



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Krissy Gilmore, Principal Planner, (385) 214-9714 or Kristina.gilmore@slcgov.com

Date: August 25, 2021

Re: PLNPCM2021-00575 2200 West Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 2060 North 2200 West
PARCEL ID: 08-21-226-001-0000
MASTER PLAN: North Point Small Area Plan
ZONING DISTRICT: AG-2 (Agricultural District)

REQUEST: Chad Salmon, property owner, has submitted a zoning map amendment to amend the existing AG-2 (Agricultural District) to M-1 (Light Manufacturing). The amendment is to implement the master plan zoning and to accommodate future commercial land uses. The subject property is located at 2060 North 2200 West. 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 property located at 2060 N. 2200 W. be amended from AG-2 (Agricultural District) to M-1 (Light Manufacturing) zoning district. Based on the information in this staff report and the factors to consider for zoning map amendments, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal.

ATTACHMENTS:

- A. Vicinity Map
 - a. Northpoint Small Area Plan Future Land Use Map
- B. Additional 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. The property owner is seeking to amend the subject property to implement the future land use designations noted in the applicable master plan and to increase the economic viability of the subject property. M-1 (Light Manufacturing) zoning district aligns with the future anticipated use of the subject property. Additionally, the properties located to the south along 2200 West were rezoned from BP (Business Park) zoning district to M-1 (Light Manufacturing) zoning district in 2017. The horseshoe property surrounding the subject parcel was rezoned from AG-2 to M-1 with final approval from the City Council in May 2021 (PLNPCM2018-00657).

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

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

The purpose of the **AG-2 Agricultural District** is to preserve and protect agricultural uses in suitable portions of Salt Lake City on lots not less than two (2) acres. These regulations are also designed to minimized conflicts between agricultural and nonagricultural uses. This district is appropriate in areas of the City where the applicable Master Plans support this type of land use.

The purpose of the **M-1 Light Manufacturing District** is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. This zone is appropriate in locations that are supported by the applicable Master Plan policies adopted by the City. This district is intended to provide areas in the City that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses and to promote the importance of nearby environmentally sensitive lands.

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

KEY ISSUES:

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

1. Mater Plan Recommendations
2. Inland Port Overlay

Issue 1: Master Plan Recommendations

The Northpoint Small Area Plan was adopted in 2000 and includes the subject property. The plan shows the future land use of this area as Business Park which was consistent with the zoning put in place during the Citywide zoning amendment project in 1995. While the Northpoint Small Area Plan identifies the area as a Business Park, it also states that the Business Park zone should be amended to allow retail and service type businesses that would support the employee base in the area. The Business Park zoning district allows retail and restaurant uses only if they are approved as part of an overall business park planned development. They are not allowed as single uses on a property, which limits the feasibility of these uses occurring in the area.

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

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

1. The plan highlights the need for retail and service uses to serve the future employees of the area. The Light Manufacturing district allows single-tenant retail and service uses, which would serve the employees of the area.
2. The uses allowed in the Light Manufacturing District are required to be environmentally clean, light industrial. Heavy manufacturing is not allowed in the Light Manufacturing zoning district.

Of note, the Northpoint Small Area Plan is in the beginning stages of a rewrite and update. That said, a privately initiated petition must still be processed regardless of the update process. The request is subject to review comparing the existing Northpoint Small Area Plan.

In addition to the Northpoint Small Area Plan, the proposal is also supported by Plan Salt Lake's Economy Principal and Initiatives. The plan discusses initiatives to support the growth of industrial areas of the City (Initiative 9), as well as recruiting headquarters and large scale businesses.

Issue 2: Inland Port Overlay

The subject property is 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.

