



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Krissy Gilmore, Senior Planner/Andy Hulka, Principal Planner
Kristina.Gilmore@slgcov.com, 801-535-7780/Andrew.Hulka@slgcov.com, 801-535-6608
Date: June 12, 2024
Re: PLNPCM2024-00333, Northpoint Light Industrial (M-1A) Zoning Text Amendment

Text Amendment

PROPERTY ADDRESS: Northpoint Small Area Plan Boundary

MASTER PLAN: Northpoint Small Area Plan

ZONING DISTRICT: Proposed Northpoint Light Industrial (M-1A) Zone

REQUEST:

The Salt Lake City Council has initiated a zoning text amendment to create a new Northpoint Light Industrial (M-1A) Zoning District. The proposed text amendment is intended to establish a new zoning district that aligns with the goals, policies, future land use recommendations, and vision 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 residential and agricultural properties. The proposed zoning district includes several design standards for new development, building size restrictions, and open space preservation incentives to meet the vision of the Northpoint Small Area Plan.

RECOMMENDATION:

Based on the information and findings in this staff report, staff recommends that the Planning Commission accept public comment and make a positive recommendation to the City Council to adopt the Zoning Text Amendment.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Proposed Zoning](#)
- C. [ATTACHMENT C: Text Amendment Standards](#)
- D. [ATTACHMENT D: Public Process & Comments](#)
- E. [ATTACHMENT E: Department Review Comments](#)

PROJECT DESCRIPTION

Background

The proposed Northpoint Light Industrial (M-1A) zoning district is designed to implement the recommendations from the Northpoint Small Area Plan. The plan, adopted by the Salt Lake City Council in November 2023, covers the area generally located between the Salt Lake City International Airport and the northern boundary of the city along the 2200 West corridor.

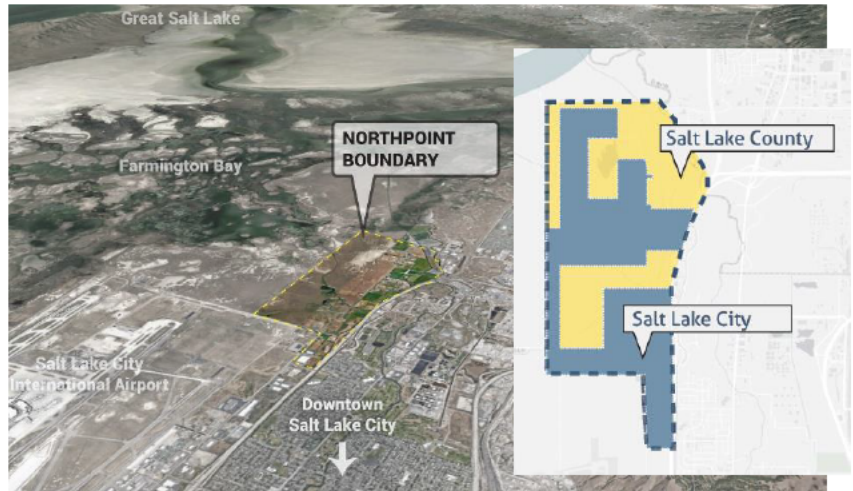


Image 1: Northpoint general vicinity and jurisdictions

The Northpoint Small Area Plan provides guidance for future development, establishing actions,

goals, policies, future land use recommendations, and implementation strategies to achieve the vision for the Northpoint area. This area is characterized by critical habitat, nestled against the wetland spillover from the Great Salt Lake, and urban growth along its eastern border by Interstate-15. It contains large amounts of undeveloped land.

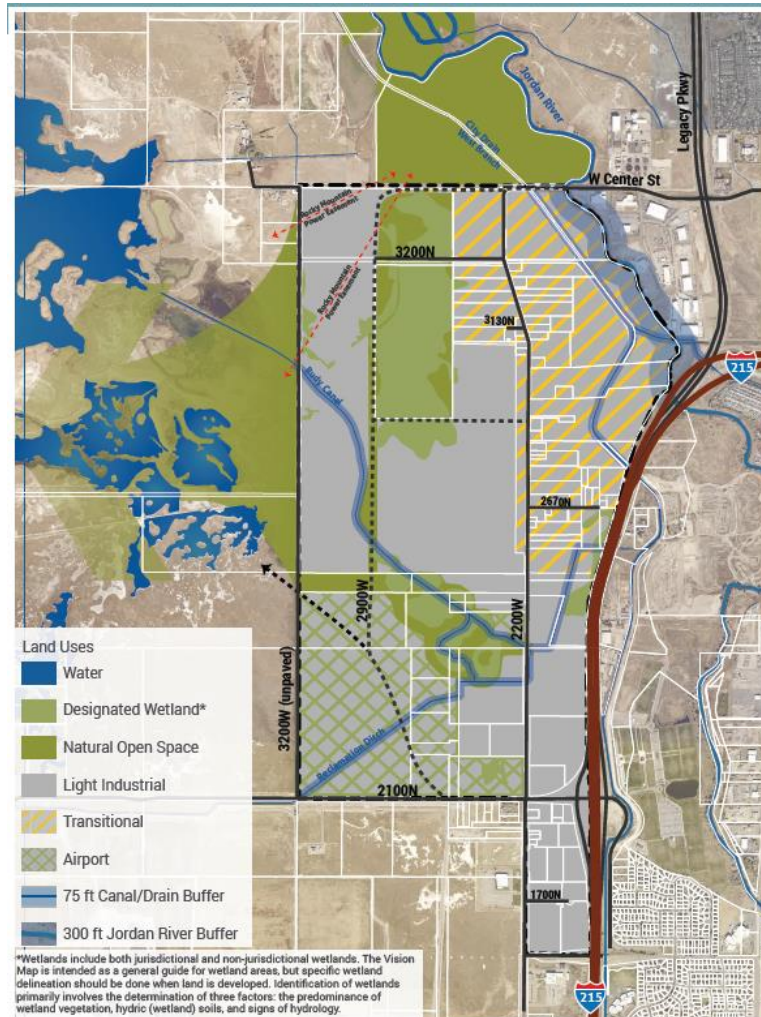
Due to significant constraints, the Northpoint area has remained largely undeveloped until recently. The updated plan was adopted in 2023 to help address an increase in development inquiries in the area. The project area is predominantly zoned for agriculture, business park, or light manufacturing. However, 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. It is important to note that the proposed M-1A zoning does not automatically rezone any property. Instead, it offers an additional option for those who may wish to opt into it voluntarily and choose to go through the process to rezone their property. A property's current zoning designation remains unchanged unless a property owner actively chooses to undergo the rezoning process.

