



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

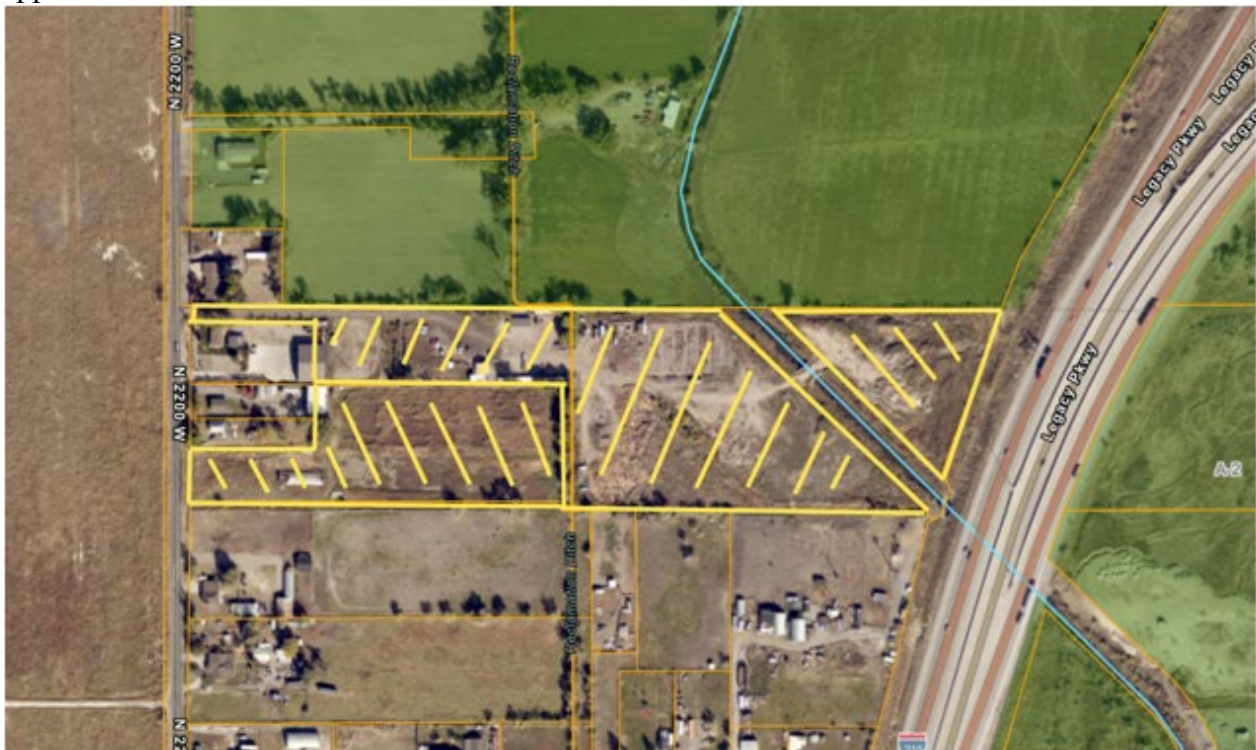
From: Diana Martinez, Senior Planner // 801-535-7215 // diana.martinez@slcgov.com

Date: December 13, 2023

Re: Continuation of Zoning Map Amendment applications:
PLNPCM2022-00699 - 2828 N. 2200 W. -8.06 acres
PLNPCM2022-00700 – 2800 N. 2200 W. (Triangular parcel) -2.21 acres
PLNPCM2022-00701 – 2760 N. 2200 W. -4.06 acres

Request:

Will Channell with OCC Industrial, who is under contract for the property at 2760 N. and 2828 N. and is representing the owner for 2800 N., requests a zoning map amendment to allow the development of the properties. The proposed zoning amendment would rezone all 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). Development plans for future development were not submitted with these applications.



The Zoning Map Amendment applications PLNPCM2022-00699, PLNPCM2022-00700, and PLNPCM2022-00701 were presented to the Planning Commission on January 11, 2023. All three applications were tabled at that meeting, and it was requested that the applications come back to the Planning Commission at a future meeting *after* the newly proposed North Point Small Area Plan was approved and adopted by the Salt Lake City Council.

On November 14, 2023, the North Point Small Area Plan was approved and adopted by the Salt Lake City Council. The Plan's Vision Overview was adopted with an annexation and zoning amendment policy that states (on pg.14), "*...any proposed zoning map amendment in the Transitional area will also be subject to a **development agreement** aimed at realizing the plan's vision and design standards, until the area's zoning regulations are adopted.*"

The development agreement is being worked out between the property owners, the Planning staff, and the City Attorney's office. The key points of the development agreement are the following:

- Land Use
- Development buffers
- The Standards for all development
 - Habitat mitigation
 - Grading limitations
 - Fences and walls
 - Dark sky lighting
 - Water Conscious Development
 - Landscaping
 - Stormwater management
 - Airport Conflict Mitigation
 - Noise
 - Land Compatibility
 - Visual Design
 - Bird-friendly glass
 - Building length along 2200 West
 - Building materials and layout
- The Standards for the Transitional Area
 - Industrial Land Use Mitigation
 - Noise
 - Odor
 - Air Quality
 - Traffic and Loading

