



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Mayara Lima, Principal Planner
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Date: February 26, 2020

Re: PLNPCM2019-00726 – Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 5525 W 1730 S and 5575 W 1730 S
PARCEL IDs: 14-13-301-013 and 14-13-301-012
MASTER PLAN: Northwest Quadrant Master Plan
ZONING DISTRICT: CG General Commercial

REQUEST: Eric Eklund, property owner, is requesting to rezone the properties at the above-mentioned addresses from CG General Commercial to M-1 Light Manufacturing. The properties are developed with two identical industrial buildings currently occupied by multiple tenants. The applicant has no plans to redevelop the site but would like to allow additional land uses and eliminate maximum off-street parking with the proposed zoning designation.

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

ATTACHMENTS:

- A. [Vicinity Zoning Map](#)
- B. [Site Photographs](#)
- C. [Application Materials](#)
- D. [Master Plan Policies](#)
- E. [Existing Conditions & Development Standards](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [Department Review Comments](#)

BACKGROUND: The properties at 5525 and 5575 W 1730S were created and developed in 2015 as warehouse/office, which are permitted uses in the current zone as well as the proposed zone.

	5525 W 1730 S	5575 W 1730 S
Lot size:	~ 5.01 acre	~ 4.97 acre
Existing building size:	~ 76,400 sq ft	

Current uses:	Warehouse, Wholesale Distribution and Office	
Off street parking:	104 stalls	131 stalls

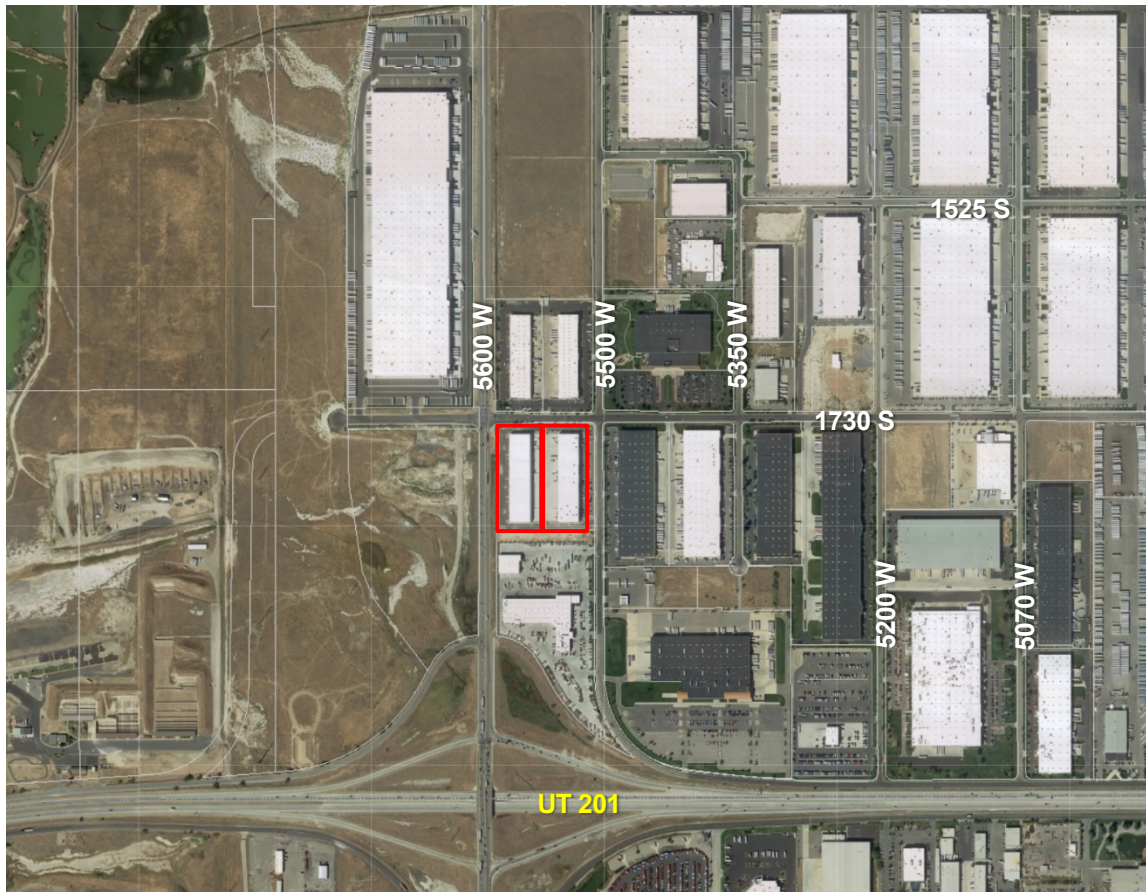


Figure 1 – Aerial photograph of the subject properties and surroundings.

