

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS

Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


rachel.otto (Jan 22, 2024 11:50 MST)

Rachel Otto, Chief of Staff

Date Received: 01/22/2024

Date sent to Council: 01/22/2024

TO: Salt Lake City Council
Victoria Petro, Chair

DATE: January 22, 2024

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

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

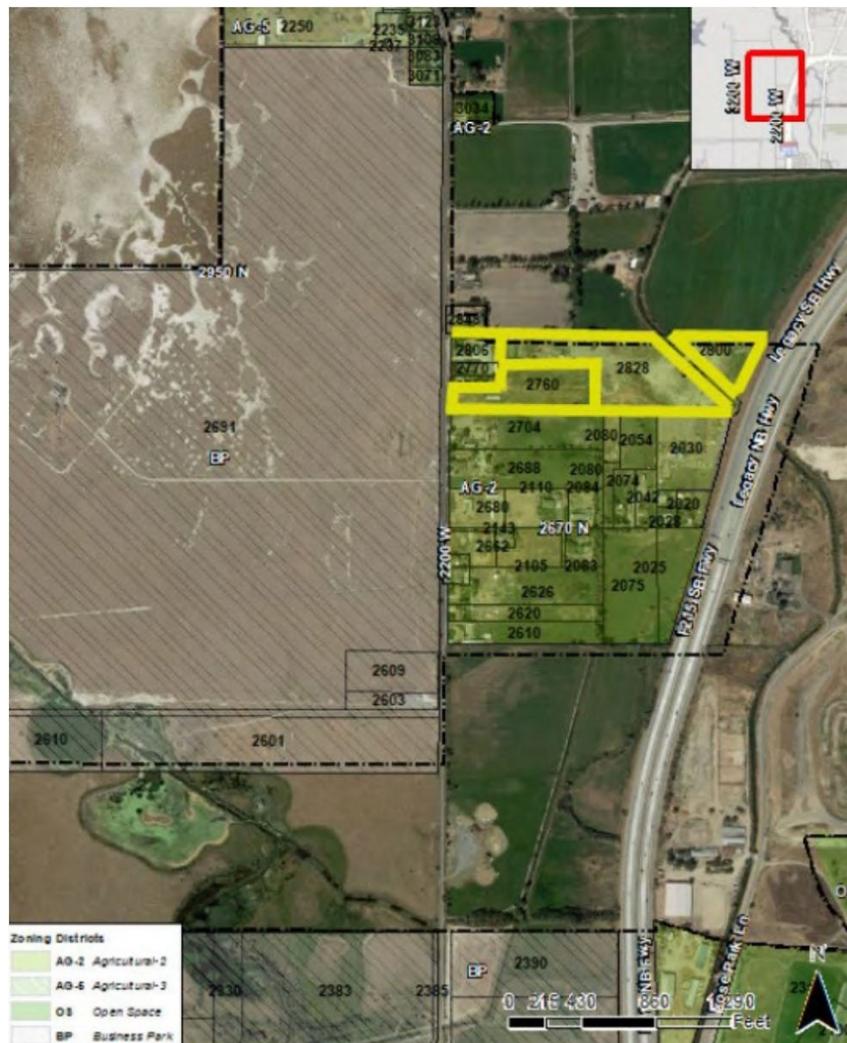
BACKGROUND/DISCUSSION:

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.

On November 14, 2023, the North Point Small Area Plan was approved and adopted by the Salt Lake City Council. The Plan's Vision Overview was adopted with an annexation and zoning amendment policy that states (on pg.14), "...any proposed zoning map amendment in the Transitional area will also be subject to a *development agreement* aimed at realizing the plan's vision and design standards, until the area's zoning regulations are adopted."

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 6-1 (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
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5. ORDINANCE

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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

**Petition: PLNPCM2022-00699 – Zoning Map Amendment Request
PLNPCM2022-00700- Master Plan Amendment Request
PLNPCM2022-00701- Master Plan Amendment Request**

approximately 2760 N., 2800 N., and 2828 N., 2200 West

- July 12, 2022 All three petitions for the zoning map amendment were received by the Salt Lake City Planning Division.
- August 1, 2022 Petition assigned to Diana Martinez, Senior Planner, for staff analysis and processing.
- August 8, 2022 Information about the proposal was sent to the Chair of the Westpointe Community Council to solicit public comments and start the 45-day Recognized Organization input and comment period.
- August 8, 2022 Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing information about the proposal and how to give public input on the project.
- September 22, 2022 The 45-day public comment period for Recognized Organizations ended. Formal comments were submitted to staff by the recognized organizations to date related to this proposal.
- December 29, 2022 Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property.
- January 6, 2023 Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of January 11, 2023. Public hearing notice mailed.
- January 11, 2023 The Planning Commission held a Public Hearing January 11, 2023. By a vote of 7-1, the Planning Commission voted to table the proposed Zoning Map Amendment until the North Pointe Small Area Map is approved and adopted by the City Council.
- November 29, 2023 Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property.

