

3PROJECT CHRONOLOGY



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Petition PLNPCM2024-00982

- September 3 2024** Petition for the zoning map and amendment received by the Salt Lake City Planning Division.
- September 3 2024** Petition assigned to Amanda Roman, Urban Designer.
- September 3 2024** Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing information about the proposal and how to give public input on the project.
- September 3 2024** Information about the proposal was sent to the Chairs of the Fairpark, Poplar Grove, and Jordan Meadows Community Councils in order to solicit public comments and start the 45-day Recognized Organization input and comment period.
- September 3 2024** Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on September 3, 2024. The page remains open for review and comments.
- September 5 2024** Signs describing the proposal were posted every 500 feet along public street frontage by the applicant.
- October 9 2024** Staff held a work session with the Planning Commission where the applicant presented their proposal and received recommendations from the Commission.
- October 11, 2024** Public hearing notice sign with project information and notice of the Planning Commission public hearing on October 23, 2024 physically posted on the property.
- October 12 2024** Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of October 23, 2024. Public hearing notice mailed.
- October 14 2024** The applicant presented the proposal at the Fairpark Community Council public meeting.
- October 21, 2024** The 45-day public comment period for Recognized Organizations ended. The Poplar Grove Community Council submitted a letter in support of the rezone October 10, 2024.
- October 23 2024** The Planning Commission held a public hearing on October 23, 2024. The Planning Commission voted 7:1 to forward a positive recommendation, with 11 conditions, to the City Council.

**4NOTICE OF CITY
COUNCIL PUBLIC
HEARING**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM202400982(ZoningText/Map Amendment)**. Salt Lake City has received these amendment requests from Snell & Wilmer, representing Larry H. Miller Company, who seeks to amend Salt Lake City's zoning ordinance by creating the Jordan River Fairpark District (JRF District). This district would rezone 93 acres across 32 parcels, at approximately 1500 W North Temple, to facilitate the area's redevelopment. The project is located within Council District 2, represented by Alejandro Puy.

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 as the public hearing. The hearing will be held:

DATE:

TIME:

PLACE: **Electronic and in person options**
~~41 South State Street, 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 ~~41 South State Street, Room 326~~ Salt Lake City, Utah. For more information, including WebEx connection information, please visit www.sl.gov/council/virtual-meetings. Comments may also be provided by calling the 24 Hour comment line at (801) 535-7664 or sending an email to councilcomments@slc.gov. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please contact Amanda Roman at 801-535-7660 or by e-mail at amanda.roman@slc.gov. The application details can be accessed at <https://citizenportal.slc.gov>, by selecting the "Planning" tab and entering the petition numbers PLNPCM2024-00982.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slc.gov, 801-535-7600, or relay service 711.