Annexation Petition

The Plan Area includes fragmented unincorporated land in Salt Lake County, which encompasses property owned by the Salt Lake City airport and private property owners. The city is currently pursuing an annexation petition to incorporate these unincorporated areas into Salt Lake City. The land proposed to be annexed into Salt Lake City is currently under the Salt Lake County's agricultural zoning. If successful, these properties are likely to be zoned as AG-2 initially. This is partly because the annexation petition is expected to be adopted before the M-1A zoning, but also because the Northpoint Small Area Plan specifies that properties annexed into the city would initially be zoned as AG-2. These properties would then need to go through the Zoning Amendment process to request a change to the M-1A zone.

Future Land Use

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.



Northpoint Small Area Plan Future Land Use Map

Key Facts

- The new zoning will allow for new light manufacturing, office, and research uses. The new zoning does not include new residential land uses.
- The new zoning will not be automatically applied to any property. Property owners interested in rezoning their property must go through a separate Zoning Map Amendment process, which includes public input and an analysis of the appropriateness of the zone site by site.
- New development under the new zoning would be limited to 100,000 square feet in building footprint unless they provide extra sustainability measures on-site. Additionally, the maximum lot size is limited to 10 acres unless 20% of the lot area is preserved as open space.
- The new zoning includes buffers from the Jordan River. Wetland buffers identified in the Small Area Plan will be included in the amended Riparian Corridor Overlay zone.
- New development will be subject to enhanced design standards, such as bird friendly design, building material specifications, and stormwater mitigation measures.

Proposed Northpoint M-1A Zoning District

As discussed, the proposed M-1A zone is intended to implement the Northpoint Small Area Plan. As a result, most of the standards in the new zone come directly from the design standards or implementation strategies in the small area plan. The following section of this report provides an overview of the specifics of the proposed zoning. Please see Attachment B for the full proposed text.

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. Staff is proposing restrictions on building size, façade length, and maximum lot size, in conjunction with design standards, to allow for light manufacturing uses that are compatible.

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. These prohibited uses include kennels/pounds, raising of furbearing animals, bottling plants, check/payday loan businesses, community correctional facilities, commercial laundry facilities, outdoor recycling processing centers, rock and gravel storage and distribution, and vehicle auctions. 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.

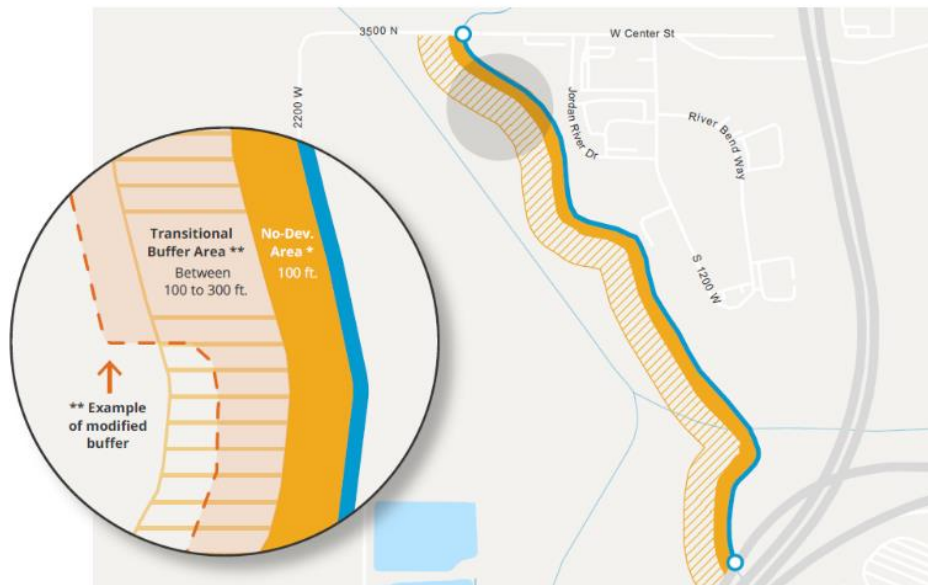
Uses allowed in the proposed zone include primarily agriculture, light industrial, office, manufacturing uses, and some retail services. High water uses or environmentally impactful uses have been prohibited, such as commercial laundry, and qualifying footnotes are used to allow uses that may otherwise be inappropriate. For example, data centers would be allowed provided they utilize a closed-loop cooling system. Closed loop systems continuously recycle the same coolant (often water), which reduces the need for a constant supply, and minimizes evaporation by keeping the coolant in a contained system.

General Development Standards:

The following is a summary of the general development standards proposed:

- **Lot Size:** Maximum lot size is 10 acres, but larger lots may be approved if 20% of the area of the lot to be modified is preserved as natural open space on the development site. See the section below titled Allowed Modifications for more information on modifications to the standards.
- **Height Limit:** Buildings cannot exceed 40 feet in height.
- **Building Size Limits:** Maximum building footprint is 100,000 square feet, with potential for increased size if the property owner incorporates sustainability measures such as additional open space preservation, a green roof, or electric vehicle parking. See the section below titled Allowed Modifications for more information on modifications to the standards.

- **Setback and Buffer Requirements:** Building setback requirements for the front and corner side yard is 20', and the rear and interior side yards is 15', with additional setbacks from residential structures and specific buffer requirements along the Jordan River.
 - **Additional Setback:** New development must be 65' from principal residential structures on neighboring properties, and vehicle laneways used to access a development site must be setback 30' from principal residential structures on neighboring properties.
 - **Jordan River Buffer:** The Jordan River has a 300' buffer from the annual high-water line. The first 100' is a strict no-disturbance buffer and no construction or development activities will be permitted in this area. The remaining 200' of the buffer area (the area between 100' and 300') 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.



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

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

- **Landscaping:** Requirements include water wise landscaping and prevention of noxious weeds to protect adjacent sensitive lands.
- **Trees:** Trees are required along all property lines at a rate of 1 tree per 30 feet of property line, however, due to concerns with the unique drainage conditions in the area, trees can be spaced irregularly or clustered. When abutting a residential use, the amount of trees required is increased to 1 tree for every 15 feet of property line and must be placed every 15 feet for the length of the residential use and within 30 feet of the residential use.

