



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair
Salt Lake City Redevelopment Agency Chair

Start Date:
06/28/2024

Date Sent to Council:
07/02/2024

From:

Employee Name:
Gilmore, Krissy

E-mail
kristina.gilmore@slcgov.com

Department
Community and Neighborhood

Department Director Signature

Chief Administrator Officer's Signature *

Director Signed Date
06/28/2024

Chief Administrator Officer's Signed Date
07/02/2024

Subject:
Northpoint Light Industrial (M-1A) Zoning District Text Amendment

Additional Staff Contact:

Presenters/Staff Table
Krissy Gilmore

Document Type *
Ordinance

Budget Impact *
☐ Yes
☒ No

Budget Impact:

Recommendation: *
The City Council approves the zoning text amendment as recommended by the Planning Commission.

Background/Discussion (?)

BACKGROUND: As part of the adoption of the Northpoint Small Area Plan in November 2023, the Salt Lake City Council initiated a zoning text amendment to create a new zoning district that aligns with the plan's goals, policies, and future land use recommendations.

The project area covers the area generally located between the Salt Lake City International Airport and the northern boundary of the city along the 2200 West corridor. The project area is predominantly zoned for agriculture, business park, or light manufacturing. However, the current zoning districts do not provide the development standards and land uses needed to implement the plan's goals, strategies, and recommendations. The primary goal of the plan and the proposed M-1A zoning is to allow new development while ensuring it respects the existing residential and agricultural properties and the sensitive landscape. The proposed zoning district includes design standards for new developments, building size restrictions, and open space preservation incentives to support the vision of the Northpoint Small Area Plan.

Small Area Plan Future Land Use & Zoning Applicability

The Northpoint Small Area Plan includes a future land use map that identifies appropriate land uses for the area. The future land use categories include open space, transitional areas that are currently residential or agricultural and will either remain as such or transition to light industrial uses, business park, or industrial areas and land owned by the airport. The M-1A zoning is suitable for land identified as either Light Industrial or Transitional on the future land use map.

SUMMARY OF PROPOSED NORTHPOINT LIGHT INDUSTRIAL (M-1A) ZONE: The proposed zone would fall under Chapter 21A.38 Manufacturing District as a new Chapter 21A.28.040. As discussed, the proposed M-1A zone is intended to implement the Northpoint Small Area Plan. As a result, many of the standards in the new zone come directly from the design standards or implementation strategies outlined in the small area plan.

Development Standards

Development standards include a maximum building height of 40 feet, a maximum building footprint of 100,000 square feet, and a maximum lot area of 10 acres. New development must be 65 feet from principal residential structures on neighboring properties, and vehicle laneways used to access a development site must be setback 30 feet from principal residential structures on neighboring properties. Additionally, trees are required along all property lines, with additional trees required along areas abutting residential uses. These restrictions are intended to minimize the impact of new development, while also allowing light industrial uses to come into the area.

In addition to the general development standards, the Jordan River has a 300-foot buffer from the annual high-water line. The first 100 feet is a strict no-disturbance buffer, and no construction or development activities will be permitted in this area. The remaining 200 feet of the buffer area (the area between 100-300 feet) is designated as the Transitional Buffer Area. This allows the buffer width to be reduced in some areas if a greater buffer is provided elsewhere. The modified buffer must maintain the total required buffer area, foot for foot, and must be contiguous with the No-Disturbance Buffer.

Design Standards

Design standards are intended to make new developments more compatible with the area and reduce negative impacts. Key proposed standards include limiting building facade lengths to 250 feet along 2200 West and restricting blank wall segments to a maximum of 25 feet. Building materials should be compatible with the natural environment, using brick, natural stone, wood, and specific types of concrete, while prohibiting exterior plastic vinyl siding and reflective materials. Roofs must have light-reflective materials to mitigate the heat island effect, and bird-safe glass treatments are required for buildings with significant glass surfaces. Additionally, dark sky lighting standards are proposed to prevent light pollution, fence guidelines promote wildlife-friendly designs, and stormwater regulations for retention and detention. These measures collectively promote aesthetically sensitive development within the area.

Modification of Standards

The proposed M-1A zone allows for modifications to standards such as lot size, building facade length, or building footprint size in exchange for providing natural open space, green infrastructure, stormwater management practices, or other site enhancements. Any land used for these modifications must have a restrictive covenant recorded, specifying that the land is voluntarily preserved for this purpose. Land used to allow one modification cannot be counted toward another modification.

To modify the maximum lot area or building facade length, additional on-site open space must be preserved. However, to modify the maximum building footprint, the petitioner must choose from a list of options including sustainable roof options, EV vehicle stalls, open space, creation of public amenities, enhanced stormwater retention and detention, or pursuing an all-electric property.

Land Uses

The proposed permitted and conditional land uses are intended to reflect the small area plan's call for an integration of light industrial and manufacturing uses with the existing residential and agricultural properties. The land use table is significantly pared down from the M-1 Light Industrial Zoning District, excluding many uses that would be inappropriate for the area. Additionally, several uses are designated as conditional to ensure they are evaluated on a case-by-case basis, allowing for appropriate mitigation measures to be considered. Two primary land uses that are prohibited to maintain the vision of the area plan and reduce the impact on residents are Package Delivery Service and Distribution Centers. These uses are impactful because they can generate significant truck and delivery vehicle traffic, leading to traffic congestion, noise pollution, and decreased air quality. By prohibiting these uses, the proposed zoning aims to ensure the sustainable development of the area.