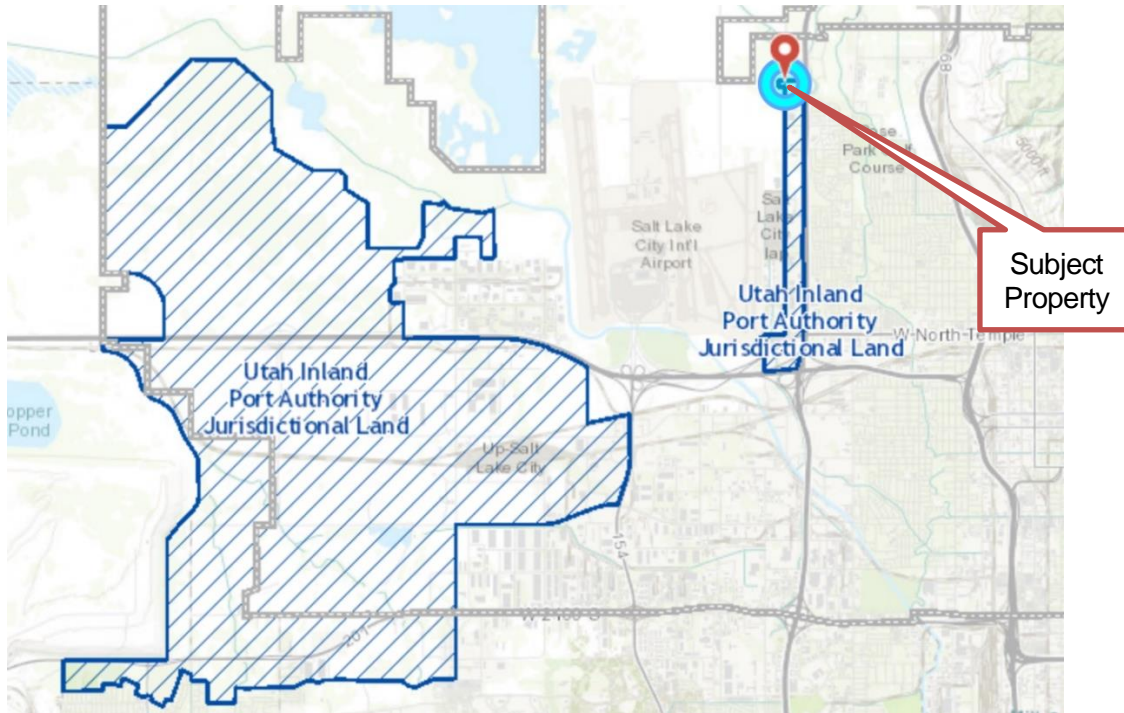
DISCUSSION:

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

NEXT STEPS:

