



ZONING MAP AMENDMENT: AIRPORT FLIGHT PATH PROTECTION INFLUENCE ZONE B

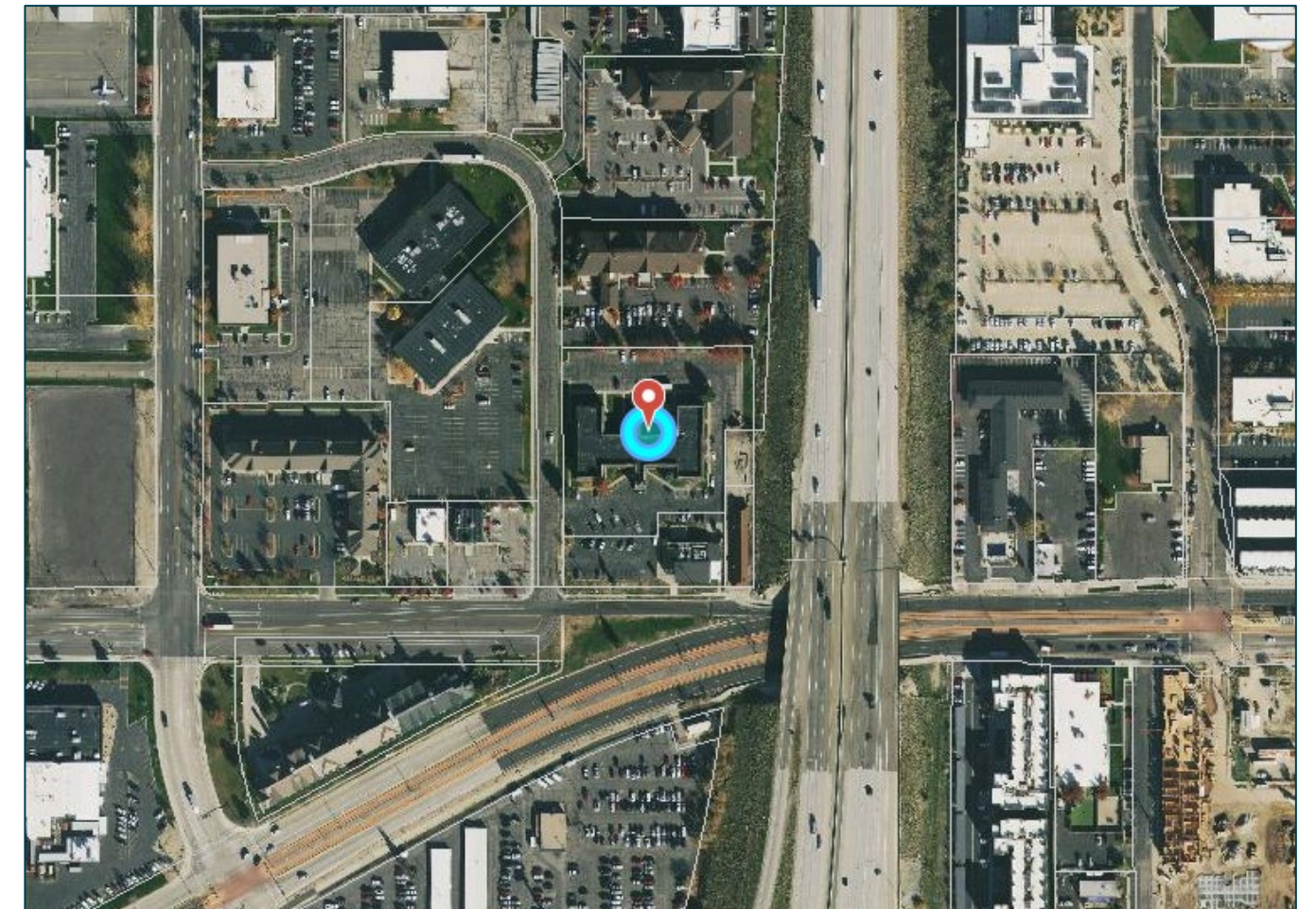
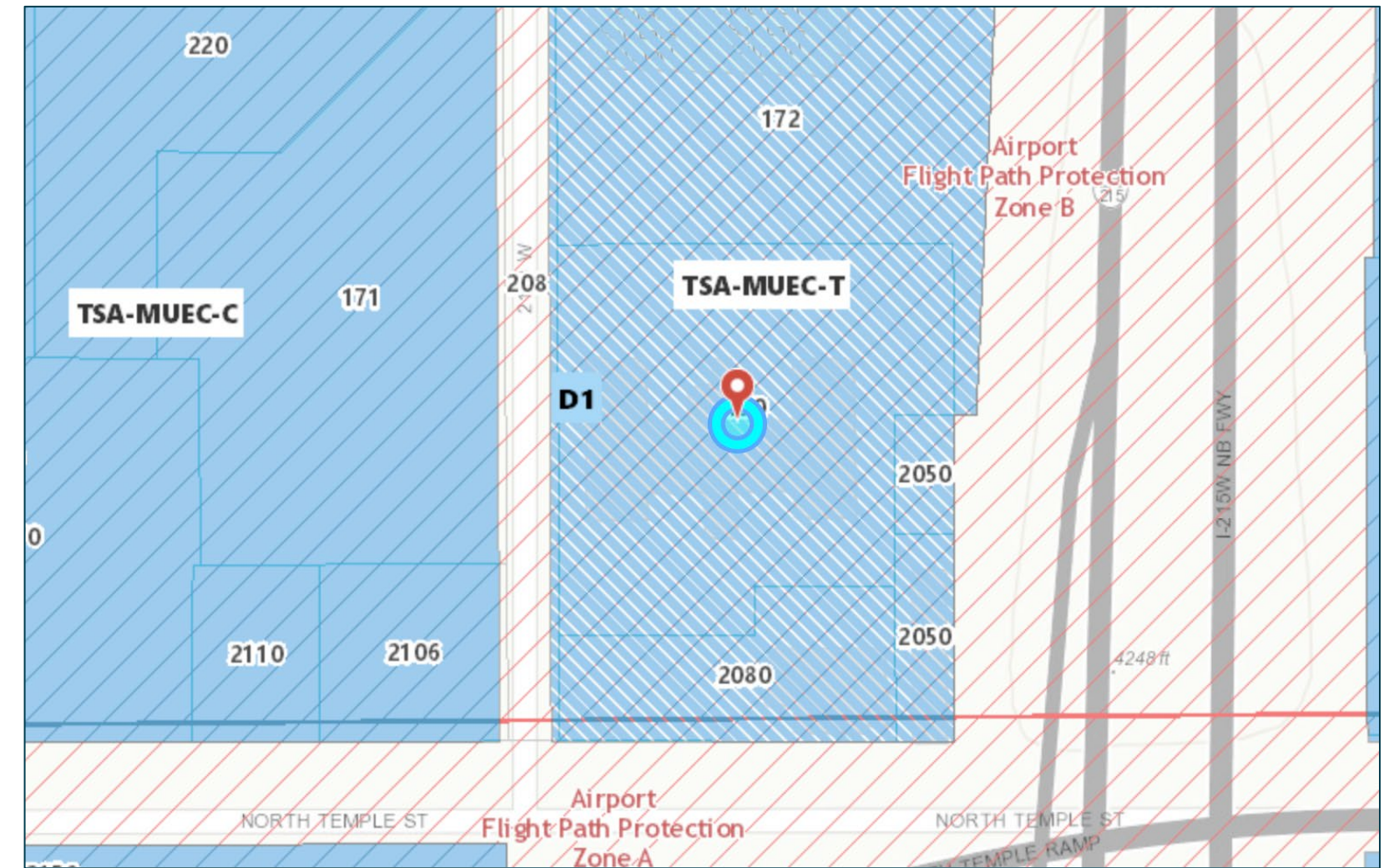
130 N 2100 W

