



MOTION SHEET

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet
Policy Analyst

DATE: August 18, 2020

RE: Rezone: 5525 and 5575 W 1730 S
CG to M-1
PLNPCM2019-00726

Two public hearings were noticed for this petition. The first one was held on August 11. The second public hearing is scheduled for August 18. The Council may consider taking action the night of the second public hearing.

MOTION 1

I move the Council close the public hearing and adopt an ordinance rezoning the properties 5525 and 5575 W 1730 S to M-1 Light Manufacturing.

MOTION 2

I move that the Council continue the public hearing to a future council meeting.

MOTION 3

I move that the Council close the public hearing and reject the ordinance.





COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet, Policy Analyst

DATE: August 18, 2020

**RE: Rezone: 5525 and 5575 W 1730 S
CG to M-1
PLNPCM2019-00726**

PROJECT TIMELINE:

Briefing: July 7, 2019
Set Date: July 7, 2019
Public Hearing 1: August 11, 2019
Public Hearing 2: August 18, 2019
Potential Action: August 18, 2019

PUBLIC HEARING SUMMARY

No one spoke during the August 11 public hearing.

The Council noted a second public hearing is scheduled for August 18 and that the Council may consider taking action that same night.

The following information was provided for the August 11 public hearing. It is provided again for background purposes.

WORK SESSION SUMMARY

The Council did not raise any significant questions or concerns about the proposed rezone during the work session briefing.

Two public hearings have been scheduled for this item: August 11 and 18, 2020. The Council may consider taking action on the night of the second public hearing if it chooses.

The following information was proved for the July 7 work session briefing. It is provided again for background purposes.

ISSUE AT-A-GLANCE

The Council will be briefed about an ordinance that would amend the zoning for the properties located at 5525 and 5575 West 1730 South from CG General Commercial to M-1 Light Manufacturing. The properties are already developed with two identical industrial buildings and currently occupied by multiple tenants. The applicant has no plans to redevelop the site but would like to allow additional land uses and eliminate maximum off-street parking with the proposed zoning designation.

Notice of the project was provided to the community council and planning staff was not asked to present on the project at their meeting. Notices were sent for the open house and planning commission public hearing. No public comments were received prior to the planning commission public hearing and no one spoke during the public hearing.

The Planning Commission forwarded a positive recommendation to the Council.