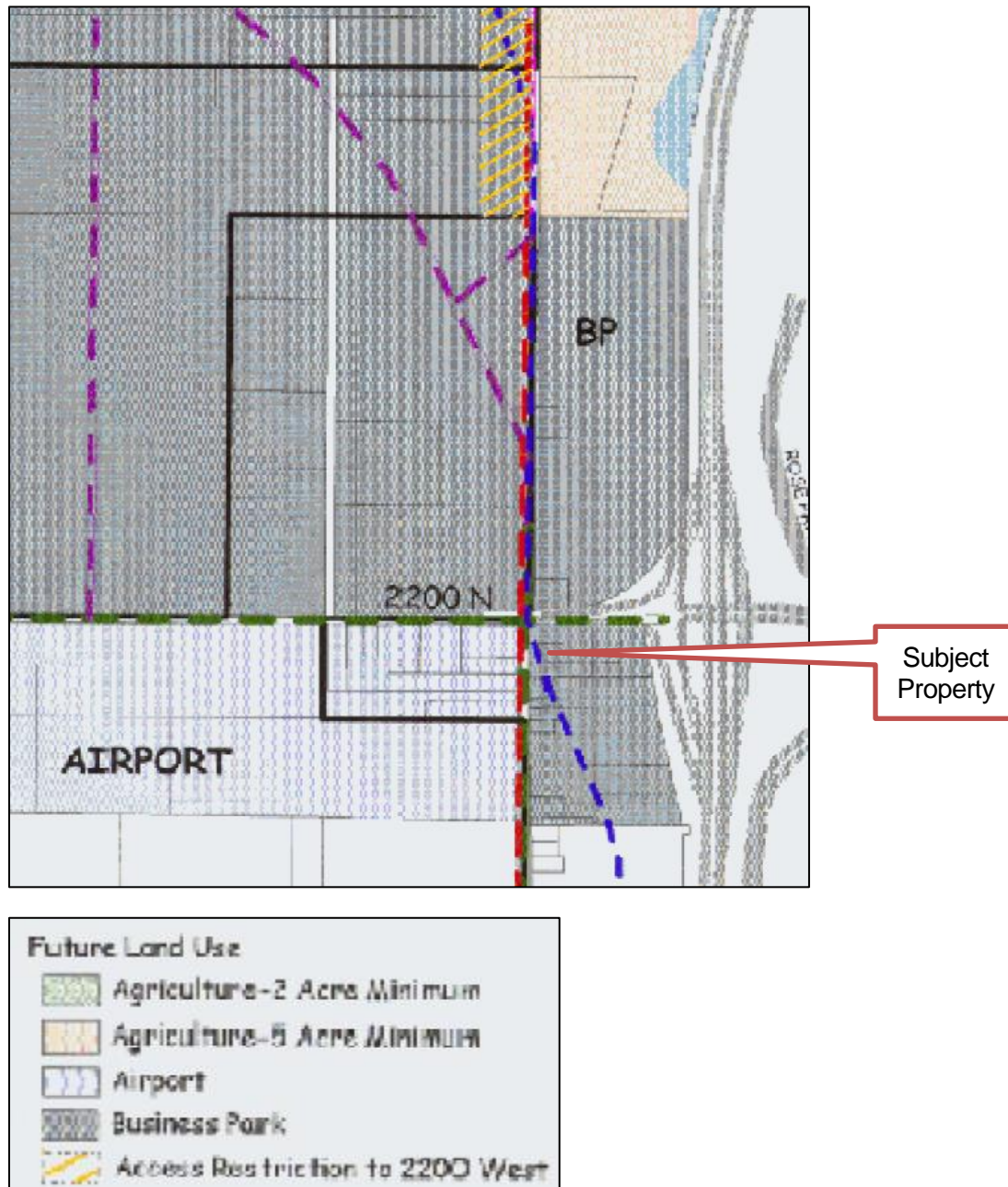
The City Council has the final authority to make changes to the zoning map. The recommendation of the Planning commission for this request will be forwarded to the City Council for their review and decision.

ATTACHMENT A: VICINITY MAP



Note: The AG-2 property surrounding the subject property was rezoned to M-1 in May 2021. The City's GIS layer has not been updated as of publishing of this report.

Northpoint Small Area Plan Future Land Use Map



**ATTACHMENT B: ADDITIONAL APPLICANT
INFORMATION**



Zoning Amendment

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

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

2060 N 2200 W, Salt Lake City, UT 84116

Name of Applicant:

Salmon Investments, LLC

Phone:

Address of Applicant:

1778 W 1180 S Woods Cross, UT 84087

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner

☐ Contractor

☐ Architect

☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of **\$1,058** plus **\$121** per acre in excess of one acre

Text Amendment: filing fee of **\$1,058**, plus fees for newspaper notice.

Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

6-1-2021

SUBMITTAL REQUIREMENTS

Staff Review

1. **Project Description** (please electronically attach additional sheets. See [Section 21A.50](#) for the Amendments ordinance.)

☐☒

A statement declaring the purpose for the amendment.

☐☒

A description of the proposed use of the property being rezoned.

☒

List the reasons why the present zoning may not be appropriate for the area.

☐☒

Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed.

☐☐

Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

To Whom It May Concern,

This request for a zoning map amendment is in regards to the property located at 2060 North 2200 West, Salt Lake City, UT 84116, parcel number 08-21-226-001-0000 (See attached picture with parcel outlined in yellow). The property is approximately 0.64 Acres and is currently zoned as AG-2.

The purpose for the request to amend the zoning map is to implement the master plan zoning M-1 and to accommodate future uses allowed under the M-1 zoning. Many properties in the area directly surrounding this parcel have applied for rezoning to M-1 and have been approved, including the horseshoe shaped parcel (See attached picture with parcel outlined in blue) that we also own which surrounds this parcel on three sides.