CITY COUNCIL// February 7, 2023

PROJECT REQUEST

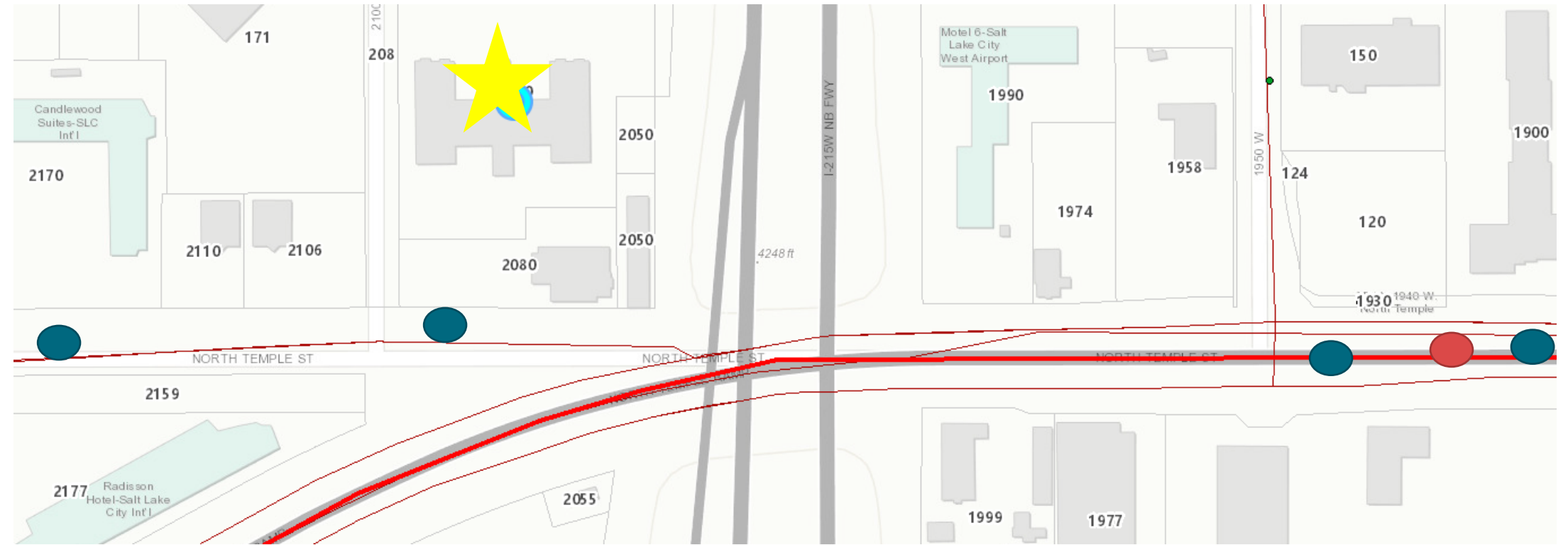
Remove the property at 130 N 2100 W from the Airport Flight Path Protection Influence Zone B.

- Would allow for full TSA-MEUC-T permitted and conditional land uses.
- AFPP Overlay Zone B is less restrictive than Zone A and allows for institutional uses, such as rest homes and schools, hotels, and motels.



KEY CONSIDERATIONS

- **Equity concerns**
- **Need for deeply affordable housing**
- **Noise study provided by the applicant**
- **Access to transit**
- **Not incompatible with neighboring properties – no negative impacts**
- **Suggested condition of approval**



RECOMMENDATION

The Planning Commission forwarded a positive recommendation to the City Council with the following condition:

1. A development agreement shall be recorded on the property that requires any new development or substantial remodel of existing development to be constructed with air circulation systems of at least thirty (30) dBs of sound attenuation in sleeping areas and at least twenty five (25) dBs of sound attenuation elsewhere.



QUESTIONS AND COMMENTS

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