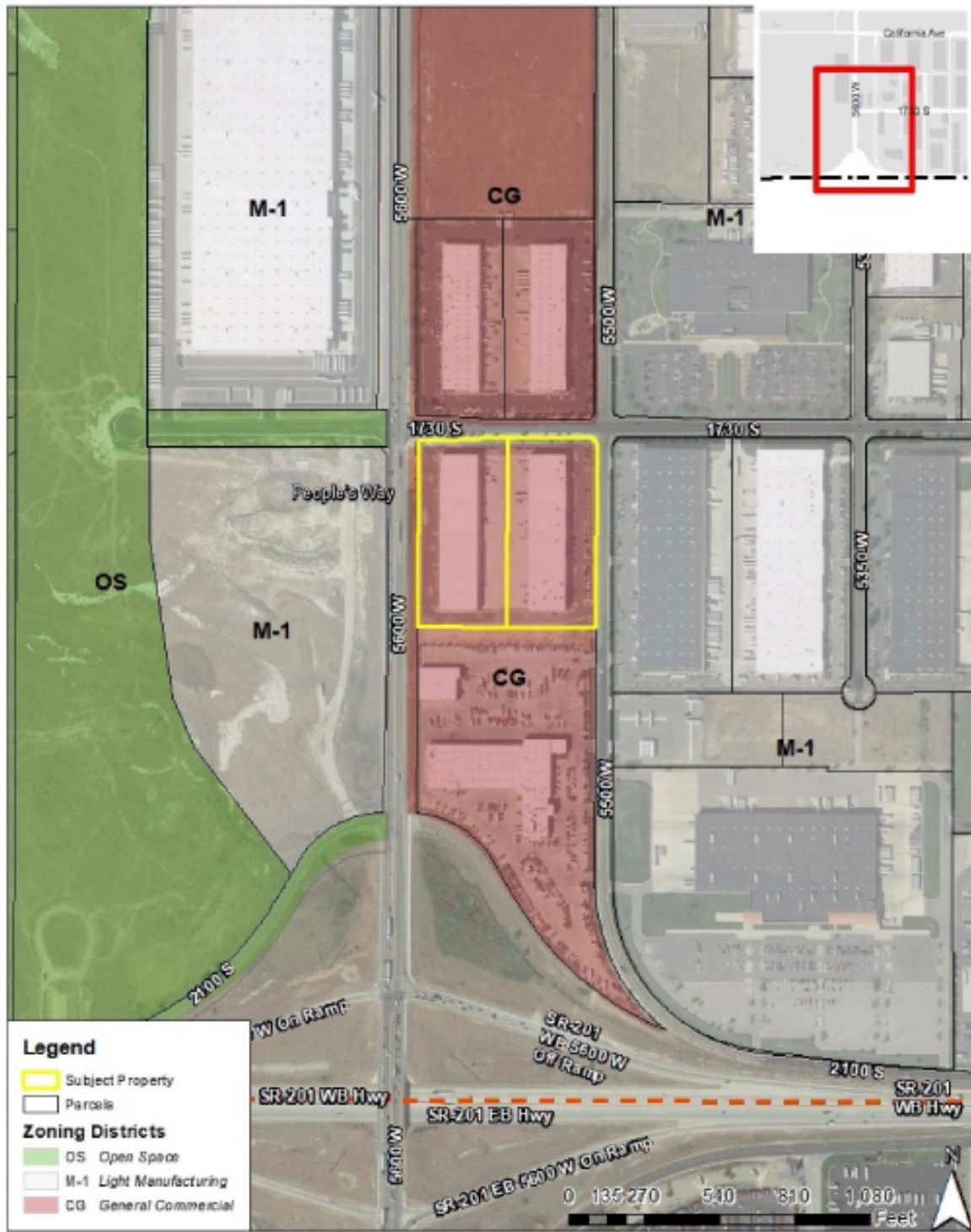
POLICY QUESTIONS

Changing the zoning to M-1 would remove the maximum parking allowance from the properties.

- Does the council support changing the zoning to allow more off-street parking on these parcels?

Vicinity Map

From Attachment A of the Planning Commission staff report



ADDITIONAL INFORMATION

The applicant noted they are seeking a rezone to M-1 primarily to have more permitted uses and to eliminate the maximum off street parking allowance.

There are several permitted uses in the M-1 zone which they find desirable such as: bottling plant, food processing, light manufacturing, printing plant and tire distribution retail/wholesale. Additionally, they noted some businesses have had to located somewhere else because the maximum off-street parking standard would not allow them to have enough parking stalls for employees.

Attachment E of the planning commission staff report outlines the existing conditions and development standards for the CG an M-1 zoning districts. It shows a side by side comparison of the permitted uses for each zone.

Key Issues

The planning commission staff report outlines two key issues. A brief summary of those issues is provided below. Please see pages 2-5 of the Planning Commission staff report for full analysis.

Consideration 1: Permitted land uses and characteristics of the area

- This area of the city located west of Interstate 215 and south of Interstate 80 is predominately zoned and used as manufacturing and heavy commercial.
- The Northwest Quadrant master plan envisions that this area will continue to be light industrial and serve to support the growth of the city's industrial base.
- Properties along 5600 West are the only part of this area zoned CG, which has had the same zoning since 1995.
 - These properties never developed to form a commercial corridor in the area but has rather remained undeveloped or strengthened the industrial feel of the area with heavy commercial uses.
- The M-1 zoning district is intended for commercial and light manufacturing uses. Smaller commercial uses are permitted in order to support these more industrial uses.

Consideration 2: Maximum off-street parking

- Maximum off-street parking standards set the maximum number of parking spaces allowed on a property.
 - This requirement is intended to limit surface parking and drive pedestrian-oriented development.
 - It is an especially relevant policy in urban parts of the city, where transportation options are available, and automobiles may not be essential.
- Maximum parking allowance in the CG zoning district is equal to 25% greater than the minimum spaces required for the land use occupying the property.
- Properties zoned M-1 located west of Redwood Road do not have the same maximum parking limitation.
 - There is a minimum off-street parking requirement for these M-1 zoned properties but no maximum.
 - In 2015 a text amendment eliminated maximum parking allowances for M-1, M-2, and BP zoning districts west of Redwood Road.
 - The reasoning for the change was that these areas had few transportation options, were not well served by transit and had a high number of jobs.

- At that time, staff identified that the maximum parking requirement in this area was straining new development and having a negative impact on economic activities in this part of the city.
 - The text amendment did not include the CG zoned properties along 5600 West.
- In this area only the CG zoned properties have a required a maximum parking, the M-1 zoned properties are not subject to the maximum off-street parking standards.
 - This may defeat the purpose of limiting surface parking in the area and shows an inconsistency in the treatment of the properties located west of Redwood Road, which has not changed since the 2015 text amendment.



CITY COUNCIL TRANSMITTAL

Rachel Otto, Chief of Staff

Date Received: April 20, 2020

Date sent to Council: April 20, 2020

TO: Salt Lake City Council
Chris Wharton, Chair

DATE: Apr 17, 2020

FROM: Marcia L. White, Director Department of Community & Neighborhoods

SUBJECT: PLNPCM2019-00726 – Zoning Map Amendment at approximately 5525 and 5575 W 1730 S

STAFF CONTACT: Mayara Lima, Principal Planner, mayara.lima@slcgov.com, (801)535-7118

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Follow the recommendation of the Planning Commission to approve the proposed zoning map amendment.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Erik Eklund, representing the property owner, is requesting to rezone the properties at 5525 and 5575 W 1730 S from CG General Commercial to M-1 Light Manufacturing. The properties are developed with two identical industrial buildings currently occupied by multiple tenants. The applicant has no plans to redevelop the site but would like to allow additional land uses and eliminate maximum off-street parking with the proposed zoning designation.

