



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Alicia Seeley, Principal Planner, alicia.seeley@slc.gov, 801-535-7922
Aaron Barlow, Senior Planner, aaron.barlow@slc.gov, 801-535-6182
Date: April 22, 2026
Re: PLNPCM2025-01205: Zoning Map Amendment from AG-2 Agricultural District to M1-A Northpoint Light Industrial Zoning District at 2620 N 2200 W, 2075 W 2670 N, and 2025 W 2670 N

Zoning Map Amendment

PROPERTY ADDRESSES: 2620 N 2200 W, 2075 W 2670 N, and 2025 W 2670 N
PARCEL IDs: 08-16-226-021-0000, 08-16-226-007-0000, 08-16-226-008-0000
GENERAL PLAN: Northpoint Small Area Plan
CURRENT ZONING DISTRICT: AG-2 Agricultural District
PROPOSED ZONING DISTRICT: M-1A Northpoint Light Industrial District
COUNCIL DISTRICT: District 1, Victoria Petro

REQUEST:

Dustin Kuttler, representing the property owner, is seeking to amend the zoning map for the properties located at approximately 2620 N 2200 W, 2075 W 2670 N, and 2025 W 2670 N from the AG-2 Agricultural District to the M-1A Northpoint Light Industrial Zoning District. The property at 2620 N 2200 W currently features a single-family house at the front and agricultural uses at the back. The properties at 2075 W 2670 N and 2025 W 2670 N are currently irrigated pastureland.

The applicant is requesting a rezone to permit future light industrial use of the property, although no applications to develop the affected properties have been submitted at this time. The properties at 2075 and 2025 W 2670 N are intended to accommodate future light industrial uses, while the current house at 2620 N 2200 W is intended to be removed to provide drive access to the future development from 2200 W.

RECOMMENDATION:

Based on the findings in this report, Planning staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment with the following conditions:

1. As a community benefit, in addition to the landscaping requirements of the M-1A zoning district, the applicant will install a privacy fence and additional tree plantings in accordance with the proposed landscaping plan and narrative. [See Key Consideration 3](#)
2. That there shall be no access to the subject properties via W 2670 N, unless at a future date 2670 N and abutting properties are rezoned to M1-A, and all affected parties agree to improve 2670 N to accommodate fire access. [See Neighborhood Context Discussion](#)

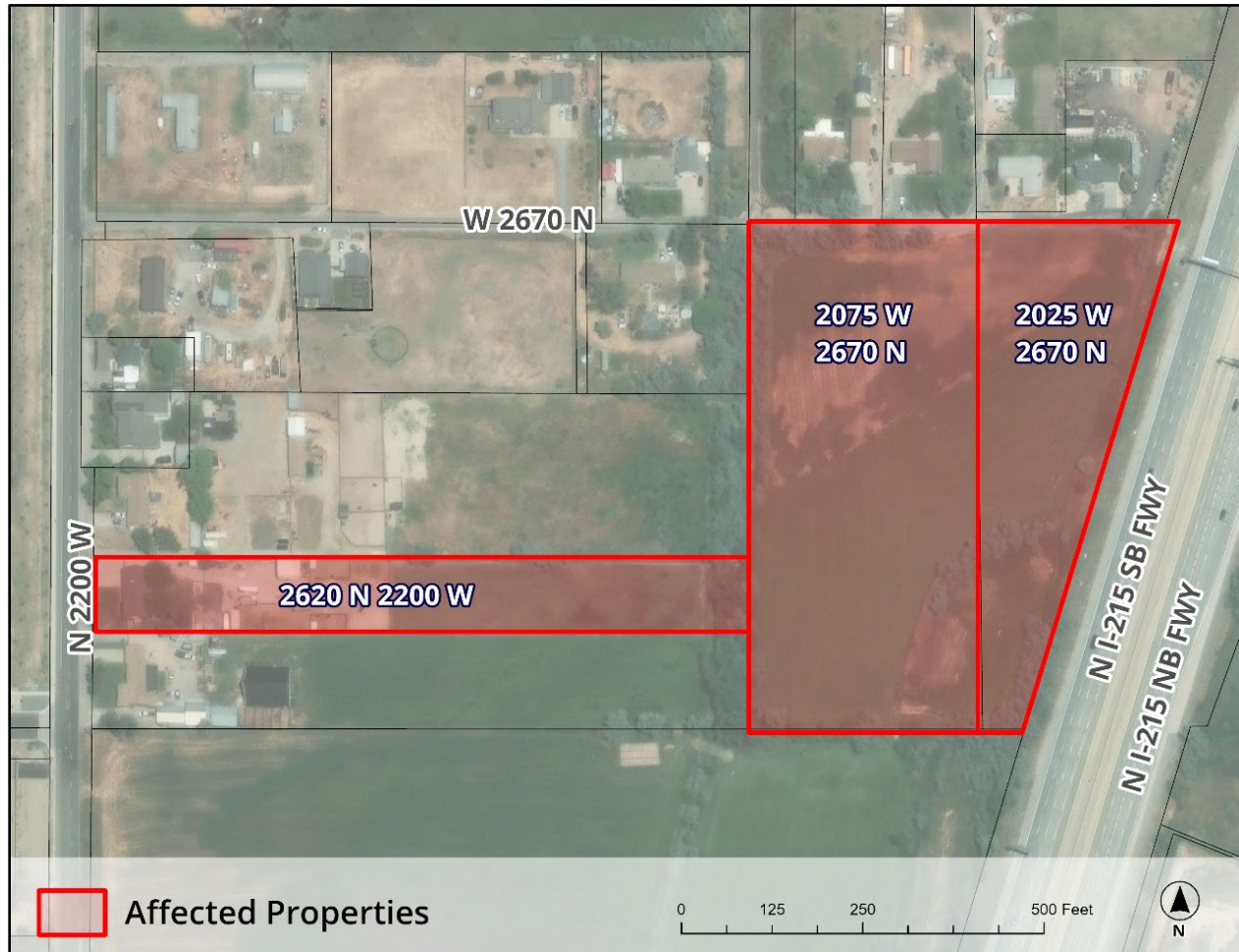
ATTACHMENTS:

- | | |
|---|---|
| A. Location Map | E. General Plan Policies |
| B. Submitted Materials | F. Analysis of Relevant Standards |
| C. Site Photos | G. Public Process and Comments |
| D. Zoning District Comparison | H. Department Review Comments |

PROJECT DESCRIPTION

Background

This request is for a zoning map amendment for three properties located at approximately 2620 N 2200 W, 2075 W 2670 N, and 2025 W 2670 N. Specifically, the applicant has requested to rezone the property from the current AG-2 Agricultural District to M-1A Northpoint Light Industrial District.



The property at 2620 N 2200 W sits on the east side of 2200 W and currently has a single-family home facing 2200 W.

The properties at 2075 W 2670 N and 2025 W 2670 N abut I-215 to the east, and 2670 N to the North. These two properties are currently irrigated pastureland and contain no structures.

The applicant, Dustin Kuttler, has submitted this request with the intent to market the properties for future light industrial development. Under this proposal, the existing single-family home at 2620 N 2200 W is slated for demolition to provide space for an access road on the property to serve the future light industrial uses from 2200 W. The access road currently serving the two rear properties, 2670 N, is a narrow, private road and is not designed to accommodate uses permitted within the proposed M-1A district. Further, the road is not part of this rezone request and would not be permitted to serve any uses that are not permitted in the AG-2 district once the subject properties are developed.

Before the applicant's purchase of 2620 N 2200 W, the prior property owners submitted a request to rezone this property to M-1A for commercial use of the property. However, after the applicant approached the previous owners and purchased the property, they withdrew their application, and 2620 N 2200 W was incorporated into this application in order to provide an alternative means of

vehicular access to the two rear lots and to ensure that 2670 N remains undisturbed by any future development that would result from approval of this request.

While no specific development plans have been produced, a proposed site plan and all other materials submitted by the applicant can be found in [Attachment B](#). The AG-2 Agricultural district does not permit light industrial use and would not allow for the intended development.

