



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Diana Martinez, Principal Planner, [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com), 801-535-7215  
**Date:** January 11, 2023  
**Re:** PLNPCM2022-00699/PLNPCM2022-00700/PLNPCM2022-00701  
Zoning Map Amendment (Three parcels)

## Zoning Map Amendment

**PROPERTY ADDRESS:** 2760 N., 2828 N., and 2800 N., 2200 W. (approximate)

**PARCEL ID:** 8-09-476-026-0000/8-09-476-028-0000/8-10-300-012-0000

**MASTER PLAN:** Proposed North Point Small Area Plan

**CURRENT ZONING DISTRICT:** AG-2 (Agricultural)

**PROPOSED ZONING DISTRICT:** M-1 (Light Manufacturing)

### REQUEST:

Salt Lake City has received a request from Will Channell with OCC Industrial, who is under contract for the property at 2760 N. and 2828, and representing the owner for 2800 N., requesting a zoning map amendment to allow development of the property located at approximately 2800 N., 2880 N. and 2760 N. 2200 West. The proposed zoning amendment would rezone three parcels from AG-2 (Agricultural) to M-1 (Light Manufacturing). The subject properties in total are approximately 14.33 acres (624,216 square feet). Plans for future development were not submitted with these applications.

### RECOMMENDATION:

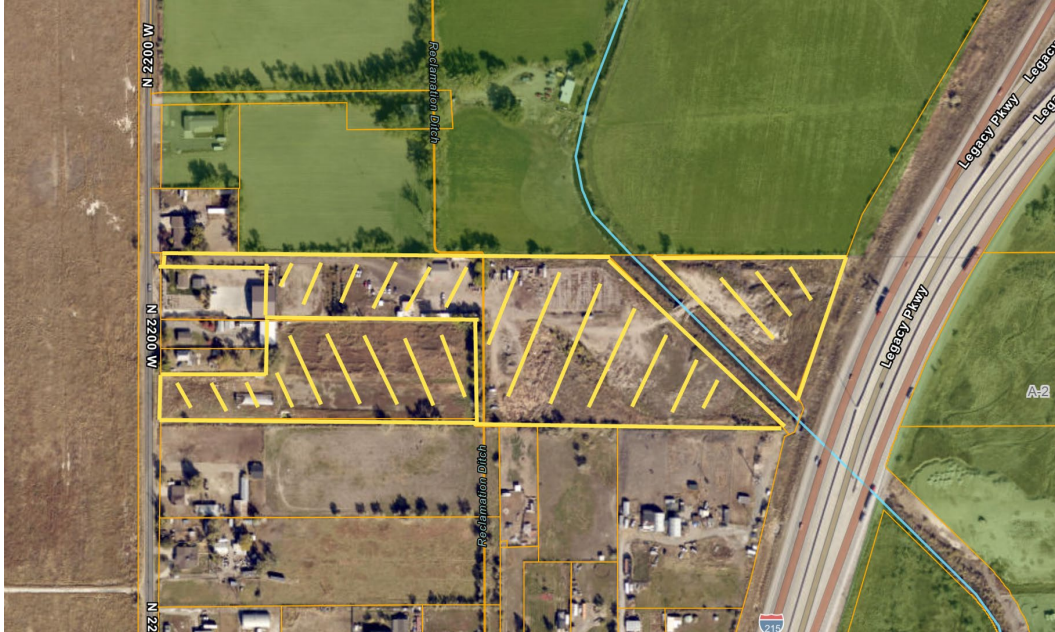
Based on the findings and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 of the zoning ordinance, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal.

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Narrative](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: AG-2 AND M-1 ZONING COMPARISONS](#)
- E. [ATTACHMENT E: ANALYSIS OF ZONING AMENDMENT STANDARDS](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

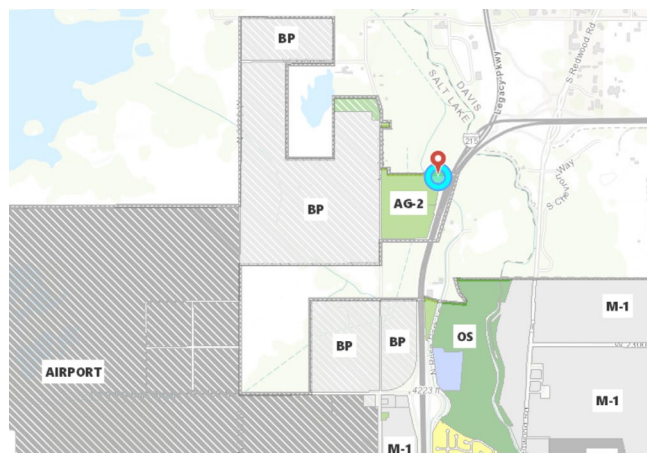
## PROJECT DESCRIPTION

The applicant is requesting a zoning map amendment for three parcels, from the current AG-2 (Agricultural) to M-1 (Light Manufacturing) at approximately 2760 N., 2800 N., and 2880 N. 2200 W. The total area of the subject properties is 14.33 acres (624,216 square feet).



Two of the parcels have frontage along 2200 West. The third parcel is a triangular parcel that is located to the east of the front parcels, it sits between the Salt Lake City Sewage Canal to the west, I-215/Legacy Parkway to the east and Unincorporated Salt Lake County jurisdiction to the north.

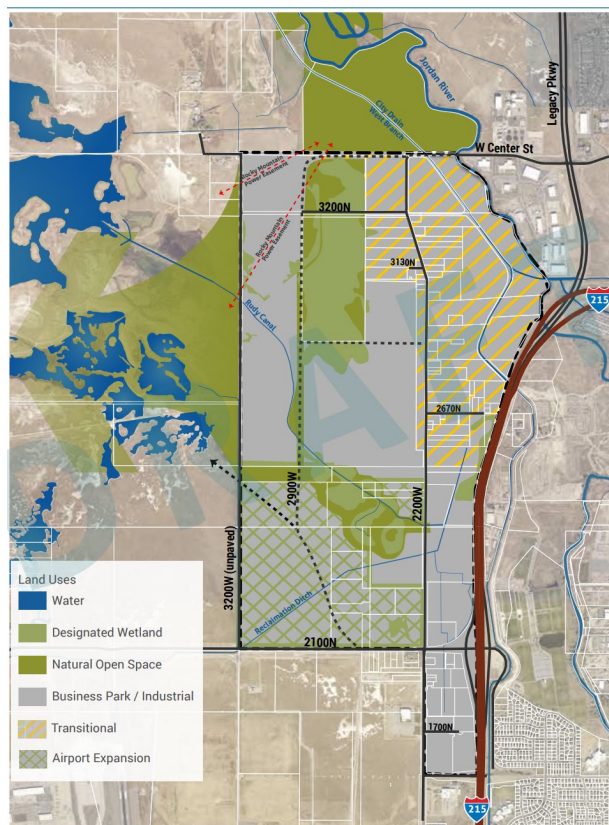
The applicant has not submitted a development plan with this zoning map amendment application, although has expressed an intent to develop warehouses on the property if the zoning is changed to M-1.



