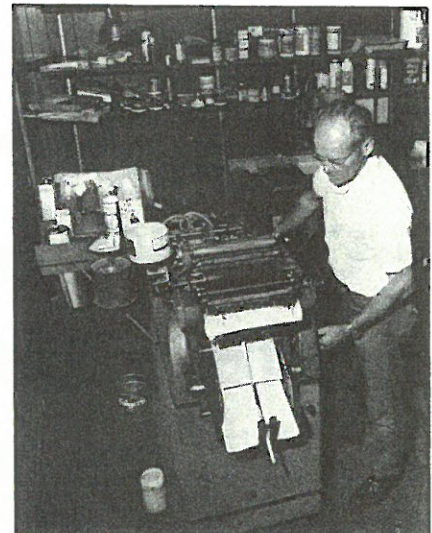
Standard's new 4-inch ABS Sewer & Drain Pipe is perfect for residential, commercial and industrial applications, as well as for agricultural drainage and irrigation. This hearty plastic pipe features a crush strength of more than 2,000 pounds! Yet, it is so light one man can easily carry several 10-foot sections.

The special belled-end of each 10-foot section fits snugly over the unbelled-end of the section, speeding installation and *eliminating* couplings. S&D uses regular 4-inch ABS DWV fittings. For permanent seal, use Standard's ABS cement. Write or phone for detailed product sheets to...

**Standard Plastics Company**  
1760 West 1900 South  
Salt Lake City, Utah 84104  
(801) 486-9201



SH



Times Photo  
"SELF-SUFFICIENCY" is a guiding concept at Standard. Its many aspects include the printing shop, pictured above, which produces the monthly price book, and all business forms, etc.

After much trial and error, they developed a system which is simplicity itself. For each item in the catalog, there is a "dealer list price" representing Standard's cost plus a substantial markup. The same percentage markup is applied to all items. Thus, Standard personnel who know the formula can instantly and correctly calculate their cost.

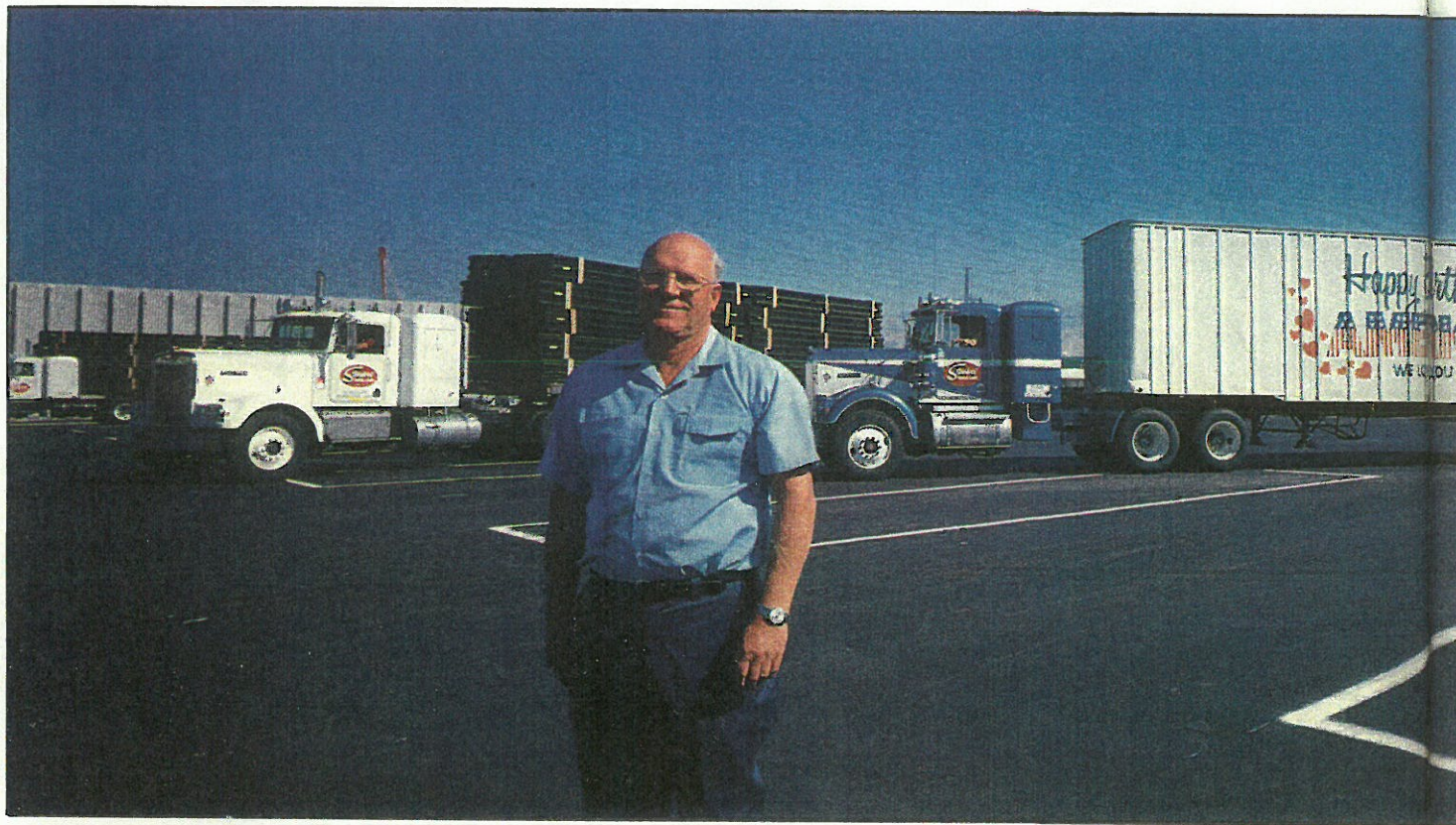
Of course, only the occasional, walk-in customer would actually be charged this list price, which for a given item is the same in all