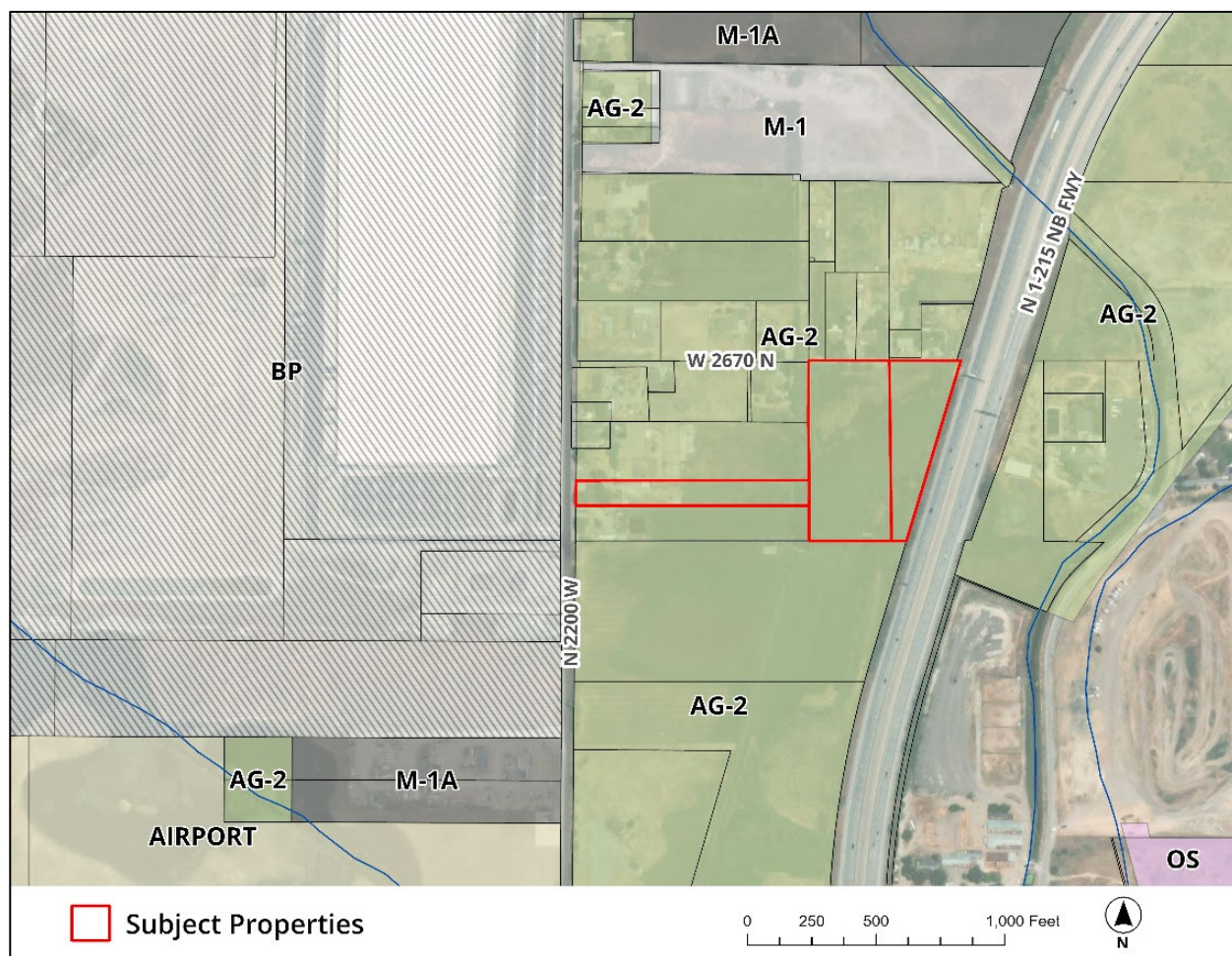
If the Salt Lake City Council adopts this zoning map amendment, the applicant would be required to submit the necessary development applications, and the project would need to comply with all relevant regulations within the Salt Lake City Zoning Ordinance. Review by the Planning Commission would be required if a future development proposal includes a request to modify zoning regulations through the Planned Development or Design Review processes. Since this is a request to rezone the property and not for development of the site, Planning staff have not reviewed the submitted plans for compliance with applicable zoning requirements.

Existing and Proposed Zoning Districts

The following provides an overview of the existing and proposed zoning designations. [Attachment D](#) provides a detailed comparison of each district's standards.

Existing Zoning District – AG-2 Agricultural District

The subject properties and adjacent properties to the north and south of the site are zoned AG-2, which is intended to preserve and protect agricultural uses in suitable portions of Salt Lake City on lots not less than two (2) acres. It is designed to minimize conflicts between agricultural and nonagricultural uses.



Property and Surrounding Zoning Districts

Proposed Zoning District – [M-1A Northpoint Light Industrial District](#)

The petition requests that these properties be rezoned to M-1A, which is designed to protect sensitive lands and wildlife habitat while providing an environment for light industrial, office, and research use that produce minimal impact on adjacent residential and agricultural properties.

Airport Flight Path Protection Overlay

The subject property is located in the AFPP Airport Flight Path Protection Overlay. Any future development on the site shall comply with the standards of the overlay as outlined in [21A.34.040](#).

Neighborhood Context

Characteristics

As discussed earlier in this report, the subject properties are mostly comprised of pastureland, with the exception of one single-family home on the parcel abutting 2200 W. Buildings within the vicinity are largely very low density residential and agricultural use to the north and south, and office, warehouse, and manufacturing use across 2200 N to the west.

2670 N

Current access to the lots at 2075 W 2670 N and 2025 W 2670 N is provided only by 2670 N, which runs along the north side of both properties. This is a narrow, private road, approximately 16 feet wide and serves as the only access road to the existing very low density residential and agricultural development on the north and south sides of the road. The road is approximately 0.25 miles long; the west side begins in a T intersection at 2200 N, and the east side ends in a dead-end serving private property just west of the I-215 freeway. The road lacks capacity for increased vehicle traffic and does not have sufficient width for emergency vehicles to turn around. The road also lacks curb and gutter or any stormwater infrastructure. According to the Salt Lake City transportation department, the City has no plans or need to make this road public in the future. The applicant acknowledges that this road should not be used to access future development on the site, and has therefore included the property located at 2620 N 2200 W in this proposal to be used to provide an alternate access road from 2200 N.



East end of 2670 N looking Northeast toward I-215

Amenities

The character of this neighborhood is rural. Other than agricultural uses, existing non-residential land use in the area is limited to large warehouses and light industrial developments. There are no grocery stores, restaurants, or retail goods and services accessible within several miles of the subject properties.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Processes: Zoning Map Amendment

Zoning map amendment proposals are legislative decisions reviewed against a set of considerations from the Zoning Ordinance (found in section 21A.50.050.B). Those considerations are listed in [Attachment F](#). Planning staff is required by ordinance to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations, as well as consider how a zoning map amendment will affect adjacent properties. The Planning Commission must recommend approval or denial of the amendment to the City Council and should do so based on their review of the applicable considerations. Ultimately, a decision to amend the zoning map is up to the discretion of the City Council, who are not held to any one standard.

KEY CONSIDERATIONS

Planning staff reviewed this proposal and identified the following key considerations:

1. General Plan Compatibility
2. Neighborhood Concerns
3. Community Benefit Proposed

Consideration 1: General Plan Compatibility

The standards for zoning map amendments ([21A.50.050.B](#)) suggest that rezone requests should be consistent with “the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents.” In other words, the request should ideally align with stated policies in the City’s adopted plans. Planning staff’s analysis of the proposed amendment’s compliance with specific applicable initiatives within each plan can be found in [Attachment E](#).

[Plan Salt Lake \(2015\)](#)

Policy Statement 1: “Initiative: Support the growth of the industrial areas of the City”

Discussion: The area of the site has been identified in the Northpoint Small Area Plan as appropriate for industrial development.

Policy Statement 2: “We will strive to protect and restore critical wildlife habitat, sensitive natural lands, and open space.”

Discussion: While this proposal will allow future development on a site that is currently largely open space, the community benefit proposal ensures it does it in a way that is sensitive to existing wildlife and natural lands.

Policy Statement 3: “Guiding Principle: A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive.”

Discussion: The conversion of the site to M1-A allows for the continued growth of the industrial sector of Salt Lake City’s economy.

[Northpoint Small Area Plan \(2023\)](#)

Policy Statement 1: “Identify appropriate future land use and development characteristics for the area that can coexist with the wildlife habitat and natural environment of the Great Salt Lake, and the operations of the Salt Lake City International Airport.”

Discussion: The community benefit proposal includes provisions beyond what is required by the code, and will provide wildlife-friendly fencing and landscaping that enhances the natural environment to ensure the future use of the site can coexist with the existing character of the area. See [key consideration 3](#).

Policy Statement 2: Future land use map designation.

Discussion: According to the vision map, the subject properties fall within the area designated as ‘Transitional’. The purpose of this designation is to mitigate the impacts of light

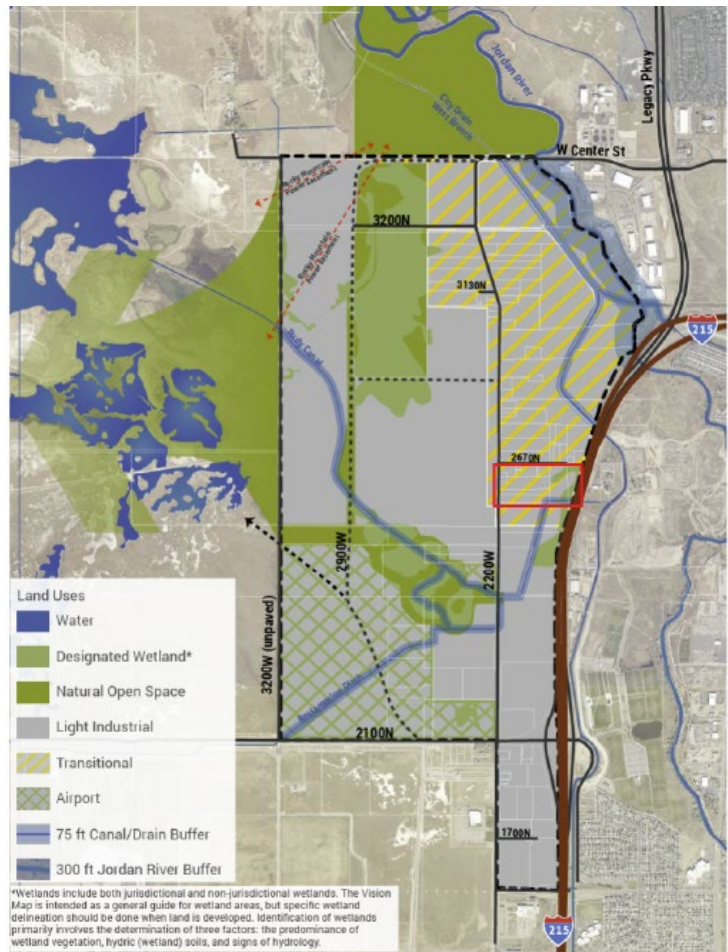
industrial development on residential and agricultural properties. New development is anticipated to be primarily light industrial with a focus on manufacturing land uses. Additionally, any proposed zoning map amendment in the Transitional area will also be subject to a development agreement aimed at realizing the plan's vision and design standards, until the area's zoning regulations are adopted.

Policy Statement 3: “Design Standards: Landscaping shall consist of native, adaptive, and drought-tolerant plantings.”

Discussion: The proposed community benefit includes removing an invasive tree species (Russian Olive Trees) that has taken over the properties and replacing them with native plantings (Rocky Mountain Junipers) that are drought tolerant and water efficient. See [key consideration 3](#).