*Current zoning in vicinity*

Of the three parcels, only the more southern parcel (2760 N.) has been used for agricultural purposes in the last decade. According to pictures from Google Earth since 2017, the southern parcel looks like it has not been used for agricultural use. The north parcel, which is approximately 8.06 acres (351,094 SF), appears to have been used for equipment and vehicle storage. The triangular parcel to the east appears to have never been used since it has native vegetation on it and is land locked by the Salt Lake City Sewage Canal and the I-215 Interstate.

This zoning map amendment application is following the proposed Northpoint Small Area Plan (NPSAP) through the approval process. The proposed NPSAP went to the Planning Commission for a recommendation on December 14, 2022. The proposed NPSAP is showing these subject parcels as “Transitional” future land uses, the purpose of that designation being to mitigate the inevitable impacts of business park/industrial development on open space and the preservation of the Jordan River. There are no properties in the NPSAP that are identified for new residential development.



*Proposed Northpoint Small Area Plan  
-Future land use (Vision)  
map*

## **APPROVAL PROCESS AND COMMISSION AUTHORITY**

The Planning Commission can provide a positive or negative recommendation for the proposal and as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed zoning changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed zoning map amendment.

If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map. If the proposed zoning amendment is not approved by the City Council, the property could still be operated and developed under its limited current AG-2 zoning designation.

## **KEY CONSIDERATIONS**

The key considerations listed below were identified through the analysis of the project:

1. Adjacent land uses and zoning
2. City proposed North Point Small Area Plan

### **Consideration 1: Adjacent land uses and zoning**

The subject properties are located at the north end of the City and are surrounded predominantly by agricultural and single-family residential land uses. Most of the adjacent properties to the north of the subject properties, are used for agricultural purposes. To the south, the parcels are smaller with residential dwellings, and some have agriculture cultivation.

Farther to the south, along 2200 West, there is a stretch of parcels that fall under Salt Lake County jurisdiction. To the south at approximately 2390 North, the parcels fall within Salt Lake City jurisdiction. Along the east side of 2200 West, from 2390 North to 2100 North, four large warehouses have been constructed in the last five years.

The property to the immediate west of the subject properties, which consists of over 357 acres, known as the Swaner property, was zoned BP Business Park in 1995, this zoning allows for a wide variety of commercial or light industrial uses, such as warehouses, industrial assembly, and office uses to be built. At this time on the Swaner property along 2200 W., there is a proposed 1.1 million square foot light manufacturing structure that is being reviewed for a building permit. When developed, the property would be required to upgrade associated adjacent infrastructure, including roadways and utilities. Along 2200 West, further south, water and sewer upgrades have already been made.

### **Consideration 2: City proposed Northpoint Small Area Plan**

As noted in the Northpoint Small Area Plan, the area has experienced growth that can conflict: industrial development adjacent to agriculture and residential uses, and developments adjacent to or abutting critical habitat areas (i.e. wetlands and upland). Industrial development has begun, and is expected to continue, to develop in this area of Salt Lake City. The Northpoint Vision is to balance the anticipated growth of light industrial and manufacturing uses with the existing and continued residential and agricultural uses of the area. This will be accomplished through outlining mitigation strategies for high-impact development directed at preserving quality of life for residents and the natural environment.

Protective design guidelines have been introduced in the Northpoint Small Area Plan that will help mitigated negative impacts to preserve the area character and sensitive lands in the area.



By clustering buildings and lots in the area, open space can be preserved by having development in smaller areas of land, keeping the overall disturbance to a minimum.

In addition to the preservation of the natural open space, protection of existing habitats and wildlife is critical. Design standards that create setbacks and buffers from development reduce the impacts of those uses and provide areas for habitats.

The City's proposed Northpoint Small Area Plan (NPSAP) has been set up to protect natural features in the vicinity from any impervious built surface of newly proposed development. Setbacks and landscaping buffers are intended to protect the designated wetlands/uplands, canals and drains, the Jordan River and the existing residential dwellings in the area. Opportunities to preserve open space, which include a 100' buffer from the Jordan River (already in place in the Riparian Overlay Zone) and a 75' buffer from the canal (new recommendation/current buffer is 50'). The plan also recommends a Northpoint-specific zone that would set up incentive-based tools for open space preservation. The tools identified include flexibility in the building footprint when clustering or modifying the maximum building length along 2200 West, which would be in exchange for an increased open space buffer. Additionally, other preservation tools could be used if the city would like to purchase the property as city-owned open space, or by other means, such as by purchase or transfer of development rights. However, these tools are significantly harder to implement and would be more time intensive than updating the development code.

Additional standards for the Transitional Area have been addressed in the NPSAP. Industrial land use mitigation is addressed for the following issues: noise, odor, air quality, traffic and loading. Design standards for natural open space is also addressed



*Birds eye view of the subject parcels and vicinity (Google Earth 6/16/17)*

## **STAFF RECOMMENDATION**

Planning Staff recommends that the Planning Commission send a positive recommendation to the City Council regarding the proposed map amendment request as the proposal is consistent with the City proposed Northpoint Small Area Plan, which has been recommended for approval to the City Council

by the Planning Commission. The request is also compatible with the surrounding prevailing development pattern of business park/industrial.

## **NEXT STEPS**

The Planning Commission can provide a positive or negative recommendation for the proposal and as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed zoning changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed zoning map amendment.

If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map. If the proposed zoning amendment is not approved by the City Council, the property could still be operated under its current AG-2 zoning designation.



