

SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2024

(Amending the zoning of properties located at 2760 North, 2800 North, and 2828 North  
2200 West Street from AG-2 Agricultural District to M-1 Light Manufacturing District)

An ordinance amending the zoning map about properties located at 2760 North, 2800 North, and 2828 North 2200 West Street from AG-2 Agricultural District to M-1 Light Manufacturing District pursuant to Petitions No. PLNPCM2022-00699, PLNPCM2022-00700 and PLNPCM2022-00701.

WHEREAS, the Salt Lake City Planning Commission (the “Planning Commission”) held a public hearing on December 13, 2023, on a petition submitted by Will Channel with OCC Industrial to rezone parcels located at 2760 North 2200 West Street (Tax ID No. 08-09-476-026-0000), 2800 North 2200 West Street (Tax ID No. 08-10-300-012-0000), and 2828 North 2200 West Street (Tax ID No.08-09-476-028-0000) (collectively, the “Properties”) from AG-2 Agricultural District to M-1 Light Manufacturing District; and

WHEREAS, at its December 13, 2023, meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (the “City Council”) on said petitions; and

WHEREAS, after holding 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 Properties identified on Exhibit “A” attached hereto, shall be and hereby are rezoned from AG-2 Agricultural District to M-1 Light Manufacturing District.

SECTION 2. Condition. The zoning map amendment set forth herein is conditioned upon

the owner(s) of the Property entering into a development agreement with Salt Lake City in a form substantially similar to the latest form of development agreement presented to the City Council in connection with this ordinance.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication. The Salt Lake City Recorder is instructed to not publish this ordinance until the condition set forth in Section 2 is satisfied as certified by the Salt Lake City Planning Director or his designee.

SECTION 4. Time. If the condition set forth in Section 2 has not been met within one year after adoption of this ordinance, then this ordinance shall become null and void. The City Council may, for good cause shown, extend the time period for satisfying the above condition by resolution.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2024.

Published: \_\_\_\_\_.

Ordinance amending zoning of 2760 N., 2800 N., and 2828 N. 2200 Westv2

**APPROVED AS TO FORM**  
Salt Lake City Attorney's Office

Date: April 11, 2024

By: Katherine D. Pasker  
Katherine D. Pasker, *Senior City Attorney*

EXHIBIT "A"

Legal Description of Properties to be Rezoned:

**2760 North 2200 West Street (Tax ID No. 08-09-476-026-0000):**

SEC 09 TOWNSHIP 1N RANGE 1W 1Q 0406, BEG 416.46 FT N & 333 FT E & 22.36 FT N FR SW COR OF SE 1/4, OF SE 1/4 OF SEC 9, T1N, R1W, SLB & M; E 550 FT; N 257.64, FT; W 550 FT; S 257.64 FT TO BEG. ALSO, BEG 556.46 FT N FR, SW COR OF SE 1/4 OF SE 1/4 SEC 9, T1N, R1W, SL

**2800 North 2200 West Street (Tax ID No. 08-10-300-012-0000):**

SEC 10 TOWNSHIP 1N RANGE 1W 1Q 1226, BEG S 89°59'57" W 90.60 FT & N 473.796 FT & E 432.125 FT & N, 45°34'00" W 643.198 FT & S 89°51'55" E 114.548 FT FR NE COR, SEC 16, T1N, R1W, SLB & M; S 89°51'55" E 516.654 FT; S, 20°02'53" W 326.750 FT; S 17°35'05" W 61.470 FT

**2828 North 2200 West Street (Tax ID No. 08-09-476-028-0000):**

1218, BEG IN CEN OF A 4 RD STREET ( 2200 WEST ST ), N 930.97 FT FR, SW COR OF SE 1/4 OF SE 1/4 OF SEC 9, T1N, R1W, SLB & M; S, 89°17'15" E 231.37 FT; S 89°52'05" E 528.95 FT; S 89°44'09", E 437.26 FT; S 46°26'25" E 156.46 FT; S 45°13'18" E 488.92, FT; N 89°47'