The surrounding properties are zoned CG General Commercial, M-1 Light-Manufacturing and OS Open Space. Adjacent uses include office, truck sales and rental, warehouse, and wholesale distribution.

KEY CONSIDERATIONS:

Consideration 1: Permitted land uses and characteristics of the area

The CG zoning district is a commercial district in the city that unlike other commercial districts allows a variety of commercial, residential and low intensity manufacturing uses. As shown in [Attachment E](#), heavy commercial and low intensity manufacturing uses that support commercial uses, such as industrial assembly and wholesale distribution, are permitted. Residential uses, such as multifamily, group homes and nursing care facilities, and smaller commercial uses, such as daycare and retail establishments, are also permitted in the district. This is consistent with the purpose of the CG zoning district, which is:

(...)to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses.

The M-1 zoning district on the other hand, is intended for commercial and light manufacturing uses. Smaller commercial uses are permitted in order to support these more industrial uses. Except for accessory living quarters for caretakers in lots that are 1 acre in size or larger, residential uses are not allowed. The purpose of the M-1 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 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.

Although permitted in the CG zoning district, the subject properties are not likely to be redeveloped as residential or as commercial that primarily serve residential uses given the characteristics of the surrounding area. One of the reasons is that this area lacks institutional and open space uses to support residential development. Secondly, one of the subject properties (5525 W 1730 S) is within the Airport Flight Path Protection overlay district Zone B, which only allows residential uses in properties zoned agricultural.

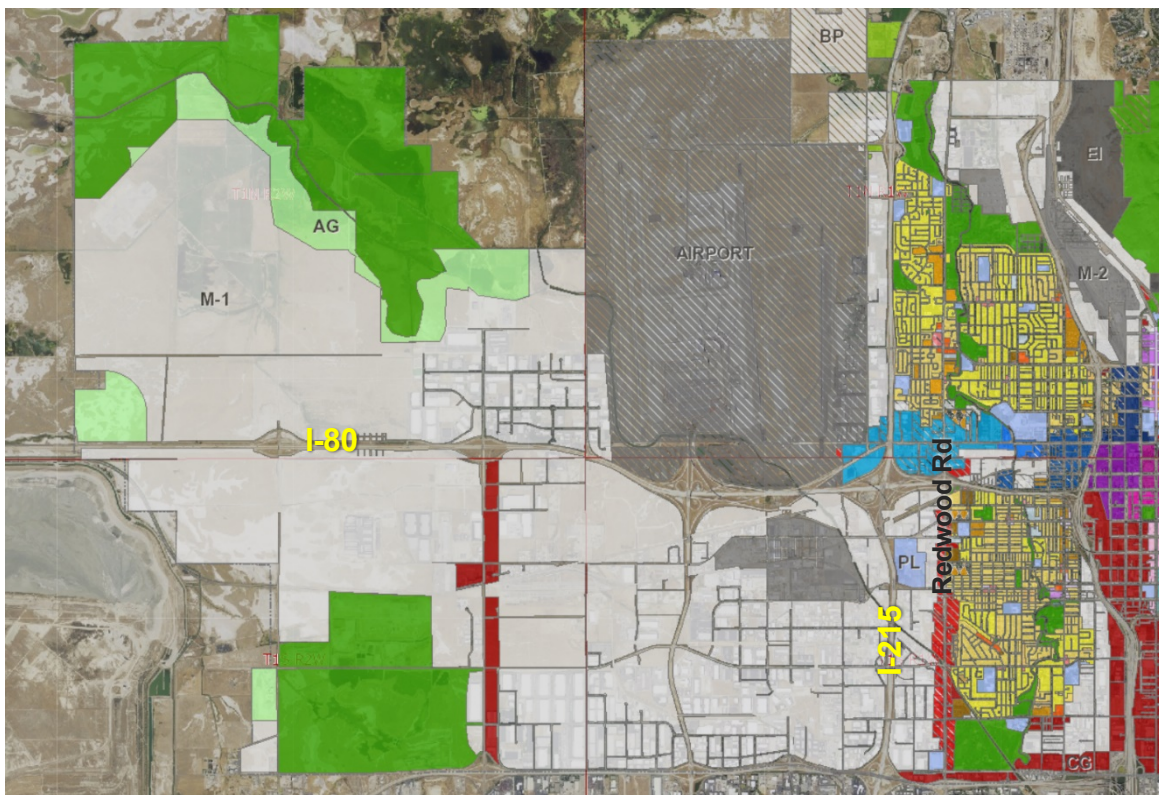


Figure 2 – Zoning map shows that properties west of I-215 and south of I-80 are predominately zoned manufacturing