The properties at 5525 and 5575 W 1730S were created and developed in 2015 as warehouse/office, which are permitted uses in the current zone as well as the proposed zone. The surrounding properties are zoned CG General Commercial, M-1 Light-Manufacturing and OS Open Space. Adjacent uses include office, truck sales and rental, warehouse, and wholesale distribution.

This area of the city located west of Interstate 215 and south of Interstate 80 is predominately zoned and used as manufacturing and heavy commercial. Properties along 5600 W are the only

part of this area zoned CG, which has had the same zoning since 1995. These properties never developed to form a commercial corridor in the area but has rather remained undeveloped or strengthened the industrial feel of the area with heavy commercial uses. The Northwest Quadrant master plan envisions that this area will continue to be light industrial and serve to support the growth of the city's industrial base. Thus, the proposed M-1 zoning district is appropriate for the location, consistent with the characteristics of the surrounding area and in line with the goals of the neighborhood master plan.

The M-1 would allow additional land uses on the subject properties that may already occur on surrounding properties and would eliminate maximum parking requirement. In the CG zoning district, the maximum parking allowance is equal to 25% greater than the minimum spaces required for the land use occupying the property. Properties zoned M-1 located west of Redwood Road do not have the same limitation because of a 2015 text amendment that found that the maximum parking requirement in this area was straining new development and having a negative impact on economic activities in this part of the city. The text amendment did not include the CG zoned properties along 5600 W.

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

PUBLIC PROCESS: Notice of the project and request for comments were sent to the Chair of the Glendale Community Council on December 12, 2019. An Open House was held at the Salt Lake City Library on January 16, 2020. A public hearing with the Planning Commission was held on February 26, 2020. No one from the public commented on the proposal. The Planning Commission discussed the request and voted to forward a positive recommendation to the City Council.

EXHIBITS:

- 1) Project Chronology
- 2) Notice of City Council Hearing
- 3) Planning Commission Record (February 26, 2020)
 - a) Hearing Notice
 - b) Staff Report
 - c) Agenda and Minutes
- 4) Public Comments
- 5) Original Petition
- 6) Mailing List

SALT LAKE CITY ORDINANCE
No. _____ of 2020

(Amending the zoning map pertaining to the parcels of properties located at 5575 and 5525 West 1730 South to rezone the parcels from CG General Commercial to M-1 Light Manufacturing)

An ordinance amending the zoning map pertaining to the parcels of properties located at 5575 and 5525 West 1730 South to rezone the parcels from CG General Commercial to M-1 Light Manufacturing pursuant to petition number PLNPCM2019-00726.

WHEREAS, Eric Eklund submitted an application to rezone the parcels of properties located at 5575 and 5525 West 1730 South from CG General Commercial to M-1 Light Manufacturing pursuant to petition number PLNPCM2019-00726; and

WHEREAS, at its February 26, 2020 meeting, the Salt Lake City Planning Commission held a public hearing and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on the application; and

WHEREAS, after a public hearing on this matter, the city council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the parcels located at 5575 and 5525 West 1730 South (Tax ID Nos. 14-13-301-012-0000 and 14-13-301-013-0000), more particularly described on Exhibit "A" attached hereto, are rezoned from CG General Commercial to M-1 Light Manufacturing.

SECTION 2. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this ____ day of _____, 2020.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2020

Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: **April 6, 2020**

By: 
Paul Nielson (April 6, 2020)
Paul Nielson, Senior City Attorney

Exhibit “A”

Legal description of the properties

Tax ID No. 14-13-301-012-0000

LOT 1, MOUNTAIN VIEW COMMERCE CENTER

Tax ID No. 14-13-301-013-0000

LOT 2, MOUNTAIN VIEW COMMERCE CENTER

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1. CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2019-00726

August 1, 2019	Petition received by the Planning Division.
August 8, 2019	Petition assigned to Lauren Parisi, Principal Planner, for staff analysis and processing.
December 12, 2019	Petition was determined to be complete.
December 12, 2019	Notice of the project and request for comments sent to the Chair of the Glendale Community Council.
January 3, 2020	Petition re-assigned to Mayara Lima, Principal Planner.
January 7, 2020	Open House was held at the Salt Lake City Library.
January 26, 2020	Planning Commission reviewed the petition and conducted a public hearing. The commission then voted to send a positive recommendation to the City Council.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2019-00726 Zoning Map Amendment at approximately 5525 and 5575 W 1730 S** - Eric Eklund, representing the property owner, is requesting to rezone the properties at the above-mentioned addresses from CG General Commercial to M-1 Light Manufacturing. The properties are developed with two identical industrial buildings, currently occupied by multiple tenants. The applicant has no plans to redevelop the site but would like to allow additional land uses and eliminate maximum off-street parking with the proposed zoning designation. The subject property is located in Council District 2, represented by Andrew Johnston.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Mayara Lima at 801-535-7118 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at mayara.lima@slcgov.com

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

3. PLANNING COMMISSION

A. Hearing Notice

January 26, 2020



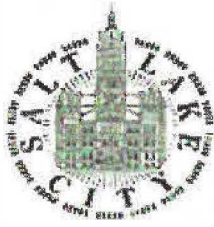
Salt Lake City Planning Division
451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

**Salt Lake City Planning Commission Wednesday, February 26, 2020, 5:30 p.m.
City and County Building 451 S State Street, Room 326**

A public hearing will be held on the following matter. Comments from the Applicant, City Staff and the public will be taken.