(Continued on page 64)

For more data, mark No. 84 on card, p. 97<sup>21</sup>



# Trucking & Manufacturing



Times Photos



## ... Strange

Among the guiding concepts of the Standard group of companies are self-sufficiency, innovation and "good economic fit."

Self-sufficiency means in part having better control of all aspects of the business and reducing their dependency on outside forces beyond their control. Innovation means in part being willing to try the unusual and make it work. Good economic fit means in part putting together two or more seemingly unrelated activities in a way that adds to the efficiency and profitability of each.

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**LEFT: Velda Bowcutt is national sales manager of manufactured products, and also serves the transportation company as dispatcher of long-haul vehicles.**



# At Standard ...



**LEFT: William Dallof is transportation manager & plant manager for manufacturing. He is shown with a load of Standard manufactured ABS plastic pipe and a long-haul tractor-trailer.**

**BELOW: Special "tug", which cost \$22,000, is used to haul trailers around yard. Transportation Co. has \$½ million invested in equipment.**



Times Photo

## But Profitable Bedfellows

All of these characteristics are well illustrated in Standard's long-haul transportation and manufacturing activities. These are strange bedfellows for a plumbing supply business, but for reasons that might be peculiar to their region and their own particular company, the combination works very well.

There are actually three companies involved. Standard Transportation, Inc. is an ICC licensed contract carrier, operating a fleet of diesel tractors and trailers. Standard Pipe Nipple Mfg. Co. makes an extensive line of steel pipe nipples. Standard Plastics manufactures plastic pipe and solvent cements. These are substantial operations, together representing an investment of about \$1.5 million and 39 employees. All three operations are supervised by **William Dalloff**.

Each activity complements and supports the other. Fully 90% of the merchandise for the wholesaling operations is trucked in by the transportation company. Having this control gives them many advantages, which include better inventory turnover, better customer service and less transit damage. The long-haul trucks also bring in most of the raw materials for the manufacturing operations and transport out most of the finished goods. Here also, the benefits include better control and better customer service, plus a larger economic radius of distribution than would be possible using common carriers.