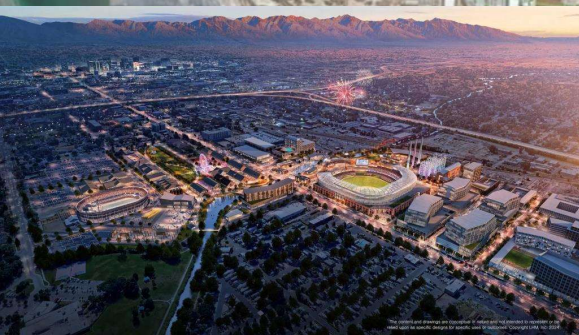
**5MLB STADIUM
AIRSPACE IMPACT
STUDY –
POTENTIAL
IMPACTS**

Potential Aviation Impacts

Proposed Power District



Google Earth



Potential Aviation Impacts from the Power District

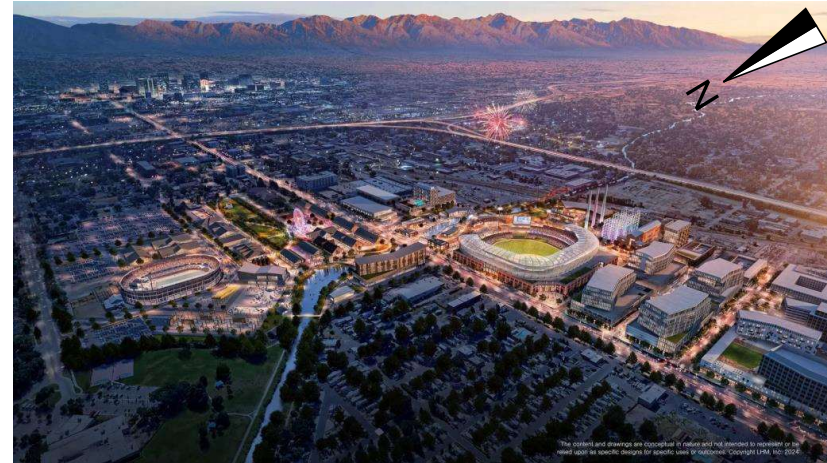
- ✓ 1. The proposed Power District Developments, and stadium, are not anticipated to have a significant impact on commercial aviation in the Salt Lake City area
- ❑ 2. General aviation aircraft and helicopter operations will be slightly impacted by the proposed Power District Developments causing certain flight paths to be adjusted to remain safely above or to the west of the proposed area
- ❑ 3. Emergency services and medical evacuation helicopter flights are not anticipated to be impacted, but some helicopter operations may need to re-route either south of the proposed development area or at a slightly higher altitude than currently flown
- ▲ 4. When games, or other sporting events, are occurring at the stadium, general aviation aircraft, training flights and sight-seeing helicopter operations will be significantly impacted
- ▲ 5. Federal Aviation Administration (FAA) owned and operated radar and communications systems will be degraded by permanent structures taller than 200 feet.
- ▲ 6. Future residents and tenants in the western portion of the proposed Power District Developments may require notifications regarding aviation noise and emissions from general aviation and helicopter activity
- ▲ 7. Temporary construction equipment used to build prominent features in the Power District will potentially create impacts beyond those listed above

Proposed Power District

Multiple Buildings and Baseball Stadium

Area treated as a continuous 3D polygon with a maximum elevation of 400ft above ground level (AGL) / 4626ft above mean sea level (MSL)

Inclusion of a baseball stadium, with seating capacity in excess of 30,000, will require consideration of Sporting Event Temporary Flight Restrictions (TFR)