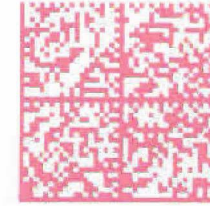
Zoning Map Amendment at approximately 5525 & 5575 W 1730 S - Eric Eklund, property owner, is requesting to rezone the properties at the above-mentioned addresses from CG General Commercial to M-1 Light Manufacturing. The properties are developed with two identical industrial buildings, currently occupied by multiple tenants. The applicant has no plans to redevelop the site but would like to allow additional land uses and eliminate maximum off-street parking with the proposed zoning designation. The subject property is located in Council District 2, represented by Andrew Johnston. (Staff Contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **PLNPCM2019-00726**

Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternative formats, interpreters, and other auxiliary aids. This is an accessible facility. For additional meeting information, please see www.slcgov.com or call 801-535-7757; TDD 535-6220.



SALT LAKE CITY PLANNING DIVISION
451 S STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY UT 84114-5480

FIRST CLASS



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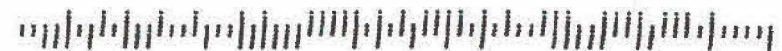


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STATE MAIL 02/18/2020

Salt Lake City Planning Division Mayara Lima
PO BOX 145480
Salt Lake City UT 84114

8411435480 8900



3. PLANNING COMMISSION

B. Staff Report

January 26, 2020



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Mayara Lima, Principal Planner
(801) 535-7118 or mayara.lima@slcgov.com

Date: February 26, 2020

Re: PLNPCM2019-00726 – Zoning Map Amendment

Zoning Map Amendment

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

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

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

ATTACHMENTS:

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

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

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

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



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

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

KEY CONSIDERATIONS:

Consideration 1: Permitted land uses and characteristics of the area

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

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

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

(...)to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. This district is intended to provide areas in the City that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses.

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

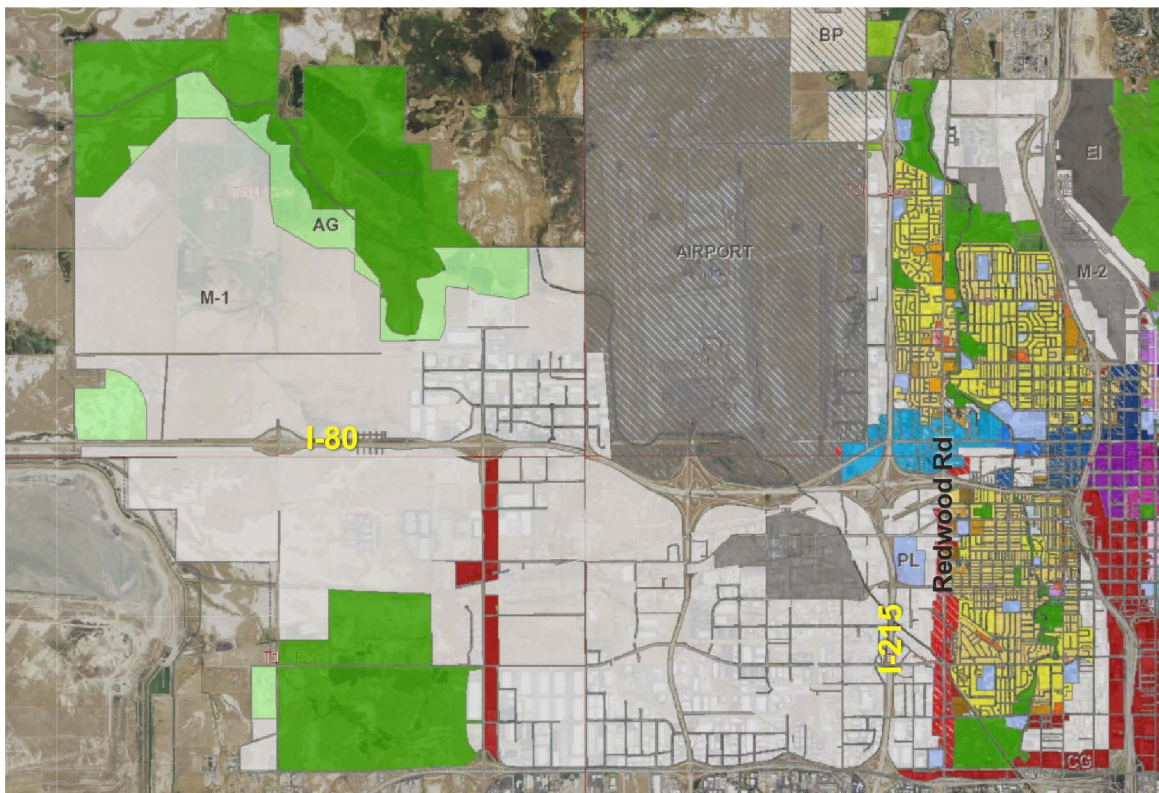


Figure 2 – Zoning map shows that properties west of I-215 and south of I-80 are predominately zoned manufacturing