The transportation company makes a profit on hauling this freight, of course. But as we shall see in detail further along, profitability requires a payload both ways, outbound and

by  
John  
Ernst

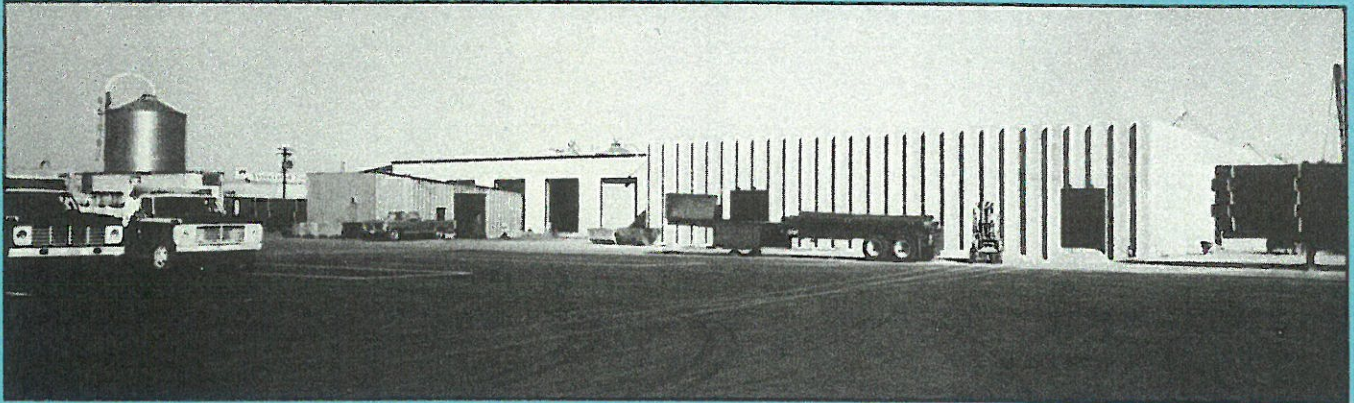


# Manufacturing Operations At Standard



Times Photo

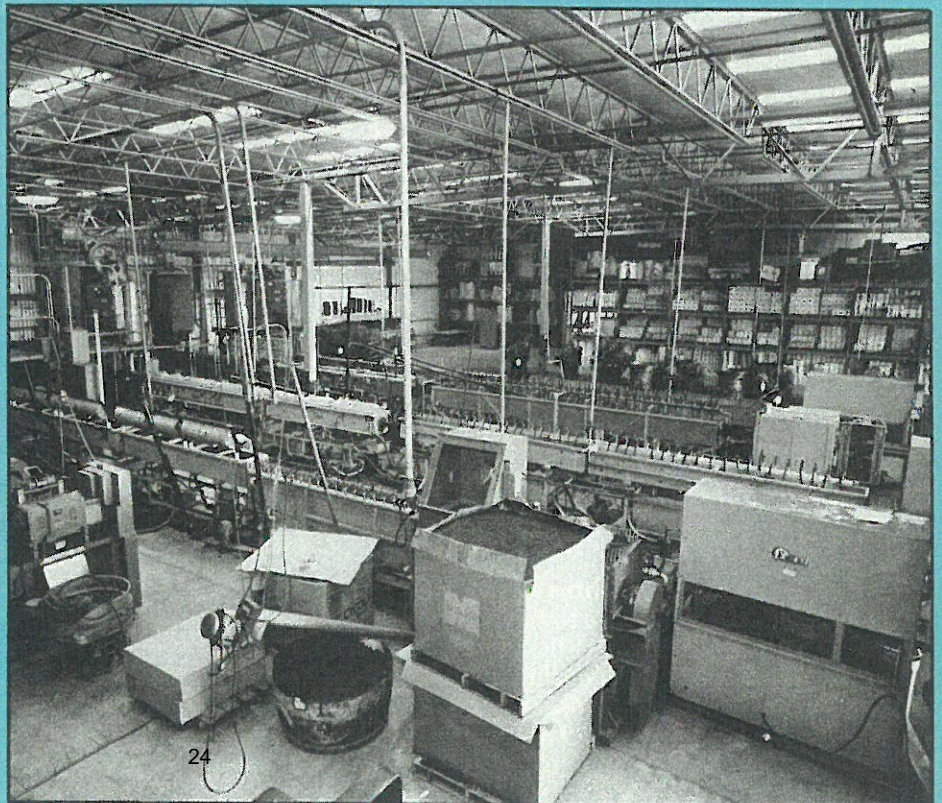
Resin for the manufacture of ABS plastic pipe is hauled to Salt Lake City via Standard Transportation trucks, then vacuumed out (photo left) into storage tank at rear.