Policy Statement 4: “Noise impacts from industrial development shall be mitigated by absorption, barriers, and/or damping”

Discussion: Largely in response to community concerns, the applicant is proposing to provide a 6-foot privacy fence and dense, native plantings to serve as a sound wall between the future industrial development and existing residential uses.



Northpoint Small Area Plan Vision Map – Approximate Subject Site Indicated in Red

Consideration 2: Neighborhood Concerns

Planning staff received some comments from surrounding residents (included in [Attachment G](#)). The majority of comments expressed concerns related to impacts on nearby residents and neighbors. The most common concerns are summarized below:

Noise – Residents expressed concern over noise impacts on nearby residences

Access to 2670 N – Several residents called attention to 2670 N being a very small private road with limited access. They expressed that access to an industrial site via this road would be inappropriate and highly disruptive to neighbors with homes adjacent to 2670 N.

Privacy – Neighbors commented on a desire to maintain a sense of privacy for the homes in the vicinity of this site.

Vegetation – Several comments cited concern over the loss of the natural landscape and existing vegetation.

Staff ensured these concerns were considered while reviewing the proposal's compliance with the required standards (listed and reviewed in [Attachment F](#)).

Consideration 3: Community Benefit Proposed

In response to the above feedback during the public comment period, the applicant worked with planners to develop a proposal to mitigate the externalities (or negative effects) on nearby residential neighbors.

While the future development will be subject to all landscaping and buffering standards and all design standards as outlined in [21A.28.040](#): Northpoint Light Industrial Zoning District, the applicant has proposed additional measures to dampen sound, provide visual screening, and promote the privacy of nearby residents. The table below provides a comparison and analysis of what is required in the M-1A zoning standards and the additional benefits proposed by the applicant.

Standard & Code Reference	Required	Additional Proposed Community Benefit	Discussion
<p>Tree Plantings 21A.28.040.G.3</p>	<p>Front and Corner Side Yards: One tree for every 30 linear feet of lot frontage. Trees may be spaced irregularly or clustered to form a natural grouping.</p> <p>Interior Side and Rear Yards: One tree is required for every 30 linear feet of yard length. Trees may be spaced irregularly or clustered to form a natural grouping.</p> <p>Interior Side and Rear Yards When Abutting a Residential Use: One tree is required for every 15 linear feet of the property line abutting the residential use.</p>	<p>Tree plantings along the north property line (along 2670 N) will be in groups of four, planted every 4 feet to create a hedge effect helping block sound and providing a visual block to business activities.</p> <p>In the areas with wildlife fencing the trees will be planted on the interior of the fence and spaced every six to eight feet to allow passage for wildlife</p> <p>The trees will be a mix of Blue Arrow Junipers and Dwarf Italian Cyprus.</p>	<p>The tree plantings proposed along the north property line are 7.5 times denser than the code requires (every 4 feet vs every 30 feet).</p> <p>As the Blue Arrow Juniper has a mature height of 10-15 feet and the Dwarf Italian Cyprus has a mature height of 25-30 feet, the combination of these trees will be tall enough to provide a significant sound and visual barrier to the future development.</p> <p>Both trees are native to Utah and known for their resilience and drought tolerance as well as their ability to thrive in cold weather and poor soil conditions. Both trees are also evergreen varieties, making them ideal for providing year-round privacy screens.</p>
<p>Additional Setback 21A.28.040.D.5</p>	<p>Principal structures must be a minimum of 65' from principal residential structures on abutting properties.</p>	<p>To further help with noise, all building primary entrances and bay doors within 100 ft of 2670 North will be oriented away from neighboring properties and no storage or yard space or parking stalls will be positioned to the north or west of the buildings closest to the neighbors along 2670 N.</p>	<p>These additional mitigation efforts, coupled with setback requirements and design standards required in M-1A, are in line with the goals outlined in the Northpoint Small Area Plan for Transitional areas. This intentional, mindful development will help minimize the effects of future site operations on neighboring properties. The applicant is committed to locate uses that have the potential to create the most noise away from existing neighbors along 2670 N.</p>
<p>Fencing 21A.28.040.G.7</p>	<p>To minimize impacts on wildlife, fences shall have a visually open design with at least 50% of the fence open for the continuous length of the fence.</p>	<p>Installment of a 6-foot privacy fence made of Rhinorock precast fencing along the north property line from 2200 W east along parcel 08-16-226-016-0000 then continuing north along parcel 08-16-226-016-0000 and 08-16-226-015-0000 then east along parcel 08-16-226-007-0000 and 08-16-</p>	<p>The applicant will follow standards to ensure that appropriate fencing is provided to allow safe passage of wildlife, while adding an additional privacy fence along the north side of the property. This additional fence will act as a sound barrier and helps address concerns raised by neighbors for privacy and sound mitigation.</p>

		226-008-0000 on the south side of 2670 N to the fence along I-215. In the areas without a proposed privacy fence, wildlife friendly fencing will be installed in accordance with the area plan.	
Noxious Weeds 21A.28.040.G.4	Noxious weed species as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) shall be removed from landscaped areas and areas disturbed by construction activity. Noxious weeds shall be controlled for a period of two years and methods of control shall be identified on the landscape plan.	All existing trees on the site will be removed, as they are Russian Olive Trees (<i>Elaeagnus Angustifolia</i>) and considered an invasive species.	Russian Olive trees are included on the Utah Department of Agriculture and Food Noxious Weed List under Class 4: Prohibited species. These trees have been identified as having the potential or are known to be detrimental to human or animal health, the environment, public roads, crops, or other property. The applicant's removal of these trees will not be limited to landscaped areas, as required by code, but will extend to the entire site. Replacing the existing Russian Olives with the proposed native tree species will help restore the area's natural habitat, conserve water, improve environmental and human health, and support local wildlife.

The full proposed site plan and narrative submitted by the applicant can be found in [Attachment B](#).

STAFF RECOMMENDATION

Staff finds that the proposed zoning map amendment is compatible with applicable master plan policies and initiatives, and the proposed zone is compatible with the surrounding neighborhood.

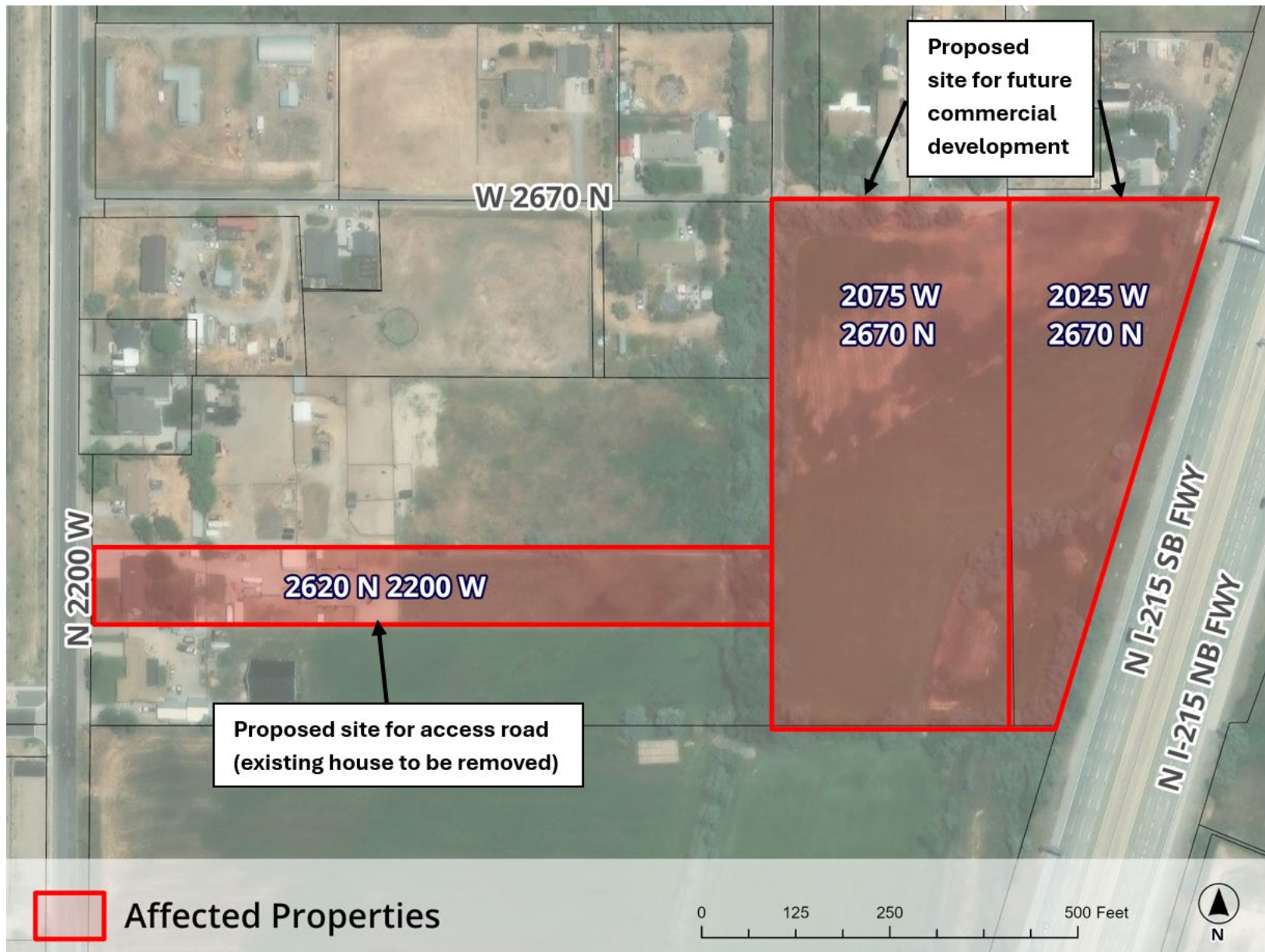
Based on the information and findings listed in the staff report, it is the Planning staff's finding that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request.