PLANNING COMMISSION REVIEW: The Planning Commission held a public hearing on June 12, 2024, to review the proposed text amendment and unanimously forwarded a positive recommendation of approval to the City Council. In the motion, the Planning Commission requested that any land use involving hazardous waste or medical waste be prohibited. Planning Staff reviewed the land use table and confirmed that such uses are not proposed in the current proposal. A Bio-Medical Facility is listed as a permitted use but the use does not include the handling or processing of medical or hazardous waste and is designated for research purposes. Hazardous Waste Processing or Storage and Incinerator Medical Waste/Hazardous Waste are prohibited in the proposed zone.

Will the City Council need to hold a public hearing for this item? *

- ☒ Yes
☐ No

Public Process

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the application was submitted:

April 1, 2024 – The Westpointe Community Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments and did not request a presentation of the proposal at one of their meetings.

April 2, 2024 – Property owners and residents within the Northpoint Small Area Plan boundary were provided early notification of the proposal.

April – June 2024 – The project was posted to the Online Open House webpage.

April 23, 2024 – A public open house on the proposal was held at the Salt Lake City Mosquito Abatement District.

May 16, 2024 – A second public open house was held on the proposal at the Salt Lake City Mosquito Abatement District.

Several public comments have been received and are included in Attachment D of the Planning Commission Staff report. Initial modifications were made to the draft proposal in June 2024 in response to public comments received. A summary of the proposal modifications in response to public comments is provided in the Key Considerations section of the Planning Commission Staff Report.

Chief Administrator Officer's Comments



CITY COUNCIL TRANSMITTAL

SUBJECT: Northpoint Light Industrial (M-1A) Zone Text Amendment

STAFF CONTACT: Krissy Gilmore, Planning Manager
Kristina.Gilmore@slcgov.com, 801-535-7780

DOCUMENT TYPE: Ordinance

RECOMMENDATION: The City Council approves the zoning text amendment as recommended by the Planning Commission.

BUDGET IMPACT: None

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Image 1: Northpoint general vicinity and jurisdictions

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Planning Commission (PC) Records

- a) [PC Agenda of June 12, 2024](#) (Click to Access)
- b) [PC Minutes of June 12, 2024](#) (Click to Access)
- c) [Planning Commission Staff Report of June 12, 2024](#) (Click to Access Report)

EXHIBITS:

- 1) Ordinance: Final and Legislative Versions
- 2) Project Chronology
- 3) Notice of City Council Public Hearing
- 4) Public Comment Received after the Planning Commission Staff Report was Published

1. ORDINANCE

Project Title: Northpoint Light Industrial (M-1A)
Zoning District

Petition No.: PLMPCM2024-00333

Version: 1

Date Prepared: June 27, 2024

Planning Commission Action: Recommended 6/12/2024

APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>June 27, 2024</u> By: <u>Katherine D. Pasker</u> Katherine D. Pasker, Senior City Attorney

This proposed ordinance makes the following amendments to Title 21A (for summary purposes only):

- Creates a new section 21A.28.040 Northpoint Light Industrial (M-1A) Zoning District.
- Makes changes to associated code sections (parking, landscaping, etc.) to implement the proposed zone.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1. *Adopts a new Section 21A.28.040 to create the Northpoint Light Industrial Zoning District (M-1A) as follows:*

21A.28.040 NORTHPOINT LIGHT INDUSTRIAL ZONING DISTRICT (M-1A)

A. 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. The district promotes a high standard of building design quality, open space preservation, and protection of sensitive lands and waterways.

B. Uses: Uses in the Northpoint District as specified in Section 21A.33.040, "Table Of Permitted And Conditional Uses For Manufacturing Districts", of this title are permitted subject to the general provisions set forth in Section 21A.28.010.

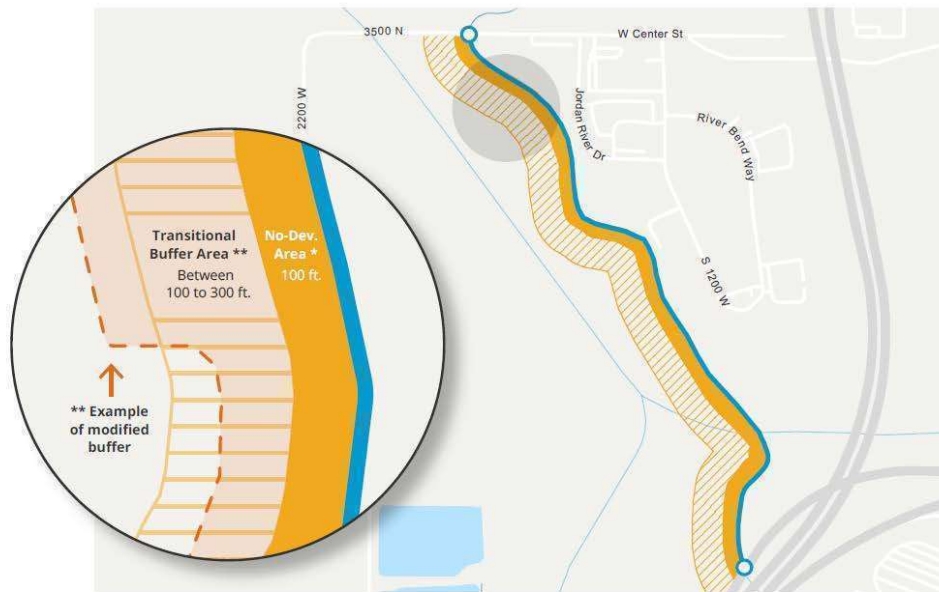
C. Maximum Lot Area: The maximum allowable lot size is 10 acres. Approval for lots larger than 10 acres may be granted per Subsection 21A.28.040.I.