Times Photos

**PHOTO ABOVE:** Both Plastic pipe and steel pipe nipple manufacturing operations are housed in this 17,000 sq. ft. structure. New addition (with ribbed walls) will double space when completed in the very near future.

**PHOTO RIGHT:** Standard has five lines for plastic pipe production, including one that can produce two sizes at the same time—only the sixth machine in the world with this capability. Plant can produce 73,410 ft. of plastic pipe in a typical 24-hour workday.





## TRUCKING—continued

rate 12¢ a mile.

Each state also requires a separate licensing fee, which must be renewed each year, although now, according to Van Bodily, a number of states are working together on joint licensing arrangements. Other costs include the diesel fuel, which ranges in price from 47¢ a gallon at Standard's own pumps to 57¢ at truck stops. The company also buys fuel from two wholesalers between Salt Lake City and the West Coast. Each truck driver has a key to the pumps so they may fill up at any time of day or night. And, of course, the fuel costs considerably less than at a retail station.

A shop at Salt Lake City headquarters handles all routine maintenance, including oil changes, brake jobs, etc. In addition, each truck's engine and exterior are completely washed once a week. For any major work, however, the trucks are sent to outside maintenance centers, since they are much better equipped to do the heavy repairs. Also, some of these shops work 24 hours a day, which means that if a truck is brought in in the evening, it can often be ready to roll by morning.

All factors considered, i.e., drivers' wages, fuel, maintenance, licensing & taxes, depreciation, etc., Standard figures it costs 52¢ for every mile a truck travels.

### Truck Specifications

Buying a truck is not at all like buying a car; you just don't walk into a showroom and buy a truck right off the floor. You customize it according to type of load hauled, topography of the area traveled, etc. Such factors as size of engine, radiator, transmissions, axles—even such seemingly minor considerations as the type of seat for the driver—must be considered.

Standard goes first class in everything they buy for the trucking operation. Each Kenworth tractor with a 350 h.p. diesel engine costs about \$40,000. The trailers (Standard has 28, including 5 refrigerated units, one dry van and 22 flat-beds) cost approximately \$17,000 for the van units, and \$11,000 for the flat-beds.

Standard installs special drop-down sides on the flat-beds, which may be raised for special loads (see photos on page 90), at an additional cost of \$2,000 a unit.

They buy Michelin tires for the units, which cost close to \$200 apiece, and when you've got 10 tires on the tractor and 8 on each trailer, that adds up to quite an investment all by itself. The tires normally last for about 120,000 miles, after which they are recapped, which gives another 150,000 miles of service. They are then recapped again and run until the tire breaks down—as much as an additional 100,000 miles.

It is easy to see that running a transportation company is no child's play. It takes a lot of hard work and even more know-how. But for Standard, it has helped cut lead times and freight damage and has provided ways of shipping manufactured items. Finally, it has made a handsome contribution to the company's bottom line as well.