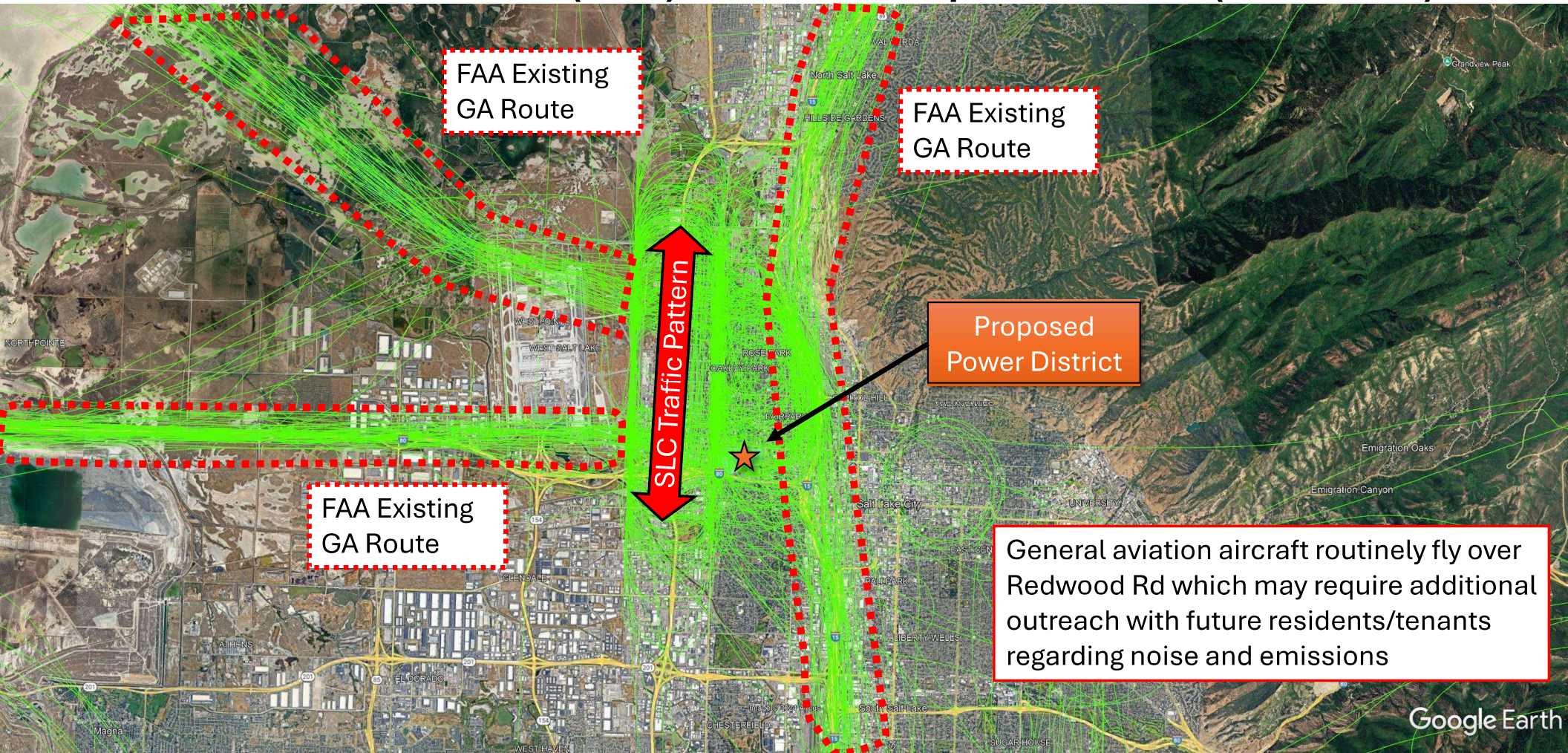


<https://thepowerdistrict.com/>

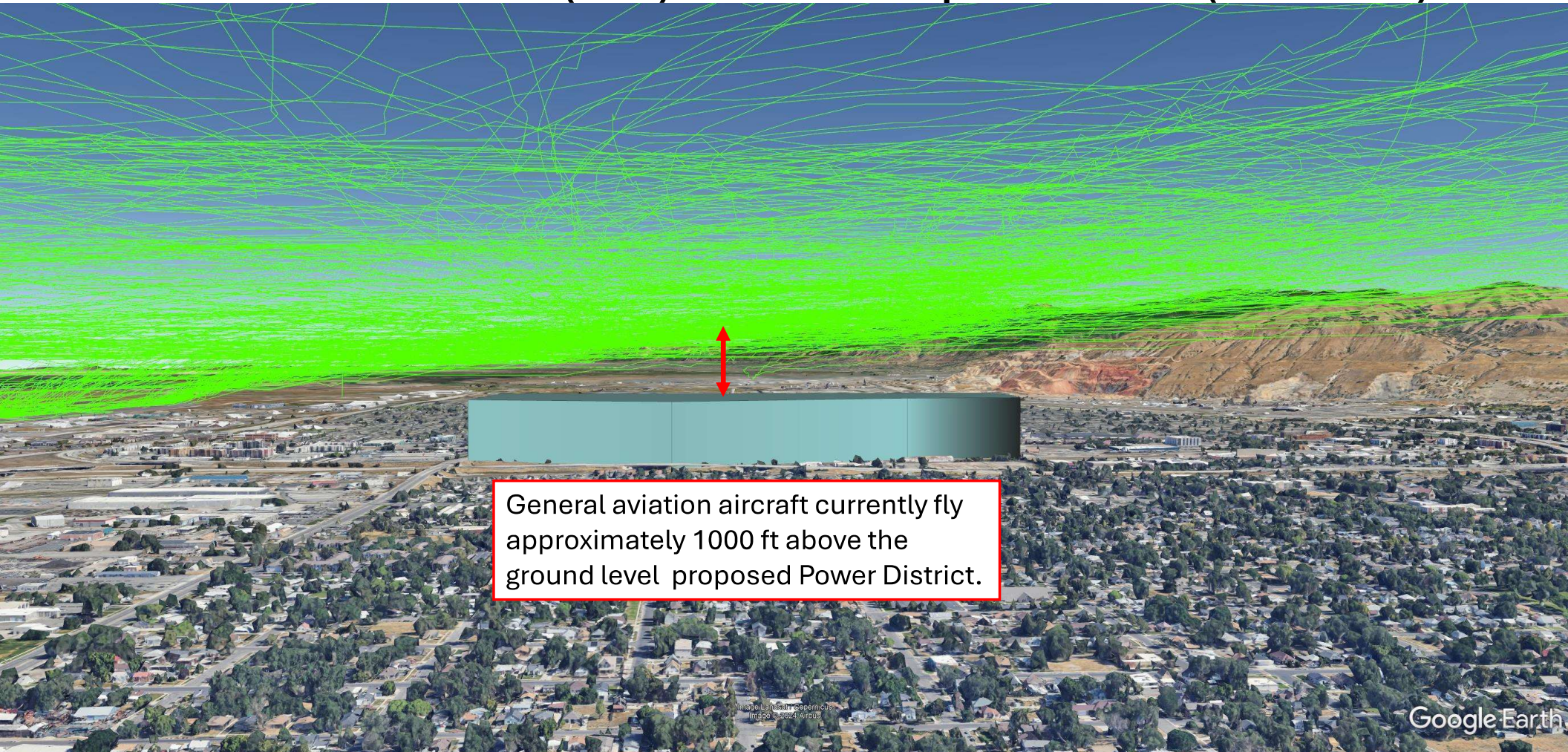


24OCT24 3D Depiction of