Design Standards:

Design standards are intended to make new development more compatible with the area and reduce negative impacts. Proposed standards include:

- Building Façade Length: Limiting building facade length along 2200 West to 250 feet.
- Maximum Length of Blank Walls: The maximum length of any blank wall uninterrupted by windows, doors, art, or architectural detailing along any ground level street facing facade is 25’.
- Building Materials: Specifying building materials to ensure they are compatible with the natural environment. Brick, natural stone, wood, and tinted/textured concrete are appropriate materials. Stucco, including EIFS, is limited to architectural detailing surfaces and articulation. Exterior plastic vinyl siding or any reflective or polished materials are prohibited.
- Roofs: Implementing roof specifications to mitigate the heat island effect. Light reflective roofing material with a minimum solar reflective index (SRI) of 82 is required for all roofs.
- Bird-safe Glass Treatments: For any building elevation with more than 10% glass, a minimum of 90% of all glass shall be treated with applied films, coatings, tints, exterior screens, netting, fritting, frosted glass, or other means to reduce the number of birds that 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.
- Dark Sky Lighting Standards: All lighting on the property, including lighting on the buildings, parking areas, and for signs shall be shielded to direct light down and away from the edges of the property to eliminate glare or light into adjacent properties and have cutoffs so that no light is emitted and/or reflected above the horizontal plane of the fixture.
- Fence Guidelines: 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.
- Stormwater Regulations: Retention of the 80th percentile storm is required for all new and redevelopment projects greater than 1 acre. Detention shall be provided to ensure stormwater discharge does not exceed 0.2 cfs per acre, or less, to match pre-development flows, as identified in the area stormwater master plan.

These measures collectively promote sustainable and aesthetically sensitive development practices within the area.

Modification of Standards:

The proposed M-1A zone allows for modifications of standards under certain conditions, such as increasing lot size, building facade length, or building footprint size in exchange for providing natural open space, green infrastructure, stormwater management practices, or other enhancements. Any land used to modify a standard would be required to record a restrictive covenant specifying that the land is voluntarily preserved to modify a zoning standard. Additionally, land used to allow one modification may not be counted toward allowing another modification. Allowed modifications include:

- Maximum Lot Area: Approval for lots larger than 10 acres may be granted, provided the buildings and structures are grouped and a minimum of 20% of the area to be modified is designated as natural open spaced on the development site. Required setback yards and

disconnected small areas of open space scattered throughout the site do not count toward the 20%, but any required wetland, canal, or other riparian buffers may be included.

- **Maximum Building Façade Length:** The maximum building façade length of 250 feet along 2200 West may be increased if more natural open space is provided on the development site. The maximum building façade length may increase at a ratio of 20 feet per 5% of the total site dedicated as natural open space. The natural open space dedicated and permanently protected on site shall be no less than 7,000 SF, and to the greatest extent possible, shall be contiguous.
- **Maximum Building Footprint:** The maximum footprint of a new building (100,000 SF) may be increased by complying with one or more of the options below. No more than an additional 100,000 square feet in building footprint will be permitted for an overall maximum building size of 200,000 SF.
 - **Electric Vehicle Parking:** Provide a minimum of 10 electric vehicle parking spaces with a rate of 10,000 SF of additional footprint per 10 EV stalls.
 - **Sustainable Roof:** At least 30% of the roof area shall be devoted to either solar panels or a green roof, or a combination of the two in exchange for 40,000 SF of additional footprint.
 - **Designation of Natural Open Space:** Additional open space designation on the development site at a rate of 1 square foot of building square footage for 1 square foot of open space preserved.
 - **Public Amenities:** Inclusion of a privately-owned public pathway, trail, or greenway connecting to or through natural open space areas with a rate of 10,000 SF per 1,000 SF of linear feet of trail, or 25,000 SF per trailhead.
 - **Stormwater:** Providing full retention of stormwater with no release to the public storm drain system for 50,000 SF of additional footprint, or providing stormwater detention to the effect that no more than 0.1 cfs/acre is discharged from the 100-year 3-hour storm for 35,000 SF of additional footprint.
 - **All electric property:** The site is developed as an all-electric property for an additional 50,000 SF of additional footprint.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The proposal is for a zoning text amendment. The Planning Commission is a recommending body for zoning text amendments, per 21A.50.050. The Commission can consider forwarding the proposal to the City Council for adoption as is, with modification to any aspect of the proposal, or recommend that the proposal not be adopted.

If considering modifications, the Commission should provide clear direction to the planning staff regarding the changes and ask that the changes be made prior to sending the proposal to the Council for consideration, provide staff with exact wording (or deletions) that are desired, or table the matter with clear direction to staff to make specific changes that will be reviewed by the Commission at a later date.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. Public Input and Code Changes

Consideration 1: How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans

The city's adopted plans and policies provide a basis for examining this proposal. This includes the citywide plan, Plan Salt Lake (2015), Housing SLC (2023), and the neighborhood plan for this area, the Northpoint Small Area Plan (2023). These plans were adopted by the City Council after extensive review by the public and city boards and commissions. The proposed amendments are consistent with and implement the following adopted master plans and policies of the City.

Plan Salt Lake

Plan Salt Lake is the City's overall master plan. It was adopted in 2015 and intends to provide a vision for Salt Lake City for the following 25 years. The guiding principles and initiatives in Plan Salt Lake cover a broad range of topics, including the way the city addresses growth. The proposed zoning is supported by Plan Salt Lake's Economy Principal and Initiatives. The plan discusses initiatives to support the growth of industrial areas of the city (Initiative 9), as well as recruiting headquarters and large-scale businesses. Additionally, the open space preservation measures are supported by the Natural Environment Principal. The following guiding principles and initiatives are related to and consistent with the proposed zoning amendments.

Economy

- Encourage a resilient and diversified economy
- Strengthen our role as an economic, social, and commerce center
- Support quality jobs
- Maintain the City's competitive economic edge

Natural Environment

- Preserve open space and critical environmental areas
- Preserve natural open spaces and sensitive areas to sustain biodiversity and ecosystem functions.
- Protect water quality and supply
- Ensure local industries meet stringent environmental standards

Growth

Guiding Principle: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

Initiatives:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.
- Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).

Staff Discussion: The proposal is consistent with many of the goals and initiatives in the plan that support smart growth principles, mitigate impacts to the environment, and support expanding industrial areas of the city. The proposed amendments achieve these initiatives by establishing a zoning

district that aligns with the recommendations and vision established in the Northpoint Small Area Plan.

Northpoint Small Area Plan

The project area is in the boundaries of the Northpoint Small Area Plan. The proposed amendments were initiated to implement the Northpoint Small Area Plan which was created in partnership with the community to provide guidance for future development, and land use to support growth while minimizing the impact to existing residents and the environment. The proposed zoning is consistent with the design standards recommended in the plan, and an overall vision of allowing light industrial development, while incorporating design standards that minimize the impact on residents and the environment.

Staff Discussion: The proposed zoning text amendment establishes a new zoning district that aligns with the goals and vision established in the Northpoint Small Area Plan as discussed in detail in the Project Description.

Consideration 2: Public Input and Code Changes

Staff received public input regarding the following substantive aspects of the proposal. Discussion regarding this input and any changes made is provided below each topic.