### Manufacturing

One of the loads Standard formerly used on outbound trips was wheat. They used to get 65¢ a hundredweight for this, but gradually the price began to drop and about 10 years ago, it was 35¢ a hundredweight. This made it economically unfeasible, so Standard stopped hauling it. Looking for something to replace this payload, Dale Reese came upon the idea of manufacturing pipe nipples. Being in the pipe business anyway and doing fabrication work, including some for an installer of automatic fire protection systems, the company found itself with a lot of pipe ends that would otherwise just have to be thrown away. Thus, the nipple manufacturing operation was born.

In 1972, primarily because there was no producer of plastic pipe in the Intermountain West, Standard decided to take a stab in that direction. The two items are a natural fit, since the nipples are heavy, and the pipe bulky. Because Standard does its own trucking, their effective economical area for shipping both products is considerably larger than for a manufacturer using common carriers.

Currently, Standard has five

manufacturing lines and a pelletizing line (a refining process for the resin) for plastic pipe production. One production line can produce two sizes of pipe at one time, and is only the 6th machine in the world with this capability.

Only ABS plastic pipe and polyethylene pipe are manufactured at present although a PVC line is on order, and the company is contemplating making a limited line of fittings. Polyethylene pipe is manufactured in sizes from ¾" to 2", ABS from 1¼" to 4", and PVC will be made from ¾" to 4". Total pipe production is 73,410 ft. per 24 hours, or an annual production capacity of about 23 million feet.

The company also produces plastic pipe cements. Nipples are manufactured from ½" to 6" in a variety of lengths, both black and galvanized. About 15% of total production from both firms is sold to Standard Plumbing Supply, while the rest is sold to wholesalers throughout the West and a number in Midwestern and South-  
*(Continued on next page)*

**Congratulations**

to

**Standard Plumbing  
Supply Company**

of Salt Lake City, Utah  
and all branches!

**Hats off to you!**  
**our top mountain state distributor**  
**With Thanks—**

**The Schaul  
Manufacturing Co.**

"Schaul Supreme Specialties  
Sell Satisfaction."

229-231 E. 131st St.  
Cleveland, Ohio 44108  
Phone: (216) 851-5323

Member of the National Plumbing,  
Heating, Cooling & Piping Manufacturers  
Association

For more data,  
mark No. 54 on card, p. 97

# ATTACHMENT D: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

## CURRENT USES OF THE SUBJECT PARCELS AND THOSE WITHIN THE IMMEDIATE VICINITY

### Abutting property to the north:

The property to the north is zoned CC, is owned by the Salt Lake City School District, and is a Transportation office.

### Abutting property to the south:

The property to the south is zoned PL (Public Lands), is owned by the federal government, and is a postal service facility.

### Abutting property to the east:

The property to the east is zoned CC and, among other uses, is a retail facility for the applicant.

### Abutting property to the west:

The property to the east is zoned M-1 and is a logistics center.

## CURRENT CC ZONING STANDARDS (21A.26.050)

The subject property is currently zoned CC (Corridor Commercial). The following table provides the general yard and bulk requirements for development within the zoning district.

CC Commercial Corridor Zoning District	
Minimum Lot Area	Minimum Lot Width
10,000 sq. ft.	75 ft.

CC Commercial Corridor Zoning District					
Front and Corner Yards	Rear Yard	Interior Side Yards	Height	Landscape Yards	Buffer Yards
15 ft.	10 ft.	None	30 ft., additional height per 21A.24.150.F	15 ft., corner and side yards	Must comply with 21A.48

## PROPOSED M-1 ZONING STANDARDS (21A.28.020)

The proposed zoning district is M-1 (Light Manufacturing). The following table provides the general yard and bulk requirements for development within the zoning district.



### M-1 Light Manufacturing Zoning District

Minimum Lot Area	Minimum Lot Width	Existing Lots
10,000 sq. ft.	80 ft.	Lots legally existing as of 4/12/95 shall be considered legal conforming lots.

### CC Commercial Corridor Zoning District

Front and Corner Yards	Rear Yard	Interior Side Yards	Height	Landscape Yards	Buffer Yards
15 ft.	None	None	65', except as in 21A.28.020.F	Corner and side yards per 21A.48	Must comply with 21A.48

### Allowed uses in each zone:

Land use tables for each zone are below for reference.