D. Minimum Yard and Setback Requirements:

1. Front Yard: 20'

2. Corner Side Yard: 20'

- 21 3. Interior Side Yard: 15'
- 22 4. Rear Yard: 15'
- 23 5. Additional Setback:
- 24 a. Principal structures must be a minimum of 65' from principal residential
- 25 structures on abutting properties.
- 26 b. Vehicle laneways used to access a development site must be a minimum of
- 27 30' from principal residential structures on abutting properties.
- 28 6. Buffer Yards:
- 29 a. The Jordan River shall have a 300' buffer from the annual high-water level
- 30 (AHWL), as defined in Section 21A.34.130.
- 31 i. No-Disturbance Area: The first 100' of the buffer, nearest to the river,
- 32 shall be designated as a no-disturbance area. No construction or
- 33 development activities are permitted within this area to preserve the
- 34 natural habitat and water quality of the Jordan River. Permitted uses in the
- 35 no-disturbance area shall be subject to the uses in Area A in Table
- 36 21A.34.130-3: USES ALLOWED ON UNDEVELOPED LAND.
- 37 ii. Transitional Buffer Area: The remaining 200' of the buffer area (the area
- 38 between 100' and 300') is designated as the transitional buffer area. With
- 39 approval from the Zoning Administrator, to support building and open
- 40 space clustering, the 200' width of the buffer may be modified when a
- 41 reduced width is compensated by a greater width provided elsewhere on
- 42 the development site. This area shall be contiguous to the no-disturbance
- 43 area and at no point shall the transitional buffer area width exceed 350
- 44 feet. A modified buffer shall maintain the total required buffer area for the
- 45 development site. Permitted uses in the Transitional Buffer Area shall be
- 46 subject to the uses in Area C in Table 21A.34.130-2: USES ALLOWED
- 47 BY AREA ON DEVELOPED LOTS.



— Jordan River | ● No-Development Area* | ● Transitional Buffer Area**

* Cannot be modified.
** Can be modified if the original buffer square footage requirement is preserved.

- 49 E. Maximum Height: No building shall exceed 40 feet in height.
- 50 F. Building Size Limits: Building footprints are limited to a maximum of 100,000
- 51 square feet. The maximum footprint of a building may be increased per Subsection
- 52 21A.28.040.I.
- 53 G. Landscaping Requirements: The purpose of the landscaping in the Northpoint area is
- 54 to provide appropriate native landscaping that prevents noxious weeds and to provide
- 55 landscaping that will not negatively impact the adjacent sensitive lands.
- 56 1. All landscaping shall consist of native plants as identified in the “Salt Lake City
- 57 Plant List and Hydrozone Schedule” on file with the planning division.
- 58 2. All required front, corner side, side, and rear yards shall be maintained as
- 59 landscape yards in conformance with the requirements of Section 21A.48.060.C.
- 60 3. Trees are required along all property lines in the following yards:
- 61 a. Front and Corner Side Yards: One tree for every 30 linear feet of lot frontage.
- 62 Trees may be spaced irregularly or clustered to form a natural grouping.
- 63 b. Interior Side and Rear Yards: One tree is required for every 30 linear feet of
- 64 yard length. Trees may be spaced irregularly or clustered to form a natural
- 65 grouping.
- 66 c. Interior Side and Rear Yards When Abutting a Residential Use: One tree is
- 67 required for every 15 linear feet of the property line abutting the residential

68 use. The zoning administrator may approve alternate planting locations for
69 required trees to allow for clustering under the following conditions:

70 i. No trees may be removed from any areas abutting or within 30 feet of a
71 primary residential use; and

72 ii. The total number of required trees may not be reduced.

73 4. Noxious weed species as identified by the Utah Department of Agriculture and
74 Food (or its successor) in the State of Utah Noxious Weed List (or its successor)
75 shall be removed from landscaped areas and areas disturbed by construction
76 activity. Noxious weeds shall be controlled for a period of two years and methods
77 of control shall be identified on the landscape plan.

78 5. All other requirements in Chapter 21A.48 apply. This section shall take
79 precedence in the case of a conflict with Chapter 21A.48.

80 H. Design Standards:

81 1. Maximum Building Façade Length along 2200 West: The maximum building
82 façade length along 2200 West is limited to 250 feet. The maximum building
83 façade length may be increased per Subsection 21A.28.040.I.

84 2. Blank Walls: The maximum length of any blank wall uninterrupted by windows,
85 doors, art, or architectural detailing along any ground level street facing facade is
86 25'. Changes in plane, texture, materials, scale of materials, patterns, art, or other
87 architectural detailing are acceptable methods to comply with this standard. The
88 architectural feature shall be either recessed a minimum of twelve inches (12") or
89 projected a minimum of twelve inches (12").

90 3. Building Materials: To mitigate the contrast of the built and natural environment,
91 the following building materials are permitted: brick, natural stone, wood, and
92 tinted/textured concrete. Stucco, including EIFS, is limited to architectural
93 detailing surfaces and articulation. Exterior plastic vinyl siding or any reflective
94 or polished materials are prohibited. Other materials not specifically mentioned
95 may be permitted, on a case-by-case basis, with approval from the planning
96 director, provided they meet the intent to mitigate the contrast and impact of the
97 materials on the natural environment. Windows and doors are not subject to the
98 building material restrictions.

99 4. Roofs: Light reflective roofing material with a minimum solar reflective index
100 (SRI) of 82 shall be used for all roofs.