This area of the city located west of Interstate 215 and south of Interstate 80 is predominately zoned and used as manufacturing and heavy commercial. Properties along 5600 W are the only part of this area zoned CG, which has had the same zoning since 1995. These properties never developed to form a commercial corridor in the area but has rather remained undeveloped or strengthened the industrial feel of the area with heavy commercial uses. The Northwest Quadrant master plan envisions that this area will continue to be light industrial and serve to support the growth of the city's industrial base.

Consideration 2: Maximum off-street parking

One of the reasons for this zone change request is the maximum off-street parking limitation the property has under the CG zoning district. Maximum off-street parking is the maximum number of parking spaces allowed on a property. This requirement is intended to limit surface parking and drive pedestrian-oriented development. It is an especially relevant policy in urban parts of the city, where transportation options are available and automobiles may not be essential. In the CG zoning district, the maximum parking allowance is equal to 25% greater than the minimum spaces required for the land use occupying the property.

Properties zoned M-1 located west of Redwood Road do not have the same limitation. There is a minimum off-street parking requirement for these M-1 zoned properties but no maximum. This is because in 2015 a text amendment eliminated maximum parking allowances for M-1, M-2, and BP zoning districts west of Redwood Road. The reasoning for the change was that these areas had few transportation options, were not well served by transit and had a high number of jobs. These areas were identified as predominantly industrial and warehouse uses with virtually no adjacent residential property. At that time, staff identified that the maximum parking requirement in this area was straining new development and having a negative impact on economic activities in this part of the city. The text amendment did not include the CG zoned properties along 5600 W.