Permitted And Conditional Uses By District		
	CC	M-1
Accessory use, except those that are specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	P	C
Agricultural use		P
Alcohol:		
Bar establishment (2,500 square feet or less in floor area)	p <sup>10</sup>	C <sup>6,10</sup>
Bar establishment (more than 2,500 square feet in floor area)	C <sup>10</sup>	C <sup>6,10</sup>
Brewpub (2,500 square feet or less in floor area)	p <sup>10</sup>	p <sup>6,10</sup>
Brewpub (more than 2,500 square feet in floor area)	C <sup>10</sup>	p <sup>6,10</sup>
Distillery		P
Tavern (2,500 square feet or less in floor area)	p <sup>10</sup>	C <sup>6,10</sup>
Tavern (more than 2,500 square feet in floor area)	C <sup>10</sup>	C <sup>6,10</sup>
Winery		P
Ambulance service (indoor)	P	P
Ambulance service (outdoor)	p <sup>6</sup>	P
Animal:		
Cremation service	P	P
Kennel		p <sup>13</sup>
Pet cemetery		p <sup>2</sup>
Pound		p <sup>12, 13</sup>
Raising of furbearing animals		C
Stockyard		C <sup>12</sup>
Veterinary office	P	P

Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height in the zone	C	C
Art gallery	P	
Artisan food production (2,500 square feet or less in floor area)	P	P
Artisan food production (more than 2,500 square feet in floor area)	P	P
Auction (outdoor)	P	
Auditorium	P	
Bakery, commercial		P
Bed and breakfast	P	
Bed and breakfast inn	P	
Bed and breakfast manor	P	
Blacksmith shop		P
Blood donation center	C	
Bottling Plant		P
Brewery		P
Building materials distribution		P
Bus line station/terminal	P	P
Bus line yard and repair facility		p <sup>12</sup>
Car wash	P	
Car wash as accessory use to gas station or convenience store that sells gas	P	
Check cashing/payday loan business	p <sup>8</sup>	p <sup>9</sup>
Clinic (medical, dental)	P	
Commercial food preparation	P	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	C	P
Crematorium	C	P
Daycare center, adult	P	P
Daycare center, child	P	P
Daycare, nonregistered home daycare or preschool	p <sup>22</sup>	
Daycare, registered home daycare or preschool	p <sup>22</sup>	
Dwelling:		
Assisted living facility (large)	P	
Assisted living facility (small)	P	
Group home (large) <sup>17</sup>	C	
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage <sup>18</sup>	P	
Living quarter for caretaker or security guard	P	



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
Multi-family	P	
Residential support (large) <sup>19</sup>	C	
Residential support (small) <sup>20</sup>	C	
Rooming (boarding) house	P	
Equipment, heavy (rental, sales, service)		P
Equipment rental (indoor and/or outdoor)	P	P
Farmers' market	C	
Financial institution	P	p <sup>11</sup>
Financial institution with drive-through facility	p <sup>9</sup>	p <sup>11</sup>
Flea market (indoor)	P	
Food processing		P
Funeral home	P	
Gas station	P	P
Golf course		P
Government facility	C	P
Government facility requiring special design features for security purposes	P	P
Grain elevator		C <sup>12</sup>
Greenhouse		P
Home occupation	p <sup>23</sup>	p <sup>15</sup>
Hotel/motel	P	P
Impound lot		p <sup>12</sup>
Industrial assembly		P
Laboratory (medical, dental, optical)	P	P
Laboratory, testing	P	P
Large wind energy system	P	p <sup>13,14</sup>
Laundry, commercial		P
Library	P	
Light manufacturing		P
Limousine service (large)		P
Limousine service (small)	C	P
Mixed use development	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	P
Museum	P	
Nursing care facility	P	
Office	P	P
Office, publishing company		P
Open space	P	P
Package delivery facility		P