the Power District in Google Earth at 400ft AGL

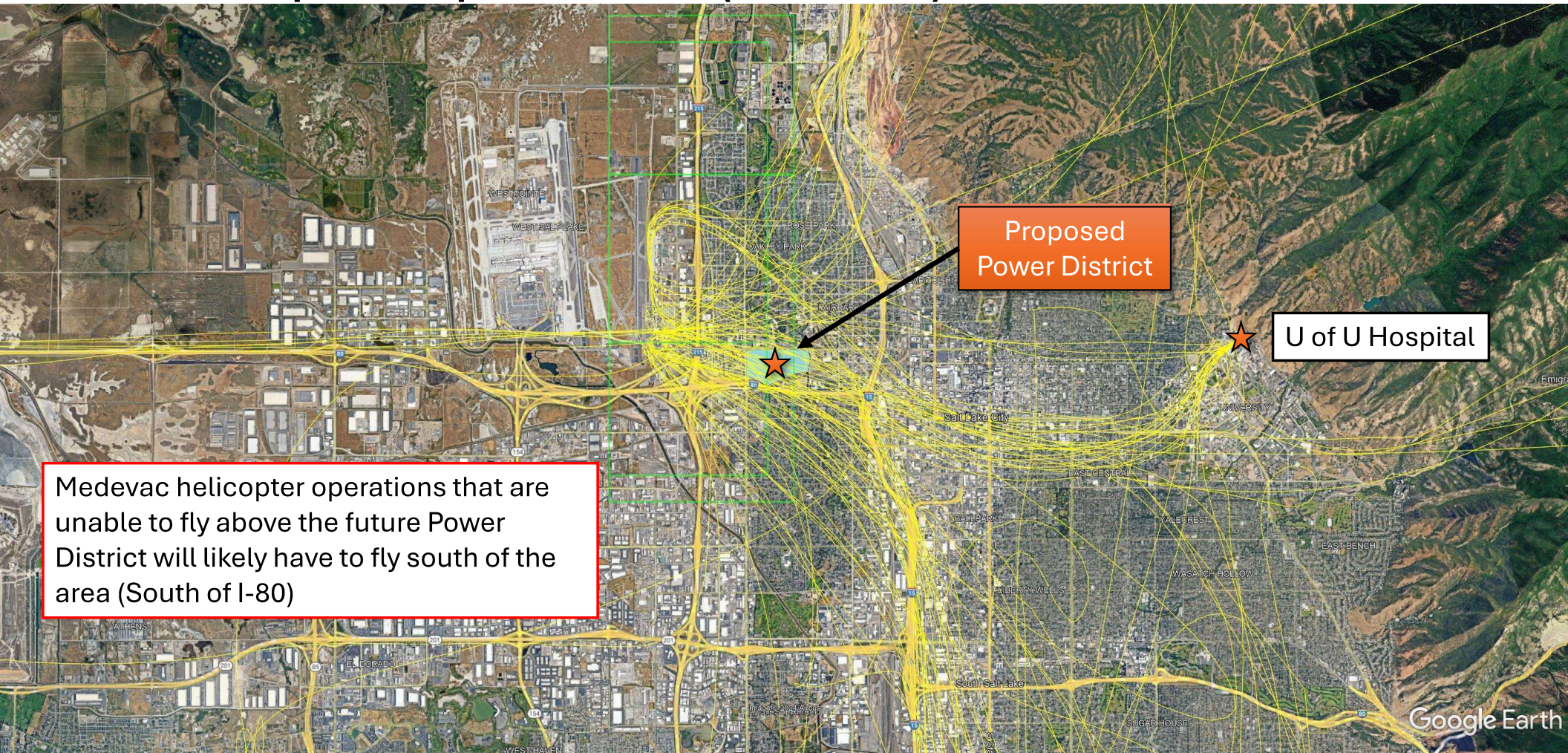
General Aviation (GA) Aircraft Operations (1 Week)