101 5. Glass: For any building elevation with more than 10% glass, a minimum of 90%
102 of all glass shall be treated with applied films, coatings, tints, exterior screens,
103 netting, fritting, frosted glass, or other means to reduce the number of birds that
104 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.

6. Lighting:

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 uplight rating (U) shall equal zero (0).

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.

7. 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.

a. Prohibited Decorative Features:

i. Pointed extensions at the top of fences are prohibited to prevent injury to wildlife attempting to traverse the fence.

ii. Woven wire fencing and incorporating loose wires that may entangle animals is prohibited to avoid harm to wildlife.

iii. 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.

8. Stormwater Management:

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

141 should be used whenever possible. Options for green infrastructure and low
142 impact development include bioretention systems, harvest/reuse, permeable
143 surfaces, green roofs, and site design.

144 d. Retention: Retention of the 80th percentile storm is required for all new and
145 redevelopment projects greater than 1 acre.

146 e. Detention: Detention shall be provided to ensure stormwater discharge does
147 not exceed 0.2 cfs per acre, or less, to match pre-development flows, as
148 identified in the area stormwater master plan. Detention systems shall be
149 designed using the 100-year 3-hour storm using the Farmer-Fletcher rainfall
150 distribution.

151 I. Modifications of Standards: Modifications to the standards of this section are allowed
152 as identified in this subsection:

153 1. Applicability. All development sites within the M-1A (Northpoint Light
154 Industrial) zoning district. Development site includes all land under the same
155 ownership that is proposed to be developed as one development area.
156 Development sites can include land that contains multiple parcels or lots.

157 2. Restrictive Covenants: Development limitations elected in connection with
158 modifying a development standard as set forth in this subsection shall be
159 documented by a restrictive covenant in favor of the city recorded on the title of
160 the development site that describes the area that is being voluntarily restricted to
161 modify a zoning standard.

162 3. Land used to allow one modification may not be counted toward allowing another
163 modification.

164 4. Allowed modifications:

165 a. Maximum Lot Area: Approval for lots larger than 10 acres may be granted,
166 provided the buildings and structures are grouped and comply with the
167 following standards:

168 i. The cluster development shall be a minimum of 10 acres.

169 ii. A minimum separation of 15 feet shall be provided between all principal
170 buildings.

171 iii. A minimum of 20% of the area of the lot to be modified is designated as
172 natural open space on the development site, as defined in Section
173 21A.62.040. Natural open space shall, to the greatest extent possible, be
174 contiguous. Fragmented and disconnected small areas scattered
175 throughout the development site including required building separations,
176 and required setback yards, shall not count toward the 20%. Any

177 required wetland, canal, or riparian buffers may be counted toward the
178 20%.

179 b. Maximum Building Façade Length: The maximum building façade length
180 along 2200 West may be increased if natural open space in excess of any
181 required buffer is provided on the development site. The maximum building
182 façade length may increase by 20 feet if 5% of the total non-buffer area of the
183 site is dedicated as natural open space, as defined in Section 21A.62.040, and
184 may increase by an additional 20 feet for every additional 5%. The natural
185 open space dedicated and permanently protected on site shall be no less than
186 7,000 SF and shall, to the greatest extent possible, be contiguous. Fragmented
187 and disconnected small areas scattered throughout the development site, and
188 required setback yards, shall not be counted.

189 c. Maximum Building Footprint Size: The maximum footprint of a building may
190 be increased by complying with one or more of the options below. No more
191 than an additional 100,000 square feet in building footprint will be permitted:

	<u>Option</u>	<u>Amount of additional building square footage</u>
1.	<u>Electric Vehicle Parking: Provide a minimum of 10 electric vehicle parking spaces on the development site. 1 ADA electric vehicle stall shall be provided for every 25 electric vehicle stalls. Electric vehicle parking spaces shall count toward the minimum required number of parking spaces. The electric vehicle parking space shall be:</u> <ul style="list-style-type: none">a. <u>Located in the same lot as the principal use;</u>b. <u>Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and</u>c. <u>Outfitted with a standard electric vehicle charging station.</u>	<u>10,000 SF per 10 parking stalls</u>
2.	<u>At least 30% of the roof area of the building seeking an increase in</u>	<u>40,000 SF</u>

	<u>footprint shall be devoted to either solar panels or a vegetated green roof, or a combination of the two.</u>	
3.	<p><u>Designation of natural open space within the development site, as defined in Section 21A.62.040. Natural open space shall, to the greatest extent possible, be contiguous. Fragmented and disconnected small areas scattered throughout the development, and required setback yards, shall not count towards the designated open space.</u></p> <p><u>Jordan River Transitional Buffer Area and Wetland Buffers: Land within the Transitional Buffer Area or any required wetland buffers may count as natural open space. The square footage increase shall be for a building outside of the required buffer area or the same development site and shall include item #4 below (Inclusion of a privately-owned public pathway, trail, or greenway connecting to or through natural open space areas).</u></p>	<u>1 SF per 1 SF of natural open space</u>
4.	<u>Inclusion of a privately-owned public pathway, trail, or greenway connecting to or through natural open space areas.</u>	<p><u>10,000 SF per 1,000 linear feet of trail</u></p> <p><u>25,000 SF per trailhead. The trailhead must include amenities such as directional signage, benches, etc.</u></p>
5.	<u>Providing full retention of site stormwater with no release to the public storm drain system and providing enhanced stormwater quality practices.</u>	<u>50,000 SF</u>