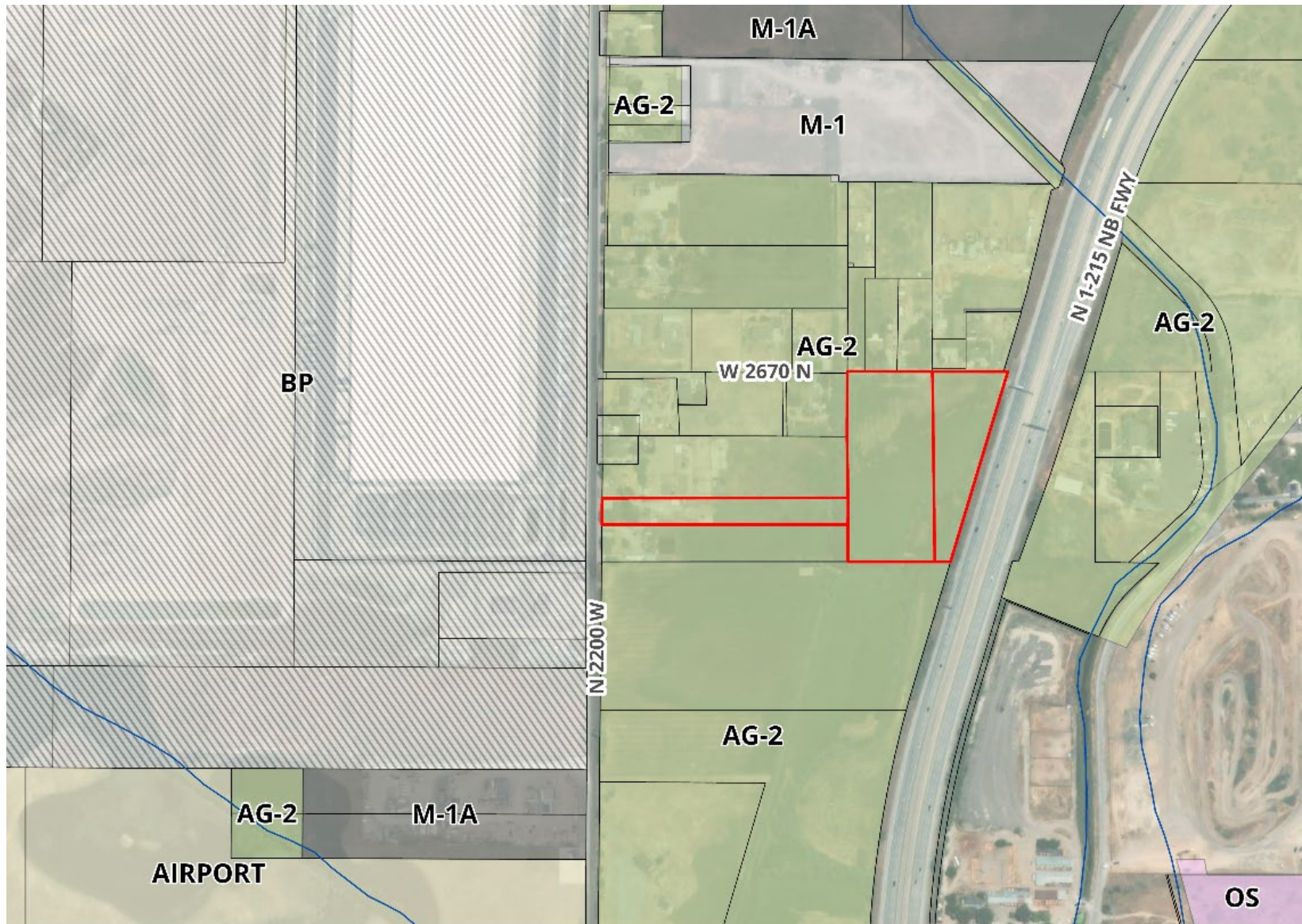
NEXT STEPS

Approval or Denial of the Request

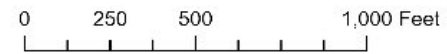
The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the council approves the proposed Zoning Amendment, the applicant may proceed with their stated proposal or any other development proposal that complies with the M-1A district standards and other relevant regulations.

ATTACHMENT A: Location Map





 Subject Properties



ATTACHMENT B: Applicant Submission

Application to rezone
Dustin Kuttler
Lone Peak Lofts, LLC

Requirements: We Lone Peak Lofts, LLC, are asking that our property and zoning be amended to zoning designation M1-A to align with the area plan and to seek opportunities to own/operate commerce from our property. We are asking for this zoning to have more flexibility with our property as a commercial business property and again align with the new zoning overlay in our community. We are not petitioning for development at this time but would like to use the property for some commercial uses or future development. Currently the property is irrigated pasture land that was leased by the previous owner to a cattle owner to rotate cows on for grazing. This was done without a lease and was primarily done to accommodate the green belt designation. We have rolled the property out of the green belt and have paid the backed taxes as part of our purchase.

Parcel Number to be considered: 08-16-226-008-0000 and
08-16-226-007-0000

Legal description of property:

08-16-226-008-0000

BEG 229.42 FT S & 90.6 FT W OF NE COR SEC 16, T 1N, R 1W, S L M;
S 703.21 FT; E 53.49 FT, M OR L TO W LINE OF FREEWAY; N16°45'59" E
ALG SD W LINE 734.43 FT, M OR L; W 265.35 FT, M OR L TO BEG. 2.57
AC M OR L. 4492-336 8646-8516 10032-9739

08-16-226-007-0000

BEG 229.42 FT S & 90.6 FT W FR NE COR SEC 16, T 1N, R 1W, S L M;
W 309.73 FT; S 703.21 FT; E 309.73 FT; N 703.21 FT TO BEG. 5 AC.
4793-1181 8679-8270 10032-9739

Community Benefit:

For our community benefit and to address the concerns raised by our neighbors along 2670 N. To help alleviate the concerned neighbors along 2670 we or any future developers agree to only have limited access to 2670. This will include a locked gate only to be used by emergency service vehicles to access the property once the development has been built. When the time may come that land owners along 2670 want to improve the lane to city access standards we reserve the right to access the lane at that time. This will help with the Standards of Transitional areas section forcing all traffic to use the developments proposed private access onto 2200 W and will move any development traffic away from residential parcels.

The primary concern that has been expressed over the development of this parcel is the possibility of added traffic and noise that may come from the site. We would like to utilize two of the "Standards for Transitional areas". For noise mitigations and to limit the visual effect into the development we will install a 6 foot privacy fence made of Rhinorock precast fencing along the north property line from 2200 west east along parcel 0816226016000 then continuing north along parcel 0816226016000 and 08162260150000 then east along parcel 08162260070000 and 08162260080000 on the south side of 2670 to the fence along I-215. This product will help with sound mitigation from activities within the development.

In addition to the fence we would add to the perimeter of the privacy fence a mix of Blue Arrow Junipers (*Juniperus scopulorum*) and Dwarf Italian Cypress (*Cupressus sempervirens* 'Monshel'). The trees would be planted in groups of four to provide a visual change along the property line. The trees would be planted every 4 feet along the privacy fence to create a hedge effect helping block sounds that may occur from the development and provide a visual block to the business activities within property. The Blue Arrow Juniper has a full grown height of 10-15 feet while the Dwarf Italian Cypress has a full grown height of 25-30 feet. Both trees will be tall enough to block the privacy fencing and provide an added sound and visual barrier to the development.

In the areas not fenced off by the privacy fence we will install Wildlife friendly fencing in accordance with the area plan. In the areas with wildlife fencing the trees will be planted on the interior of the fence and spaced every six to eight feet to allow passage for wildlife

<https://wildlife.utah.gov/news/wildlife-blog/1938-wildlife-friendly-fences.html>

To further help with noise we will orient all building primary entrances and bay doors within 100 ft of 2670 North away from neighboring properties and will agree that no storage or yard space or parking stalls will be positioned between the north or west of the buildings closest to the neighbors along 2670.

Example of Dwarf Italian Cyprus hedge



Examples of a Blue Arrow Juniper hedge



Rhinorock precast fencing



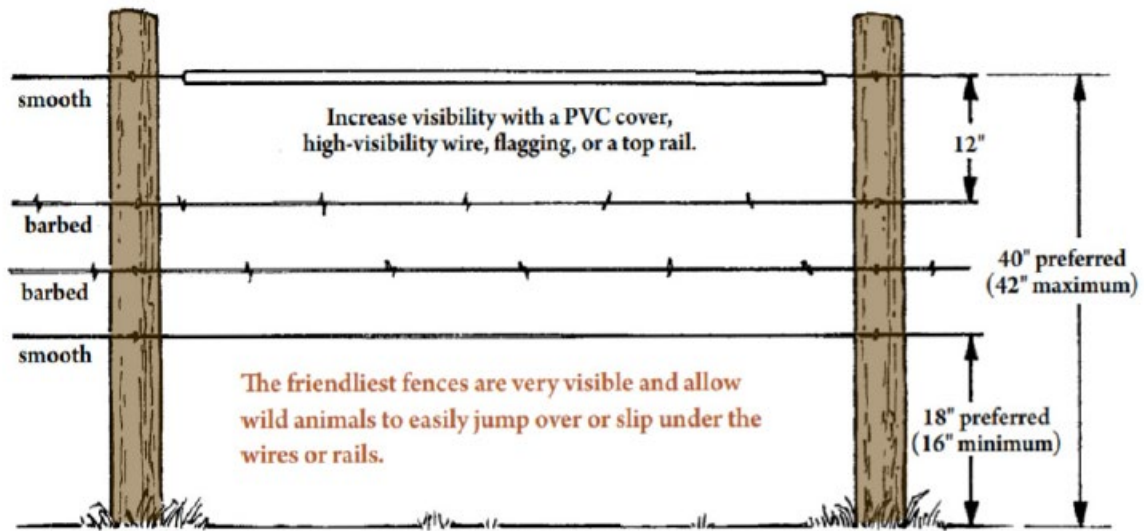


This is the same material but has been stained for appearance.