Park	P	P
Parking:		
Commercial	C	P
Off site	P	P
Park and ride lot	P	P
Park and ride lot shared with existing use	P	P
Photo finishing lab		P
Place of worship on lot less than 4 acres in size	P	
Printing plant		P
Radio, television station	P	P
Railroad, freight terminal facility		C <sup>4</sup>
Railroad, repair shop		C
Reception center	P	
Recreation (indoor)	P	P
Recreation (outdoor)	C	P
Recreational vehicle park (minimum 1 acre)	C	
Recycling:		
Collection station	P	P
Processing center (indoor)		P
Processing center (outdoor)		C <sup>12,13,14</sup>
Restaurant	P	p <sup>11</sup>
Restaurant with drive-through facility	p <sup>9</sup>	p <sup>11</sup>
Retail goods establishment	P	p <sup>11</sup>
Plant and garden shop with outdoor retail sales area	P	
With drive-through facility	p <sup>9</sup>	p <sup>11</sup>
Retail service establishment	P	
Electronic repair shop		P
Furniture repair shop	P	P
With drive-through facility	p <sup>9</sup>	
Upholstery shop		P
Rock, sand and gravel storage and distribution		C
Reverse vending machine	P	
Sales and display (outdoor)	P	
School:		
College or university	P	
Music conservatory	P	
Professional and vocational	P	P
Seminary and religious institute	P	P
Seasonal farm stand	P	P
Sexually oriented business		p <sup>5</sup>
Sign painting/fabrication		P
Small brewery	C	P
Solar array		p <sup>17</sup>
Storage (outdoor)	C	



Storage and display (outdoor)		P
Storage, public (outdoor)	C	P
Storage, self	P	P
Store:		
Convenience		P
Specialty	P	
Studio, art	P	
Studio, motion picture		P
Taxicab facility		P
Theater, live performance	p <sup>12</sup>	
Theater, movie	P	
Tire distribution retail/wholesale		P
Truck freight terminal		p <sup>12</sup>
Urban farm	P	P
Utility:		
Building or structure	p <sup>2</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>2</sup>	p <sup>1</sup>
Vehicle:		
Auction		P
Automobile part sales		P
Automobile repair (major)	P	
Automobile repair (minor)	P	
Automobile sales/rental and service	P	
Automobile salvage and recycling (indoor)		P
Automobile salvage and recycling (outdoor)		C <sup>12,13,14</sup>
Automobile and truck repair		P
Automobile and truck sales and rental (including large truck)		P
Boat/recreational vehicle sales and service	P	
Recreational vehicle (RV) sales and service		P
Truck repair (large)		P
Truck sales and rental (large)	P	
Vending cart, private property		P
Warehouse	P	P
Welding shop		P
Wholesale distribution	P	P
Woodworking mill		P

**Commercial Districts Qualifying provisions:**

1. Development in the CS District shall be subject to planned development approval pursuant to the provisions of chapter 21A.55 of this title. Certain developments in the CSHBD Zone shall be subject to the design review process pursuant to the provisions of subsection [21A.26.060D](#) and chapter 21A.59 of this title.
2. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title for utility regulations.

3. When located in a building listed on the Salt Lake City register of cultural resources (see subsections [21A.24.010S](#) and [21A.26.010K](#) of this title).
4. Subject to Salt Lake Valley Health Department approval.
5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.
6. Greater than 3 ambulances at location require a conditional use.
7. 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.
8. No check cashing/payday loan business shall be located closer than  $\frac{1}{2}$  mile of other check cashing/payday loan businesses.
9. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
10. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
11. In CN and CB Zoning Districts, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
12. Prohibited within 1,000 feet of a single- or two-family zoning district.
13. Residential units may be located above or below first floor retail/office.
14. In the SNB Zoning District, bed and breakfast use is only allowed in a landmark site.
15. Medical and dental offices are not allowed in the SNB Zoning District, except for single practitioner medical, dental and health offices.
16. Permitted in the CG Zoning District only when associated with an on site food service establishment.
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. Prohibited within  $\frac{1}{2}$  mile of any residential zoning district boundary and subject to section [21A.36.110](#) of this title.
22. Subject to section [21A.36.130](#) of this title.
23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section [21A.36.030](#) of this title.
24. Must contain retail component for on-site food sales.
25. Subject to conformance with the provisions of section [21A.36.350](#) of this title, the City may not prohibit construction of a homeless resource center or homeless shelter if the site is approved by and receives funding through the State Homeless Coordinating Committee, with the concurrence of the Housing and Community Development Division within the Department of Workforce Services, in accordance with section 35A-8-604 of the Utah Code.