	<u>System design to be approved by the Salt Lake City Public Utilities Department.</u>	
<u>5.</u>	<u>Providing detention to the effect that no more than 0.1 cfs/acre is discharged for the 100-year 3-hour storm with the Farmer Fletcher Rainfall Distribution and providing enhanced stormwater quality practices.</u> <u>System design to be approved by the Salt Lake City Public Utilities Department.</u>	<u>35,000 SF</u>
<u>7.</u>	<u>The site is developed as an all-electric property. All-electric property means a property that contains no permanently installed equipment or appliances that utilize combustion, plumbing for fuel gas or fuel oil or fuel gas utility connection, installed within the building(s) or site, except for emergency power systems and standby power systems.</u>	<u>50,000 SF</u>

2. *Amends Section 21A.33.040 Table of Permitted and Conditional Uses for Manufacturing Districts to add the Northpoint Light Industrial Zoning District (M-1A) to the table, with no other revisions, as follows:*

21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Use	Permitted And Conditional Uses By District		
	M-1	M-2	<u>M-1A</u>
Accessory use, except those that are otherwise specifically regulated elsewhere in this title			<u>P</u>
Agricultural use			<u>P</u>

Alcohol:			
Bar establishment			<u>C^{6,10}</u>
Brewpub			<u>C^{6,10}</u>
Distillery			<u>C¹⁹</u>
Tavern			<u>C^{6,10}</u>
Winery			<u>C¹⁹</u>
Ambulance services (indoor and/or outdoor)			<u>P</u>
Animal:			
Cremation service			<u>P</u>
Pet cemetery			<u>P²</u>
Stockyard			<u>C¹²</u>
Veterinary office			<u>P</u>
Antenna, communication tower			<u>P</u>
Antenna, communication tower, exceeding the maximum building height			<u>C</u>
Artisan food production			<u>P¹⁹</u>
Bakery, commercial			<u>P¹⁹</u>
Bio-medical facility			<u>P^{18,19}</u>
Blacksmith shop			<u>P¹⁹</u>
Brewery			<u>P¹⁹</u>
Building materials distribution			<u>P</u>
Bus line station/terminal			<u>P</u>
Bus line yard and repair facility			<u>P¹²</u>
Cannabis production establishment			<u>P</u>

Commercial food preparation			<u>P¹⁹</u>
Community garden			<u>P</u>
Contractor's yard/office			<u>C</u>
Crematorium			<u>C</u>
Data center			<u>P^{19,21}</u>
Daycare center, adult			<u>P</u>
Daycare center, child			<u>P</u>
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			<u>P</u>
Equipment, heavy (rental, sales, service)			<u>P</u>
Equipment rental (indoor and/or outdoor)			<u>P</u>
Financial institution with or without drive-through facility			<u>P</u>
Food processing			<u>P¹⁹</u>
Gas station			<u>C</u>
Government facility			<u>P</u>
Government facility requiring special design features for security purposes			<u>P</u>
Grain elevator			<u>C¹²</u>
Greenhouse			<u>P</u>
Home occupation			<u>P¹⁵</u>
Hotel/motel			<u>P</u>
Impound lot			<u>P¹²</u>
Industrial assembly			<u>P¹⁹</u>

Laboratory, medical related			<u>P¹⁹</u>
Light manufacturing			<u>P¹⁹</u>
Limousine service			<u>P</u>
Mobile business			<u>P</u>
Municipal services uses including City utility uses and police and fire stations			<u>P</u>
Office			<u>P</u>
Office, publishing company			<u>P</u>
Open space			<u>P</u>
Park			<u>P</u>
Parking:			
Commercial			<u>P</u>
Off site			<u>P</u>
Park and ride lot shared with existing use			<u>P</u>
Photo finishing lab			<u>P¹⁹</u>
Printing plant			<u>C¹⁹</u>
Radio, television station			<u>P</u>
Recreation (indoor)			<u>P</u>
Recreation (outdoor)			<u>P</u>
Recycling:			
Collection station			<u>P</u>
Processing center (indoor)			<u>C¹⁹</u>
Research and development facility			<u>P¹⁹</u>

Restaurant with or without drive-through facilities			<u>P¹¹</u>
Retail goods establishment with or without drive- through facility			<u>P¹¹</u>
Retail service establishment:			
Electronic repair shop			<u>P</u>
Furniture repair shop			<u>P</u>
Upholstery shop			<u>P</u>
School:			
Professional and vocational (with outdoor activities)			<u>P</u>
Professional and vocational (without outdoor activities)			<u>P</u>
Seminary and religious institute			<u>P</u>
Seasonal farm stand			<u>P</u>
Small brewery			<u>P¹⁹</u>
Solar array			<u>P^{17,19}</u>
Storage and display (outdoor)			<u>P</u>
Storage, public (outdoor)			<u>P</u>
Storage, self			<u>P</u>
Store, convenience			<u>P</u>
Studio, motion picture			<u>P</u>
Taxicab facility			<u>P</u>
Technology facility			<u>P¹⁹</u>
Tire distribution retail/wholesale			<u>P</u>

Urban farm			<u>P</u>
Utility:			
Building or structure			<u>P</u>
Solid waste transfer station			<u>C</u> ¹²
Transmission wire, line, pipe or pole			<u>P</u> ¹
Automobile and truck repair			<u>P</u>
Automobile and truck sales and rental (including large truck)			<u>P</u>
Automobile part sales			<u>P</u>
Automobile salvage and recycling (indoor)			<u>P</u> ¹⁹
Recreational vehicle (RV) sales and service			<u>C</u>
Truck repair (large)			<u>P</u>
Vending cart, private property			<u>P</u>
Warehouse			<u>P</u> ¹⁹
Welding shop			<u>P</u> ¹⁹
Wholesale distribution			<u>P</u> ¹⁹
Woodworking mill			<u>P</u> ¹⁹

200 Qualifying provisions:

- 201 1. See Subsection 21A.02.050.B of this title for utility regulations.
- 202 2. Subject to Salt Lake Valley Health Department approval.
- 203 3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or
- 204 larger electric power transmission line.
- 205 4. No railroad freight terminal facility shall be located within 1 mile of a Residential
- 206 Zoning District.
- 207 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.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.
8. A community correctional facility is considered an institutional use and any such facility located within the AFPP Airport Flight Path Protection Overlay District is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Influence Zone within Section 21A.34.040 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 M-1A District, 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.
18. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
19. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
20. Prohibited in the IP Inland Port Overlay District. See Subsection 21A.34.150.B.2.f.