- Land Use Table
 - Following public review and concerns that the proposed land use table was still too impactful, staff reviewed again and further refined the table. Bars and related uses were changed from permitted to conditional, same with Contractors Yard, Crematorium, Printing Plant, and Recycling Processing Center. Sign Paining and Fabrication was removed as a use. Data Center was added with the qualifying footnote regarding water use.
- Maximum Lot Size
 - The originally proposed maximum lot size was 5 acres. This was changed to 10 acres following public comment that given the other requirements in the zone, such as the maximum building footprint and open space requirements, 5 acres was infeasible for most light industrial development types. After doing a more intensive review of lot sizes in the area and light industrial development, 10 acres was proposed because it still limits large scale distribution and industrial users, while making it feasible for development.
- Vehicle Laneways
 - Public comment expressed that distance from vehicle accessways to residential structures can be more impactful than the distance from buildings. Planning Staff reviewed and added a 30’ setback for access laneways to residential structures on adjacent lots.
- Trees
 - Several comments expressed concerns with requiring trees to be spaced linearly on center every 15 feet due to unique drainage conditions and encouraging more natural planting of trees in groups. The proposal was amended to allow the required trees to be clustered. However, trees required adjacent to a residential structure and within 30 feet may not be clustered due to the desire to maintain a visual and sound buffer from adjacent uses.
- Other Changes

- Other changes include reducing the amount of a blank wall from 50' to 25', allowing required riparian buffers to count toward development site open space, and clarifying that land used to modify one standard may not be used to modify a different standard. Additionally, development site was defined to mean land that is proposed to be developed as one development that may contain multiple lots or parcels and is generally under the same ownership.

STAFF RECOMMENDATION

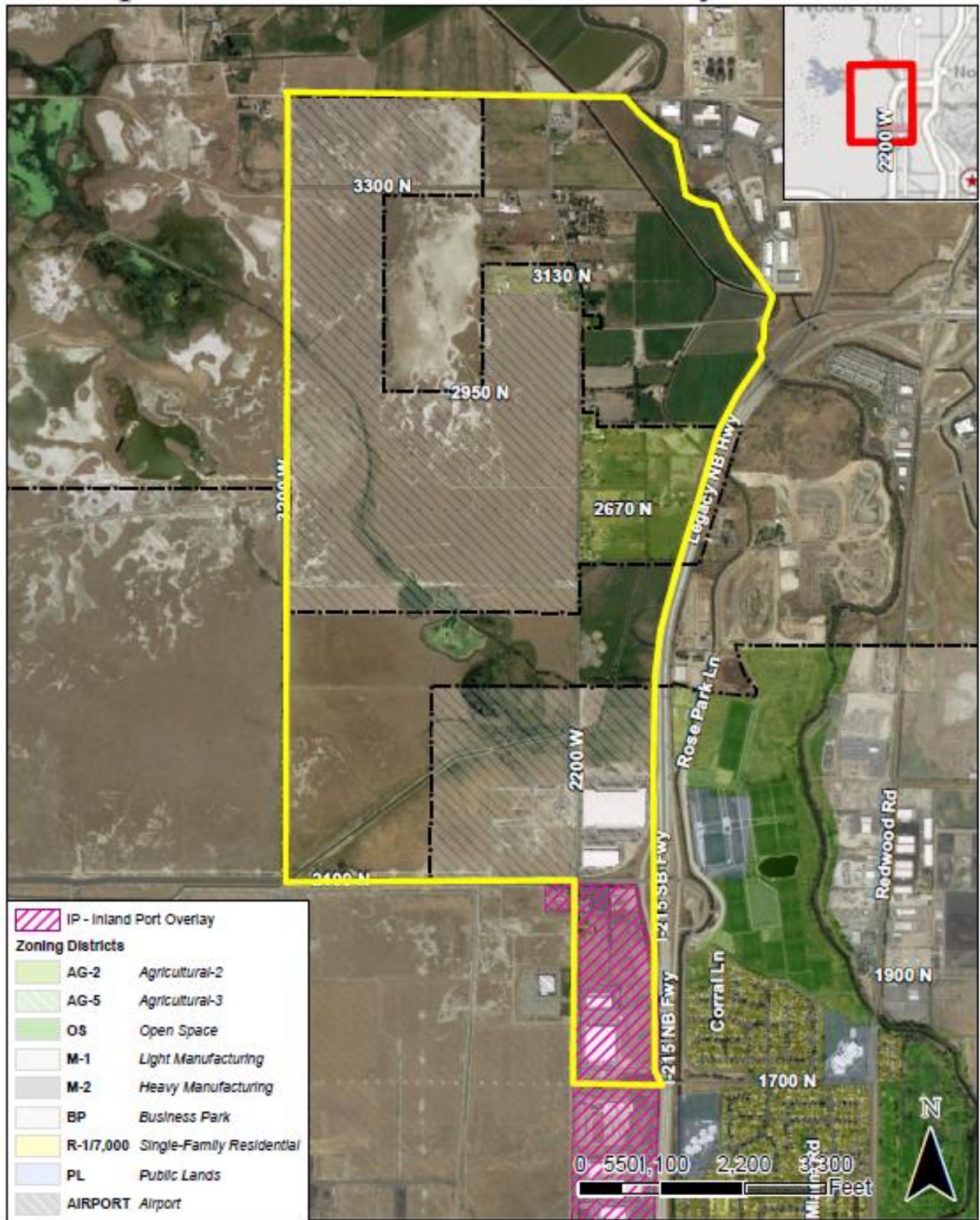
Zoning text amendments are analyzed regarding whether they are generally in-line with city plans and adopted policies. As discussed in Consideration 1, the proposed zoning changes are generally in compliance with the adopted city policies pertaining to this area of the city. Based on the proposal's compliance with adopted city policies applicable to the area, Planning recommends that the Planning Commission forward a positive recommendation to the City Council.

NEXT STEPS

The Planning Commission can provide a positive or negative recommendation for the proposal and as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed zoning district. The City Council may make modifications to the proposal and approve or decline to approve the proposed zoning text amendment.

If ultimately approved by the City Council, the changes would be incorporated into the City Zoning code, and new development may submit applications to amend the zoning of their property. If the proposed zoning text amendment is not ultimately approved by the City Council, no changes would be made to the City Zoning code.

ATTACHMENT A: Vicinity Map



Salt Lake City Planning Division 3/27/2024

ATTACHMENT B: Proposed Zoning

Project Title: Northpoint Light Industrial M-3 Zoning

Petition No.: PLMPCM2024-00333

Version: Planning Commission Draft

Date Prepared: May 29, 2024

<p>APPROVED AS TO FORM Salt Lake City Attorney's Office</p> <p>Date: _____</p> <p>By: _____ Katherine D. Pasker, <i>Senior City Attorney</i></p>

Planning Commission Action: Scheduled for June 12th hearing

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

3
4 21A.28.040 NORTHPOINT LIGHT INDUSTRIAL ZONING DISTRICT (M-1A)

5
6 A. Purpose Statement: The purpose of the Northpoint District is to protect sensitive lands
7 and wildlife habitat surrounding the Great Salt Lake shore lands and the Jordan River
8 while providing an environment for light industrial, office, and research uses that
9 produce minimal impact on adjacent residential and agricultural properties. This
10 district is appropriate within the Northpoint Small Area Plan boundaries. The district
11 promotes a high standard of building design quality, open space preservation, and
12 protection of sensitive lands and waterways.