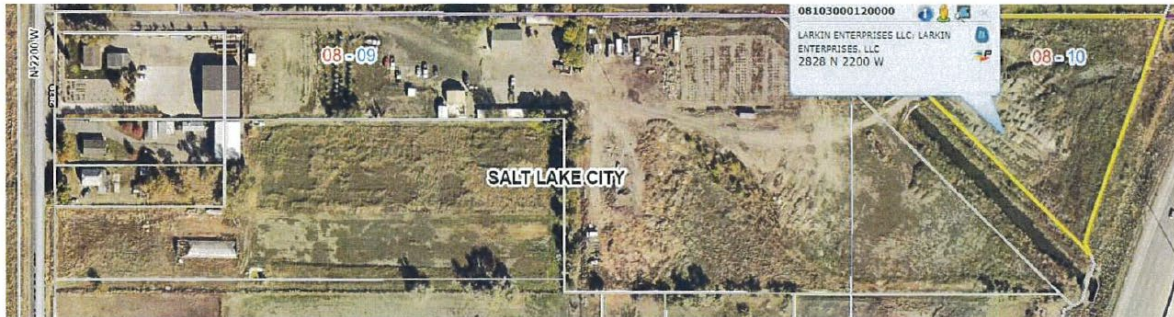


# ATTACHMENT B: Applicant Narrative

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To Whom It May Concern,

This request for zoning map amendment is in regards to the property located at 2828 N 2200 W, Salt Lake City, UT 84116, Parcel Number 08103000120000 (See attached image below with parcels outlined in yellow). The property is approximately 2.21 Acres and is currently zoned as AG-2.



The purpose for the request to amend the zoning map is to implement M-1 zoning and to accommodate future uses allowed under the M-1 zoning. Many properties in the area surrounding this parcel have applied for rezoning from AG-2 to M-1 and have been approved.

We are requesting to have parcel 08103000120000 rezoned as M-1 to conform to the surrounding parcels rezone applications. This application is being submitted concurrently with the Zoning Amendment - Banford Application. See maps in both applications for reference.

Rezoning this parcel to M-1, and amending the zoning map, will be an improvement to the community, a best use of the property, and is consistent with the initial draft of the Northpoint Small Area Plan prepared by Logan Simpson.

If you have any questions please do not hesitate to contact me.

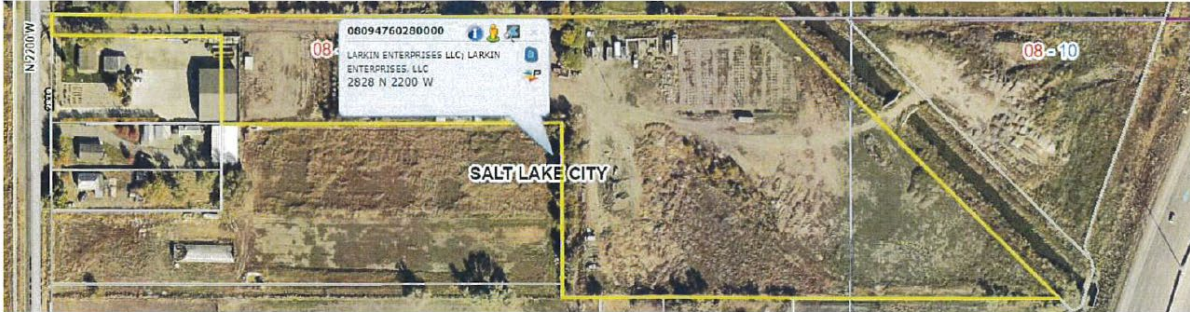
Sincerely,

Will Channell



To Whom It May Concern,

This request for zoning map amendment is in regards to the property located at 2828 N 2200 W, Salt Lake City, UT 84116, Parcel Number 08094760280000 (See attached image below with parcels outlined in yellow). The property is approximately 8.06 Acres and is currently zoned as AG-2.



The purpose for the request to amend the zoning map is to implement M-1 zoning and to accommodate future uses allowed under the M-1 zoning. Many properties in the area surrounding this parcel have applied for rezoning from AG-2 to M-1 and have been approved.

We are requesting to have parcel 08094760280000 rezoned as M-1 to conform to the surrounding parcels rezoning applications. This application is being submitted concurrently with the Zoning Amendment - Banford Application. See maps in both applications for reference.

Rezoning this parcel to M-1, and amending the zoning map, will be an improvement to the community, a best use of the property, and is consistent with the initial draft of the Northpoint Small Area Plan prepared by Logan Simpson.

If you have any questions please do not hesitate to contact me.

Sincerely,

Will Channell

To Whom It May Concern,

This request for zoning map amendment is in regards to the property located at 2722 N 2200 W, Salt Lake City, UT 84116, Parcel Number 08094760260000 (See attached image below with parcel outlined in yellow). The property is approximately 4.06 Acres and is currently zoned as AG-2.



The purpose for the request to amend the zoning map is to implement M-1 zoning and to accommodate future uses allowed under the M-1 zoning. Many properties in the area surrounding this parcel have applied for rezoning from AG-2 to M-1 and have been approved.

We are requesting to have parcel 08094760260000 rezoned as M-1 to conform to the surrounding parcels rezoning applications. This application is being submitted concurrently with the Zoning Amendment - Larkin Application. See maps in both applications for reference.

Currently, we are reviewing a few different use options for the mentioned parcels which include flex space and/or light industrial.

Rezoning this parcel to M-1, and amending the zoning map, will be an improvement to the community, a best use of the property, and is consistent with the initial draft of the Northpoint Small Area Plan prepared by Logan Simpson.

If you have any questions please do not hesitate to contact me.