We are requesting to have the parcel 08-21-226-001-000 rezoned as M-1 to conform to the surrounding parcels zoning and to be able to utilize the two parcels we now own under the same zoning classification. Currently, we are looking over a few different use options for the parcels which include flex space, self-storage or a gas station. These facility types would be able to be utilized by the entities in the surrounding areas.

Rezoning this parcel to M-1, and amending the zoning map, will be an improvement in the community, a best use of the property, and is consistent with what the city has approved on all the surrounding properties who have requested a rezone to M-1.

Sincerely

Chad Salmon

A handwritten signature in black ink, appearing to read 'Chad Salmon', written over a light blue circular stamp.



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 ^{6,10}
Brewpub		P ^{6,10}
Distillery		P
Tavern		C ^{6,10}
Winery		P
Ambulance services (indoor and/or outdoor)		P
Animal:		
Cremation service		P
Kennel	P ⁸	P ¹³
Pet cemetery	P ⁴	P ²
Pound		P ^{12,13}
Raising of furbearing animals		C
Stockyard		C ¹²
Stable (private)	P	
Stable (Public)	P	
Veterinary office		P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height	P	C
Artisan food production		P
Bakery, commercial		P
Blacksmith shop		P
Bottling plant		P
Brewery		P
Building materials distribution		P
Bus line station/terminal		P
Bus line yard and repair facility		P ¹²
Check cashing/payday loan business		P ⁹
Chemical manufacturing and/or storage		
Commercial food preparation		P
Community correctional facility, large		C ^{8,16}
Community correctional facility, small		C ^{8,16}
Community garden	P	P

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

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

Electronic repair shop		P
Furniture repair shop		P
Upholstery shop		P
Rock, sand and gravel storage and distribution		C
School:		
Profession and vocational (with outdoor activities)		P
Professional and vocational (without outdoor activities)		P
Seminary and religious institute		P
Seasonal farm stand		P
Sexually oriented business		P ⁵
Sign painting/fabrication		P
Slaughterhouse		
Small brewery		P
Solar array		P
Storage and display (outdoor)		P
Storage, public (outdoor)		P
Store, convenience		P
Studio, motion picture		P
Taxicab facility		P
Tire distribution retail/wholesale		P
Truck freight terminal		P ¹²
Urban farm	P	P
Utility:		
Building or structure	P ¹	P
Electric generation facility		C ^{3,12}
Sewage treatment plant		C
Solid waste transfer station		C ¹²
Transmission wire, line, pipe or pole	P ¹	P ¹
Vehicle:		
Auction		P
Automobile and truck repair		P
Automobile and truck sales and rental (including large truck)		P
Automobile salvage and recycling (indoor)		P
Automobile salvage recycling (outdoor)		C ^{12,13,14}
Recreational vehicle (RV) sales and service		P
Truck repair (large)		P
Vending cart, private property		P
Warehouse		P
Welding shop	P	P
Wholesale distribution	P	P
Wireless telecommunications facility		
Woodworking mill	P	

QUALIFYING PROVISIONS (COMBINED FROM AG-2 AND M-1)

1. See subsection 21A.02.050B of this title for utility regulations.
2. Subject to Salt Lake Valley Health Department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138kV or larger electric power transmission line.
4. No railroad freight terminal facility shall be located within 1 mile of a residential zoning district.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place worship must submit a written waiver of spacing requirement as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
8. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Subject to conformance with the provisions in section 21A.36.300 "Alcohol Related Establishments", of this title.
11. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
12. Prohibited within 1,000 feet of a single- or two-family zoning district.
13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.
14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.
15. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
16. Prohibited within 1/2 mile of any residential zoning district boundary and subject to section 21A.36.110 of this title.
17. When located in a building listed on the Salt Lake City Register of cultural Resources.
18. When located on an arterial street.
19. Subject to Salt Lake Valley Health Department approval.
20. In conjunction with, and within the boundaries of, a cemetery for human remains.
21. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
22. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
23. Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
24. Trails and trailheads without parking lots and without directional and informational signage specific to trail usage shall be permitted.
25. Greater than 3 ambulances at location require a conditional use.
26. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
27. If located on a collector or arterial street according to the Salt Lake City Transportation Master Plan – major street plan: roadway functional classification map.
28. Prohibited within 1,000 feet of a single- or two-family zoning district.
29. Occupancy shall be limited to 25 persons.
30. No large group home shall be located within 800 feet of another group home.
31. No small group home shall be located within 800 feet of another group home.
32. No large residential support shall be located within 800 feet of another residential support.
33. No small residential support shall be located within 800 feet of another residential support.
34. No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.
35. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.130 of this title.
36. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
37. Must contain retail component for on-site foot sales.
38. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.