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

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

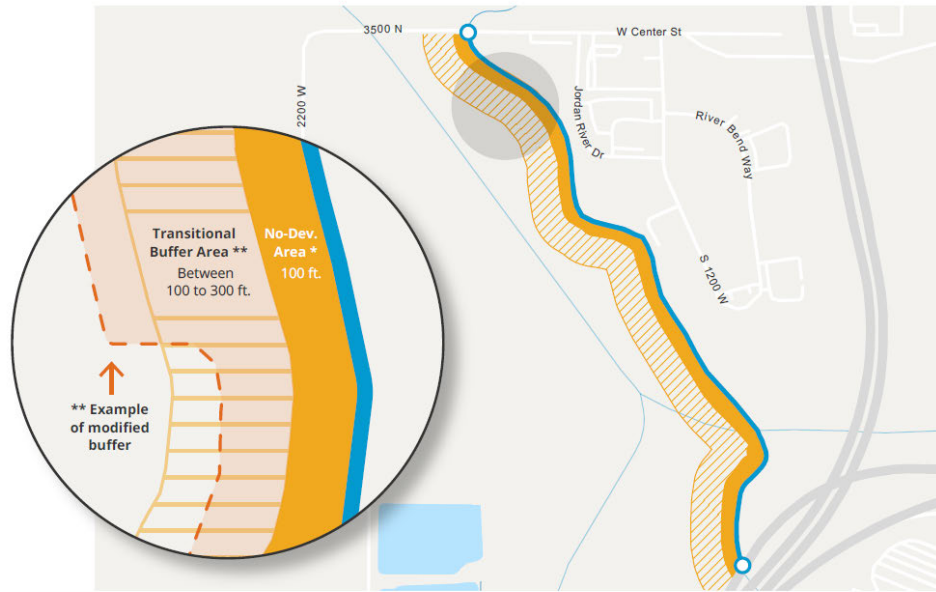
18 D. Minimum Yard and Setback Requirements:

19 1. Front Yard: 20'

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

105 equal to or smaller than 2 inches wide by 4 inches tall. Mirrored or highly
106 reflective glass is prohibited.

107 6. Lighting:

108 a. All lighting, including lighting on buildings, parking areas, and signs shall be
109 shielded to direct light down and away from the edges of the property to
110 eliminate glare or light encroaching onto adjacent properties and have cutoffs
111 so that no light is emitted and/or reflected above the horizontal plane of the
112 fixture. When a light manufacturer provides a BUG rating, the uplight rating
113 (U) shall equal zero (0).

114 b. Uplighting and event searchlights are prohibited.

115 c. Total site illumination shall not exceed 100,000 lumens per net acre.

116 d. Outdoor lighting shall be a color temperature of 3,000 Kelvin or less.

117 7. Fencing: To minimize impacts on wildlife, fences shall have a visually open
118 design with at least 50% of the fence open for the continuous length of the fence.
119 Fencing that is less than 50% open is permitted when solid screening is otherwise
120 required by this title.

121 a. Prohibited Decorative Features:

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

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

126 iii. Hollow fence posts that are open at the top, where birds or other small
127 animals may become entrapped, are prohibited. All fence posts must be
128 solid or have caps securely attached.

129 8. Stormwater Management:

130 a. This subsection shall be enforced by the Salt Lake City Public Utilities
131 Department.

132 b. Drainage: Site stormwater shall be collected on site and routed to the public
133 storm drain system or gutter. Stormwater may not discharge across property
134 lines or across public sidewalks without legal authorization to do so. A
135 technical drainage study is required for the development of all lots detailing
136 compliance with the requirements of this section to be reviewed with any site
137 development or building permit.

138 c. Stormwater Quality: Stormwater treatment is required prior to discharge to the
139 public storm drain. Sites shall utilize stormwater best management practices
140 (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>
<u>1.</u>	<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>
<u>2.</u>	<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 on 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>	<u>10,000 SF per 1,000 linear feet of trail</u> <u>25,000 SF per trailhead. The trailhead must include amenities such as directional signage, benches, etc.</u>
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>	
5.	<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>
7.	<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>

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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>P</u> ¹⁹
Light manufacturing			<u>P</u> ¹⁹
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>P</u> ¹⁹
Printing plant			<u>C</u> ¹⁹
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>C</u> ¹⁹
Research and development facility			<u>P</u> ¹⁹

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>C¹²</u>
Transmission wire, line, pipe or pole			<u>P¹</u>
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>P¹⁹</u>
Recreational vehicle (RV) sales and service			<u>C</u>
Truck repair (large)			<u>P</u>
Vending cart, private property			<u>P</u>
Warehouse			<u>P¹⁹</u>
Welding shop			<u>P¹⁹</u>
Wholesale distribution			<u>P¹⁹</u>
Woodworking mill			<u>P¹⁹</u>

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.

- 208 6. If a place of worship is proposed to be located within 600 feet of a tavern, bar
209 establishment, or brewpub, the place of worship must submit a written waiver of
210 spacing requirement as a condition of approval.
- 211 7. Building additions on lots less than 20,000 square feet for office uses may not exceed
212 50 percent of the building's footprint. Building additions greater than 50 percent of the
213 building's footprint or new office building construction are subject to a design review.
- 214 8. A community correctional facility is considered an institutional use and any such
215 facility located within the AFPP Airport Flight Path Protection Overlay District is
216 subject to the land use and sound attenuation standards for institutional uses of the
217 applicable Airport Influence Zone within Section 21A.34.040 of this title.
- 218 9. No check cashing/payday loan business shall be located closer than 1/2 mile of other
219 check cashing/payday loan businesses.
- 220 10. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related
221 Establishments", of this title.
- 222 11. Subject to conformance to the provisions in Section 21A.40.060 of this title for drive-
223 through use regulations.
- 224 12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
- 225 13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay
226 District.
- 227 14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.
- 228 15. Allowed only within legal conforming single-family, duplex, and multi-family
229 dwellings and subject to Section 21A.36.030 of this title.
- 230 16. Prohibited within 1/2 mile of any Residential Zoning District boundary and subject to
231 Section 21A.36.110 of this title.
- 232 17. Prior to issuance of a building permit in the M-1A District, Development Area and the
233 Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the
234 Utah Division of Wildlife Resources is required to obtain recommendations on siting
235 and equipment types for all solar arrays on a particular property to mitigate impacts to
236 wildlife.
- 237 18. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or
238 radioactive waste as defined by the Utah Department of Environmental Quality
239 administrative rules.
- 240 19. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
- 241 20. Prohibited in the IP Inland Port Overlay District. See Subsection 21A.34.150.B.2.f.