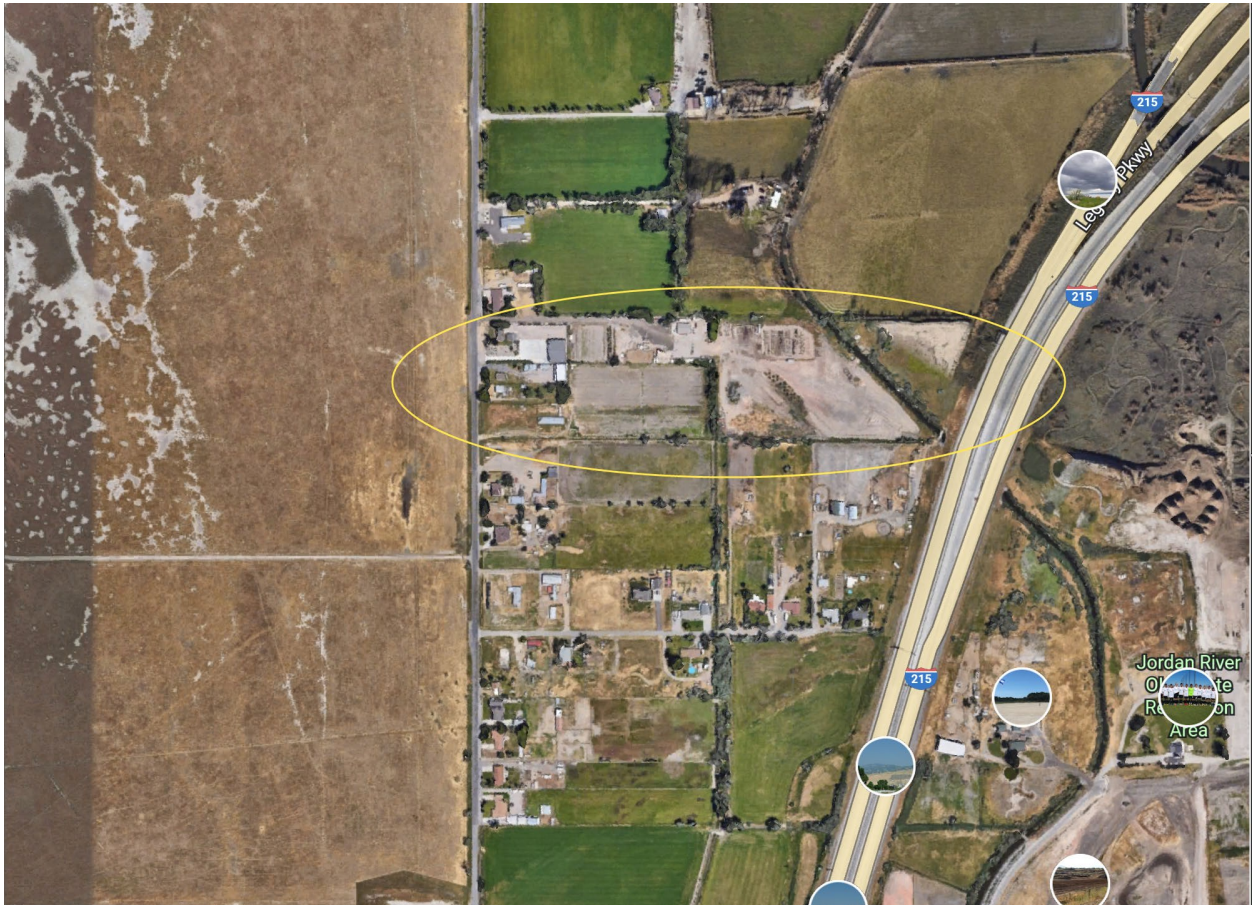
Sincerely,

Will Channell



# ATTACHMENT C: Property and Vicinity Photos

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*Aerial of subject properties and immediate vicinity -Google Earth 6/16/17*





*View of access point from 2200 West to 2828 N. and 2800 N.*



*End of private lane of 2828 North*





*View from 2200 West -looking East at 2760 North property*



*View of 2200 West looking North*



*View of 2200 West looking South*



# ATTACHMENT D: AG-2 AND M-1 ZONING COMPARISONS

REGULATION	EXISTING ZONING AG-2	PROPOSED ZONING
<b>Lot Area/Width</b>	Two acres/150 feet for Single-Family detached dwellings & Agricultural Uses  Determined by use: see Ord. 21A.32.052  Existing Lots: Lots legally existing as of April 12, 1995, shall be considered legal conforming lots.	Non-Residential Uses – 10,000 SF/80 feet
<b>Setbacks</b>	Front Yard: 30’ Corner Side Yard: 30’ Interior Side Yard: 35’ Rear Yard: None	Front Yard: 15’ Corner Side Yard: 15’ Interior Side Yard: None required Rear Yard: None Required
<b>Parking Setback</b>	No specific parking setback regulations.  Two parking spaces on-site per dwelling unit.	No parking is allowed within the front or corner side yard.
<b>Building Height</b>	Maximum Building Height: 1. Single-Family Dwellings: Thirty feet (30’). 2. Small Group Homes: Thirty feet (30’). 3. Agricultural Uses: Forty-five feet (45’). 4. Conditional Uses: Forty-five feet (45’).	Maximum Height: 65 feet -with some exceptions for distillation column structures, railroad offloading structures, and a described area west of the SLC International Airport.
<b>Building Coverage</b>	For Single-Family And Group Homes: The surface coverage of the principal dwelling shall not exceed eighty percent (80%) of the	None

	buildable area for residential uses of the lot.	
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## COMPARISON OF ALLOWED USES PER ZONE

Land use tables for each zone are below for reference

Permitted and Conditional Uses by District		
Use	AG-2	M-1
Accessory Use	P	P
Adaptive reused of a landmark site		C
Agricultural use	P	P
Alcohol		
Bar establishment		C <sup>6,10</sup>
Brewpub		P <sup>6,10</sup>
Distillery		P <sup>19</sup>
Tavern		C <sup>6,10</sup>
Winery		P <sup>19</sup>
Ambulance Services (indoor and/or outdoor)		P
Animal		
Cremation Service		P
Kennel	P <sup>8</sup>	P <sup>13</sup>
Pet Cemetery	P <sup>4</sup>	P <sup>2</sup>
Pound		P <sup>12,13</sup>
Raising of furbearing animals		C
Stable (private and public)	P	
Stockyard		C <sup>12</sup>
Veterinary Office		P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height		C
Artisan Food Production		P <sup>19</sup>
Bakery, Commercial		P <sup>19</sup>
Bio-Medical Facility		P <sup>18,19</sup>
Blacksmith Shop		P <sup>19</sup>
Bottling Plant		P <sup>19,20</sup>
Brewery		P <sup>19</sup>
Building Materials Distribution		P
Bus Line Station/Terminal		P
Bus Line Yard and Repair Facility		P <sup>12</sup>
Cannabis production	P	P
Check Cashing/Payday Loan Business		P <sup>9</sup>
Commercial Food Preparation		P <sup>19</sup>
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>12,13,19</sup>
Contractor's Yard/Office		P
Crematorium		P
Data Center		P <sup>19</sup>
Daycare Center, adult		P
Daycare Center, child		P
Daycare -nonregistered home day care	P <sup>16</sup>	
Daycare -registered home day care or preschool	P <sup>16</sup>	
Dwelling		
Accessory Unit	P	