**Industrial Districts Qualifying provisions:**

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 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 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  $\frac{1}{2}$  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  $\frac{1}{2}$  mile of any Residential Zoning District boundary and subject to section [21A.36.110](#) of this title.

17. 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: 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>As discussed in Issue 1, the proposed zoning amendment is consistent with Plan Salt Lake and the Westside Master Plan. The rezone will make the existing manufacturing use conforming and allow for the expansion of the use.</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 overall Zoning Ordinance stating that it 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...and other relevant statutes.” Additionally, it is to address the following:</p> <ul style="list-style-type: none"> <li>A. Lessen congestion in the streets or roads;</li> <li>B. Secure safety from fire and other dangers;</li> <li>C. Provide adequate light and air;</li> <li>D. Classify land uses and distribute land development and utilization;</li> <li>E. Protect the tax base;</li> <li>F. Secure economy in governmental expenditures;</li> <li>G. Foster the city's industrial, business and residential development; and</li> <li>H. Protect the environment.</li> </ul> <p>The proposed map amendment would foster the city’s industrial and business development. It would appropriately classify land since there is an existing nonconforming use on the site that would become conforming. The conforming status would foster the city’s industrial development by allowing an expansion of this use in an area that the corresponding master plan designates as appropriate for this use.</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 discussed in Issue 2 and Attachment D, the proposed map amendment will have a minimal effect on the adjacent properties. The map amendment will bring an existing, nonconforming use to conforming status and allow for its expansion. The existing use is consistent with the surrounding uses and zoning districts, which are also varied.</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>The zone is consistent with any other applicable overlays.</b></p>	<p>The site is located within the Airport Flight Path Protection overlay. New development would be required to comply with any of its provisions.</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, stormwater drainage systems, water supplies, and wastewater and refuse collection.</b></p>	<p><b>City services can be provided to the site.</b></p>	<p>The subject property is located within a built environment where public facilities and services already exist. Future development on this property may require upgrading or installation of utilities and drainage systems.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for development on these properties as long as normal development requirements are met.</p>

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

## **Public Notice, Meetings, Comments**

The following is a list of public meetings and other public input opportunities related to the proposed project:

### **Notice of Application to Recognized Community Organization:**

A notice of application was sent to the Glendale Community Council on June 27, 2019. The community council was given 45 days to respond with any concerns or to request staff to meet with them and discuss the proposed zoning amendment.

No written comments were received and the community council did not request a formal meeting as part of the zoning amendment process.

### **Open House:**

An open house was not required.

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

Public hearing notice posted on August 14, 2019.

Public notice posted on City and State website and Planning Division list serve on August 15, 2019.

Public hearing notice sent to property owners within 300' on August 15, 2019.

### **Public Input:**

No comments have been received as of August 15, 2019.



## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

### **Review Comments:**

#### **Zoning - Alan Michelsen**

The property is currently zoned C-C and the manufacturing portion of the business is existing, noncomplying. A zoning map amendment to M-1 will better match the current use of the property and allow the property owner to obtain necessary building permits to make improvements. The Building Services Division is supportive of the proposed zoning map amendment.

#### **Engineering – Scott Weiler**

No objections.

#### **Transportation – Michael Barry**

No objections from Transportation.

#### **Public Utilities**

No objections to the map amendment.