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

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

245

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

247

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

251

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

253

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

256 1. As part of new subdivisions or through the planned development process only when
257 the flag lot is proposed at the rear of an existing parcel;

258 2. The flag lot access strip shall have a minimum of twenty four feet (24') of frontage on
259 a public street; and

260 3. ~~The City subdivision review process determines the following: that~~

261 ~~— a. It is not desirable or necessary to extend a public street to access the parcel, and~~

262 ~~— b. The existing lot and site layout is not conducive to private street development.~~

263

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

266 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:*

271

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/manufacturing 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

275

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

277 A. Minimum and Maximum Parking Spaces Required:

278 ...

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

281

282 8. Amends Table 21A.44.060-A to add the Northpoint Light Industrial Zoning District (M-
283 1A) to the table under "GENERAL CONTEXT" and "Commercial and Manufacturing (CC, CS,
284 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.			
M-2			0 ft.; or 50 ft. when abutting any residential district	
<u>M-1A</u>				

285

286 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.

M-1 and M-2 Manufacturing Districts	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.		

287

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

289 4. Vehicle and Equipment Storage Without Hard Surfacing:

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

291

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

293 B. Maintenance:

294 ...

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

299

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

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

309

310 *13. Amends Section 21A.46.100 as follows:*

311 21A.46.100: SIGN REGULATIONS FOR MANUFACTURING DISTRICTS:

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

314 A. Sign Regulations For ~~The M-1 And M-2~~ Manufacturing Districts:

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

322

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

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

- 326 4. Supplemental~~ly~~ Regulations:
- 327 a. Lot Frontage Requirements: A minimum lot frontage of one hundred feet
 328 (100') shall be required for pole signs or monument signs.

329

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

331 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 & <u>M-1A</u>	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.		

332

333

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

336

337

**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>

338

ATTACHMENT C: Text Amendment Standards

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Please see Key Consideration #1 for how the proposed amendments comply with Salt Lake City's adopted purposes, goals, objectives, and policies.

2. Whether a proposed text amendment furthers the applicable purpose statements of the zoning ordinance.

The purpose of the zoning ordinance is *"is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes."*

The purposes of the zoning ordinance also state the title is intended to:

- Classify land uses and distribute land development and utilization
- Foster the City's industrial, business and residential development

The proposed amendments implement the adopted master plans of the city as listed above which meets the purpose and intent of the zoning ordinance.

21A.50.010 Purpose Statement

The purpose of the zoning amendments process is to *"make adjustments necessary in light of changed conditions or changes in public policy."*

The Northpoint Small Area Plan was adopted in 2023, in response to increasing development pressure in the area. Despite significant constraints, development inquiries in the area have increased, necessitating an updated small area plan. 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.

3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

The changes proposed by this amendment would not be inconsistent with the purposes or provisions of any applicable overlay zoning district.

4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

The Northpoint Light Industrial zoning aligns with planning best practices in the following areas:

Sustainability: The proposed zoning and design standards emphasize sustainability through measures such as roof specifications to reduce the heat island effect, dark sky lighting standards, large buffer and natural land preservation, and enhanced stormwater retention and detention regulations. These practices promote environmental stewardship and efficient use of resources, aligning with sustainable urban planning principles.

Equity: Equity considerations are addressed through design standards that aim to enhance compatibility with the natural environment and promote aesthetic quality. By regulating building

materials, facade lengths, bird friendly glass, and dark sky lighting, the standards ensure that development minimizes its impact on existing residents and natural habitats.

Growth: The zoning standards support controlled growth by limiting certain industrial uses and setting guidelines for development that preserve the area's character and minimize negative impacts. This approach facilitates responsible growth that respects existing residential and agricultural properties while accommodating new development needs.

Opportunity: The design standards create opportunities for innovative and sustainable development practices within the Northpoint area. By encouraging the use of compatible building materials, promoting energy-efficient design, and integrating bird-safe glass treatments, and providing incentive base open space preservation, the standards foster opportunities for developers to contribute positively to the community's quality of life and environmental health.

Overall, the Northpoint Light Industrial zoning and design standards align with best practices of urban planning and design by promoting sustainability, equity, controlled growth, and opportunities for innovative development. These standards aim to create a balanced development environment that supports both economic vitality and reduces the impact on the surrounding community.

5. The impact that the proposed text amendment may have on city resources necessary to carry out the provisions and processes required by this title.

The text amendment was reviewed closely by Public Utilities, who assisted in drafting the stormwater standards, as well as Transportation, Building Services, the Airport, and Sustainability. None of the departments expressed concern with the proposal or the ability of the city to carry out necessary city functions or processes as a result of the text amendment.

6. The impact that the proposed text amendment may have on other properties that would be subject to the proposal and properties adjacent to subject properties.

A key goal of the proposed text amendment is to minimize the impact of new light industrial development on neighboring properties, including existing residents, agricultural uses, and natural habitats. This is achieved through carefully considered permitted and conditional uses and development and design standards. Standards include a setback from existing residential structures and a setback for vehicle accessways, landscaped tree buffers along property lines abutting residential uses, and building design standards. Additionally, open space preservation is required through riparian setback, or incentives if a zoning standard is proposed to be modified.

7. The community benefits that would result from the proposed text amendment, as identified in 21A.50.050.C.

As a City-initiated text amendment, this petition is not required by code to identify which community benefits it will provide. Nevertheless, staff has identified several community benefits worth considering. Planning Staff acknowledges that the impact on the Northpoint community due to recent industrial development has been great. One objective of this proposal is to create regulations that address the major issues that are impacting the community, while also still allowing the area to develop in a way that attracts businesses, creates jobs, and boosts the local economy. Additionally, by implementing well-planned development standards, the Northpoint Light Industrial zoning supports sustainable growth that balances industrial expansion with the preservation of residential and agricultural areas. The inclusion of design standards aimed at reducing the heat island effect, protecting bird populations, and enhancing stormwater management helps mitigate impacts on the natural environment and promotes sustainability.

ATTACHMENT D: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were 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.
- 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.

Notice of the public hearing for the proposal included:

- May 30, 2024
 - Public hearing notice mailed to property owners and tenants in the Northpoint Small Area Plan boundary area.
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Planning Staff received several comments at the public open houses on the proposal, which included some positives comments and some concerns. Many of the suggestions from the public were incorporated in the draft proposal and are outlined in Consideration 2: Public Input and Code Changes. Several email comments were received as well, which are included on the following pages.