Group Home (small)	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
Manufactured Home	P	
Single-Family detached	P	
Equipment, heavy (rental, sales, services)		P
Equipment rental (indoor and/or outdoor)		P
Farm Stand, seasonal	P	
Financial institution with or without drive-through facility		P <sup>11</sup>
Flammable Liquids or Gasses, heating fuel distribution and storage		P <sup>12</sup>
Food Processing		P <sup>19</sup>
Gas Station		P
Golf Course		P <sup>19</sup>
Government Facility	P	P
Government Facility requiring special design features for security purposes		P
Grain Elevator		C <sup>12</sup>
Greenhouse		P
Heavy Manufacturing		P <sup>12,19</sup>
Home Occupation	P <sup>17</sup>	
Hotel/Motel		P
Impound Lot		P <sup>12</sup>
Industrial Assembly		P <sup>19</sup>
Laboratory, Medical Related		P <sup>19</sup>
Large Wind Energy System	C	P <sup>13,14</sup>
Laundry, Commercial		P <sup>19</sup>
Light Manufacturing		P <sup>19</sup>
Limousine Service		P
Mobile Food Business (operation in the public right-of way)		P
Mobile Food Court		P
Municipal Service uses	P	
Office		P
Office, Publishing Company		P
Open Space	P	P
Package Delivery Facility		P
Park	P	
Parking		
Commercial		P
Off Site		P
Park and Ride Lot		P
Park and Ride Lot Shared with Existing Use		P
Photo Finishing Lab		P <sup>19</sup>
Printing Plant		P <sup>19</sup>
Radio, Television Station		P
Railroad, Television Station		P
Railroad, Freight Terminal Facility		C <sup>4</sup>
Railroad, Repair Shop		C <sup>19</sup>
Recreation (indoor)		P
Recreation (outdoor)		P
Recycling		
Collection Station		P
Processing Center (indoor)		P <sup>19</sup>
Processing Center (outdoor)		C <sup>12,13,14,19</sup>
Research and Development Facility		P <sup>19</sup>
Restaurant with or without drive-through facilities		P <sup>19</sup>
Retail goods establishment with or without drive-through facility		P <sup>11</sup>



Retail Service Establishment		
Electronic Repair Shop		P
Furniture Repair Shop		P
Upholstery Shop		P
Rock, Sand and Gravel Storage and Distribution		C
School		
Professional and vocational (with outdoor activities)		P
Professional and vocational (without outdoor activities)		P
Seminary and Religious Institute		P
Seasonal Farm Stand		P
Sexually Oriented Business		P <sup>5</sup>
Sign Painting/ Fabrication		P
Small Brewery		P <sup>19</sup>
Solar Array		P
Storage and Display (outdoor)		P
Storage, Public (outdoor)		P
Storage, Self		P
Store, Convenience		P
Studio, Motion Picture		P
Taxicab Facility		P
Technology Facility		P <sup>19</sup>
Tire Distribution Retail/Wholesale		P
Truck Distribution Retail/Wholesale		P <sup>12</sup>
Urban Farm	P	P
Utility, Building or Structure	P <sup>1</sup>	P
Utility, Electric Generation Facility		C <sup>3,12,19</sup>
Utility, Sewage Treatment Plant		C
Utility, Solid Waste Transfer Station		C <sup>12</sup>
Utility, transmission wire, line, pipe or pole	P <sup>1</sup>	P <sup>1</sup>
Vehicle		
Auction		P
Automobile and truck repair		P
Automobile and truck sales and rental (including large truck)		P
Automobile part sales		P
Automobile salvage and recycling (indoor)		P <sup>19</sup>
Automobile salvage and recycling (outdoor)		C <sup>12,13,14,19</sup>
Recreational vehicle (RV) sales and service		P
Truck repair (large)		P
Vending cart, private property		P
Warehouse		P <sup>19</sup>
Welding Shop		P <sup>19</sup>
Wholesale Distribution		P <sup>19</sup>
Woodworking Mill		P <sup>19</sup>

# ATTACHMENT E: ANALYSIS OF ZONING AMENDMENT STANDARDS

<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>Finding:</b> Complies by meeting the purposes, goals, objectives and policies of the city.</p>
<p><b>Discussion:</b> The Northpoint Small Area Master Plan calls for the area of the three parcels to become a “transitional” overlay zone, with the intent of being zoned M-1 (Light Industrial). The purpose of this zone is to mitigate the inevitable impacts of Business Park/Industrial development on residential properties and sensitive natural lands. The land use applies to all current residential properties. There are no properties in the Plan Area that are identified for new residential development, as the City anticipates the area will develop as Business Park and Industrial over time.</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>
<p><b>Finding:</b> Complies by meeting the purpose statements of the zoning ordinance.</p>
<p><b>Discussion:</b></p> <p><u>21A.02.030 General Purpose and Intent of the Zoning Ordinance</u></p> <p><i>The purpose of the zoning ordinance 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, in addition:</i></p> <ul style="list-style-type: none"> <li><i>A. Lessen congestion in the streets or roads;</i></li> <li><i>B. Secure safety from fire and other dangers;</i></li> <li><i>C. Provide adequate light and air;</i></li> <li><i>D. Classify land uses and distribute land development and utilization;</i></li> <li><i>E. Protect the tax base;</i></li> <li><i>F. Secure economy in governmental expenditures;</i></li> <li><i>G. Foster the city's industrial, business and residential development; and</i></li> <li><i>H. Protect the environment.</i></li> </ul> <p>The development generally supports or has no appreciable impact on these purposes. The proposal fosters the City’s industrial/business development and broadens the tax base by supporting more businesses in the City. There may be additional traffic caused by this development, but staff does not anticipate “congestion” on streets or roads as a result of the development because its location along 2200 West, since this roadway will be widened and improved due to other developments in the area. A bypass road located to the west of this property is outlined on the city’s major street plan. Its construction will aid at reducing traffic along 2200 West.</p>
<p><b>3. The extent to which a proposed map amendment will affect adjacent properties;</b></p>

**Finding:** Complies by being compatible with other new developments that are coming into the area and future development based on the updated small area plan.

**Discussion:** Although at present time, most of the immediate area is single-family properties with agricultural production, this will most likely change in the near future. The area in the last five years has changed from the residential/agricultural existence that it once was to a more industrial neighborhood. Many warehouse type buildings have been built in the last five year, just south of the subject properties, and others are in the permitting process for the property directly to the west. The area will likely become more business park/industrial looking in the near future.

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

**Finding:** Complies -The map amendment doesn't conflict with any overlays that affect the property.

**Discussion:**

The property is located within the Airport Flight Path Protection Overlay area. According to the Airport Planner, the subject property is in the SLC airport influence zone "B", which is listed as an area exposed to high levels of aircraft noise and would have to meet specific height restrictions. Residential uses are incompatible in this zone and are prohibited, except residences in agricultural zones with air circulation systems and at least twenty five (25) dBs of sound attenuation. Industrial and warehouse uses are permitted in this overlay zone. The applicant will be required to acquire an easement for new development.

**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.**

**Finding:** All city divisions/departments have reviewed this application and have found that services could be provided to the property, however, they may require significant investment for upgrades.