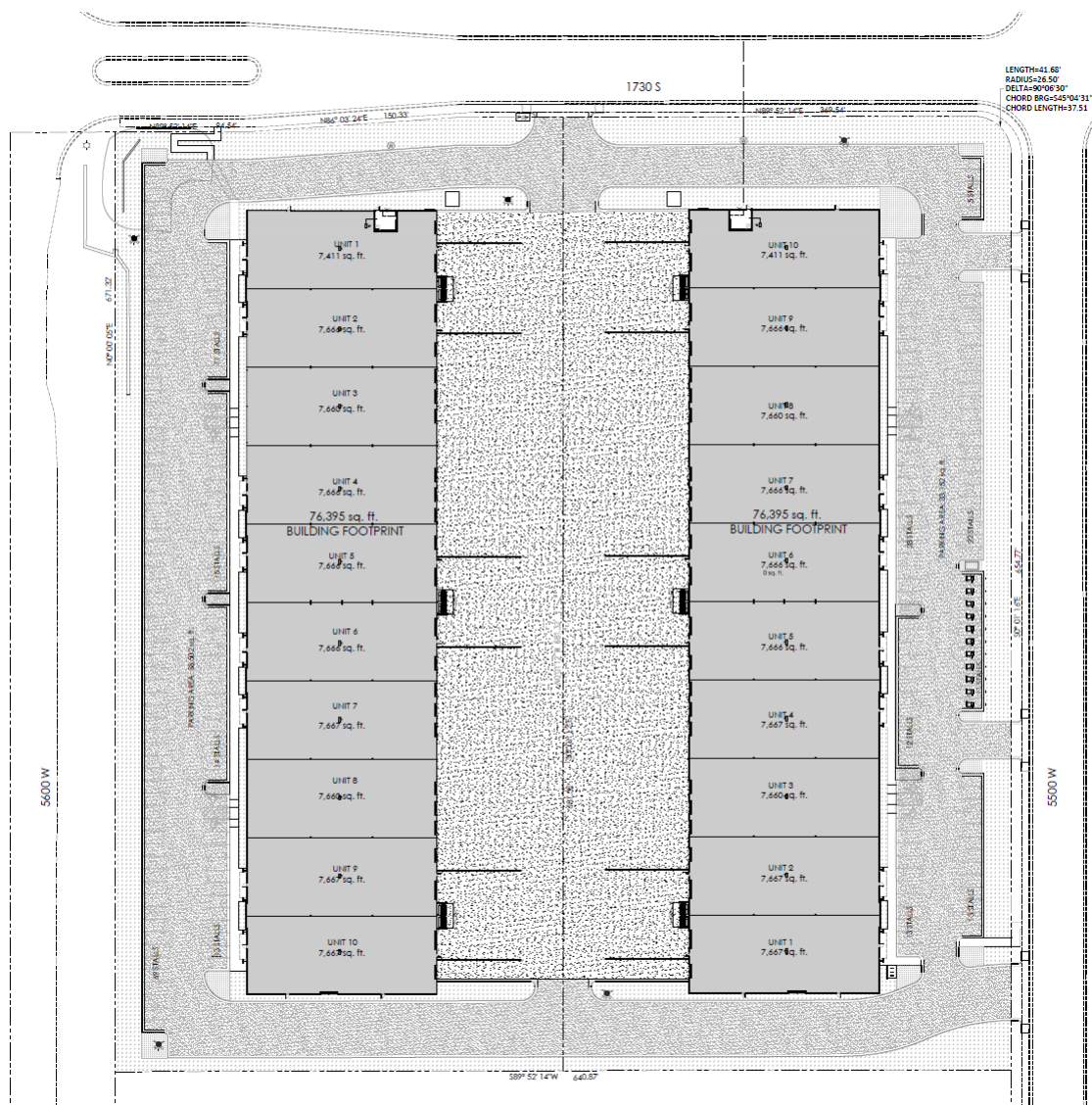


Figure 3 – Site plan of the subject properties

While the subject properties have large existing parking areas, the pool of possible tenants may be limited to businesses that can operate within the maximum parking requirement. Land uses that are heavily car-oriented and demand more than the ratio allowed by the zoning ordinance may not want to locate on the properties because any parking lot expansion would be conditioned on parking calculations. Because in this area only the CG zoned properties are required a maximum parking, but not the surrounding properties zoned M-1, it defeats the purpose of limiting surface parking in the area and shows an inconsistency in the treatment of the properties located west of Redwood Road, which has not changed since the 2015 text amendment. Furthermore, the city's Transportation Department is in support of eliminating the requirement.

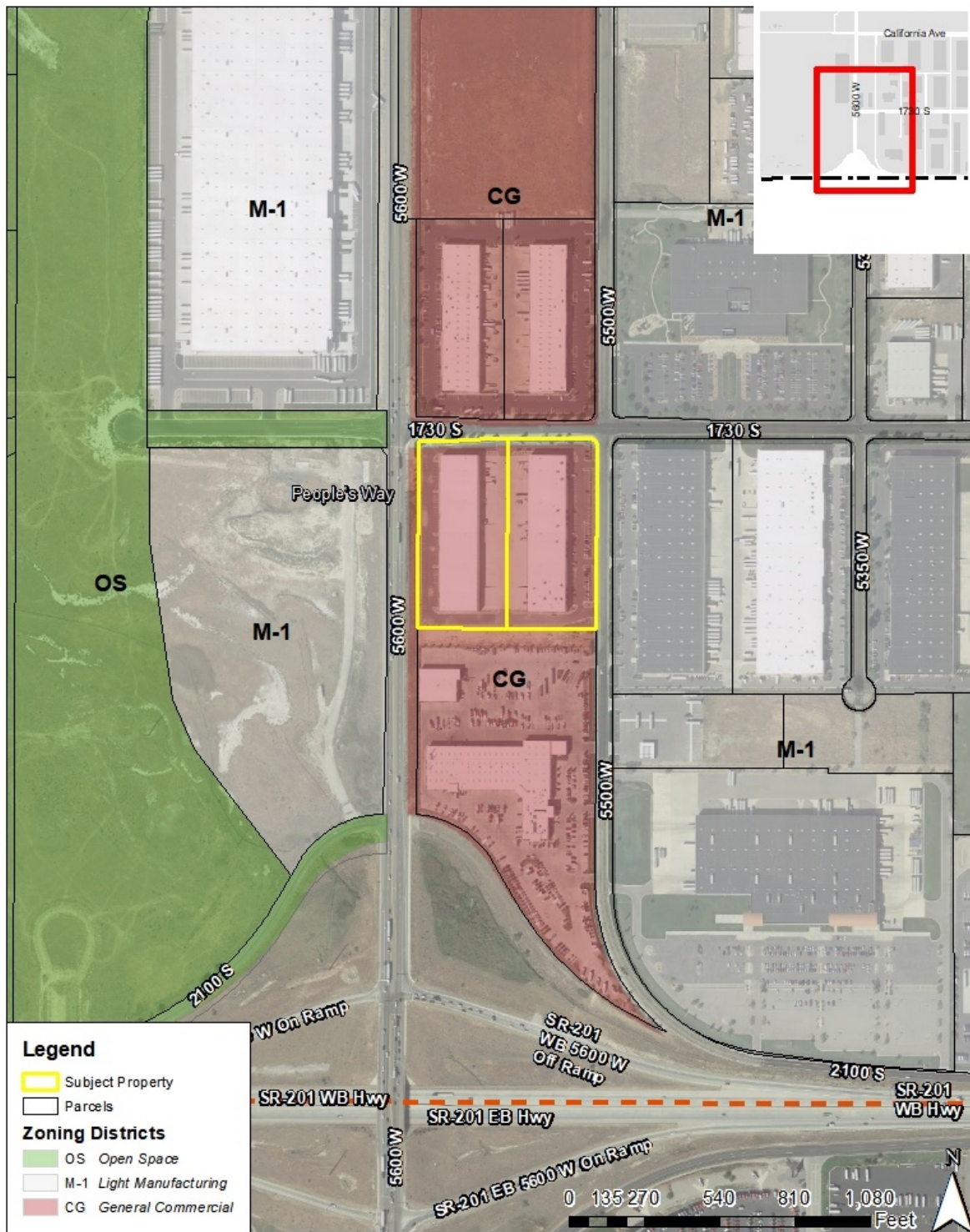
DISCUSSION:

The proposed zoning map amendment from CG to M-1 would allow additional land uses on the subject properties, that may already occur on surrounding properties. The proposed zone is appropriate for the location because it is consistent with the characteristics of the surrounding area in terms of land use and lot and bulk standards as shown in [Attachment E](#). Moreover, the land uses permitted in the M-1 zoning district better conform with the goals of the neighborhood master plan as discussed in [Attachment D](#) and would help to further the city's industrial growth plans.

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 the request is approved, any future development of the property would need to comply with the M-1 zoning regulations. If denied, the subject property would maintain its CG designation.

ATTACHMENT A: Vicinity Zoning Map



ATTACHMENT B: Site Photographs



Figure 4 – Southern portion of the properties viewed from 5600 W



Figure 5 – View of the building on 5575 W from the intersection between 1730 S and 5600 W



Figure 6 – Northern view of the properties from 1730 S



Figure 7 – View of the building on 5525 W from the intersection between 1730 S and 5500 W

ATTACHMENT C: Application Materials

Project Description

- A. The purpose for the proposed amendment is to change the zone of the subject property from CG General Commercial to M-1 Light manufacturing.
- B. The property is currently improved with two (2) existing partially occupied dock high multi-tenant light industrial buildings. All existing tenants and all anticipated future tenant uses are permitted in the M-1 Light Manufacturing zone.
- C. The property's zoning does not conform with the existing Northwest Quadrant Community Land Use Plan Light Industrial designation. Furthermore, all properties to the east of the subject property are zoned M-1 Light Manufacturing.
- D. 14-13-301-012, 14-13-301-013

- What are all of the current uses on the property? I see you note there are light industrial type companies, but can you list the specific companies and give a brief description of what they do?

Foodarom, USA, Inc. – Custom food flavor design and production

Schenker, Inc. – Supply chain management and logistics solutions

Bron Tapes of Utah, Inc. – Distributor and converter of tapes and adhesives

Interior Logic Group, Inc. – Interior design center for homebuilders

Henriksen Butler Installation, LLC – Provider of office furniture, storage, interior construction and design services

Womack Machine Supply Co. – Industrial distributor of hydraulic, pneumatic and automation equipment.

Utah Division of Facilities Construction and Management, an agency of the State of Utah – Storage of emergency medical response assets

Clean Eat3 – Internet based provider of healthy prepared meal plans.

There are two remaining vacancies of 7,666 SF each for which we are actively marketing the property for lease.

- Why is it necessary that these properties be rezoned?

We are seeking a rezone to M-1 primarily to add several additional permitted uses and to eliminate the maximum off street parking allowance. Several of the additional permitted uses in the M-1 zone which we find desirable include bottling plant, food processing, light manufacturing, printing plant and tire distribution retail/wholesale. During the marketing of the vacant space in the property, there were a handful of prospective requirements which would possibly fall into these M-1 permitted uses that we weren't able to pursue under the existing CG zone. By way of example, Eclipse Composites had a 15,000 to 20,000 SF requirement for the production and assembly of satellites which could have been located at the subject property if light manufacturing was a permitted use. Additional examples, are Wasatch Auto Group and Covance that both had approximately 55,000 SF requirements could have located at the subject property but due to large parking requirement caused by significant employee counts could have been limited by the maximum off street parking allowance under the existing CG zoning.