ATTACHMENT D: EXISTING CONDITIONS

Uses in the Immediate Vicinity of the Property

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

AG-2 Agricultural District: The purpose of the AG-2 Agricultural District is to preserve and protect agricultural uses in suitable portions of Salt Lake City on lots not less than two (2) acres. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses. This district is appropriate in areas of the City where the applicable Master Plans support this type of land use.

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

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

					area for residential uses of the lot.	21A.48 of this title.	property line.	
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M-1 Light Manufacturing District: The purpose of the M-1 Light Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. This zone is appropriate in locations that are supported by the applicable Master Plan policies adopted by the City. This district is intended to provide areas in the City that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses and to promote the importance of nearby environmentally sensitive lands.

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

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



Photo of Subject Property Looking East



Photo of Subject Property Looking East



Photo of 2200 West Looking South



Photo of Adjacent Property Looking West



Photo of 2200 West Looking North

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	<p>As stated in the Key Issues section of this report, changing the zoning of the subject property to M-1 is consistent with the Northpoint Small Area Master Plan and Plan Salt Lake.</p> <p>Staff is of the opinion that the proposal is consistent with the intent of this master plan. The regulations of the M-1 zoning district were amended in 2017.</p>
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	<p>Section 21A.02.030 of the Salt Lake city Code provides the Purpose and Intent of the Zoning Ordinance and states:</p> <p><i>“The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of a present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes.”</i></p> <p>The purpose and intent statement then provides eight additional points describing the intent of the zoning code, two of which are applicable to the rezone proposal:</p> <ul style="list-style-type: none"> • Protect the tax base • Foster the city’s industrial, business and residential development. <p>The purpose of amending the zoning of the subject property is to maximize the development potential by allowing more land uses than allowed in the current zone and expanding the development area of the lots. This is consistent with the overall purpose of the Zoning Ordinance in that it promotes the “prosperity” of the “future inhabitants of Salt Lake City.” It is also consistent with the purpose and intent points stated above.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>The surrounding property was rezoned to M-1 in 2021, therefore, the affect is considered to be minimal since the proposal is for the same zone. Since the property is located within the boundaries</p>

		<p>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 proposed map amendment 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>
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	<p>The project area is partially located in the Airport Flight Path Protection Zone A and B. These overlay districts provides special regulations that pertain to building height and land use. In the event that there is a conflict on a particular property, the regulations in the overlay district would prevail.</p>
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.	Complies	<p>The proposal was reviewed by other city division and no concerns were raised regarding ability to service the subject property under the M-1 development capacity. All requests for a new use would be reviewed to ensure compliance with City codes and policies.</p>

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

A letter was mailed to residents and property owners within 300 of the subject property on June 23, 2021. The letter provided early notification of the proposed zoning map amendment. Additionally, early notification was emailed the Westpointe Community Council on June 23, 2021. The early engagement period expired on August 9th.

The Westpointe Community Council requested attendance from city staff at a community event on August 3, 2021. Staff attended the event and did not receive any comments regarding the proposal. As of publishing of this report, staff has not received a letter indicating a position from the Westpointe Community Council.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: August 12, 2021
- Public hearing notice sign posted on property: August 12, 2021
- Public notice posted on City and State websites and Planning Division list serve: August 12, 2021

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

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

- Building Services;
- Engineering;
- Public Utilities;
- Transportation;
- and Sustainability.

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

Additionally, notice was mailed to UDOT.