**Discussion:**

Roadways

The proposal will have a vehicular impact on the area, specifically 2200 West. However, with the development of the Swaner property to the west -currently zoned Business Park- the developer will be expanding and improving 2200 West before this applicant will be ready to come in to develop the subject property.

Parks and Recreation Facilities

There are no city parks or facilities in the immediate area.

Police and Fire Protection

Police and fire protection are shared with County Unified Police and Fire. Additional coverage would be needed as the area develops.



### Schools

The property is in the Salt Lake City School District and is within 1.6 miles to the nearest elementary, and 4.6 miles to the middle/high school.

### Water/Sewer/Storm Drainage

Public Utilities has reviewed the proposal and has no objections to the proposed rezone, however, noted that there will be significant requirements for a development to meet Public Utility compliance (See Attachment G for full list of requirements).

### Refuse Collection

Development may be served by the City's Recycling and Waste Services.

# ATTACHMENT F: Public Process & Comments

## Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- August 5, 2022 – The Westpointe Community Council was sent the 45-day required notice for recognized community organizations. The council did provide a letter showing 64% voted against the proposed rezone, and 36% voted in favor of the rezone.
- August 5, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- August 8<sup>th</sup> – September 22<sup>nd</sup>, 2021 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- December 29, 2022
  - Public hearing notice sign posted on the property
- December 20, 2022
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

Planning Staff has received seven emails and three letters in favor of the application, and two emails in opposition to the application. Please see attached emails.



**DATE:** November 3, 2022

**TO:** Members of the Salt Lake City Planning Commission.

**FROM:** Dorothy P. Owen on behalf of Westpointe Community Council Board of Directors

**SUBJECT:** Westpointe Community Council response to Zoning Map Amendment (PLNPCM2022-000699/00700/00701)

Project Location: 2200 West and 2760 North, 2800 North, and 2880 North

Current Zoning: Ag-2 (Agricultural) Proposed Zoning : M-1 (Light Manufacturing)

**A. What issues were raised at the meeting and were any suggestions made to address the issues.?**

- See agenda for 9/14/22 community meeting attached below
- **Issue:** Need to have North Point Small Area Master Plan (NPSAMP) updated & approved prior to acting on rezoning proposals. The purpose of the \$100,000 NPSAMP consultant study was to develop a land use plan that would guide this and other critical decisions for the area.
- **Issue:** Rezoning proposal from AG@-M-1 negatively impacts existing owner's homes and property by literally surrounding them with warehouses and other industrial buildings. This not only reduces residents' quality of life but results in health & safety concerns from detrimental pollution and traffic.
- **Issue:** Lot 2880 (triangle) is designated as "open space" in consultant's NPSAMP vision map proposal. This rezoning seeks M-1 zoning along the Jordan River with the intent to build warehouses on the property.

**B. The # people attending the meeting (not including those with the applicant or City Staff)** The room was standing room only with 41 people attending in person and 14 attending online. This includes 3-4 City staff people.

**C. Was a vote taken on the matter ? YES** If so, what the vote tally? After the City staff's rezoning presentation, the group voted on whether they felt prepared to take a position on the issue. An overwhelming majority voted to that a position. At the request of Council member Petro-Eschler, attendees living in the unincorporated County as well as those living in Salt Lake City were eligible to participate in this vote. **64% voted against the proposed rezoning while 36% voted in favor of it.** Twenty-five people voted. A separate vote was subsequently taken of only those residents living in Salt Lake City. The results did not materially change. Not all eligible voters participated. Some Westpointe residents not living along 2200 West may not have voted feeling the decision should be made by those most impacted.

**D. How does it conform to Standards for Zoning Map Amendments** (21A.50.050)

**1: Is the proposed map amendment consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents?** **NO**

- The existing North Point master plan envisions the area as suitable for agricultural, open space, and business park uses. Industrial uses, as envisioned by this M1 rezoning are not considered appropriate for this area.
- A more recent planning document is the updated draft version ( July 2022) of the North Point Small Area Master Plan (NPSAMP). The City Council, with financial help from the Airport, funded this \$100,000 effort. The City hired outside consultants with environmental expertise to work with a 15-member local steering committee to ensure the unique and sensitive nature of the area was addressed.

- A key outcome of this recent update is to “Identify appropriate buffering, building design & development characteristics to reduce impact to agricultural uses, wildlife habitat and other uses within the corridor.” (see page 38) This rezoning proposal is not consistent with this planning outcome.
- Another key outcome of the recent update is to “Identify land uses that allow industrial and business development while maintaining quality of life for existing residential areas & preserving natural habitat.” Again, this rezoning proposal is not consistent with this planning outcome.

2: Does proposed map amendment further the specific purpose statements of the zoning ordinance? NO

- According to Salt Lake City’s zoning ordinance 21A.28.020 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 proposed M-1 zoning does not comply as it negatively impacts the environment of adjacent homes and harms the area’s sensitive lands, habitat, and waterways.*
- The above City ordinance regarding M-1 zoning also indicates that safe, convenient, and inviting connections are necessary to provide access to businesses from public sidewalks, bike paths and streets and are to be provided in an equal way. *Currently 22200 West is a two-lane road. There are semis using 2200 West and is very dangerous to the community, bikers, walking along the road etc. If there is a semi on the road and a truck is passing it in the other lane one of the vehicles must go off the road to get past. This area is zoned for AG-2 and AG-5 and the road is currently built for AG not industrial.*
- City M-1 zoning ordinances also state that certain land uses are prohibited in order to “promote the importance of nearby environmentally sensitive lands”. *This provision clearly applies to the properties in question. Changing to M-1 will only produce more air pollution and light pollution in and around Salt Lake City.*

3. To what extent does the proposed map amendment affect adjacent properties.

This rezone plot configuration creates flag lots and one island which are not supposed to be allowed. Also, surrounding the 3 residential properties in the area with M-1 industrial buildings has a drastic negative effect on the property values and quality of life of residents. Such changes will condemn residents to a manufacturing wasteland.

4. Is the proposed map amendment consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards? The City staff has alluded to the possibility of developing a zoning overlay for this area. However, no such overlay has been proposed. We are also unable to provide specific comments regarding the existing Airport Overlay.

5. What is the adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, ...police and fire protection, ... stormwater drainage systems, water supplies, and wastewater & refuse collection?

*There are no public facilities and services in this area to serve M-1. There is no sewer system in place. Residents are using septic tanks and a limited number of residents are connected to the SLC water system. Adopting this rezoning proposal before the NP Master Plan has been adopted by Salt Lake City Corp. is a mistake. It forces M-1 zoning on the existing residents with no plan for public facilities and services.*



### **PUBLIC COMMENTS:**

I am a resident out in this area, I am in favor of changing the zoning to Commercial or M-1.. the land out there is not Residential...