December 8, 2023 Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of December 13, 2023. Public hearing notice mailed.

December 13, 2023 The Planning Commission held a Public Hearing on December 13, 2023. By a vote of 6-1 (with one abstinence), the Planning Commission voted to send a favorable recommendation for the zoning map amendment petition to the City Council.

**2. NOTICE OF CITY
COUNCIL HEARING**

NOTICE OF CITY COUNCIL HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2022-00699**, **PLNPCM2022-00700**, and **PLNPCM2022-00701** - Salt Lake City has received a request from Will Channell with OCC Industrial, who is under contract for the property, requesting a zoning map amendment to allow development of the property located at approximately 2800 N., 2880 N. and 2760 N. 2200 West. The proposed zoning 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.

The following two petitions are associated with this request:

- Zoning Map Amendment- The subject properties are currently zoned AG-2 (Agricultural) and would be rezoned to M-1 (Light Manufacturing). Case Numbers PLNPCM2022-00699, PLNPCM2022-00700, and PLNPCM2022-00701.

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

DATE:

TIME: 7:00 pm

PLACE: 451 South State Street, Room 326, Salt Lake City, Utah

**** This meeting will be held in-person, 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, please visit www.sl.gov/council. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@sl.gov. 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 Diana Martinez at 801-535-7215 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at diana.martinez@sl.gov. The application details can be accessed at <https://citizenportal.sl.gov/>, by selecting the “planning” tab and entering the petition number PLNPCM2022-00699, PLNPCM2022-00700 or PLNPCM2022-00701.

People with disabilities may make requests for reasonable accommodation, which may include aids and services. Please make requests at least advance. To make a request, please contact the City Council Office at council.comments@sl.gov, 801-535-7600, or relay service 711.

3. ORIGINAL PETITION



Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Revised by:

Date Received

Project #

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
2828 N 2200 W

Name of Applicant:
OCC Industrial - Will Channell

Address of Applicant:
PO Box 12437 Denver, CO 80212

E-mail of Applicant:
will.channell@occiindustrial.com

Cell/Fax:

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
Larkin Enterprises LLC

E-mail:

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 zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee or **\$1,075** plus **\$121** per acre in excess of one acre
Text Amendment: filing fee of **\$1,075**, plus fees for newspaper notice.
Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

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

Signature of Owner or Agent:

Date:

Will Channell
Digitally Signed by Will Channell
07.118 2022.06 2909'11:29-06'00' t = I ; WC

6.29.22

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

APPLICANT SIGNATURE

Name of Applicant: ace Industrial - Will Channell		Application Type: Zoning Amendment or Rezone Application	
Mailing Address:			
Email: will.channell@occindustrial.com		Phone: [REDACTED]	Fax:
Signature: Will Channell <small>Digitally signed by Will Channell DN: cn=Will Channell, o=ace industrial llc, ou=Salt Lake City, email=will.channell@occindustrial.com</small>		Date: 6.29.22	

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE

Name of Owner: Larkin Enterprises LLC	[REDACTED]
Ma	[REDACTED]
Sie	[REDACTED]
Leg	[REDACTED]
p	[REDACTED]
p	[REDACTED]
y	[REDACTED]

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part S. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's Interest In the property that is the subject of this application.

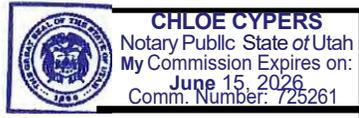
UTAH NOTARIAL CERTIFICATE
(JURAT)

State of Utah
County of Salt Lake

Subscribed and sworn (or affirmed) to before me on this 11 day of July
(month), in the year 2022 by Lucy [Name of Document Signer].

Witness my hand and official seal

(Seal)





Notary Public

To Whom It May Concern,

This request for zoning map amendment is in regards to the property located at 2828 N 2200 W, Salt Lake City, UT 84116, Parcel Number 08094760280000 (See attached image below with parcels outlined in yellow). The property is approximately 8.06 Acres and is currently zoned as AG-2.



The purpose for the request to amend the zoning map is to implement M-1 zoning and to accommodate future uses allowed under the M-1 zoning. Many properties in the area surrounding this parcel have applied for rezoning from AG-2 to M-1 and have been approved.

We are requesting to have parcel 08094760280000 rezoned as M-1 to conform to the surrounding parcels rezoning applications. This application is being submitted concurrently with the Zoning Amendment - Banford Application. See maps in both applications for reference.

Rezoning this parcel to M-1, and amending the zoning map, will be an improvement to the community, a best use of the property, and is consistent with the initial draft of the Northpoint Small Area Plan prepared by Logan Simpson.