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

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

[illegible]

Figure 3 – Site plan of the subject properties

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

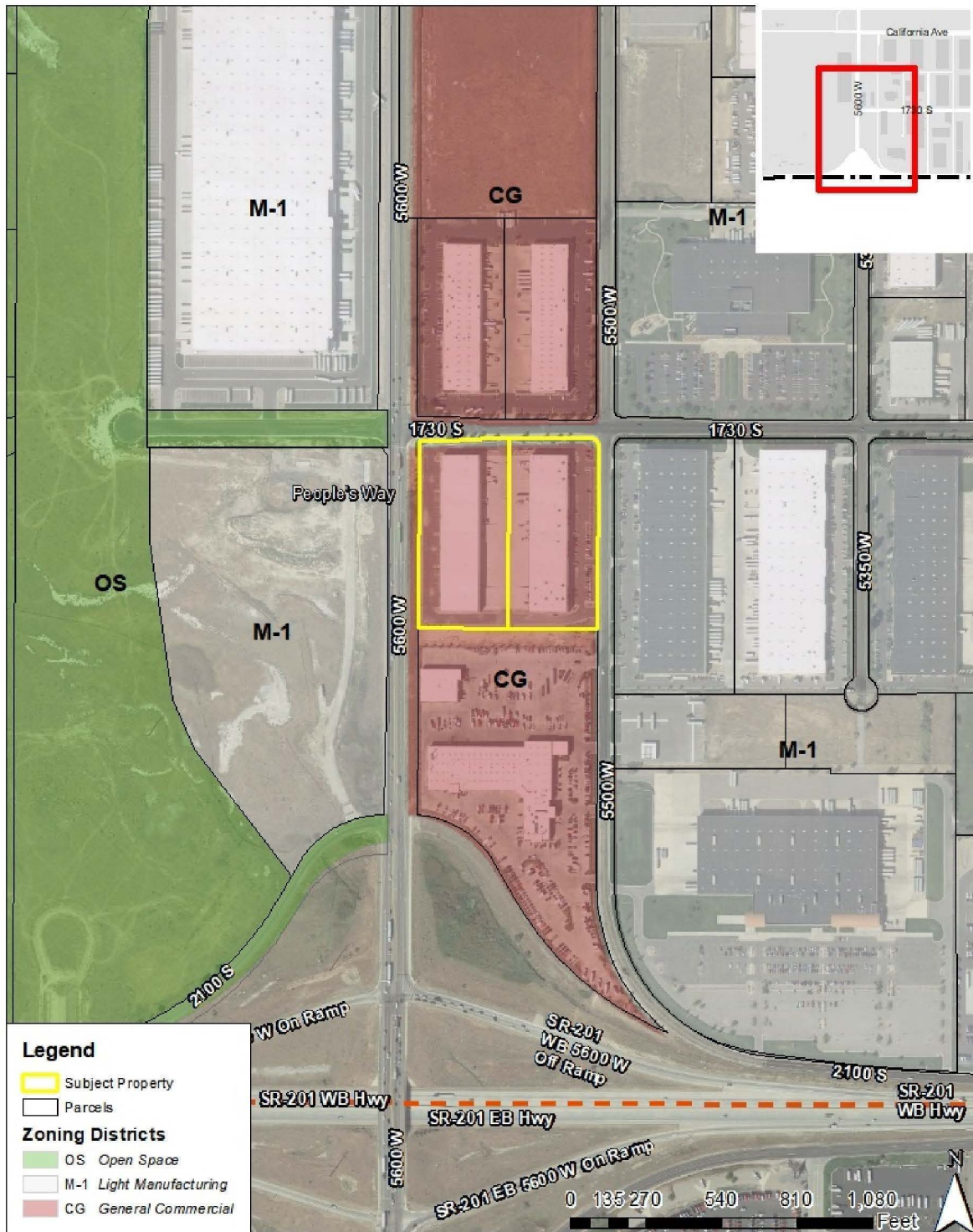
DISCUSSION:

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

NEXT STEPS:

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the request is approved, any future development of the property would need to comply with the M-1 zoning regulations. If denied, the subject property would maintain its CG designation.