- There are some specific guiding standards that the Council considers when reviewing a map amendment. Can you describe how you feel the proposal meets these standards highlighted below?

B. In making a decision to amend the zoning map, the City Council should consider the following:

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;

A zoning map amendment from CG to M-1 will bring the property into conformance with the existing Northwest Quadrant Community Land Use Plan designation of industrial.

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

The proposed map amendment to M-1 is consistent with the industrially designated Master Plan policies adopted by the City. The design of the existing improvements at the subject property is an attractive light industrial setting with convenient connections to public sidewalks and streets and is well suited for a wide variety of high-quality occupants that provide economic and employment development.

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

With the exception of the existing CG properties immediately to the north and south of the subject property along 5600 West all surrounding property are zoned M-1. With the proposed rezone, the property, which is already fully developed, will physically remain the same as it is today and the uses permitted under the M-1 zone will not negatively affect the adjacent CG or M-1 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; and

There are no overlay zoning districts affecting the subject property.

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. (Ord. 56-14, 2014)

The public facilities and services adequately serve the subject property under the current CG zoning. The public facilities and services necessary to serve the subject property under the newly proposed M-1 zone are substantially the same as required for the existing CG zone.

ATTACHMENT D: Master Plan Policies

Northwest Quadrant Master Plan

The subject property is located within the Northwest Quadrant Master Plan (adopted August 2016) and is designated in the future land use map as “Light Industrial”. The “Light Industrial” land use category is described as:

Light industrial areas include uses that produce little or no pollution but require a lot of land. Uses such as warehousing, manufacturing, food production, assembly, and other similar uses are commonly found in the light industrial areas. Uses that require outdoor storage of new, clean materials are generally acceptable. Light industrial areas also include support services, such as restaurants, limited retail, fuel centers, and other uses necessary to support the light industrial uses.

Properties designated Light industrial are included in the development areas within the master plan, which are highlighted as *highly competitive from an economic standpoint* due to its proximity to the airport, rail line and facility, and three major highways. Due to these qualities, these development areas are intended to support the continued growth of the city’s industrial base. The following goals are relevant to the proposed amendment:

- *Encourage a resilient and diversified economy.*
- *Support quality jobs that include non-polluting and environmentally-conscious high-tech and manufacturing sectors.*
- *Promote industrial development that is compatible with the environmentally-sensitive nature of the area.*
- *Build a consistent industrial development pattern south of I-80.*

Staff Discussion: The proposed zoning of the property is M-1 Light Manufacturing, which is in agreement with the master plan’s future land use map. As discussed in Consideration 1, the existing CG General Commercial zoning allows for some low intensity manufacturing uses. However, CG is primarily a commercial district. The proposed zone change to M-1 would allow more industrial land uses on the property that fit into the location context and would help to further the goals of the master plan to encourage a diversified economy and promote industrial development in the area.

Plan Salt Lake

This citywide master plan adopted in 2015 provides a vision and policies for the future of Salt Lake City. The following principle and initiative are relevant to this project:

Guiding Principle: *A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive.*

Initiative:

- *Support the growth of the industrial areas of the City.*

Staff Discussion: The proposed zone change supports the growth of the industrial area within a developed site. This physical expansion of the industrial-zoned area in the city would take advantage of an already developed site serviced by existing roads and infrastructure and would allow the creation or relocation of additional industrial land uses at this location.

ATTACHMENT E: Existing Conditions & Development Standards

Existing conditions:

5525 W 1730 S						
Lot Area	Lot Width	Height	Yard			
			Front	Corner	Interior	Rear
~218,236 sq ft	~655 ft	~35 ft	~66 ft (20 ft landscaped)	~95 ft (20 ft landscaped)	~55 ft	~70 ft

5575 W 1730 S						
Lot Area	Lot Width	Height	Yard			
			Front	Corner	Interior	Rear
~216,493 sq ft	~671 ft	~35 ft	~56 ft (20 ft landscaped)	~95 ft (20 ft landscaped)	~55 ft	~70 ft

Current zoning standards:

CG General Commercial					
Minimum Lot Area	Minimum Lot Width	Maximum Height	Minimum Yard		
			Front/Corner	Interior	Rear
10,000 sq ft	60 ft	60 ft	10 ft (landscaped)	None	10 ft

Proposed zoning standards:

M-1 Light Manufacturing					
Minimum Lot Area	Minimum Lot Width	Maximum Height	Minimum Yard		
			Front/Corner	Interior	Rear
10,000 sq ft	80 ft	65 ft	15 ft (landscaped)	None	None

Land use comparison:

Use	CG	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	P ¹⁰	C ^{6,10}
Brewpub	P ¹⁰	P ^{6,10}
Distillery	P ¹⁶	P
Tavern	P ¹⁰	C ^{6,10}

Winery		P
Ambulance service (indoor/outdoor)	P	P
Amusement park	P	
Animal:		
Cremation service	P	P
Kennel	P	P ¹³
Pet cemetery	P ⁴	P ²
Pound		P ^{12,13}
Raising of furbearing animals		C
Stockyard		C ¹²
Veterinary office	P	P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height in the zone	C	C
Art gallery	P	
Artisan food production	P	P
Auction (outdoor)	P	
Auditorium	P	
Bakery, commercial	P	P
Bed and breakfast	P	
Bed and breakfast inn	P	
Bed and breakfast manor	P	
Blacksmith shop	P	P
Blood donation center	P	
Bottling plant		P
Brewery	P	P
Building materials distribution		P
Bus line station/terminal	P	P
Bus line yard and repair facility	P	P ¹²
Car wash	P	
Car wash as accessory use to gas station or convenience store that sells gas	P	
Check cashing/payday loan business	P ⁸	P ⁹
Clinic (medical, dental)	P	
Commercial food preparation	P	P
Community correctional facility, large		C ^{8,16}
Community correctional facility, small	C ^{7,21}	C ^{8,16}
Community garden	P	P

Concrete and/or asphalt manufacturing		C ^{12,13}
Contractor's yard/office	P	P
Crematorium	C	P
Daycare center, adult	P	P
Daycare center, child	P	P
Daycare, nonregistered home daycare or preschool	P ²²	
Daycare, registered home daycare or preschool	P ²²	
Dwelling:		
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district		P
Assisted living facility (large)	P	
Assisted living facility (small)	P	
Group home (large) ¹⁷	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 ¹⁸	P	
Living quarter for caretaker or security guard	P	
Manufactured home		
Multi-family	P	
Residential support (large) ¹⁹	C	
Residential support (small) ²⁰	C	
Rooming (boarding) house	P	
Eleemosynary facility		
Equipment, heavy (rental, sales, service)		P
Equipment rental (indoor and/or outdoor)	P	P
Farmers' market	P	
Financial institution with or without drive-through facility	P ⁹	P ¹¹
Flea market (indoor)	P	
Flea market (outdoor)	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 ¹²
Greenhouse		P
Home occupation	P ²³	P ¹⁵

Homeless resource center	C ²⁵	
Homeless shelter	C ²⁵	
Hotel/motel	P	P
Impound lot	C ¹²	P ¹²
Industrial assembly	P	P
Intermodal transit passenger hub	P	
Laboratory (medical, dental, optical)	P	P
Laboratory, testing	P	P
Large wind energy system	P	P ^{13,14}
Laundry, commercial	P	P
Light manufacturing		P
Library	P	
Limousine service	P	P
Manufactured/mobile home sales and service	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	P	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 ⁴

Railroad, repair shop		C
Reception center	P	
Recreation (indoor)	P	P
Recreation (outdoor)	P	P
Recycling:		
Collection station	P	P
Processing center (indoor)		P
Processing center (outdoor)		C ^{12,13,14}
Restaurant with or without drive-through facility	P ⁹	P ¹¹
Retail goods establishment with or without drive-through facility	P ⁹	P ¹¹
Plant and garden shop with outdoor retail sales area with or without drive-through facility	P ⁹	
Retail service establishment	P	
Electronic repair shop		P
Furniture repair shop	P	P
Upholstery shop		P
Reverse vending machine	P	
Rock, sand and gravel storage and distribution		C
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 ⁵	P ⁵
Sign painting/fabrication	P	P
Small brewery	P	P
Solar array	P	P ¹⁷
Storage and display (outdoor)	P	P
Storage, public (outdoor)	P	P
Storage, self	P	P
Store, convenience		P
Store:		
Mass merchandising	P	
Pawnshop	P	
Specialty	P	