21. Prohibited on the North Temple Landfill site as identified in the Northwest Quadrant Master Plan.

22. Data centers may be permitted provided they utilize a closed-loop cooling system.

3. *Amends Subsection 21A.36.010.B.2, as follows:*

2. Lots in the RP, BP, M-1, M-2, M-1A, AG, AG-2, AG-5, AG-20, A, OS, NOS, and EI Districts may have multiple buildings on a single lot regardless of street frontage and subject to meeting all other zoning regulations.

4. *Amends Subsection 21A.36.010.E, as follows:*

E. Flag Lots in Nonresidential Districts: In the CG, BP, RP, M-1, ~~and M-2, and M-1A~~ Districts, flag lots shall be permitted, subject to subdivision regulations; provided, that:

1. As part of new subdivisions or through the planned development process only when the flag lot is proposed at the rear of an existing parcel;
2. The flag lot access strip shall have a minimum of twenty four feet (24') of frontage on a public street; and
3. ~~The City subdivision review process determines the following: that~~
 - a. ~~It is not desirable or necessary to extend a public street to access the parcel, and~~
 - b. ~~The existing lot and site layout is not conducive to private street development.~~

5. *Amends the table in Subsection 21A.37.060.C to add the Northpoint Light Industrial Zoning District (M-1A) to the table as follows:*

C. Manufacturing Districts:

Standard (Code Section)	District		
	M-1	M-2	<u>M-1A</u>
Ground floor use (%) (21A.37.050A1)			
Ground floor use + visual interest (%) (21A.37.050A2)			
Building materials: ground floor (%) (21A.37.050B1)			
Building materials: upper floors (%) (21A.37.050B2)			
Glass: ground floor (%) (21A.37.050C1)			

Glass: upper floors (%) (21A.37.050C2)			
Building entrances (feet) (21A.37.050D)			
Blank wall: maximum length (feet) (21A.37.050E)			
Street facing facade: maximum length (feet) (21A.37.050F)			
Upper floor step back (feet) (21A.37.050G)			
Lighting: exterior (21A.37.050H)	X	X	<u>X</u>
Lighting: parking lot (21A.37.050I)	X	X	<u>X</u>
Screening of mechanical equipment (21A.37.050J)			
Screening of service areas (21A.37.050K)			
Ground floor residential entrances (21A.37.050L)			
Parking garages or structures (21A.37.050M)			

267

268 6. *Amends Table 21A.40.090.E to add the Northpoint Light Industrial Zoning District (M-*
269 *1A) to the table under “Commercial/manufacturing districts” with no other revisions to the*
270 *table, as follows:*

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272

273

TABLE 21A.40.090E
WIRELESS TELECOMMUNICATIONS FACILITIES

	Wall Mount 3	Roof Mount 3	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide 3		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide 3		Lattice Tower
			District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	
Commercial/manufa cturing districts:							
<u>M-1A</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>

274

7. Amends Subsection 21A.44.040.A.4 as follows:

4. The maximum parking limit does not apply to properties in the M-1, M-2, M-1A, BP, or Airport zoning districts that are located west of the centerline of Redwood Road.

8. Amends Table 21A.44.060-A to add the Northpoint Light Industrial Zoning District (M-1A) to the table under “GENERAL CONTEXT” and “Commercial and Manufacturing (CC, CS, CG, M-1, M-2, SNB)” with no other revisions to the table, as follows:

TABLE 21A.44.060-A: PARKING LOCATION AND SETBACK REQUIREMENTS: N = parking prohibited between lot line and front line of the principal building				
Zoning District	Front Lot Line	Corner Side Lot Line	Interior Side Lot Line	Rear Lot Line
GENERAL CONTEXT				
Commercial and Manufacturing (CC, CS, CG, M-1, M-2, SNB)				
CC	15 ft.		0 ft.; or 7 ft. when abutting any residential district	
CS			0 ft.; or 15 ft. when abutting any residential district	
CG	N. See also Subsection 21A.26.070 .I			
M-1	15 ft.		0 ft.; or 50 ft. when abutting any residential district	
M-2				
<u>M-1A</u>				

9. Amends Table 21A.44.060-C as follows:

TABLE 21A.44.060-C: MINIMUM AND MAXIMUM DRIVE APPROACH WIDTH:		
Zoning District	Minimum Drive Approach Width (in front and corner side yard)	Maximum Drive Approach Width* (in front and corner side yard)
SR-1, SR-2 and SR-3	8 ft.	22 ft.
MH	8 ft.	16 ft.
Other Residential Zoning Districts	8 ft.	24 ft.
<u>M-1 and M-2 Manufacturing Districts</u>	12 ft. single lane and 24 ft. for two-way	30 ft.

Other Non-Residential Zoning Districts	12 ft. single lane and 24 ft. for two- way	30 ft.
* All drive approaches serving residential uses shall be a minimum eight feet (8') wide.		