ATTACHMENT A: Vicinity Zoning Map



Salt Lake City Planning Division, 2/18/2020

ATTACHMENT B: Site Photographs



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



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



Figure 6 – Northern view of the properties from 1730 S



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

ATTACHMENT C: Application Materials

Project Description

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

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

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

Schenker, Inc. – Supply chain management and logistics solutions

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

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

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

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

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

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

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

- Why is it necessary that these properties be rezoned?

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

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

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

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

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

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

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

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

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

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

There are no overlay zoning districts affecting the subject property.

5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection. (Ord. 56-14, 2014)

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

ATTACHMENT D: Master Plan Policies

Northwest Quadrant Master Plan

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

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

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

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

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

Plan Salt Lake

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

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

Initiative:

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

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

ATTACHMENT E: Existing Conditions & Development Standards

Existing conditions:

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

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

Current zoning standards:

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

Proposed zoning standards:

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

Land use comparison:

Use	CG	M-1
Accessory use, except those that are specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	P	C
Agricultural use		P
Alcohol:		
Bar establishment	P ¹⁰	C ^{6,10}
Brewpub	P ¹⁰	P ^{6,10}
Distillery	P ¹⁶	P
Tavern	P ¹⁰	C ^{6,10}

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

Concrete and/or asphalt manufacturing		C ^{12,13}
Contractor's yard/office	P	P
Crematorium	C	P
Daycare center, adult	P	P
Daycare center, child	P	P
Daycare, nonregistered home daycare or preschool	P ²²	
Daycare, registered home daycare or preschool	P ²²	
Dwelling:		
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district		P
Assisted living facility (large)	P	
Assisted living facility (small)	P	
Group home (large) ¹⁷	C	
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage ¹⁸	P	
Living quarter for caretaker or security guard	P	
Manufactured home		
Multi-family	P	
Residential support (large) ¹⁹	C	
Residential support (small) ²⁰	C	
Rooming (boarding) house	P	
Eleemosynary facility		
Equipment, heavy (rental, sales, service)		P
Equipment rental (indoor and/or outdoor)	P	P
Farmers' market	P	
Financial institution with or without drive-through facility	P ⁹	P ¹¹
Flea market (indoor)	P	
Flea market (outdoor)	P	
Food processing		P
Funeral home	P	
Gas station	P	P
Golf course		P
Government facility	C	P
Government facility requiring special design features for security purposes	P	P
Grain elevator		C ¹²
Greenhouse		P
Home occupation	P ²³	P ¹⁵

Homeless resource center	C ²⁵	
Homeless shelter	C ²⁵	
Hotel/motel	P	P
Impound lot	C ¹²	P ¹²
Industrial assembly	P	P
Intermodal transit passenger hub	P	
Laboratory (medical, dental, optical)	P	P
Laboratory, testing	P	P
Large wind energy system	P	P ^{13,14}
Laundry, commercial	P	P
Light manufacturing		P
Library	P	
Limousine service	P	P
Manufactured/mobile home sales and service	P	
Mixed use development	P	
Mobile food business (operation in the public right-of-way)		P
Mobile food business (operation on private property)	P	P
Mobile food court		P
Municipal service uses, including City utility uses and police and fire stations	C	P
Museum	P	
Nursing care facility	P	
Office	P	P
Office, publishing company		P
Open space	P	P
Package delivery facility		P
Park	P	P
Parking:		
Commercial	P	P
Off site	P	P
Park and ride lot	P	P
Park and ride lot shared with existing use	P	P
Photo finishing lab		P
Place of worship on lot less than 4 acres in size	P	
Printing plant		P
Radio, television station	P	P
Railroad, freight terminal facility		C ⁴

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

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

CG General Commercial Qualifying provisions:

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

4. Subject to Salt Lake Valley Health Department approval.

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

7. A community correctional facility is considered an institutional use and any such facility located within an Airport Noise Overlay Zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.

8. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
9. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
10. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
12. Prohibited within 1,000 feet of a single- or two-family zoning district.
16. Permitted in the CG Zoning District only when associated with an on site food service establishment.
21. Prohibited within 1/2 mile of any residential zoning district boundary and subject to section 21A.36.110 of this title.
22. Subject to section 21A.36.130 of this title.
23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
25. Subject to conformance with the provisions of section 21A.36.350 of this title, the City may not prohibit construction of a homeless resource center or homeless shelter if the site is approved by and receives funding through the State Homeless Coordinating Committee, with the concurrence of the Housing and Community Development Division within the Department of Workforce Services, in accordance with section 35A-8-604 of the Utah Code.

M-1 Light Manufacturing Qualifying provisions:

1. See subsection 21A.02.050B of this title for utility regulations.
2. Subject to Salt Lake Valley Health Department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility shall be located within 1 mile of a Residential Zoning District.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
8. A community correctional facility is considered an institutional use and any such facility located within an Airport Noise Overlay Zone is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Overlay Zone within chapter 21A.34 of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
11. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.
14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.
15. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
16. Prohibited within 1/2 mile of any Residential Zoning District boundary and subject to section 21A.36.110 of this title.
17. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.