General Aviation (GA) Aircraft Operations (1 Week)



Helicopter Operations (1 Week)

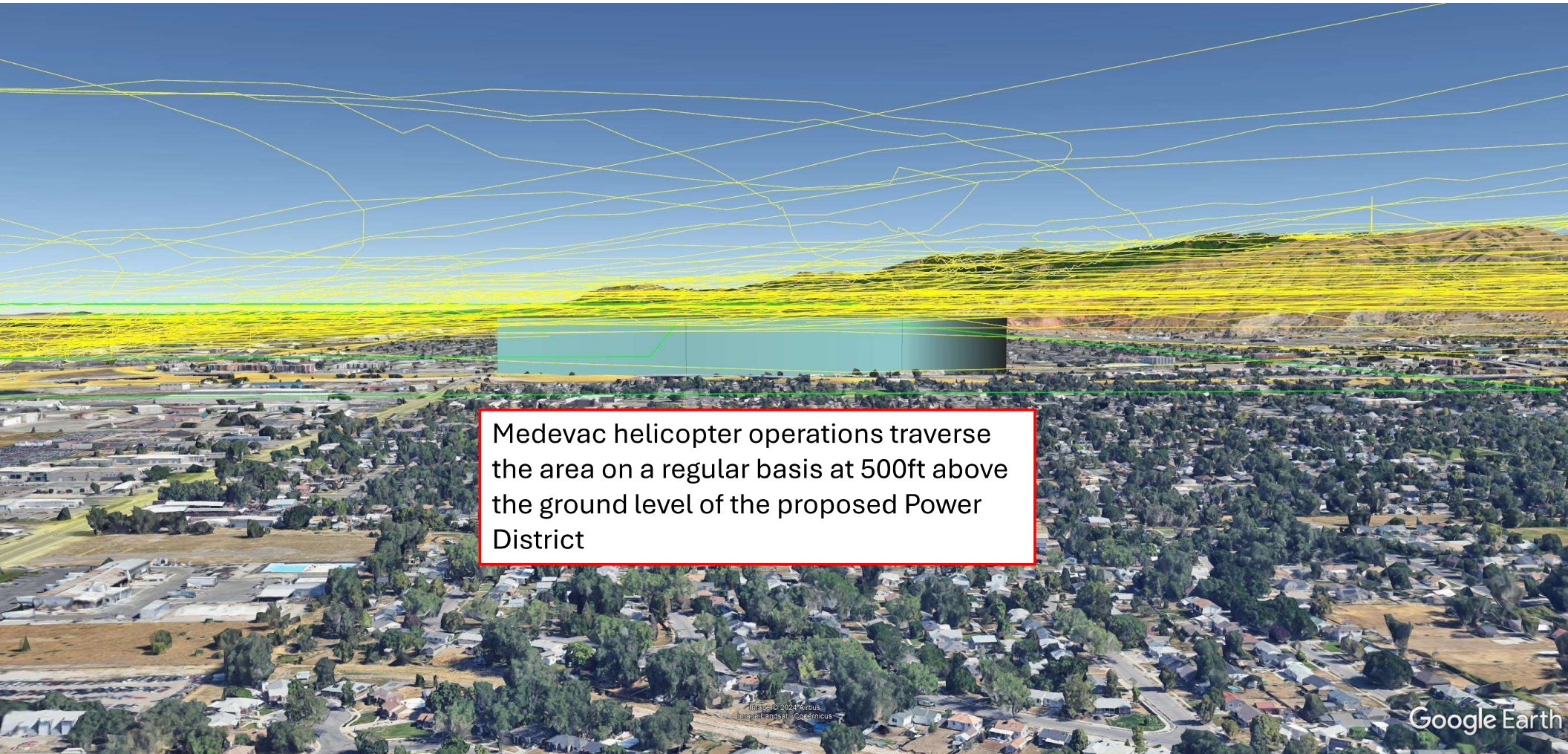


Medevac helicopter operations that are unable to fly above the future Power District will likely have to fly south of the area (South of I-80)