The planners need to use canals and low land for open spaces, to clean them up and reclaim for animals.. Don't use the buildable land for open spaces..

I hope they have plans to put sewer in the new Business development areas out there.

Thanks for your help,

Please keep me informed.

Best,

Brad Auger

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I am contacting you to say that I do NOT support the proposed zoning amendment of the property located at approximately 2800 N., 2880 N., and 2760 N. 2200 W. (OCC Industrial Rezone).

**Salt Lake City should protect existing land zoned as agricultural space as a way to promote regional food security, economic development, and environmental resilience.** Farmland is under severe threat in Utah, specifically in urbanizing regions along the Wasatch Front and in Salt Lake City in particular. The loss of available land for local food production puts our food security and environmental resilience as a region at risk, especially in the context of supply chain disruptions as have been seen since the start of the COVID-19 pandemic and the increased environmental challenges related to accelerated climate change. Less than 2% of vegetables and 3% of fruits consumed in Utah are produced locally.

Land access and tenure is the top challenge for urban farmers in Salt Lake City, primarily due to the unavailability of land that is either dedicated to or appropriate for agricultural use (adequate sun exposure, no soil contamination, etc.). Maintaining farmland is a strategy for preserving and promoting biodiversity and soil, water, and air health as well as supporting local economies and employment options. Converting over ten acres of land currently zoned as agriculture is a significant reduction in the already minimal space available for local food production in Salt Lake City and further limits the future viability of our local food system. The area proposed for rezoning is located near other parcels currently planned for agricultural development and activation by the City and would be detrimental to the environmental health of the area.

Although increased space for storage and manufacturing is important to SLC, sacrificing land that is dedicated for food production and risking the pollution of that land is counterproductive to a long-term vision for food security and environmental resilience in Utah.

Thank you,

Emily Maclary

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To whom it may concern,

I strongly support the zoning change along 2200 west. I bought property in the Northpoint area a couple of years ago, with the intent of building a house and living there. With the overall master plan of Salt Lake City and the need for more commercial/industrial space, the area already is no longer conducive as a residential area. That is why I think best for the whole area zoning, is changed to accommodate the City's master plan for the area. Thanks

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I have been hearing disturbing things firsthand and from the rest on the surrounding community that the developer for this project is spreading false statements and claims to paint a VERY false picture of this community.

We are not a commercial or manufacturing community. We are an AG based residential community and have been constantly harassed by developers to sell our land so they can build big ugly concrete buildings.

We are a buffer zone between the urban sprawl of Rose Park and the sensitive nature preserves of the Great Salt Lake. Why SLC is even considering any BP, M1, or similar in this area is outrageous. Us residents are not going ANYWHERE for generations to come, so SLC better stop listening to developers who have zero interest in what's best for the area and start listening to the people who actually live there.

Any rezone from AG should be denied unless it's for open space or habitat preservation.

Thanks,

Chris Souther

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Hi,

I'm writing to support the rezoning of the property located at approximately 2800 N 2200 W that's listed in the above referenced petitions. Because of all of the recent development in the northwest quadrant and near the airport I think this area isn't suited for agricultural use any more and instead the best zoning designation for the subject property is M-1 Light Manufacturing.

Sincerely,  
Kate Birch

---

We are writing in support of the rezone of the property located at approximately 2800 N 2200 W under Petition Number PLNPCM2022-00699, PLNPCM2022-00700 and PLNPCM2022-00701.

We feel that the area is wasted as agriculture, and would be much better suited to M-1 Light Manufacturing.

Sincerely,  
Dan & Andrea Beecher

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I would like to write in support of the rezone of the property located at approximately 2800 N 2200 W under the above referenced petitions. Given all of the recent development in the northwest quadrant and near the airport I believe this area is not suited for agricultural use and instead the best zoning designation for the subject property is M-1 Light Manufacturing.

Sincerely,

Sarah Berry

---

SLC small area plan

Rezone open space.

Dear Diana Martinez :

My response to the rezone of 2200 west small area plan to become M-1 light industrial.

I suport the rezone change because it brings value to the area , land values

Jobs tax base extra.

The value that people will get for their property will help them retire, send children to collage start new business and continue in business

Pay off debts.

The business that comes to the will bring jobs

How ever the green space propsosal

Does not do the same in that it robs value from land owners green space gets archive in the landscaping code requirements.

The proposed green space takes to much property from people.

Also the SLC drainage canal is not the jordon river and is in disrepair on the east side of the freeway

And with the 80 feet width that follow

The canal ends up being green space

Anyway.

My thoughts on the matter landowner

Jim Larkin.

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Please consider this email to be in support of the rezone of the properties mentioned above.

I believe the rezoning to be the highest and best use for the community and all the owners that will be affected.

I would be happy to talk with you more if needed regarding this matter.

Best regards,

Chris Jenkins

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Support For OCC Industrial Rezone to M-1  
Petition #'s: PLNPCM2022-00699, PLNPCM2022-00700 and PLNPCM2022-00701  
For the Properties Located at Approximately 2828 North, 2800 North, and 2760 North along 2200 West.  
SL County Parcel #'s: 08094760260000, 08094760280000, 08103000120000

Dear Diana Martinez,

This letter is an official response to the proposed small area plan in which I would like to voice my support for a rezone of the aforementioned parcel numbers to M-1 zoning and general support of speculative industrial projects along 2200 West.

The foundation of economic flow and supply chain management is built upon industrial uses and warehousing. Industrial space in Utah has seen a consistent vacancy level below 2% and demand is still very high. Industrial assets have become one of the most sought-after real estate assets over the last 5 years and Utah's industrial sector has greatly benefitted from this demand. As the inland port pushes forward and remaining land along California Ave and other traditional industrial areas of Salt Lake continue to get absorbed, it makes sense that the natural progression of industrial growth should follow the direction of the inland port to areas which do not suit residential uses. This area along 2200 W does not suit residential any longer as it is near the flight path and near the currently existing Riverbend Industrial Park (2,669,531 square feet), with an additional 435 acres on the west side of 2200 W soon to be breaking ground on another 9,000,000+ square feet of industrial. This area is transforming and quickly moving away from residential. As this area moves away from residential, the city will also benefit from long-term tax revenue and the buildout of critical infrastructure.

The residents of this area have been approached by many developers and brokers, like myself, offering millions of dollars for their properties. The owners in this area would not see these high numbers that developers are willing to offer and pay if they were to sell their property as a farm or primary residence. The owners are greatly benefitting from increased property values and should have the right to sell their property for the highest and best use.

