

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL

Jill Love
jill.love (Jun 14, 2024 15:04 MDT)
Jill Love, Chief Administrative Officer

Date Received: 06/14/2024
Date sent to Council: 06/14/2024

TO: Salt Lake City Council
Victoria Petro, Chair

DATE: 06/10/2024

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

Handwritten signature of Blake Thomas.

SUBJECT: Petition PLNPCM2024-00226: Prohibiting Distribution Centers on the Former North Temple Landfill Site

STAFF CONTACT: Andy Hulka, Inland Port Principal Planner
801-535-6608 or andy.hulka@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follows the recommendation of the Planning Commission to approve the petition for a zoning text amendment.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Mayor Erin Mendenhall has initiated a zoning text amendment to prohibit distribution centers on the former North Temple Landfill site, located within the Northwest Quadrant Overlay. The intent of the proposal is to avoid the concentration of a single land use and to allow for diverse uses as outlined in the Northwest Quadrant Master Plan.

The North Temple Landfill site is a 765-acre parcel located at approximately 6780 W North Temple St. The text amendment proposes two notable changes to the ordinance: (1) Adding a new definition for "Distribution Center," and (2) prohibiting distribution-related uses on the North Temple Landfill site. The land uses to be prohibited on the site are distribution center, package delivery facility, truck freight terminal, warehouse, and wholesale distribution.

This petition coincides with a new law passed by the State legislature during the most recent legislative session. [SB0264](#) Inland Port Authority Amendments (2024) created a definition for distribution centers and added language that “contaminated land may not be used for a distribution center” within the Inland Port jurisdictional area. While the City is not necessarily required to adopt the same standards as the State, this text amendment proposes similar language in an effort to help implement City goals.

The Northwest Quadrant Master Plan includes a detailed vision of the 7200 West interchange as a major gateway to the city with taller buildings, office & lodging land uses, and higher wage jobs. Due to current trends, a majority of the developed properties in the Northwest Quadrant are currently devoted to warehousing and distribution-related uses. While these facilities are important to the economy, issues related to noise, air quality, traffic, and low-wage jobs in warehousing districts are a potential concern. This text amendment is intended to help ensure the City’s vision for the area is realized through the development of a variety of other permitted uses.

The Planning Commission held a public hearing to consider the request on May 8th, 2024, and voted unanimously to send a positive recommendation to the City Council.

PUBLIC PROCESS:

- **Early Notification** – On March 19, 2024, all community councils were sent the 45-day required notice for recognized community organizations. Staff presented an overview of the project to the Wasatch Hollow Community Council on March 27, 2024. None of the councils provided comments on the request. A notice of the proposal was mailed to all property owners and tenants within 300 feet of the property. An online open house was posted on the Planning Division’s website from March to May.
- **Planning Commission Meeting** – The petition was heard by the Planning Commission on May 8th, 2024. The Planning Commission voted unanimously to forward a positive recommendation to the City Council regarding the proposed zoning map amendment. The full public meeting can be viewed using [this link](#) starting at minute 1:53:30.

Planning Commission (PC) Records

- a) [PC Agenda of May 8th, 2024](#)
- b) [PC Minutes of May 8th, 2024](#)
- c) [Planning Commission Staff Report of May 8th, 2024](#)

EXHIBITS:

1. Ordinance
2. Project Chronology
3. Notice of the City Council Hearing
4. Mailing List

1. ORDINANCE

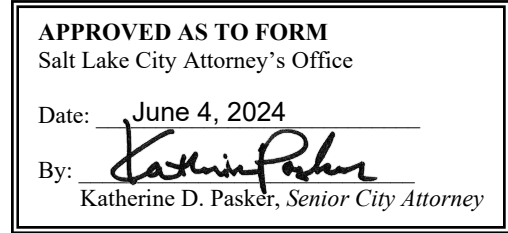
Project Title: Prohibiting Distribution Centers on the Former North Temple Landfill Site

Petition No.: PLNPCM2024-00226

Version: 1

Date Prepared: June 4, 2024

Planning Commission Action: Recommended 5/8/2024



This proposed ordinance makes the following amendments:

- Adds a new definition of “Distribution Center” for facilities that distribute products directly to consumers, and adds language clarifying that the terms “Distribution Center” and “Wholesale Distribution” do not include accessory distribution uses subordinate to a different permitted land use.
- Adds “Distribution Center” as a permitted land use in the M-1, M-2, and BP Zoning Districts.
- Adds a new footnote to the manufacturing districts land use table prohibiting distribution centers, package delivery facilities, truck freight terminals, warehouses, and wholesale distribution uses on the former North Temple Landfill site.
- Amends the off-street parking table by adding “Distribution Center” to the Storage and Warehousing section.