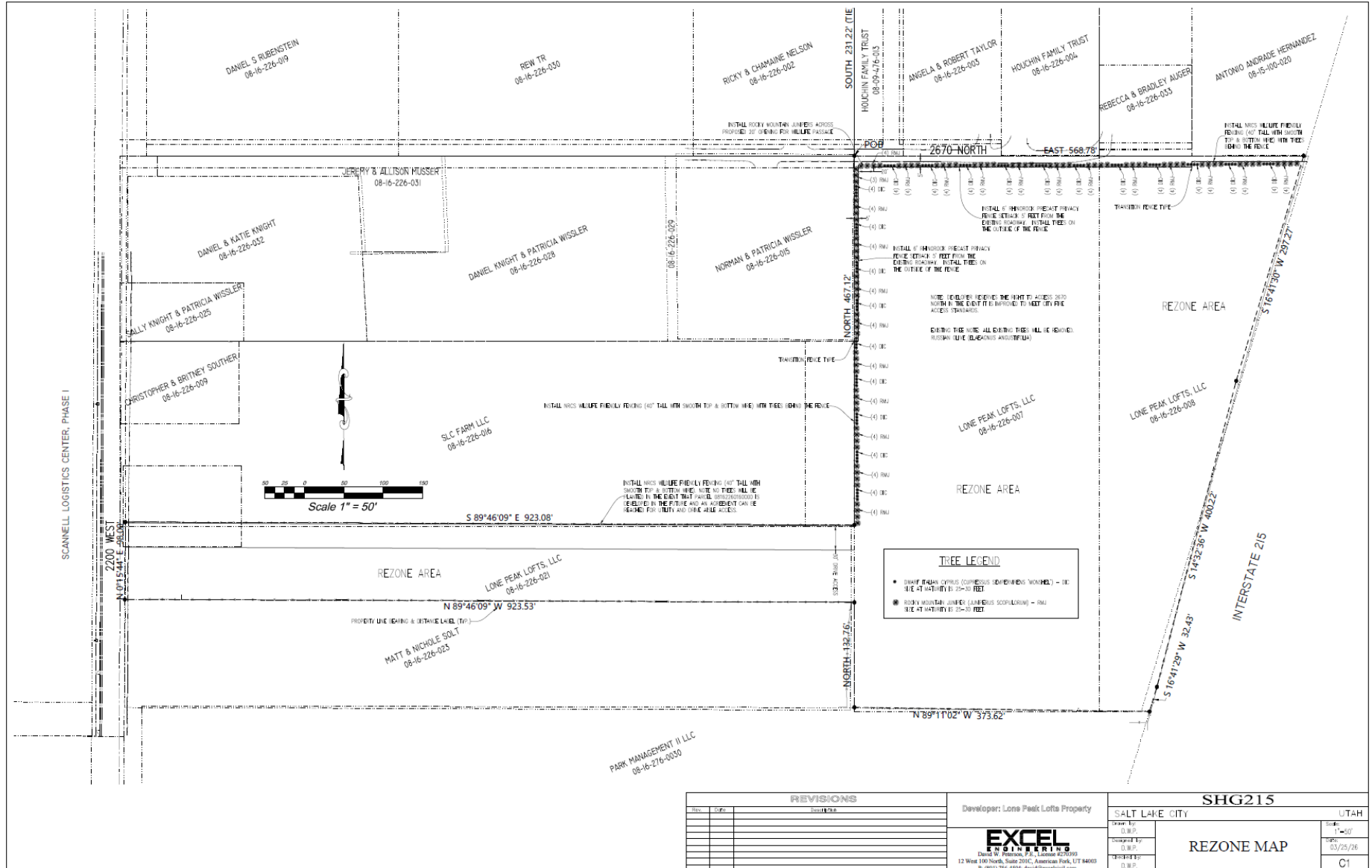
Link to the manufacturer

<https://www.rhinorock.com/>

Example of proposed wildlife fencing



LANDSCAPE PLAN



ATTACHMENT C: Site Photos



View of the subject property from 2670 N



View of the subject property from 2670 N



View of 2670 N from subject property looking west



Residential Development along 2670 N

e



Existing home at 2620 N 2200 W



Existing uses along 2670 N



Existing uses along 2670 N



Existing uses along 2670 N



Existing uses along 2670 N

ATTACHMENT D: Zoning District Comparison

The proposed M-1A district has different development standards than the current AG-2 district. A comparison can be found below:

Parameter	AG-2 (existing)	M-1A (proposed)
Building Height	Single-Family Dwellings: 30' Small Group Homes: 30' Agricultural Uses: 45' Conditional Uses: 45'	40'
Minimum Front Setback	30'	20' from property line, and 65' from principal residential structures on abutting properties
Maximum Front Setback	200' for principal dwelling	none
Corner Side Setback	30'	20' from property line, and 65' from principal residential structures on abutting properties
Interior Side Setback	35'	15' from property line, and 65' from principal residential structures on abutting properties
Rear Setback	No minimum rear setback. No more than 200' for principal dwelling	15' from property line, and 65' from principal residential structures on abutting properties
Minimum Lot Width	Varies from 50' to 220' depending on use. No minimum for natural open space, public trails and greenways, or public/private utilities	none
Maximum Lot Width	none	none
Minimum Lot Size	5,000 SQFT to 5 acres, depending on use. No minimum for natural open space, public trails and greenways, or public/private utilities	No minimum, 10 acre maximum
Open Space, Landscape Yards, and Landscape Buffers	All front and corner side yards shall be maintained as landscape yards, no landscape buffer requirements	<ol style="list-style-type: none"> 1. All landscaping shall consist of native plants as identified in the "Salt Lake City Plant List and Hydrozone Schedule" on file with the planning division. 2. All required front, corner side, side, and rear yards shall be maintained as landscape yards 3. Trees are required along all property lines in the following yards: <ol style="list-style-type: none"> a. Front and Corner Side Yards: One tree for every 30 linear feet of lot frontage. Trees may be spaced irregularly or clustered to form a natural grouping. b. Interior Side and Rear Yards: One tree is required for every 30 linear feet of yard length.

		<p>Trees may be spaced irregularly or clustered to form a natural grouping.</p> <p>c. Interior Side and Rear Yards When Abutting a Residential Use: One tree is required for every 15 linear feet of the property line abutting the residential use. The zoning administrator may approve alternate planting locations for required trees to allow for clustering under the following conditions:</p> <ol style="list-style-type: none"> (1) No trees may be removed from any areas abutting or within 30 feet of a primary residential use; and (2) The total number of required trees may not be reduced.
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Design Standards

While the AG-2 district is not subject to additional design standards, M-1A requires adherence to certain standards (found in [Chapter 21A.28.040.H](#)). The table below summarizes what is required in this district.

Parameter	M-1A (proposed)
Max Building Façade Length along 2200 West	The maximum building façade length along 2200 West is limited to 250 feet. The maximum building façade length may be increased per Subsection 21A.28.040
Blank Walls	The maximum length of any blank wall uninterrupted by windows, doors, art, or architectural detailing along any ground-level street-facing facade is 25'. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to comply with this standard. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").
Building Materials	To mitigate the contrast of the built and natural environment, the following building materials are permitted: brick, natural stone, wood, and painted, tinted, or textured concrete. Stucco, including EIFS, is limited to architectural detailing surfaces and articulation. Exterior plastic vinyl siding or any reflective or polished materials are prohibited. Other materials not specifically mentioned may be permitted, on a case-by-case basis, with approval from the planning director, provided they meet the intent to mitigate the contrast and impact of the materials on the natural environment. Windows and doors are not subject to the building material restrictions.
Roofs	Light reflective roofing material with a minimum solar reflective index (SRI) of 82 shall be used for all roofs.
Glass	For any building elevation with more than 10% glass, a minimum of 90% of all glass shall be treated with applied films, coatings, tints, exterior screens, netting, fritting, frosted glass, or other means to reduce the number of birds that may collide with the glazing. Any treatment must create a grid pattern that is equal to or smaller than 2 inches wide by 4 inches tall. Mirrored or highly reflective glass is prohibited.
Lighting	<ol style="list-style-type: none"> a. All lighting, including lighting on buildings, parking areas, and signs shall be shielded to direct light down and away from the edges of the property to eliminate glare or light encroaching onto adjacent properties and have cutoffs so that no light is emitted and/or reflected above the horizontal plane of the fixture. When a light manufacturer provides a BUG rating, the upright rating (U) shall equal zero (0).

	<ul style="list-style-type: none"> b. Uplighting and event searchlights are prohibited. c. Total site illumination shall not exceed 100,000 lumens per net acre. d. Outdoor lighting shall be a color temperature of 3,000 Kelvin or less.
Fencing	<p>Fencing: To minimize impacts on wildlife, fences shall have a visually open design with at least 50% of the fence open for the continuous length of the fence. Fencing that is less than 50% open is permitted when solid screening is otherwise required by this title.</p> <ul style="list-style-type: none"> a. Prohibited Decorative Features: <ul style="list-style-type: none"> (1) Pointed extensions at the top of fences are prohibited to prevent injury to wildlife attempting to traverse the fence. (2) Woven wire fencing and incorporating loose wires that may entangle animals is prohibited to avoid harm to wildlife. (3) Hollow fence posts that are open at the top, where birds or other small animals may become entrapped, are prohibited. All fence posts must be solid or have caps securely attached.
Stormwater Management	<ul style="list-style-type: none"> a. This subsection shall be enforced by the Salt Lake City Public Utilities Department. b. Drainage: Site stormwater shall be collected on site and routed to the public storm drain system or gutter. Stormwater may not discharge across property lines or across public sidewalks without legal authorization to do so. A technical drainage study is required for the development of all lots detailing compliance with the requirements of this section to be reviewed with any site development or building permit. c. Stormwater Quality: Stormwater treatment is required prior to discharge to the public storm drain. Sites shall utilize stormwater best management practices (BMP's) to remove solids, oils, and other pollutants. Green infrastructure should be used whenever possible. Options for green infrastructure and low impact development include bioretention systems, harvest/reuse, permeable surfaces, green roofs, and site design. d. Retention: Retention of the 80th percentile storm is required for all new and redevelopment projects greater than 1 acre. e. Detention: Detention shall be provided to ensure stormwater discharge does not exceed 0.2 cfs per acre, or less, to match pre-development flows, as identified in the area stormwater master plan. Detention systems shall be designed using the 100-year 3-hour storm using the Farmer-Fletcher rainfall distribution.