The denial of this rezone would not allow my clients to move away from this area and retire to somewhere quieter and more peaceful. The denial would take away that optimistic financial and lifestyle opportunity away from many others in this area as well that would not normally be able to obtain these opportunities without their increased real estate values. I know many other residents in this area that would greatly benefit from a rezone and are awaiting the rezone to sell their property and move onto a new stage of life with the increased values. I understand there are a number of residents who do not want this rezone to happen but I seriously believe it is because they do not understand the benefits and are too worried about having to relocate.

If you have any other comments or questions for me and my involvement, please do not hesitate to reach out. I appreciate you taking the time to read my letter and for your consideration of my support.

Best,



Carson C. Cronk



9/14/2022

Diana Martinez  
Salt Lake City  
Principal Planner  
[diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)

Victoria Petro Eschler  
Salt Lake City  
District #1 Councilmember  
[victoria.petro-eschler@slcgov.com](mailto:victoria.petro-eschler@slcgov.com)

**RE: SUPPORT FOR "OCC INDUSTRIAL REZONE" TO M-1**

**Petition Number: PLNPCM2022-00699, PLNPCM2022-00700 and PLNPCM2022-00701**

As a Salt Lake City resident, I am writing to document my support for the rezone request for the property located at 2828 and 2760 N 2200 West St from AG-2 to M-1. Given the proximity of the sites to the airport, light industrial is the most appropriate land use for this area. As the airport continues to expand through ongoing renovations, it is great to see development that will take advantage of the new improvements. It is an ideal location for manufacturing, aviation related services, distribution, as well as, freight forwarding, cargo and supply chain related businesses. Bringing in these types of businesses to the area will bring in good paying jobs for Salt Lake City residents.

In addition to vital job creation, I am a mechanical engineer that manages a composite manufacturing operation and can personally attest to how difficult it is to find industrial buildings to rent in the area. Due to the lack of buildings available to rent, rental rates for businesses are increasing drastically which is hurting small businesses like the one I manage. New light industrial facilities need to be built to slow the rent rate hikes that are happening throughout the city. While large corporations can certainly afford the rate hikes, small businesses are bearing the brunt of problem.

It is nice to see the City is working to address the issues I mentioned above in the Northpoint Small Area Plan. Please approve this rezone request from AG-2 to M-1.

Thank you,

Chad Dailey

Support for OCC Industrial Rezone to M-1  
Petition #'s: PLNPCM2022-00699, PLNPCM2022-00700 & PLNPCM2022-00701  
For the properties located at approx. 2828 North and 2800 north along 2200 West

Dear Diana Martinez,

This letter is a response to the proposed small area plan in which I would like to voice my support for the rezoning of my property located at 2828 N 2200 West SLC (consisting of 2 parcels).

We have had an incredible offer on our property that would allow us to retire and move our farm to a quiet community up north. We have witnessed the area changing into an industrial area over the years and realize it is only going to continue to move into the commercial/industrial direction; with the rezoning we can sell our property for a decent price and seek the opportunity to take advantage of the price that is being offered.

Along that note: our 3-acre parcel has been deemed to greenspace and this has made the investors nervous and may potentially back out of buying that parcel. It is absurd that this area has been deemed greenspace. It butts up against the highway, it is an ugly piece of ground consisting of grey dirt, a few weeds and maybe one sunflower. Wildlife has never been spotted on the property and it is not part of any wetlands. We would like to reverse this greenspace nonsense so we can sell the land with the other parcel. We will potentially lose 2M if it is kept in the greenspace status. I am all about preserving wildlife areas along the river or wetlands, but this area is not part of any of that.

435 acres has been sold across the street from our property for industrial use- I believe the entire area will be heading this way and we would like to move while we can and receive a decent price for our land- rezoning the property to M1 will allow us to do this.

We would be happy to answer any questions you may have or meet with you anytime.

Thank you for your time,

Kathy Larkin

# ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

## **Engineering: Scott Weiler/Engineer**

No comment on the rezone.

## **Dept of Economic Development: Peter Makowski/Project Manager of Business Dev. Div**

No comment on the rezone.

## **Fire: Douglas Bateman**

No comment on the rezone.

## **Transportation: Michael Barry, P.E./Engineer**

Transportation has no concerns with this rezone.

## **Sustainability: Debbie Lyons/Sustainability Director**

From a sustainability and food security perspective, rezoning Agricultural lands present some concerns:

**Salt Lake City should protect existing land zoned as agricultural space as a way to promote regional food security, economic development, and environmental resilience.** [Farmland is under severe threat in Utah](#), specifically in urbanizing regions along the Wasatch Front and in Salt Lake City in particular. The loss of available land for local food production puts our food security and environmental resilience as a region at risk, especially in the context of supply chain disruptions as have been seen since the start of the COVID-19 pandemic and the increased environmental challenges related to accelerated climate change. Less than 2% of vegetables and 3% of fruits consumed in Utah are produced locally. Land access and tenure is the top challenge for urban farmers in Salt Lake City, primarily due to the unavailability of land that is either dedicated to or appropriate for agricultural use (adequate sun exposure, no soil contamination, etc.). Maintaining farmland is a strategy for preserving and promoting biodiversity and soil, water, and air health as well as supporting local economies and employment options. Converting over ten acres of land currently zoned as agriculture is a significant reduction in the already minimal space available for local food production in Salt Lake City and further limits the future viability of our local food system. The area proposed for rezoning is located near other parcels currently planned for agricultural development and activation by the City and would be detrimental to the environmental health of the area. Although increased space for storage and manufacturing is important to SLC, sacrificing land that is dedicated for food production and risking the pollution of that land is counterproductive to a long-term vision for food security and environmental resilience in Utah.

## **Public Utilities: Kristeen Beitel, P.E., CFM/Development Review Engineer**

Public Utilities has no issues with the rezone, but there are a few comments regarding these parcels that may help the applicant in future development.

*The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.*

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- There is public property and an easement for the City Drain that runs through these properties. No construction will be allowed on public property or within easement limits.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the water demand is not adequately delivered by the existing main, then a water main upsizing will be required at the property owner's expense. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more sewer lines reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer. A plan and profile of the new main(s) and engineer's cost estimate must be submitted for review. Design drawings and cost estimate must be stamped and signed by a professional engineer. The property owner is required to bond for the amount of the approved cost estimate.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). This permit was updated with this requirement in June 2021. The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.
- Stormwater detention is required for projects over 1 acre. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer



Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.

- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.