ATTACHMENT F: Analysis of Standards

ZONING MAP AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

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

		underlying zoning district and the incompatible uses listed in the influence zones of the overlay district.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	This zoning amendment is not tied to a specific development proposal. Nonetheless, no objections were received from other City departments regarding this amendment because the site has been developed with infrastructure to accommodate a variety of land uses. Any requests for a new use on the properties would be reviewed to ensure compliance with all applicable City codes and policies.

ATTACHMENT G: Public Process and Comments

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

Public Notices:

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

Public Hearing Notice:

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

Public Comments:

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

ATTACHMENT H: Department Review Comments

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

Zoning – Alan Michelsen

No zoning issues relate to the proposed map amendment.

Building Code – Steven Collett

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

Fire Code – Ted Itchon

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

Engineering – Scott Weiler

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

Transportation – Michael Barry

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

Public Utilities – Jason Draper

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

3. PLANNING COMMISSION

C. Agenda/Minutes

January 26, 2020

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

February 26, 2020, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR FEBRUARY 12, 2020

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **ADU at approximately 1712 South 1000 East** - Andrea Palmer, Modal Living and property owner representative, is requesting Conditional Use approval for a 432 square foot accessory dwelling unit (ADU) to be located to the west of the property located at 1712 S. 1000 E. The property is zoned R-1/5000 (Single-Family Residential), where ADUs must be processed as a conditional use. The property is located within District 7, represented by Amy Fowler. (Staff Contact: Kelsey Lindquist at (801) 535-7930 or Kelsey.lindquist@slcgov.com) **Case number PLNPCM2019-00652**
2. **Conditional Use for ADU at approximately 1039 W Briarcliff** - A request by Andrea Palmer of Modal Living on behalf of the property owner, Erick Chuy, for a detached accessory dwelling unit located at approximately 1039 W Briarcliff Ave. The ADU would have an approximately 432 square feet footprint and be located in the rear yard of the main home. The subject property is located in an R-1/7,000 single-family residential zoning district and is located in Council District 1, represented by James Rogers. (Staff Contact: Eric Daems at (801) 535-7236 or eric.daems@slcgov.com) **PLNPCM2019-00992**
3. **Conditional Use for ADU at approximately 235 E Hubbard** - Andrea Palmer, Modal Living and property owner representative, is requesting Conditional Use approval for a detached accessory dwelling unit (ADU) in the rear yard on a property located at approximately 235 E Hubbard Avenue. The detached ADU would have a building footprint of approximately 432 square feet. The property is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Darin Mano. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-00995**
4. **Huddart Lofts at approximately 156 East 900 South** - A request by Huang Nguyen, with SAPA Investment, requesting approval for a Planned Development to construct a 3-story mixed-use office/residential building with 18 new residential units located at 156 East 900 South. The applicant is requesting a Planned Development to allow for an increase in building height and a decrease in the front, rear, and corner side yard setbacks for the second and third stories of the building. The proposed addition will be located on the same footprint as the existing building – the exterior wall of the proposed second and third stories of the structure will be in-line to the exterior wall of all 4 sides of the existing building. The subject property is located in the CC (Corridor Commercial) zoning district and is located in Council District 5, represented by Darin Mano. (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **PLNSUB2019-00997**

5. **Zoning Map Amendment at approximately 5525 & 5575 West 1730 South** - Eric Eklund, property owner, is requesting to rezone the properties at the above-mentioned addresses from CG General Commercial to M-1 Light Manufacturing. The properties are developed with two identical industrial buildings, currently occupied by multiple tenants. The applicant has no plans to redevelop the site but would like to allow additional land uses and eliminate maximum off-street parking with the proposed zoning designation. The subject property is located in Council District 2, represented by Andrew Johnston. (Staff Contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **PLNPCM2019-00726**
6. **Proximity Requirements in the City's adopted Fire Code** - Salt Lake City is proposing changes to the adopted fire code of the city by modifying Title 18.44 Fire Prevention and the International Fire Code, specifically section 18.44.020 Amendments by adding an amendment to Appendix D 105.3 "Proximity to Building" of the International Fire Code as adopted by the City. The changes would modify the requirements related to how close and how from a building that an aerial access fire road is required to be located. The current code requires the road to be located so a fire truck can park no closer than fifteen feet to the building and no farther than thirty feet from the building. The proposed amendments would allow the fire road to be as close as ten feet to the building and as far as fifty feet from the building if the building meets certain construction requirements. These changes are being recommended by the Fire Department and would apply citywide to buildings over thirty feet in height. Other related sections of Title 18 may be modified as part of this proposal. (Staff Contact: Nick Norris at (801) 535-6173 or nick.norris@slcgov.com) **PLNPCM2019-00938**

WORK SESSION

1. **Salt Lake Crossing at approximately 470 West 200 North** - Salt Lake City has received a request from Brian Hobbs, with Salt Development, for approval of modifications to the design standards to construct a new mixed-use development. The standards proposed to be modified include: ground floor use other than parking along at least 80% of the street facing building facades, ground floor façade consisting of at least 60% glass, providing operable building entrances at least every 40' on street facing facades, and the maximum length of a street facing façade of 200'. The project site is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district and is located in Council District 3, represented by Chris Wharton (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **PLNPCM2019-01106**
2. **Changes to Planning Commission Policies & Procedures** – The Planning Director is requesting the Planning Commission amend their rules of procedure to include Consent agenda matters. The Planning Commission may consider what types of petitions may be reviewed in a Consent agenda. This may include administrative petitions where the Planning Commission is the decision-making authority.

