

ERIN MENDENHALL  
Mayor



DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS

Blake Thomas  
Director

## CITY COUNCIL TRANSMITTAL

\_\_\_\_\_  
Lisa Shaffer, Chief Administrative Officer

Date Received: \_\_\_\_\_  
Date sent to Council: \_\_\_\_\_

\_\_\_\_\_  
**TO:** Salt Lake City Council  
Victoria Petro, Chair

**DATE:**

**FROM:** Blake Thomas, Director, Department of Community & Neighborhoods

\_\_\_\_\_  
**SUBJECT:** Petitions PLNPCM2022-00699, PLNPCM2022-00700 and PLNPCM2022-00701  
Zoning Map Amendment  
2760 N., 2800 N., and 2828 N. 2200 West

**STAFF CONTACT:** Diana Martinez, Senior Planner  
(801) 535-7215 or [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)

**DOCUMENT TYPE:** Ordinance

**RECOMMENDATION:** That the City Council follows the recommendations of the Planning Commission to approve the petitions for a zoning map amendment.

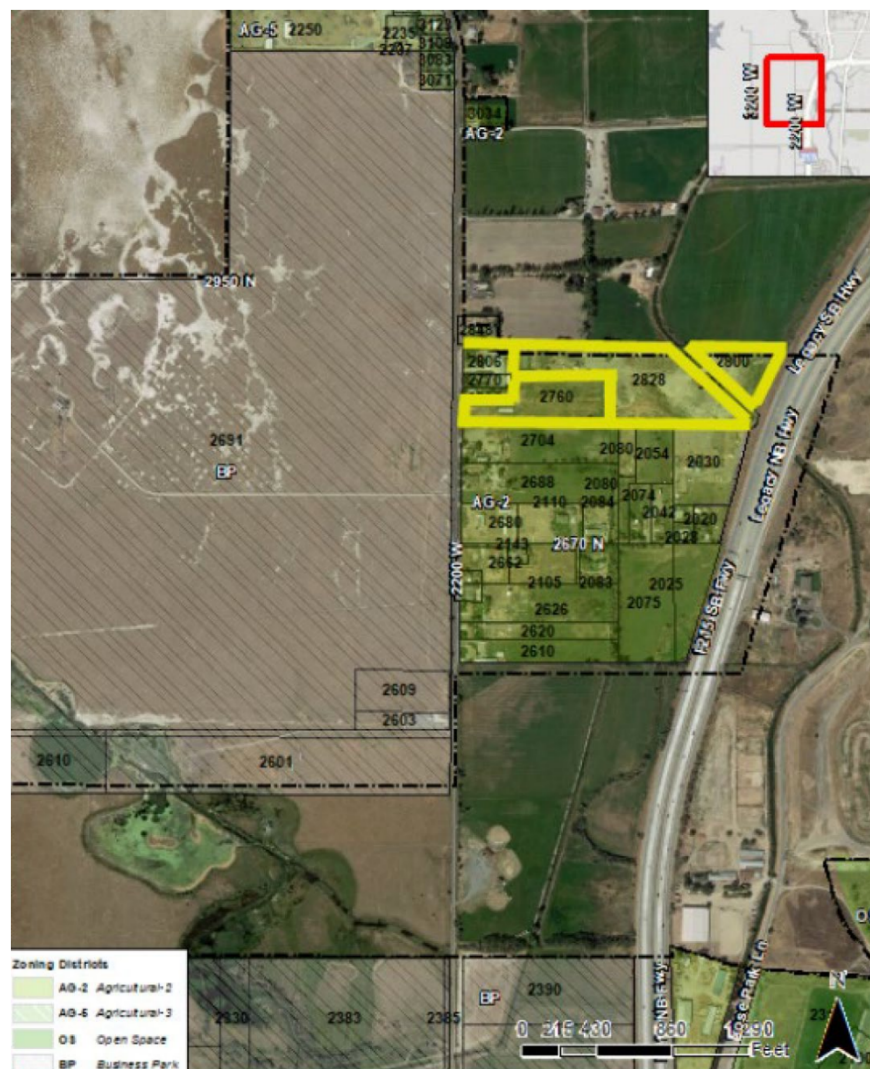
**BUDGET IMPACT:** None

### BACKGROUND/DISCUSSION:

Will Channell with OCC Industrial, representing the property owner of 2800 N. and who is under contract for the properties at approximately 2760 and 2828 N. at 2200 West, is requesting a Zoning Map Amendment to allow the development of the properties. The proposed amendment would rezone three parcels from AG-2 (Agricultural) to M-1 (Light Manufacturing). The subject properties, in total, are approximately 14.33 acres (624,216 square feet). Plans for future development were not submitted with these applications.

Two of the subject parcels front along 2200 West, and the third (triangular) parcel is to the east of the other parcels. The area immediately to the north of the subject properties is zoned agricultural, however, it is under the jurisdiction of Salt Lake County. The area to the direct west is zoned BP (Business Park) and has been quickly developing over the last year with large distribution warehouses. The area immediately to the south of the subject properties is zoned AG-2 Agricultural Zoning District. In total, including the subject property, this area currently zoned AG-2 is about 67 acres.

The application request for zoning map amendment must comply with the standards of review listed in the Zoning Ordinance. The Planning Staff's analysis shows that those standards and goals were met and had recommended approval of these petitions to the Planning Commission with a condition of approval that all three parcels will have a development agreement signed between the parcel owners and the City stating the proposed development will meet the intent of the North Point Small Area Plan and that the property owner will comply with the Development Agreement.



## **PUBLIC PROCESS:**

- **Early Notification for the January 11, 2023 Meeting –**
  - Notification of the proposal was sent to all property owners and tenants located within 300 feet of the subject parcels on August 5, 2022
  - Notification of the proposal was sent to the Westpointe Community Council on August 5, 2022. A comment letter was submitted to the planning staff and is in the original staff report dated January 11, 2023.
- **Planning Commission Meeting –**

On January 11, 2023, the Planning Commission held a public hearing regarding the proposed zoning map amendment. The Planning Commission voted 7-1 to table the petitions until the North Point Small Area Plan is approved and adopted by the City Council.
- **Early Notification for the December 13, 2023 Meeting-**
  - November 29, 2023- Public hearing notice sign posted on the property.
  - December 8, 2023.-  
Public hearing notice mailed.  
Public notice posted on City and State websites and Planning Division list serve.
- **Planning Commission Meeting-**

On December 13, 2023, the Planning Commission held a public hearing regarding the proposed zoning map amendment. The Planning Commission voted 6-2 (with one abstention) to send a favorable recommendation for the petitions to the City Council.

## **PLANNING RECORDS:**

- a) PC Agenda of January 11, 2023, meeting ([Click Here](#))
- b) PC Minutes of January 11, 2023, meeting ([Click Here](#))
- c) PC Staff Report of January 11, 2023, meeting ([Click Here](#))
- d) PC YouTube Video of the January 11, 2023, meeting ([Click Here](#))
- e) PC Agenda of December 13, 2023, meeting ([Click Here](#))
- f) PC Minutes of December 13, 2023, meeting ([Click Here](#))
- g) PC Staff Report of December 13, 2023, meeting ([Click Here](#))
- h) PC YouTube Video of December 13, 2023, meeting ([Click Here](#))

## **EXHIBITS:**

1. PROJECT CHRONOLOGY
2. NOTICE OF CITY COUNCIL HEARING
3. ORIGINAL PETITIONS
4. MAILING LIST
5. ORDINANCE