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, the Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal with the following condition:

- **The property owners of each parcel must enter into a development agreement with Salt Lake City. The development agreement will note the development intent of the North Point Small Area Plan, and the applicant shall comply with the agreement.**

Updated Photos of The Area Along 2200 West:



*View from the south looking northwest along 2200 West.
– application properties ahead on the right*



*View from the north looking south along 2200 West.
-application properties on the left*

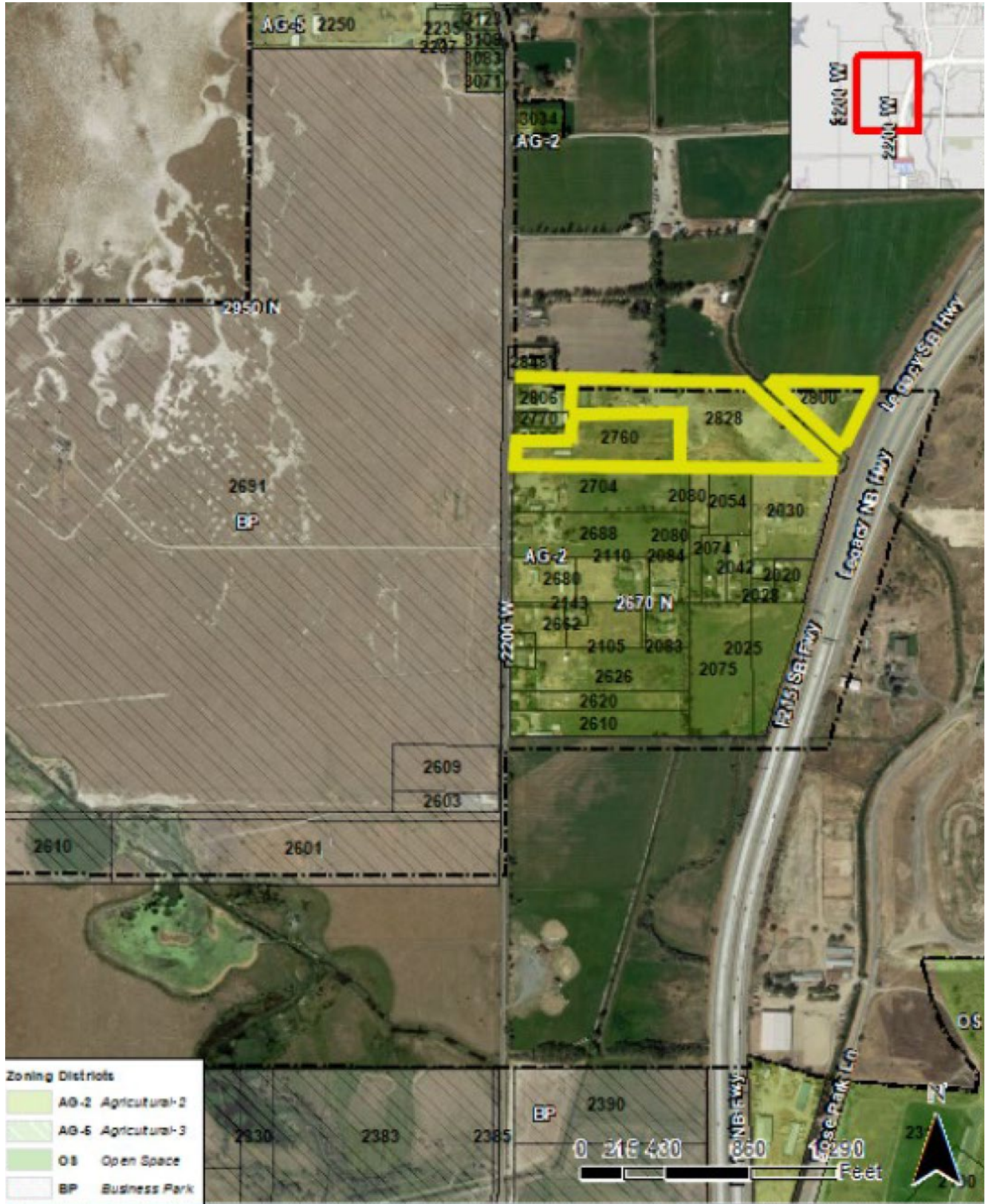


View from the south looking to the northwest -application properties directly on the right.



View to the direct west from the subject application properties.

Vicinity Map:



Links to Other Documents:

[Adopted North Point Small Area Plan](#)

[Minutes for January 11, 2023 Planning Commission Meeting](#)

[YouTube - SLC Planning Commission Meeting on 1/11/23](#) -Time 22:15 to 2:20:54

[Planning Staff Report for SLC Planning Commission Meeting 1/11/23](#)