Superstore and hypermarket	P	
Warehouse club	P	
Studio, art	P	
Studio, motion picture	P	P
Taxicab facility	P	P
Theater, live performance	P ¹²	
Theater, movie	P	
Tire distribution retail/wholesale		P
Truck freight terminal		P ¹²
Urban farm	P	P
Utility:		
Building or structure	P ²	P
Electric generation facility		C ^{3,12}
Sewage treatment plant		C
Solid waste transfer station		C ¹²
Transmission wire, line, pipe, or pole	P ²	P ¹
Vehicle:		
Auction	P	P
Automobile part sales		P
Automobile repair (major)	P	P
Automobile repair (minor)	P	P
Automobile sales/rental and service	P	P
Automobile salvage and recycling (indoor)	P	P
Automobile salvage and recycling (outdoor)		C ^{12,13,14}
Boat/recreational vehicle sales and service	P	P
Truck repair (large)	P	P
Truck sales and rental (large)	P	P
Vending cart, private property		P
Warehouse	P	P
Welding shop	P	P
Wholesale distribution	P	P
Woodworking mill	P	P

CG General Commercial Qualifying provisions:

2. Subject to conformance to the provisions in subsection 21A.02.050B of this title for utility regulations.

4. Subject to Salt Lake Valley Health Department approval.

5. Pursuant to the requirements set forth in section 21A.36.140 of this title.

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 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.
12. Prohibited within 1,000 feet of a single- or two-family zoning district.
16. Permitted in the CG Zoning District only when associated with an on site food service establishment.
21. Prohibited within 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.
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.

M-1 Light Manufacturing 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.
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. 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 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
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	As discussed in Attachment D , the proposed zone change from CG to M-1 is consistent with the Northwest Quadrant Master Plan's future land use map, which designates the subject properties as "Light Industrial". The proposal is also in line with the master plan goals to encourage a diversified economy and promote industrial development in the area. Additionally, the proposed change is in agreement with citywide master plan's goals to support the growth of the industrial area in the city.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	The proposed amendment helps to <i>foster the city's industrial development</i> by allowing the physical expansion of the industrial-zoned area in the city and allowing the creation or relocation of additional industrial land uses on the subject properties.
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	As discussed in Consideration 1, the proposed amendment is consistent with the existing characteristics of the development in the area. Adjacent properties are zoned CG, OS and M-1. In the larger context, the area is predominately zoned and used as manufacturing and heavy commercial. The Northwest Quadrant master plan envisions that this area will continue to be light industrial. Thus, the proposed amendment should not significantly impact adjacent 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 properties are located within the Airport Flight Path Protection overlay district zones B and C. The proposed amendment is consistent with the purpose of the overlay district and corresponds better the permitted land uses of the

		underlying zoning district and the incompatible uses listed in the influence zones of the overlay district.
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.	Complies	This zoning amendment is not tied to a specific development proposal. Nonetheless, no objections were received from other City departments regarding this amendment because the site has been developed with infrastructure to accommodate a variety of land uses. Any requests for a new use on the properties would be reviewed to ensure compliance with all applicable City codes and policies.

ATTACHMENT G: Public Process and Comments

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

Public Notices:

- Notice of the project and request for comments sent to the Chair of the Glendale Community Council on December 12, 2019 in order to solicit comments. The 45-day recognized organization comment period expired on January 27, 2020.
- Open House notice was mailed to owners and tenants of properties within 300 feet on January 7, 2020.
- Open House was held at the Salt Lake City Library on January 16, 2020. Staff did not receive any comments at the meeting.

Public Hearing Notice:

- Public hearing notice mailed on February 14, 2020.
- Public hearing notice posted on City and State websites on February 14, 2020.
- Sign posted on the property on February 12, 2020.

Public Comments:

- The Community Council Chair did not ask staff to attend a meeting to present the project and did not provide any public comment.
- At the time of the publication of this staff report, no public comments were received. Any comments received will be forwarded to the Planning Commission.

ATTACHMENT H: Department Review Comments

The following comments were received from other City divisions/departments with regards to the proposed development:

Zoning – Alan Michelsen

No zoning issues relate to the proposed map amendment.

Building Code – Steven Collett

No Building Code issues to change the zone of the subject property from GC to M-1.

Fire Code – Ted Itchon

This change of occupancy classification has very little impact to the International Fire Code. I don't see a problem and no additional requirements would be applied.

Engineering – Scott Weiler

Engineering has no objection to the proposed zoning amendment. 5600 West (UDOT road) will be widened at this location in 2020.

Transportation – Michael Barry

No issues from Transportation. It sounds like part of the reason for the re-zone is so that won't have a maximum parking allowance, which is okay with us.

Public Utilities – Jason Draper

No objections to the proposed Zone change. Existing infrastructure is adequate for most uses. Increased demand from new uses may require additional infrastructure improvements.