Underlined text is new; text with ~~strikethrough~~ is proposed to be deleted. If modifications are made as part of the Planning Commission recommendation, those will be added and highlighted in yellow. All other text is existing with no proposed change.

1 *1. Amends Section 21A.33.040 by adding “Distribution center” to the land use table, adding a*
 2 *new footnote 21, and applying the new footnote 21 to several existing uses in the table, with*
 3 *no other changes to the table or notes thereto, as follows:*

4 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR
 5 MANUFACTURING DISTRICTS:

Use	Permitted And Conditional Uses By District	
	M-1	M-2
<u>Distribution center</u>	<u>P^{19, 21}</u>	<u>P¹⁹</u>
Package delivery facility	P ²¹	P
Truck freight terminal	P ^{12, 21}	P ¹²
Warehouse	P ^{19, 21}	P ¹⁹
Wholesale distribution	P ^{19, 21}	P ¹⁹

6 Qualifying provisions:
 7 ...

- 8 21. Prohibited on the North Temple Landfill site, as identified in the Northwest Quadrant
9 Master Plan.
10
11
12 2. *Amends Section 21A.33.070 by adding “Distribution center” to the land use table, with no*
13 *other changes to the table, as follows:*

14 21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Use	Permitted And Conditional Uses By District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
<u>Distribution center</u>		P ²⁴															

15

16 3. Amends Table 21A.44.040-A by adding “Distribution center” under “INDUSTRIAL USES” category and subcategory “Storage
17 and Warehousing” with no other revisions to the table, as follows:
18

Land Use	DU= dwelling unit sq. ft.= square feet				Maximum Parking Allowed
	Minimum Parking Requirement				
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-UN3, FB-SC, R-MU		
INDUSTRIAL USES					
Storage and Warehousing					
Air cargo terminals and package delivery facility	No Minimum			No Maximum	
Building materials distribution					
<u>Distribution center</u>	No Minimum		No Minimum	No Maximum	
Flammable liquids or gases, heating fuel distribution and storage					

Package delivery facility			
Warehouse			
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)			
Wholesale distribution			
Storage, self	2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units	2 spaces per 1,000 sq. ft. of office	All Contexts: 1 space for every 15 storage units
Contractor's yard/office	2 spaces per 1,000 sq. ft. of office area		All Contexts: 3 spaces per 1,000 sq. ft. of office area
Rock, sand and gravel storage and distribution	No Minimum		No Maximum
Storage (outdoor)			
Storage and display (outdoor)			
Storage, public (outdoor)			

20 4. Amends Section 21A.62.040 as follows:

21 a. Adds a new definition “Distribution Center” in alphabetical order within the list:

22

23 DISTRIBUTION CENTER: A facility that is used for the receipt of products and the
24 storage, separation, and distribution of those products on an individual basis to individual
25 end-user consumers. This includes e-commerce activities. A distribution center is not a
26 retail goods establishment. The term “distribution center” does not include accessory
27 distribution that is subordinate and incidental to a primary land use (e.g., manufacturing,
28 industrial assembly, or other type of primary commercial or industrial use).

29

30 b. Amends the definition “Wholesale Distribution”:

31 WHOLESALE DISTRIBUTION: A business that maintains an inventory of materials,
32 supplies and goods related to one or more industries and sells bulk quantities of materials,
33 supplies and goods from its inventory to companies within the industry. A wholesale
34 distributor is not a retail goods establishment. The term “wholesale distribution” does not
35 include accessory distribution that is subordinate and incidental to a primary land use
36 (e.g., manufacturing, industrial assembly, or other type of primary commercial or
37 industrial use).

2. PROJECT CHRONOLOGY



PROJECT CHRONOLOGY

Petition: PLNPCM2024-00226

- February 27, 2024** Petition for the zoning text amendment received by the Salt Lake City Planning Division and assigned to Andy Hulka, Inland Port Principal Planner.
- March 19, 2024** Information about the proposal was sent to all community councils in order to solicit public comments and start the 45-day Recognized Organization input and comment period.
- March 19, 2024** Staff sent an early notification announcement of the project to all tenants and property owners within 300 feet of the project site providing information about the proposal and how to give public input on the project.
- March – May 2024** Staff hosted an online Open House to solicit public comments on the proposal.
- April 19, 2024** Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting on May 8, 2024. Public hearing notice mailed.
- May 8, 2024** The Planning Commission held a public hearing on May 8, 2024. By a unanimous vote of 8-0, the Planning Commission forwarded a positive recommendation to the City Council for the proposed zoning text amendment.