From: [Eric O](#)
To: [Gilmore, Kristina](#); [Norris, Nick](#)
Cc: [Tarbet, Nick](#)
Subject: (EXTERNAL) M1-A Zoning Text Amendment Draft
Date: Wednesday, June 5, 2024 4:21:35 PM

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

Hi Krissy/Nick,

I met with Nick Tarbet today to gather a little more information on the annexation and zone text amendment. He recommended I communicate some of the items we discussed to you and the planning department to get some language added/modified in the draft to include wetland buffers as equal treatment to what is being proposed of the Jordan River buffers.

I did notice in the new draft that wetland buffers were partially addressed in item "Modifications of Standards" specifically: I. 4. a. iii., but this is only addressing a small portion of modifications, for those developments greater than 10 acres. No single owner that would be affected by the wetland buffer surrounding the Ivory property would qualify as we are each individually under 10 acres.

We would like the wetland buffers to be included similarly in the draft to those of the Jordan River in (1) The "Buffer Yards" Section D.6.a. AND (2) in the I. 4. c. "Maximum Building Footprint Size" chart Option 3 that identifies "Land within the Jordan River Transitional Buffer Area may count as natural open space." to add to the amount of additional building square footage permitted for the natural open space that would be designated as a Wetland Buffer. In our discussions today, Nick Tarbet agreed that this would seem logical and fair to include.

We feel that the wetland buffers should be receiving equal treatment in flexibility and "allowed modifications" to be included in the zoning text amendment as those drafted for the Jordan River. I had mentioned this in the open house briefly in our discussions, I, along with my neighbors, feel strongly that this has been overlooked and needs to be included in this zoning text amendment before it goes before the SLC Planning Commission.

I appreciate all the time and hard work planning has been putting into this over the yearslong(!) project this has turned into. I would be happy to discuss these details further in a meeting at your convenience, in person or remotely.

Thank you,

Eric Orme


From: [Robert Taylor](#)
To: [Gilmore, Kristina](#)
Subject: Re: (EXTERNAL) Re: Northpoint M-3 Zoning Open House #2
Date: Wednesday, May 29, 2024 9:47:44 AM
Attachments: [image001.png](#)

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

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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?

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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
WWW.SLCMAYOR.COM WWW.SLC.GOV

From: [dennis bangerter](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) Re: Northpoint M-3 Zoning Open House #2
Date: Friday, May 17, 2024 9:57:54 AM
Attachments: [image001.png](#)

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Hi Kristina, I was unable to attend the meeting, yesterday, I had talked to you before about some of the issues with the area as far as, Over Head Power lines above homes(with people with pacemakers) , this whole area is serviced from the North Salt Lake sub station. And also the street problem's for the area going from small 2 lane's to larger 3-4 lane's back to 2 lane's. And know feasible road system in or out of this vast amount of ground to be developed. There is a vast amount of Irrigation Water for this area that could be used for the land scaping, and save drinking water for indoor use. These things need to be planned and worked out with the planning commission before anything is approved for the M-3 building. I know the developer's would really like to flip there projects and run, but it is at the Heath and well being of the Residents that still live here. (I would really like to not see a repeat of The road & power mess from the BP Zoning on the westside of 2200 W.) The 2900 West Road.

Thank You, Dennis Bangerter

On Thursday, May 2, 2024 at 10:14:02 AM MDT, Gilmore, Kristina <kristina.gilmore@slcgov.com> wrote:

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
WWW.SLCMAYOR.COM WWW.SLC.GOV

From: [Jack Ray](#)
To: [Gilmore, Kristina](#)
Cc: [Justin Dolling](#); [Jeff Richards](#)
Subject: (EXTERNAL) Northpoint Light Industrial
Date: Friday, May 17, 2024 12:11:35 PM

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Kristina,

I would like to submit the following comments regarding the proposed M-3 zoning in the Northpoint area.

1. **Stormwater:** In fall 2023, there was a die-off of submerged aquatic vegetation in the wetlands adjacent to this area. SAV is the main food source for many waterbirds. This catastrophic die-off covered an area of 3,000 acres in size and has triggered an investigation by the Utah DWQ. This highlights the need for aggressive management of stormwater. Stormwater that is sent down channels or canals directly to the wetland complexes will settle there for a time. The pollutants, including excess nutrients, will accumulate and potentially exacerbate water quality problems. As a result, stormwater treatment requirements should be robust, aggressive, and err on the side of protecting these landscapes. Downstream landowners and government properties should not be saddled with the effects of pollutant and nutrient build-ups. We should not be the de facto treatment facility for nearby industrial development.
2. **Fertilizer and Deicer:** These materials can create excessive nutrient loads in adjacent waters and wetlands. Fertilizer should be banned in this unique area. Deicer should be restricted in use and type and should not run into water conveyances that lead to the wetlands without aggressive treatment.
3. **Herbicides:** These should also be severely restricted in this area for the reasons stated above.
4. **Building Colors:** It is impossible to mask a 300,000 square foot building; however, color schemes can soften the visual footprint. North facing and west facing sides of large buildings should be required to use neutral earth tone colors such as tan.
5. **Lighting:** This area is adjacent to thousands of acres of wetlands. State of the art "bird friendly" lighting should be required on building sites and streets.

Please contact me if you have any questions.

Thank you,

Jack Ray



From: [Lani Taholo](#)
To: [Hulka, Andrew](#); [Gilmore, Kristina](#)
Cc: [Lani Taholo](#); [bentaholo](#)
Subject: (EXTERNAL) 45-Day Public Input Notice
Date: Tuesday, May 14, 2024 1:14:06 AM

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

Dear Krissy Gilmore and Andy Hulka,

We own the home located at 3109 N 2200 West, SLC, Utah 84116.
We moved in December 1995 and purchased the home in 1996.

We are interested in rezoning our property. We own an outpatient mental health clinic in West Valley City and would like to look at expanding in our Northpoint area.

That being said, we are also highly interested in understanding what local developers are hoping for in our area in terms of expansion.

Therefore, we are open to rezoning our property and are open to possible expansion options for our property.

Thank you,
Leilani (Lani) Taholo
Ben Taholo

Lani Taholo, PhD, LCSW
Clinical Director, Child and Family Empowerment Services
Creator of Kaimana Intervention

From: [Bourdeaux, Tre](#)
To: [Gilmore, Kristina](#); [Norris, Nick](#)
Cc: [Peterson, Skyler](#)
Subject: (EXTERNAL) Northpoint Light Industrial M3 Zoning District Feedback
Date: Thursday, April 25, 2024 5:06:06 PM

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Krissy/Nick,

Thanks for sharing the email draft with me. Your work on the Northpoint small area light industrial M3 zoning district plan is commendable. It's clear that a lot of thought and effort has gone into this process. After reviewing the public draft, we, as commercial real estate professionals, have some feedback to contribute to the enhancement of the area.