10. Amends Subsection 21A.44.090.A.4.a as follows:

- a. The property is located in a CG, M-1, M-2, M-1A, or EI zoning district.

11. Amends Section 21A.44.100.B.2 as follows:

2. Except in the M-1, M-2, M-1A, CG, and D districts, no cleaning or maintenance of loading areas using motorized equipment may be performed between ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. each day, except for snow removal.

12. Amends the preamble to Section 21A.46.055 as follows:

Pursuant to the terms and conditions set forth in this section, attended portable signs shall be allowed on public property in Residential/Business (RB), Residential/Mixed Use (R-MU), Neighborhood Commercial (CN), Community Business (CB), Community Shopping (CS), Corridor Commercial (CC), Sugar House Business (CSHBD), General Commercial (CG), Light Manufacturing (M-1), Heavy Manufacturing (M-2), Northpoint Light Manufacturing (M-1A), Central Business (D-1), Downtown Support (D-2), Downtown Warehouse/Residential (D-3), Downtown Secondary Central Business (D-4), Gateway-Mixed Use (G-MU) and Business Park (BP) Zoning Districts.

13. Amends Section 21A.46.100 as follows:

21A.46.100: SIGN REGULATIONS FOR MANUFACTURING DISTRICTS:

The following regulations shall apply to signs permitted in the manufacturing districts. Any sign not expressly permitted by these district regulations is prohibited.

A. Sign Regulations ~~Ffor Tthe M-1 And M-2~~ Manufacturing Districts:

1. Purpose: Sign regulations for the ~~M-1 and M-2~~ manufacturing districts are intended to provide for appropriate identification of industrial and manufacturing uses. Signage should enhance the aesthetics of the districts, rather than clutter the area. Supportive commercial signage should be in scale with industrial signage.
2. Applicability: Regulations in subsection A3 of this section shall apply to all lots within the M-1, ~~and M-2, and M-1A~~ districts.
3. Sign Type, Size ~~A~~ and Height Standards:

STANDARDS FOR THE ~~M-1 AND M-2~~ MANUFACTURING DISTRICTS

[Note to codifier: aside from the title, there are no changes to the table or any of the notes thereto.]

4. Supplemental~~ry~~ Regulations:

- a. Lot Frontage Requirements: A minimum lot frontage of one hundred feet (100') shall be required for pole signs or monument signs.

14. Amends Subsection 21A.48.060.D as follows:

D. Landscape Buffer Standards:

District	When Abutting ¹	Required Landscape / Freeway Buffer Widths
All districts (except Single- and Two- Family, Foothill, Special Development Pattern, SNB, FB-UN1, and those districts listed below that require a greater buffer width)	Single- and Two- Family, Foothill, & Special Development	10'
All districts	Freeway ²	20'
All other non-residential districts (except SNB, FB-UN1, and those districts listed below that require a greater buffer width)	RMF-30, RMF-35, RMF-45, & RMF-75	10'
M-1 & M-1A	Any district that allows residential uses, AG districts, & OS	15'
M-2	Any district that allows residential uses	50'
	AG districts & OS	30'
BP & RP	All residential districts (in Chapter 21A.24)	30'
EI	All districts	30'
MH	All districts	20'
1. Or when required elsewhere by this title.		

2. The zoning administrator may approve a reduced freeway buffer if there's an existing sound wall or required off-street parking cannot be met. If such a reduction is necessary, the buffer may not be less than 10' in width.
Landscape Buffer Standards
1 tree for every 30 linear feet of landscape buffer.
1 shrub every 3 feet, with a mature height of no less than 4', along the entire length of the buffer.
A 6-foot solid fence along the length of the required landscape buffer unless modified by the zoning administrator to better meet the fence height provisions in Section 21A.40.120.
Turf is limited to active recreation areas.
Freeway Landscape Buffer Standards (buffer standards for those properties abutting a freeway)
1 tree for every 15 linear feet of required freeway landscape buffer. Trees shall be staggered along the length of the buffer.
100% coverage required, may include adaptive or native grasses, wildflower, and shrubs. Turf is prohibited.

15. Amends Table 21A.55.060 to add the Northpoint Light Industrial Zoning District (M-1A) to the table under "Manufacturing districts" with no other revisions to the table, as follows:

TABLE 21A.55.060
PLANNED DEVELOPMENTS

District	Minimum Planned Development Size
Manufacturing districts:	
M-1 Light Manufacturing District	No minimum required
M-2 Heavy Manufacturing District	No minimum required
<u>M-1A Northpoint Light Manufacturing District</u>	<u>No minimum required</u>

2. PROJECT CHRONOLGOY

PROJECT CHRONOLOGY

Petition: PLNPCM2024-00333

November 8, 2023	Petition initiated as part of the motion to adopt the Northpoint Small Area Plan.
March 28, 2024	Petition assigned to Krissy Gilmore, Senior Planner
April 1, 2024	Early Engagement notice emailed to Westpointe Community Council.
April 1, 2024	Mailed notice sent to property owners and tenants within the Northpoint Small Area Plan boundary.
April 2, 2024	Proposed zoning district posted to the Planning Division's webpage as an online open house.
April 23, 2024	In-person open house held at the Salt Lake City Mosquito Abatement District.
May 16, 2024	Second in-person open house held at the Salt Lake City Mosquito Abatement District.
June 12, 2024	Planning Commission Public Hearing
June 18, 2024	Ordinance requested from the Attorney's Office
June 27, 2024	Ordinance received from the Attorney's Office

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC
HEARING

The Salt Lake City Council is considering Petition **PLNPCM2024-00333 – Northpoint Light Industrial (M-1A) Zoning District Text Amendment**– The Salt Lake City Council initiated a Zoning Text Amendment to create a new zoning district that aligns with the goals, policies, and future land use recommendations established in the Northpoint Small Area Plan. This includes providing an environment for light industrial, office, and research uses, while reducing the impact on adjacent agricultural and residential properties and native habitat. The proposed regulation changes will create a new section 21A.28.030 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The subject area is located within Council District 1, represented by Victoria Petro.