If you have any questions please do not hesitate to contact me.

Sincerely,

Will Channell



Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By: _____ Date Received: _____ Project# _____

Name or Section/s of Zoning Amendment: _____

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
2828 N 2200 W

Name of Applicant: _____ Phone: _____
OCC Industrial, Will Channell

Address of Applicant:
PO Box 12437 Denver, CO 80212

E-mail of Applicant: will.channell@occindustrial.com Cell/Fax: _____

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
Larkin Enterprises LLC

E-mail of _____ 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 or this application, please contact Salt Lake City Planning Counter at zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of **\$1,075** plus **\$121** per acre in excess of one acre
Text Amendment: filing fee of **\$1,075**, plus fees for newspaper notice.
Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

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

Signature of Owner or Agent: _____

Date:
6/29/22

Digitally signed by Will Channell
CN=Will Channell, OU=OCC, LLC, OU=WC OCC, LLC, CN=Will Channell
O=, C=US, E=willchannell@occindustrial.com, O=CINDY WILSON, OU=WC OCC, LLC, CN=Will Channell
0.0.0.0, 2022.06.29 09:11:29-06'00'

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

APPLICANT SIGNATURE

Name of Applicant: OCC Industrial- Will Channell		Application Type: Zoning Amendment or Rezone Application	
Mailing Address:			
E-mail: will.channell@occindustrial.com		Phone:	Fax:
Signature: Will Channell		Date: 6.29.22	

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE OWNER SIGNATURE

Name of Owner: Larkin Enterprises LLC	
Mailing Address:	Street Address:
[Redacted]	
Signature:	
[Redacted]	

Legal Description of Subject Property:

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.

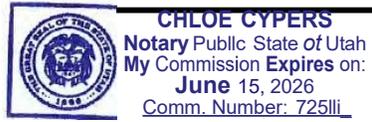
**UTAH NOTARIAL CERTIFICATE
(JURAT)**

State of Utah
County of Salt Lake

Subscribed and sworn (or affirmed) to before me on this 8th day of July
(month), in the year 2021 by JOHANNA LINDQUIST [Name of Document Signer].

Witness my hand and official seal

(Seal)





Notary Public

To Whom It May Concern,

This request for zoning map amendment is in regards to the property located at 2828 N 2200 W, Salt Lake City, UT 84116, Parcel Number 08103000120000 (See attached image below with parcels outlined in yellow). The property is approximately 2.21 Acres and is currently zoned as AG-2.



The purpose for the request to amend the zoning map is to implement **M-1** zoning and to accommodate future uses allowed under the M-1 zoning. Many properties in the area surrounding this parcel have applied for rezoning from AG-2 to M-1 and have been approved.

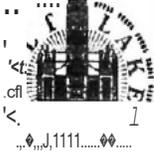
We are requesting to have parcel 08103000120000 rezoned as M-1 to conform to the surrounding parcels rezoning applications. This application is being submitted concurrently with the Zoning Amendment - Sanford Application. See maps in both applications for reference.

Rezoning this parcel to M-1, and amending the zoning map, will be an improvement to the community, a best use of the property, and is consistent with the initial draft of the Northpoint Small Area Plan prepared by Logan Simpson.

If you have any questions please do not hesitate to contact me.

Sincerely,

Will Channell



Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By:	Date Received:	Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
2722 N 2200 W

Name of Applicant: OCC Industrial - Will Channell	Phone: [REDACTED]
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Address of Applicant:
PO Box 12437 Denver, CO 80212

E-mail of Applicant: will.channell@occindustrial.com	Cell/Fax: [REDACTED]
---	-------------------------

Applicant's Interest in Subject Property:
 Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
Banford Family Revocable Trust

E-mail of Property Owner: [REDACTED]	Phone: [REDACTED]
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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 zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of \$1,075 plus \$121 per acre in excess of one acre
Text Amendment: filing fee of **\$1,075**, plus fees for newspaper notice.
Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

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

Signature of Owner or Agent: Will Channell <small>or11a1y .g\Xit/y winonr11a11 ON: C,US E=-.J1.ctunn* @oco-1.....1..... O=-WC OCC:ILC - OU*WG OCC: ILC* CN=WillCh:lon(tl) OaIO:2022.06.2000.10:31-06'00'</small>	Date: 6.29.22
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ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

APPLICANT SIGNATURE

Name of Applicant: OCC Industrial - Will Channell		Application Type: Zoning Amendment or Rezone Application	
Mailing Address: 7897 South 2175 East South Weber, UT 84405			
Email: will.channell@occindustrial.com		Phone: [REDACTED]	Fax:
Signature: Will Channell		Date: 6.29.22	

Digitally signed by Will Channell
DN: c=US, e=willchannell@occindustrial.com, o=OCC Industrial, ou=OCC, LLC, cn=Will Channell
Date: 2022.06.29 16:30:43 -0700

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action_

FEE TITLE OWNER SIGNATURE

Name of Owner: Banford Family Revocable Trust
[REDACTED SIGNATURE]

Legal Description of Subject Property:

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a Joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.