When it comes to the maximum lot area, we suggest revisiting the language to ensure it caters to future development needs. Considering the potential for large-scale development, adjusting the maximum allowable size to 10 to 20 acres would be beneficial for owners managing larger parcels.

Regarding the building size limit, we recommend exploring a maximum coverage ratio percentage (i.e 48%) instead of a fixed number. This change would provide more flexibility in adherence to development standards and prevent overcrowding on lots.

Lastly, we believe that adding trees every 30 feet will create a water issue and would propose addressing the tree concern by incorporating drought-resistant native species to mitigate water usage while enhancing the greenery of the area.

Thanks again for your time and effort on this project. We would love to have a conversation on how we can continue to help push this plan forward.

Thanks

Tre Bourdeaux
Associate Director

NEWMARK
376 E. 400 S. Ste 120
Salt Lake City, UT 84111

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From: [Teresa Drechsel](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) Northpoint Light Industrial M-3 Zoning District
Date: Wednesday, April 17, 2024 5:07:41 PM

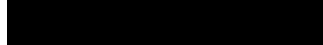
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Good afternoon Krissy,

I'm reaching out to you in regards to the 45-day public input regarding the zoning in our area. My husband and I spoke with you a couple of years ago regarding the zoning changes that may occur. We are just making sure that any changes that may come with the annexation of properties, would not impact the businesses in the area that have been there for many years. Will these businesses be able to get grandfathered in so to speak, and be able to remain there if their criteria do not meet the new zoning? We just want to make sure that our business will not be impacted by the annexation and new zoning. Your thoughts on this would be greatly appreciated.

Best regards,

Teresa Drechsel
Hy & Carl's Waste, Inc



From: [Chris Souther](#)
To: [Gilmore, Kristina](#); [Hulka, Andrew](#); [Petro, Victoria](#)
Subject: (EXTERNAL) Petition Number: PLNPCM2024-00333 Application Type: Zoning Text Amendment
Date: Tuesday, April 2, 2024 2:15:32 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

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All,

I have some questions and concerns about the current draft of this petition. The first one is the setback requirements. The setback should not be tied to the location of a structure on the surrounding property. This inherently restricts the other property for future building locations and is not legal. Most of the properties in the area map are over 2 acres and can build multiple principal residences on the properties (One per 2 acres). This wording would limit their land value and uses when an M3 building built near their back or side lot is only 15ft away, but should have been 65ft. The residence would be denied building permits because the commercial building is too close. The setback should be 65ft from any AG or Res. zoned property line, period. This should also include any access driveway or roads as those are more of a risk than the buildings.

D. Minimum Yard and Setback Requirements:

1. Front Yard: 20'
2. Corner Side Yard: 20'
3. Interior Side Yard: 15'
4. Rear Yard: 15'
5. Additional Setback: Principal structures must be setback a minimum of 65' from principal residential structures on adjacent properties.
6. Buffer Yards:

The second thing I noticed is how much storm water holding area will be required. Though this is a good intention it will dramatically increase the amount of mosquitos in the area if not properly controlled. Can there be a specification in there that it must be treated or have easy access for mosquito abatement to treat it?

	<u>rainway, dam, or greenway connecting to or through natural open space areas.</u>	<u>linear feet of dam</u>
		<u>25,000 SF per trailhead</u>
5.	<u>Providing full retention of site stormwater with no release to the public storm drain system or 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.</u>	<u>50,000 SF</u>
6.	<u>The site is developed as an all-electric property.</u>	<u>50,000 SF</u>

The following are changes required to the M3 uses:

Need to be changed from Permitted (P) to Conditional:

- Bar
- Brewpub
- Brewery
- Small Brewery
- Distillery
- Tavern
- Winery
- Cremation Services
- Contractors Yard
- Crematorium
- Food Processing
- Gas Station
- Government Facility
- Government Facility requiring special features
- Printing Plant
- Recycling collection station
- Recycling Processing Center
- Sign Painting/Fabrication

Need to be changed from Restricted to Conditional (C):

- Recreational vehicle (RV) sales and service

Why are Bars, etc... being allowed in a M3 zone? This will have a very negative impact on the neighboring properties and should definitely be Conditional like the other M zones.

Qualifying Provisions:

- 4. Should be AG or Residential Zoning. Most AG properties are used as residential with agriculture but this provision is essentially worthless as there are no actual Residential Zones in the area map.
- 18. This should be much further than 0.5 miles, and the Wording should be updated to AG/R zoning as per the rationale in #4.

Drive Approach:

I have serious concern with flag lots and minimum drive approaches. 2200W is lined with residences that have property extending East. Each one of those has a larger property behind it (flag lot). Very few of these flag lots will be able to have both the minimum driveway width and 12ft drive approach without having to remove another property's frontage.

TABLE 21A.44.060-C: MINIMUM AND MAXIMUM DRIVE APPROACH WIDTH:		
Zoning District	Minimum Drive Approach Width	Maximum Drive Approach Width*
SR-1, SR-2 and SR-3	8 ft.	22 ft.
MH	8 ft.	16 ft.
Other Residential Zoning Districts	8 ft.	24 ft.
M-1 and M-2 Manufacturing Districts	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.



Property lines go out to the road and into the road in some cases, so many properties will not be able to build a sufficient width driveway with an additional 12ft drive approach.

Please feel free to reach out with any clarifications and/or questions.

Thanks,
Chris Souther
[Redacted]

ATTACHMENT E: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Airport

The airport has no objection to the zoning text amendment. All development in this zone will need to comply with the provisions in the AFPP zone ordinance regarding avigation easements and airspace obstruction evaluations.

Urban Forestry

Urban Forestry supports this amendment as written.

Fire

No comments on the text. Any new construction of buildings, facilities or structures shall comply with all currently adopted codes and standards.

Sustainability

Hi Kristina, responding on behalf of Sustainability, I support the Electric Vehicle Parking, All-Electric Construction, and Solar and Green Roof provisions outlined in I.3.c., and would be curious to explore the possibility of including some elements of these three items into the *Design Standards* section of the proposed zoning text.

Transportation

No issues with new zoning district. Add "M-3" to subheading in Table 21A.44.060-A

I put my comments in Accela a couple of weeks ago, but I have one additional suggestion. For the section that allows EV parking to be provided to modify the maximum square footage a portion of the EV stalls should be ADA accessible stalls and provide ADA access to the charge point. I recommend ADA EV stalls be provided at a rate of 1 for every 25 EV stalls with a minimum of 1 ADA accessible stall no matter how many EV stalls are provided. Unlike typical ADA stalls, the stalls could be open to all vehicles when all other EV stalls are full. If this is something you think should be added and need more details on what would be required for ADA accessible charge point let me know.

Public Utilities

Planning staff worked closely with Public Utilities to draft the stormwater language in the proposed draft.