DATE:

PLACE: Electronic and in-person options.
451 South State Street, Room 326, Salt Lake City, Utah

**** This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit <https://www.slc.gov/council/agendas/>. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@slcgov.com. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Krissy Gilmore at 801-535-7780 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at Kristina.Gilmore@slcgov.com. The application details can be accessed at <https://aca-prod.accela.com/SLCREF/Default.aspx>, by selecting the “Planning” tab and entering the petition number PLNPCM2023-00923.

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.

4. ADDITIONAL PUBLIC COMMENT RECEIVED

From: [Robert Taylor](#)
To: [Gilmore, Kristina](#)
Subject: Re: (EXTERNAL) Re: Northpoint M-3 Zoning Open House #2
Date: Tuesday, June 11, 2024 10:33:29 AM
Attachments: [image002.png](#)
[image003.png](#)

Can we also add an amendment for noise decibels exceeding 55db? No Jake brakes etc.

"Any noise exceeding 70 dB is considered disturbing. Residential limits usually start at 60 or 55 dB (the equivalent noise of a regular vacuum cleaner). Time limits usually apply after 10 pm and until 7 am."

<https://decibelpro.app/blog/how-many-decibels-is-too-loud-for-neighbours/>

From: Robert Taylor [REDACTED]
Sent: Wednesday, May 29, 2024 3:47:07 PM
To: Gilmore, Kristina <Kristina.Gilmore@slcgov.com>
Subject: Re: (EXTERNAL) Re: Northpoint M-3 Zoning Open House #2

Ok thank you for taking our concerns to the city for addition to the new M3 zone.

Get [Outlook for Android](#)

From: Gilmore, Kristina <Kristina.Gilmore@slcgov.com>
Sent: Wednesday, May 29, 2024 11:50:34 AM
To: Robert Taylor [REDACTED]
Subject: RE: (EXTERNAL) Re: Northpoint M-3 Zoning Open House #2

Hi Robert,

Thank you for your comments. You can send any other comments to me, and I will include them in my staff report to the Planning Commission and City Council for their consideration.

Sincerely,

Krissy



KRISSY GILMORE
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7780
Email: Kristina.Gilmore@slcgov.com
WWW.SLC.GOV

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Robert Taylor [REDACTED]

Sent: Wednesday, May 29, 2024 9:48 AM
To: Gilmore, Kristina <Kristina.Gilmore@slcgov.com>
Subject: Re: (EXTERNAL) Re: Northpoint M-3 Zoning Open House #2

Thank you for the reply. Sorry it took me so long to respond. Where do we send our input?

I'd like to have an amendment in the M3 zone that does not allow commercial businesses to use private roads and also to note that no rezone of an "island" of commercial property to exist to help to insulate us residents from living in an industrial park or as someone said "trucker's ghetto".

Robert Taylor
2074 west 2670 north
[REDACTED]

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From: Gilmore, Kristina <Kristina.Gilmore@slcgov.com>
Sent: Thursday, May 2, 2024 1:03:58 PM
To: Robert Taylor [REDACTED]
Subject: RE: (EXTERNAL) Re: Northpoint M-3 Zoning Open House #2

Hi Robert,

The May 15th deadline is kind of confusing. It really just means that we are not allowed to take this to the Planning Commission for a recommendation before that date and must give the public at least until then to review the materials and provide comments. We will accept public input at any point throughout the process. Right now, I am expecting that the item will go before the Planning Commission at their June 12th meeting. They will make a recommendation to the City Council, who will also hold their own public hearings.

I hope that makes sense. Let me know if you have any questions.

Thank you,



KRISSY GILMORE | *(She/Her)*
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Phone: (801) 535-7780
Email: Kristina.Gilmore@slcgov.com
WWW.SLCMAYOR.COM WWW.SLC.GOV

From: Robert Taylor [REDACTED]
Sent: Thursday, May 2, 2024 11:22 AM
To: Gilmore, Kristina <Kristina.Gilmore@slcgov.com>
Subject: (EXTERNAL) Re: Northpoint M-3 Zoning Open House #2

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

Thank you for making another meeting for the M-3 zoning draft, but isn't the deadline for public input the day before on May 15th?

Get [Outlook for Android](#)

From: Gilmore, Kristina <Kristina.Gilmore@slcgov.com>

Sent: Thursday, May 2, 2024 10:13:55 AM

Subject: Northpoint M-3 Zoning Open House #2

Hello,

Thank you to all those who attended the open house on April 23rd and shared your feedback and comments on the draft Northpoint M-3 Light Industrial Zone. We appreciate your input.

Due to conflicting schedules with another community meeting, we know that some interested residents and community members were unable to attend. We have set up a second open house to give another opportunity to learn about the proposal, ask questions, and give your feedback. The second open house will be held **Thursday, May 16th, from 6:00 – 7:00 PM at the Mosquito Abatement District located at 2215 N 2200 W.**

Please let me know if you have any questions. I have also attached the draft Northpoint M-3 zone for your reference.

Sincerely,



KRISSY GILMORE
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Phone: (801) 535-7780
Email: Kristina.Gilmore@slcgov.com
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