**UTAH NOTARIAL CERTIFICATE
(JURAT)**

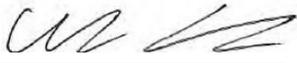
State of Utah
County of Set(± Lo<ff.

Subscribed and sworn (or affirmed) to before me on this 511-1 day of .,J J, 0f--1---
(month), in the year '2c2.2-- by Pzt,vtfovo(fv T [Name of Document Signer].

Witness my hand and official seal

(Seal)





Notary Public

To Whom It May Concern,

This request for zoning map amendment is in regards to the property located at 2722 N 2200 W, Salt Lake City, UT 84116, Parcel Number 08094760260000 (See attached image below with parcel outlined in yellow). The property is approximately 4.06 Acres and is currently zoned as AG-2.



The purpose for the request to amend the zoning map is to implement M-1 zoning and to accommodate future uses allowed under the M-1 zoning. Many properties in the area surrounding this parcel have applied for rezoning from AG-2 to M-1 and have been approved.

We are requesting to have parcel 08094760260000 rezoned as M-1 to conform to the surrounding parcels rezone applications. This application is being submitted concurrently with the Zoning Amendment - Larkin Application. See maps in both applications for reference.

Currently, we are reviewing a few different use options for the mentioned parcels which include flex space and/or light industrial.

Rezoning this parcel to M-1, and amending the zoning map, will be an improvement to the community, a best use of the property, and is consistent with the initial draft of the Northpoint Small Area Plan prepared by Logan Simpson.

If you have any questions please do not hesitate to contact me.

Sincerely,

Will Channell

4. MAILING LIST

BRADLEY C AUGER; REBECCA AUGER (JT)	1015 EAGLE POINTE DR		NORTH SALT LAKE	UT	84054
Current Occupant	2026 W 2670 N		Salt Lake City	UT	84116
Current Occupant	2030 W 2670 N		Salt Lake City	UT	84116
DALENE J HOUCHIN; DONLEY G HOUCHIN (JT)	2042 W 2670 N	#NFF1	SALT LAKE CITY	UT	84116
Current Occupant	2054 W 2670 N		Salt Lake City	UT	84116
Current Occupant	2080 W 2670 N		Salt Lake City	UT	84116
HAMID MIRZAAKBARI	2688 N 2200 W		SALT LAKE CITY	UT	84116
Current Occupant	2691 N 2200 W		Salt Lake City	UT	84116
Current Occupant	2704 N 2200 W		Salt Lake City	UT	84116
Current Occupant	2760 N 2200 W		Salt Lake City	UT	84116
VT FM TR	2770 N 2200 W		SALT LAKE CITY	UT	84116
LATINA J RUSSELL; LATINA M HERLITZ; DESTINY D HERLITZ (JT)	2790 N 2200 W		SALT LAKE CITY	UT	84116
Current Occupant	2800 N 2200 W		Salt Lake City	84116	UT
Current Occupant	2806 N 2200 W		Salt Lake City	UT	84116
Current Occupant	2828 N 2200 W		Salt Lake City	UT	84116
JOHN L PAYNE	2848 N 2200 W		SALT LAKE CITY	UT	84116
KEVIN D ALLEN & ASSOCIATES INC	2861 E 7000 S		COTTONWOOD HTS	UT	84121
ROBERT B SWANER COMPANY; ET AL	649 S 800 E		SALT LAKE CITY	UT	84102
CODY D PAVELKA	6714 S CASSIDY LN	#NFF1	WEST JORDAN	UT	84084
BANFORD FAMILY REVOCABLE TRUST 03/29/2021	7897 S 2175 E		SOUTH WEBER	UT	84405
LARKIN ENTERPRISES LLC; LARKIN ENTERPRISES, LLC	PO BOX 1344		BOUNTIFUL	UT	84011
Diana Martinez -Principal Planner	PO BOX 145480		SLC	UT	84114-548
Will Channell -Occ Industrial	PO BOX 12437		Denver	UT	80212

5. ORDINANCE

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. Effective Date. This Ordinance shall take effect immediately after it has been published in accordance with Utah Code §10-3-711 and recorded in accordance with Utah Code §10-3-713.

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 West

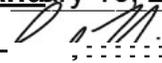
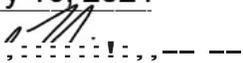
APPROVED AS TO FORM Salt Lake City Attorney's Office Date: January 16, 2024 By:  Pau  City Attorney
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EXHIBIT "A"

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 QUARTER 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 QUARTER 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'