Uses

The following is a list of permitted and conditional uses. Those that are unique to each district are in **bold**. Uses marked with a (C) are conditional within their respective districts.

AG-2 (existing)	M-1A (proposed)
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	Accessory use, except those that are otherwise specifically regulated elsewhere in this title
Agricultural Use	Agricultural Use
Animal: Kennel on lots of 5 acres or larger	Alcohol: Bar Establishment (C)
Animal: Pet cemetery	Alcohol: Brewpub (C)
Animal: Stable (private or public)	Alcohol: Distillery (C)
Antenna, communication tower	Alcohol: Tavern (C)
Cannabis production establishment	Alcohol: Winery (C)
Community garden	Ambulance services (indoor and/or outdoor)
Dwelling: Accessory Unit	Animal: Cremation Service
Dwelling: Group home (small)	Animal: Pet Cemetery
Dwelling: Manufactured home	Animal: Stockyard (C)
Dwelling: Single-family (detached)	Animal: Veterinary Office
Dwelling: Home occupation	Antenna, communication tower
Large wind energy system (C)	Antenna, communication tower, exceeding the maximum building height (C)
Municipal service uses, including City utility uses and police and fire stations	Artisan food production
Open space	Bakery, commercial
Park	Bio-medical facility
Urban farm	Blacksmith shop
Utility, building or structure	Brewery
	Building materials distribution
	Bus line station/terminal
	Bus line yard and repair facility
	Cannabis production establishment
	Commercial food preparation
	Community garden
	Contractor's yard/office (C)
	Crematorium (C)
	Data center
	Daycare center, adult
	Daycare center, child
	Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1

	acre in size or larger and is accessory to a principal use allowed by the zoning district
	Equipment, heavy (rental, sales, service)
	Equipment rental (indoor and/or outdoor)
	Financial institution with or without drive-through facility
	Food processing
	Gas station (C)
	Grain elevator (C)
	Greenhouse
	Home Occupation
	Hotel/motel
	Impound lot
	Industrial assembly
	Laboratory, medical related
	Light manufacturing
	Limousine service
	Mobile food business (operation in the public right-of-way)
	Mobile food business (operation on private property)
	Municipal services uses, including City utility uses and police and fire stations
	Office
	Open space
	Park
	Parking: Commercial
	Parking: Off Site
	Parking: Park and ride lot shared with existing use
	Pharmacy with or without drive-through facility
	Printing plant (C)
	Radio, television station
	Recreation (indoor, outdoor)
	Recycling: Collection station
	Recycling: Processing center (indoor) (C)
	Research and development facility
	Restaurant with or without drive-through facilities

	Retail (goods or services) with or without drive-through facility
	School: Professional and vocational (with outdoor activities)
	School: Professional and vocational (without outdoor activities)
	School: Seminary and religious institute
	Short term rental
	Small brewery
	Solar array
	Storage and display (outdoor)
	Storage, public (outdoor)
	Storage, self
	Studio, motion picture
	Taxicab facility
	Technology facility
	Tire distribution retail/wholesale
	Urban farm
	Utility: Building or structure
	Utility: Solid waste transfer station (C)
	Vehicle: Automobile and truck repair
	Vehicle: Automobile and truck sales and rental (including large truck)
	Vehicle: Automobile part sales
	Vehicle: Automobile salvage and recycling (indoor)
	Vehicle: Recreational vehicle (RV) sales and service (C)
	Vehicle: Truck repair (large)
	Vending cart, private property
	Warehouse
	Welding shop
	Wholesale distribution
	Woodworking mill

PURPOSE STATEMENTS

AG-2: Agricultural District

Purpose Statement: 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.

M-1A: Northpoint Light Industrial Zoning District

Purpose Statement: The purpose of the Northpoint District is to protect sensitive lands and wildlife habitat surrounding the Great Salt Lake shore lands and the Jordan River while providing an environment for light industrial, office, and research uses that produce minimal impact on adjacent residential and agricultural properties. This district is appropriate within the Northpoint Small Area Plan boundaries and other areas with similar attributes. The district promotes a high standard of building design quality, open space preservation, and protection of sensitive lands and waterways.

ATTACHMENT E: General Plan Policies

The tables below contain language from several adopted plans that apply to this proposal. Each table also briefly discusses how the language may apply to the proposal and whether the proposed zoning amendment is consistent with the adopted policy.

In general, the proposed rezone from AG-2 to M-1A is supported by the various adopted plans.

Plan Salt Lake (2015)		
Policy or Objective	Status	Discussion
Pg 39 – ECONOMY		
<i>"Support the growth of the industrial areas of the City"</i>	Consistent	The site area has been identified in the Northpoint Small Area Plan as suitable for industrial development. Rezoning this site to allow more commercial use types will help support this goal.
Pg 27 – NATURAL ENVIRONMENT		
<i>"We will strive to protect and restore critical wildlife habitat, sensitive natural lands, and open space."</i>	Neutral/Consistent	While this proposal will allow future development on a site that is currently largely open space, the community benefit proposal ensures it does it in a way that is sensitive to existing wildlife and natural lands. The proposal also helps to restore critical wildlife habitat by removing invasive trees and replacing them with native ones.
Pg 38 - ECONOMY		
<i>" A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive."</i>	Consistent	The conversion of the site to M1-A allows for the continued growth of the industrial sector of Salt Lake City’s economy. It would allow business types that do not exist or are not prevalent in other commercial areas of the city.

Northpoint Small Area Plan (2023)		
Policy or Objective	Status	Discussion
Pg 7 – PLAN CONTEXT AND PURPOSE		
<i>"Identify appropriate future land use and development characteristics for the area that can coexist with the wildlife habitat and natural environment of the Great Salt Lake, and the operations of the Salt Lake City International Airport."</i>	Neutral/Consistent	The community benefit proposal includes providing wildlife-friendly fencing and landscaping that enhances the natural environment to ensure the future use of the site can coexist with the existing character of the area.
Pg 16 – NORTHPOINT VISION MAP		
<i>Land Use Map designation</i>	Consistent	According to the vision map, the subject properties fall within the area designated as ‘Transitional’. The purpose of this designation is to mitigate the impacts of light industrial development on residential and agricultural

		properties. New development is anticipated to be primarily light industrial with a focus on manufacturing land uses. Additionally, 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.
Pg 22 – DESIGN STANDARDS		
<i>“Landscaping shall consist of native, adaptive, and drought-tolerant plantings.”</i>	Consistent	The proposed community benefit includes removing an invasive tree species (Russian Olive Trees) that has taken over the properties and replacing them with native plantings (Rocky Mountain Junipers) that are drought tolerant and water efficient.
Pg 25 – STANDARDS FOR TRANSITIONAL AREAS		
<i>“Noise impacts from industrial development shall be mitigated by absorption, barriers, and/or damping”</i>	Consistent	Largely in response to community concerns, the applicant is proposing to provide a 6-foot privacy fence and dense, native plantings to serve as a sound wall between the future industrial development and existing residential uses.

ATTACHMENT F: Analysis of Relevant Standards

Zoning Map Amendment

21A.50.050: A decision to amend the text of this title of 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:

1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Finding: Complies

Discussion: The proposed amendment is consistent with and helps implement adopted City goals and objectives. [Key Considerations 1](#) and [Attachment E](#) provides a full analysis of relevant standards and objectives in the City’s adopted planning documents.

The proposed rezone aligns with initiatives found in the relevant adopted neighborhood and city-wide plans. Initiatives in Salt Lake City’s general plan, Plan Salt Lake (2015) call for supporting the growth of industry, commerce and industrial areas of the City, while protecting and restoring critical wildlife habitat and sensitive natural lands.

The Northpoint Small Area Plan (2023) calls for an expansion of industrially zoned land subject to design and landscaping standards that mitigate impacts on residential development, wildlife, and native vegetation.

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

Finding: Complies

Discussion: The proposed amendment generally meets the intent of applicable purpose statements within the zoning ordinance. Applicable purpose statements from the zoning ordinance are listed and discussed below

General Purpose and Intent of the Salt Lake City Zoning Ordinance

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:

- A. *Lessen congestion in the streets or roads;*
- B. *Secure safety from fire and other dangers;*
- C. *Provide adequate light and air;*
- D. *Classify land uses and distribute land development and utilization;*
- E. *Protect the tax base;*
- F. *Secure economy in governmental expenditures;*
- G. *Foster the city's industrial, business, and residential development; and*
- H. *Protect the environment.*

While many aspects of the general purpose statement appear to be neutral to the change, at least three points support it:

A. *Lessen congestion in the streets or roads* – the applicant will provide alternate access to the future site in order to avoid adding congestion to 2670 N

G. *Foster the city’s industrial, business, and residential development* – the proposal will allow for expansion of the city’s industrial and business development

H. Protect the environment – the applicant will follow standards for transitional areas outlined in the Northpoint Small Area plan to mitigate development impacts on the natural landscape and will add native vegetation to the site to promote critical wildlife habitat

Purpose of the Current and Proposed Zoning Districts

AG-2 Agricultural District:

Purpose Statement: 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.