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived and may be viewed at www.slctv.com. The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, February 26, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:25 PM](#) . Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Adrienne Bell; Vice Chairperson Brenda Scheer; Commissioners Amy Barry,Carolynn Hoskins, Jon Lee, Matt Lyon, and Sara Urquhart. Commissioners Maurine Bachman and Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Kelsey Lindquist, Senior Planner; Eric Daems, Senior Planner; Linda Mitchell, Principal Planner; Nannette Larsen, Principal Planner; Mayara Lima, Principal Planner; Marlene Rankins, Administrative Secretary; and Rosa Jimenez, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were; Brenda Scheer, and Sara Urquhart. Staff members in attendance were Nick Norris, Kelsey Lindquist, Eric Daems, Linda Mitchell, and Nannette Larsen.

[7:05:10 PM](#)

Zoning Map Amendment at approximately 5525 & 5575 West 1730 South - Eric Eklund, property owner, is requesting to rezone the properties at the above-mentioned addresses from CG General Commercial to M-1 Light Manufacturing. The properties are developed with two identical industrial buildings, currently occupied by multiple tenants. The applicant has no plans to redevelop the site but would like to allow additional land uses and eliminate maximum off-street parking with the proposed zoning designation. The subject property is located in Council District 2, represented by Andrew Johnston. (Staff Contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **PLNPCM2019-00726**

Mayara Lima, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

Eric Eklund, applicant, provided a presentation along with further details.

The Commission and Applicant discussed the following:

- Clarification on whether there was a roadway between the two buildings
- Clarification on whether the easement is public

PUBLIC HEARING [7:11:19 PM](#)

Chairperson Bell opened the Public Hearing; seeing no one wished to speak; Chairperson Bell closed the Public Hearing.

MOTION [7:11:39 PM](#)

Commissioner Lyon stated, based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission

recommend that the City Council approve the proposed zoning map amendment, as presented in petition PLNPCM2019-00726.

Commissioner Urquhart seconded the motion. Commissioners Lee, Barry, Scheer, Hoskins, Urquhart, and Lyon voted “Aye”. The motion passed unanimously.

4. ORIGINAL PETITION

Petition PLNPCM2019-00726



Zoning Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Received By:

CHRIS
EARL

Date Received:

8/1/2019

Project #:

PLN PCM 2019-00726

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

5525 and 5575 West 1730 South, Salt Lake City, UT 84104

Name of Applicant:

GOF Utah, LLC and IPP Utah, LLC

Phone:

[REDACTED]

Address of Applicant:

[REDACTED]

E-mail of Applicant:

[REDACTED]

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

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

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of \$1,034, plus \$121 per acre in excess of one acre \$2,123.00

Text Amendment: filing fee of \$1,035, plus \$100 for newspaper notice.

Plus additional fee for mailed public notices.

SIGNATURE

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

Signature of Owner or Agent:

[Signature]

Date:

8/1/19

5. MAILING LABELS

Name	Address	City	State	ZIP
	1505 S REDWOOD RD	SALT LAKE CITY UT		84104
Current Occupant	1550 S 5600 W	Salt Lake City	UT	84104
Current Occupant	1670 S 5500 W	Salt Lake City	UT	84104
Current Occupant	1732 S 5600 W	Salt Lake City	UT	84104
Current Occupant	1735 S 5500 W	Salt Lake City	UT	84104
Current Occupant	1875 S 5500 W	Salt Lake City	UT	84104
Current Occupant	1910 S 5500 W	Salt Lake City	UT	84104
Current Occupant	5420 W 1730 S	Salt Lake City	UT	84104
NOVUS DEVELOPMENT CORPORATION	2500 LAKE COOK RD	RIVERWOODS	IL	60015
PARKWOOD ARIZONA LLC	9061 SANTA MONICA BLVD	LOS ANGELES	CA	90069
SALT LAKE CONSOLIDATED LAND & CATTLE, LLC	1910 S 5500 W	SALT LAKE CITY	UT	84104
SALT LAKE LAND & CATTLE II, LLC	1910 S 5500 W	SALT LAKE CITY	UT	84104
UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 148420	SALT LAKE CITY	UT	84114
WESTERN B NORTHWEST UT, LLC	TWO NORTH RIVERSIDE PLAZA	CHICAGO	IL	60606
Salt Lake City Planning Division Mayara Lima	PO BOX 145480	SALT LAKE CITY	UT	84114