**3. NOTICE OF CITY
COUNCIL HEARING**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2024-00226 – Prohibiting Distribution Centers on the Former North Temple Landfill Site** – Mayor Erin Mendenhall has initiated a zoning text amendment to prohibit distribution centers on the former North Temple Landfill site, located within the Northwest Quadrant Overlay. The intent of the proposal is to avoid the concentration of a single land use and to allow for diverse uses as outlined in the Northwest Quadrant Master Plan. The North Temple Landfill site is a 765-acre parcel located at approximately 6780 W North Temple St. The subject property is within Council District 1, represented by Victoria Petro.

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:

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

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

If you have any questions relating to this proposal or would like to review the file, please call Andy Hulka at 801-535-6608 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at andy.hulka@slcgov.com. The application details can be accessed at <https://aca-prod.accela.com/SLCREF/Default.aspx>, by selecting the “Planning” tab and entering the petition number PLNPCM2023-00923.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, (801)535-7600, or relay service 711.

4. MAILING LIST

OWN_FULL_NAME	OWN_ADDR	OWN_CITY	OWN_STATE	OWN_ZIP
USCIF GLOBAL LOGISTICS CENTER LLC	4675 N MACARTHUR CT	NEWPORT BEACH	CA	92660
SLC PORT PHASE 1, LLC	6028 W 700 N	SALT LAKE CITY	UT	84116
MPLD HUSKY LLC	9830 COLONNADE BLVD	SAN ANTONIO	TX	78230
ROCKY MOUNTAIN POWER	825 NE MULTNOMAH ST	PORTLAND	OR	97232
GREAT BASIN VENTURES LLC	2449 S 6755 W	WEST VALLEY	UT	84128
SLC PORT PHASE 1A, LLC	6628 W 700 N	SALT LAKE CITY	UT	84116
PHASE 1A GLC 5, LLC	6628 W 700 N # 501	SALT LAKE CITY	UT	84116
KENNECOTT UTAH COPPER LLC	4700 W DAYBREAK PKWY	SOUTH JORDAN	UT	84009
SLC PORT PHASE 2 LLC	166 E 14000 S	DRAPER	UT	84020
EASTON PROPERTIES V LLC	5990 SEPULVEDA BLVD	VAN NUYS	CA	91411
PETERSON ACQUISITIONS LLC	225 S 200 E	SALT LAKE CITY	UT	84111
NP-OV BSS VENTURES- CHICAGO, LLC; NP-OV BSS VENTURES-PHILADELPHIA	3315 N OAK TRFY	KANSAS CITY	MO	64116
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION	102 S 200 E	SALT LAKE CITY	UT	84111
SUBURBAN LAND RESERVE INC	PO BOX 511196	SALT LAKE CITY	UT	84151
ZIONS SECURITIES CORPORATION	PO BOX 511196	SALT LAKE CITY	UT	84151
WESTCORE ALPHA I-80 III, LLC	4350 LA JOLLA VILLAGE DR	SAN DIEGO	CA	92122
UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 148420	SALT LAKE CITY	UT	84114
Current Occupant	777 N 5600 W	Salt Lake City	UT	84116
Current Occupant	6934 W 700 N #C	Salt Lake City	UT	84116
Current Occupant	6904 W 700 N #B	Salt Lake City	UT	84116
Current Occupant	6338 W 700 N	Salt Lake City	UT	84116
Current Occupant	6209 W 700 N #D	Salt Lake City	UT	84116
Current Occupant	6942 W 700 N	Salt Lake City	UT	84116
Current Occupant	851 N 6880 W	Salt Lake City	UT	84116
Current Occupant	575 N JOHN GLENN RD	Salt Lake City	UT	84116
Current Occupant	491 N JOHN GLENN RD	Salt Lake City	UT	84116
Current Occupant	421 N JOHN GLENN RD	Salt Lake City	UT	84116
Current Occupant	6780 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	355 N JOHN GLENN RD	Salt Lake City	UT	84116
Current Occupant	6220 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	6060 W NORTH TEMPLE ST	Salt Lake City	UT	84116