M-1A Northpoint Light Industrial Zoning District

Purpose Statement: The purpose of the Northpoint District is to protect sensitive lands and wildlife habitat surrounding the Great Salt Lake shore lands and the Jordan River while providing an environment for light industrial, office, and research uses that produce minimal impact on adjacent residential and agricultural properties. This district is appropriate within the Northpoint Small Area Plan boundaries and other areas with similar attributes. The district promotes a high standard of building design quality, open space preservation, and protection of sensitive lands and waterways.

As discussed in other sections of this report, both districts support minimizing conflicts between different land uses. While the M-1A district allows many more commercial and industrial uses than are permitted in AG-2, it is also subject to more strict landscaping and buffer standards to ensure future development is compatible with the Northpoint Area.

General Purpose of the Zoning Amendments Process

The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

The Northpoint Area Plan was adopted in 2023 and includes provisions that call for transitioning the property and its vicinity from its current agricultural and residential character to light industrial and commercial uses. The requested zoning district, the M-1A Northpoint Light Industrial Zoning District, was specifically designed for this transition plan. The proposed rezone is in line with these policies and therefore does more than simply confer special privileges to the applicant.

3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property;

Finding: Complies

Discussion: The proposed zoning amendment would affect nearby properties due to changes in allowed uses and the potential increase in noise and traffic. However, the applicant has proposed site development requirements intended to mitigate potential impacts from future development.

While the subject site under the M-1A zoning designation could be developed with many land uses not currently permitted in AG-2, it would be subject to increased buffering and landscaping standards to minimize impacts on nearby properties. In addition, the applicant has proposed increased measures not required by the code to mitigate possible negative externalities.

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

Discussion: The proposed map amendment is consistent with the overlaying AFPP Airport Flight Path Overlay District. The future development will be subject to the standards of the AFPP district.

5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and

fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
Finding: Complies
Discussion: Staff from the Department of Public Utilities have noted that the property owner will be responsible for any upgrades to public facilities that may be required to develop the site. Public Utilities have specifically noted that the area lacks sewer capacity and that the applicant will need to expand sewer infrastructure to support any new development. See Attachment H for the full comments from staff.
6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements;
Finding: Complies
Discussion: The applicant will need to provide alternate access to the site as the current access road is not adequate to support emergency services or increased traffic. The future site, once developed, will not have access to 2670 N.
7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle;
Finding: Not Applicable
Discussion: The site is not intended for residential development. There are scarce amenities in the vicinity of the site, and personal vehicles are the only reliable transportation option. For this reason, the site is poorly suited to increased residential development.
8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment;
Finding: Complies
Discussion: There are no anticipated impacts to public safety.
9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;
Finding: Complies
Discussion: No residents would be displaced as a result of the proposed zoning change. Two of the three lots on the site are currently undeveloped and used as irrigated pastureland. The existing house fronting 2200 W will be demolished, but no residents will be displaced, as the previous residents were the owners of the home and sold the lot to the applicant, and moved of their own accord so the requirements for tenant displacement and demolished units found in sections 21A.50.050.D & E do not apply.
10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;
Finding: Not Applicable
Discussion: There are no businesses located within the boundary of the proposed amendment.
11. The community benefits that would result from the proposed map amendment as identified in Section 21A.50.050.C;
Finding: Complies
Discussion: Staff finds that the proposed community benefit to prohibit access to 2670 N and to provide additional sound wall and landscaping measures to mitigate negative externalities on nearby properties sufficiently reflects the scale and the intent of the proposed rezone. Please review staff's analysis of the Community Benefit Standards below.

Community Benefit Standards

21A.50.050.C: Each petition for a zoning amendment that is initiated by a private property owner shall identify a community benefit(s) provided by the proposal that would not otherwise be provided without the amendment as provided for in this section.

Type of Community Benefit

1. **The proposed community benefit(s) shall be within any of the following categories:**
 - a. Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase;
 - b. Providing commercial space for local businesses or charitable organizations;
 - c. Providing a dedication of public open space;
 - d. Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands;
 - e. Preserving historic structures not otherwise protected;
 - f. Expanding public infrastructure that expands capacity for future development.

Finding/Discussion: While the proposed community benefit does not fit neatly into any of the above-listed categories, staff finds that the proposed benefit is tailored to the unique context of the subject site and directly addresses community concerns. Staff finds the proposed benefit to be appropriate and proportional to the requested zoning map amendment.

Community Benefit Standards

21A.50.050.C.2: The proposed community benefit may be evaluated based on the following, if applicable:

a. For proposals that are intended to increase the housing supply, the level of affordability of the additional density that may be allowed if the proposal were to be adopted;
Finding: This standard is not applicable to the proposed community benefit.
b. The percentage of space allocated to commercial use compared to the total ground floor area that could be developed on the site;
Finding: This standard is not applicable to the proposed community benefit.
c. The size of the public open space compared to the total developable area of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;
Finding: This standard is not applicable to the proposed community benefit.
d. The relative size and environmental value of any land that is to be dedicated;
Finding: This standard is not applicable to the proposed community benefit
e. The historic significance of the structures proposed to be preserved;
Finding: This standard is not applicable to the proposed community benefit
f. The amount of development that could be accommodated due to the increase in public infrastructure capacity compared to the general need for the area;
Finding: The proposed benefit does not meet this standard
Discussion: Any necessary public infrastructure improvements will only be made to support future development on the subject site and will not expand capacity for further development outside the site.
g. The input received related to the community benefit during the 45-day engagement period;
Finding: The applicant adjusted the request in response to public feedback received.

Discussion: Community members brought up several concerns related to additional traffic and negative impacts on nearby residents due to developing the subject site. The applicant tailored the proposed community benefit to address concerns.

h. Policies in the general plan that support the proposed community benefit;

Finding: Adopted plans support the proposed community benefit.

Discussion: As discussed earlier in the report, the proposed rezone aligns with the vision outlined in the Northpoint Small Area Plan and is supported by the general plan's initiatives and goals.

ATTACHMENT G: 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:

- January 22, 2026 – The Downtown Community Council was sent the 45 day required notice for recognized community organizations. The council did not provide comments.
- January 22, 2026 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- January 2026 - March 2026 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- April 10, 2026
 - Public hearing notice sign posted on the property
- April 11, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Planning staff received several comments expressing concerns about the proposed zoning map amendment. The overall sentiment expressed was that a rezone to a light industrial designation is not ideal for the properties in question. Community members also cited specific concerns and requests to mitigate impacts, should the rezone move forward.

Many neighbors also specifically called out that it would be inappropriate for the private road at 2670 N to be used to access any new development on the subject properties.

After reviewing public comments and working with staff, the applicant agreed to revise the proposal to address concerns with community benefits that would ensure that any impacts of future development on the existing neighborhood will be thoughtfully addressed and mitigated.

All public comments received are included in this attachment.

Barlow, Aaron

From: Brittney Souther [REDACTED] >
Sent: Monday, January 26, 2026 4:19 PM
To: Barlow, Aaron; Seeley, Alicia
Subject: (EXTERNAL) Opposition to Proposed M1 Rezoning Near 2200 West

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Planning Team,

I live on 2200 West and am writing to express my strong opposition to the proposed rezoning of properties surrounding my home to M-1A (Petition Numbers PLNPCM2025-01029 & PLNPCM2025-01205).

Warehousing and industrial development are already rapidly expanding in our area, and many of the existing warehouse buildings have sat vacant for years, clearly marked with "For Lease" signs. This does not indicate a shortage of industrial/commercial space. We are not facing a warehouse crisis.

What we are facing is a housing crisis.

The proposed M1 rezoning directly borders established residential streets, with homes lining both streets adjacent to the listed properties. Many of the residents in this area have lived here for decades, and some families have been part of this neighborhood for multiple generations. Rezoning these properties for industrial use puts long-time residents at risk of being pushed out and fundamentally changes the character of a neighborhood that has already absorbed significant development pressure.

At this time, the only rezoning I would support for these properties would be residential zoning that aligns with the surrounding community and prioritizes housing needs over additional vacant industrial space. The city should be focused on preserving neighborhoods, supporting residents, and responding to the very real demand for housing—not accelerating industrial expansion where it is neither needed nor appropriate.

I urge the planning department to consider the lived reality of the people who already call this area home and to reject the proposed M1 rezoning.

Thank you for your time and consideration.

Sincerely,
Brittney Souther

Barlow, Aaron

From: R [REDACTED] >
Sent: Tuesday, January 27, 2026 12:10 PM
To: Barlow, Aaron; Seeley, Alicia; [REDACTED]
Subject: (EXTERNAL) Add to email list.

Follow Up Flag: Follow up
Flag Status: Completed

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Hollo,

I'm one of the residents located in the North Point area and was wondering if I could be included in your email and U.S.mailer contact list please.

Thank you.

Richard Webb

[REDACTED]

[REDACTED]

Thanks again.

Barlow, Aaron

From: Seeley, Alicia
Sent: Wednesday, January 28, 2026 3:07 PM
To: Shawn Shields
Cc: Barlow, Aaron
Subject: Re: (EXTERNAL) Comment on rezoning of agricultural land

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon, Shawn

Thank you for taking the time to send in comments. They will be included in the staff report for planning staff and the planning commission's consideration.

Respectfully,



ALICIA SEELEY | *(She/Her/Hers)*
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
WWW.SLC.GOV

From: Shawn Shields <[REDACTED]>
Sent: Wednesday, January 28, 2026 12:17 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) Comment on rezoning of agricultural land

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When I go up to the mountains and look down on our city I see something beautiful. Trees, vegetation and well kept land. Ive lived in other major cities like LA, Las Vegas, San Diego. It's all curbs and dumpsters. All the land is developed as far as the eye can see. People move here and continue to live here because of the way we keep it. Do we want to keep having to move to the outskirts of an ever widening area for the country feeling? Im sure there are light industrial areas that exist already. It may not be the cost effective option. Whats the price of the soul of our land? There isnt one. Its priceless. Lets keep it that way.

Barlow, Aaron

From: Bobby Taylor <[REDACTED]>
Sent: Wednesday, February 4, 2026 5:49 PM
To: Barlow, Aaron; Seeley, Alicia
Subject: (EXTERNAL) AG-2 to M1 A Rezone

Follow Up Flag: Follow up
Flag Status: Completed

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I am a resident at [REDACTED] I live directly north of the proposed rezone by petitions PLNPCM2025-01029 and PLNPCM2025 01205. We live on a private road that we each own to the middle of said dead end road at 2670N. As such we are insisting on a noise barrier wall on the north and east side of the property with NO access at all to the property from our private dead and road. All access must be accomplished via the parcel purchased from the Thompson family.

Thank you for your time.

Robert Taylor

Barlow, Aaron

From: Allison Musser <[REDACTED]@[REDACTED].com>
Sent: Monday, February 9, 2026 8:24 PM
To: Barlow, Aaron; Seeley, Alicia
Subject: (EXTERNAL) Opposition to Rezoning Request – Northpoint Area (PLNPCM2026-01029)

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Salt Lake City Planning Division,

My name is Allison Musser, and I am a resident of the Northpoint community living on 2670 N. I am writing to express opposition to the proposed rezoning associated with Case PLNPCM2026-01029. I request that you please confirm receipt of this email.

Many residents, including myself, opposed the Northpoint Small Area Plan's Transitional designation of land during the planning process and requested that the land remain AG-2. The Transitional designation was not a reflection of community support for industrial rezoning, but a designation required by the city that continues to raise significant concern as it benefits industry over community. According to the Plan, the Transitional areas are intended to buffer existing residential and agricultural uses from industrial impacts — not to accelerate their removal. Advancing an M-1 rezoning at this time undermines the Plan's stated intent and places existing homes at risk.

Additionally, rezoning land currently occupied by housing in an established community to M-1 light industrial during an ongoing housing crisis is fundamentally misaligned with the City's housing goals. Removing and destabilizing existing homes does not meaningfully address housing demand, particularly given the extensive amount of existing and planned warehouse and light industrial space already available in Salt Lake County, with over 16 million square feet currently available for lease or sale.

If, despite these concerns, the rezoning is allowed to move forward, strict conditions must be imposed. There must be no construction or permanent access to the site via 2670 North. This is a private residential road that lacks the infrastructure to support commercial or industrial traffic and has already been used unlawfully for heavy construction hauling, resulting in infrastructure failures.

- At a minimum, all access from 2670 North should be prohibited and the applicant should be required to construct a security wall preventing any vehicular or pedestrian access to the site from 2670 North. This barrier should be fully constructed and inspected prior to the commencement of any other site work or construction activities to ensure that no access is possible at any stage of development as recent unauthorized use of the road has resulted in two water line breaks.
- In addition, more stringent noise restrictions should be imposed to protect nearby residents from construction and operational impacts. The applicant should be prohibited from conducting night-

time work or activities, including the use of bright security or work lighting, as similar practices at surrounding sites have resulted in lights shining into residential windows throughout the night and significant disruption to residents' quality of life.

For these reasons, I respectfully urge the Planning Division to recommend denial of the proposed rezoning and retain the AG-2 designation. If the application proceeds, enforceable access, infrastructure, and quality of life protections must be required to safeguard the existing community.

Thank you for your time and consideration.

Sincerely,
Allison Musser

(EXTERNAL) Public input for zoning map amendment. Petition numbers PLNPCM2025-01029 & PLNPCM2025-01205

From Angela Taylor <[REDACTED]>

Date Fri 3/6/2026 12:35 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Planning committee members Aaron Barlow and Alicia Seeley,

I am submitting my input as a neighbor to the rezoning of land by applicant Dustin Kuttler. This is for petition numbers PLNPCM2025-01029 and PLNPCM2025-01205. The location of the parcels are 2620 N 2200 W, 2075 W 2670 N, and 2025 W 2670 N.

No access to the property from 2670 North:

I am a resident that lives on the private road of 2670 N. My first recommendation is that this rezoned property should NOT have access from the private road of 2670 N. This road is small and maintained by the residents that live on it. We do not want more traffic, especially large trucks, campers, etc.. as they destroy the road and the shoulder. We already have an unauthorized zoned company "resident" that is running a landscaping business from the house at the end of the road. Their trucks have caused damage to the road, the trees that line it and recently to city water pipes buried in the shoulder of the road. We cannot have more traffic than what is necessary to access our homes.

Privacy wall and tree clusters required:

The area up for rezone is bordered by single family homes. We will miss the farmer's open field and the wildlife that frequented the area of this AG rezoning. The applicant plans to use the space as a storage area for trailers, campers, etc..A privacy wall should be put in place to help give the neighbors privacy and a sound barrier to the many visitors that will be accessing this site. I would also hope that they will preserve a lot of the existing mature trees. They should replace any tree that they cut down and plant tree clusters for privacy as well.

Construction/operation hours curfew required:

The neighborhood is still primarily single family homes, the city has approved intermixed M1 warehouses throughout. There should be special consideration to the home owners and curfews should be implemented and strictly enforced. There is a M1 warehouse going up behind my property currently, they have been working with very bright lights as early as 5 AM to as late as after 11 PM. Normal business hours should be enforced for sound and lights. That should be a requirement for any business housed in a neighborhood.

White noise backup alarms should be required:

As I type this, I am listening to the never ending sound of the beeping construction trucks that are 300+ feet away from my property. I work from home and hear it all day long. Again, special consideration should be mandatory for these M1 warehouses to reduce their noise and disruption to the neighbors as much as possible. White noise back-up alarms are still effective to those that need to hear it. These alarms should be required for both the construction phase and day to day operations.

Thank you for your consideration. We were told by city counsel that this unique zoning would be considerate to the neighborhood; so far, I haven't experienced anything different than noisy construction any time of the day or night.

I would very much appreciate it if you would implement my suggestions.

Thank you,

Angela Taylor

From: Weston Taylor <[REDACTED]>

Sent: Friday, March 6, 2026 2:28 PM

To: Barlow, Aaron <aaron.barlow@slc.gov>; Seeley, Alicia <alicia.seeley@slc.gov>

Subject: (EXTERNAL) Zoning map amendment [2620 N 2200 W](#), 2075 W 2670 N, 2025 W 2670 N

You don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello planning committee members,

I strongly oppose the rezoning of this property at 2025 W, 2075 W and 2670 N. I love watching these fields for wildlife. A group of deer live in the trees and come out almost nightly. Over the years they have grown to trust me and come close while I am watching them. I have also seen fox, pheasants, all kinds of birds, cats, and an occasional skunk. It brings me so much joy to have wildlife around my home. I often pick up trash in the field so animals don't try to eat it.

I would miss the fields so much, but if they have to be developed, I would suggest:

- Absolutely no access for traffic on 2670 North. This is a private road.
- Lots of trees for privacy and for the birds/squirrels to continue living here.
- A privacy wall to be built. I'd rather not have visual reminders of what the beautiful field has become.
- Noise reduction with white-noise reverse alarms for all the trucks. The construction has become very loud. Anything to reduce that would be helpful.

Thank you for your consideration and support.

Sincerely,

Weston Taylor

ATTACHMENT H: 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 - Scott.Weiler@slc.gov

No Comments

Transportation: Jena Carver – Jena.Carver@slc.gov

2670 N is a private drive. Transportation has no plans or need to make this road public.

Fire: Doug Bateman - Douglas.Bateman@slc.gov

2/2/2026 - Fire comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Applicant shall contact this office with any questions or concerns.

No comments related to the Zoning Map Amendment

*Additional comments may arise with future development or building permit application. One item of note for applicant - see IFC appendix D for site access requirements for buildings greater than 124,000 square feet. Other items to consider are fire access roads, site access, building heights and aerial access requirements, hydrant fire flows, maximum spacing and locations.

Public Utilities: Kristeen Beitel - Kristeen.Beitel@slc.gov

Please note that no new public utilities would be run for this development, unless public roadways are dedicated to the City. In that case (new public roadways), public utilities will be required in public roadways. Otherwise, private utility services will be run from the existing water and sewer mains in 2200 West.

Please note that there is a known sewer capacity issue in this area. The following notes must be included on any subdivision plat. These notes also detail how sewer capacity will be addressed for any development on these lots.

1. The public lift station serving this subdivision was designed for flows of 1.6 gpm/acre. Deviations from this design flow will be analyzed per Note 4 below.
2. Infrastructure reimbursement will be due at the time of permitting for any site development or building construction, per infrastructure agreements with the City.
3. Until downstream sewer improvements are completed, sewer capacity is not guaranteed for the lots in this subdivision.
4. Peak sewer demand will be analyzed during building permit review for each building permit in the subdivision, including tenant improvements. If additional capacity is required in the public sewer system, then building permit will not be issued until offsite improvements are designed, approved, and covered by an agreement and bond with the property owner to install the improvements concurrent with the building permit. Downstream sewer improvements may include lift station upgrades and sewer main upsizing. Certificate of Occupancy will not be issued until all offsite improvements necessary to support the peak sewer demand are completed and commissioned.

Any development on these lots must meet all SLCDPU requirements, including any necessary offsite improvements.

Building Code: Steven Collett – Steven.Collett@slc.gov

2/5/2026: No specific building code comments in regard to the proposed Zoning amendment.

All future construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Existing structures on adjacent parcels shall not be made less complying to the construction codes because of the development and/or construction.

Any building code corrective action comments will be posted under the building permit application review.

Urban Forestry: Rick Nelson – Rick.Nelson@slc.gov

4/3/2026: As long as the rezone does not change the street tree planting requirement, then Urban Forestry does not have any concerns with this proposal. There are no city inventoried trees in the area. We have very limited authority over private property trees. It is true that the mass majority of trees in the area are Russian Olive and it is true that it is an invasive species. We would not be bothered by the removal of that species, but if there are other tree species mixed in I would discourage clear cutting everything.