Proposed Power District

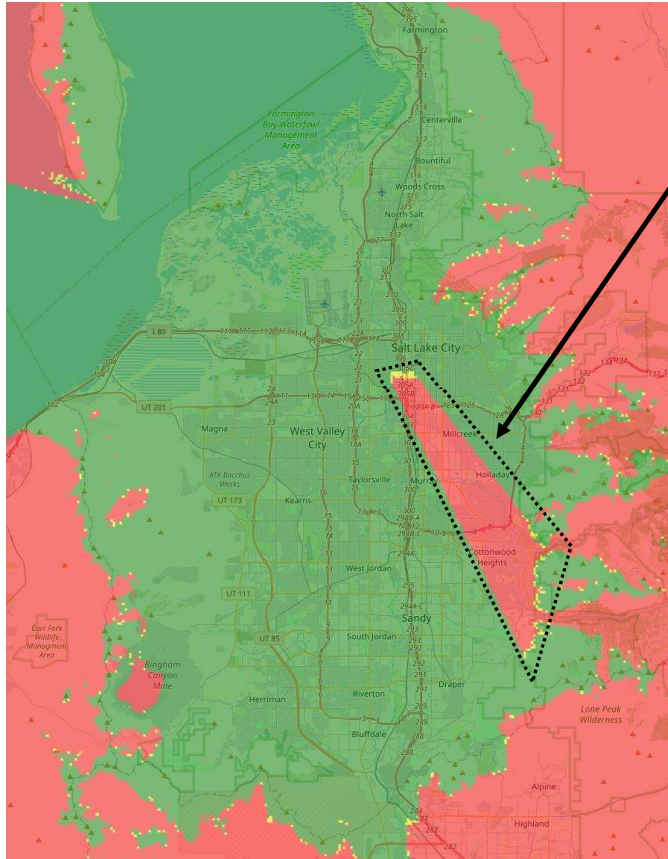
U of U Hospital

Helicopter Operations (1 Week)



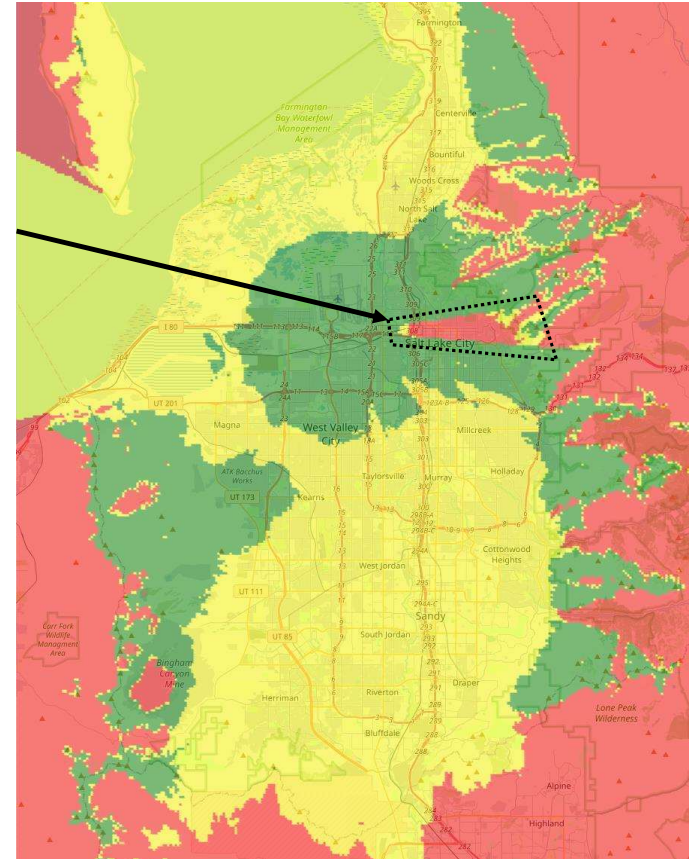
Medevac helicopter operations traverse the area on a regular basis at 500ft above the ground level of the proposed Power District

FAA Radar and Communications Impacts



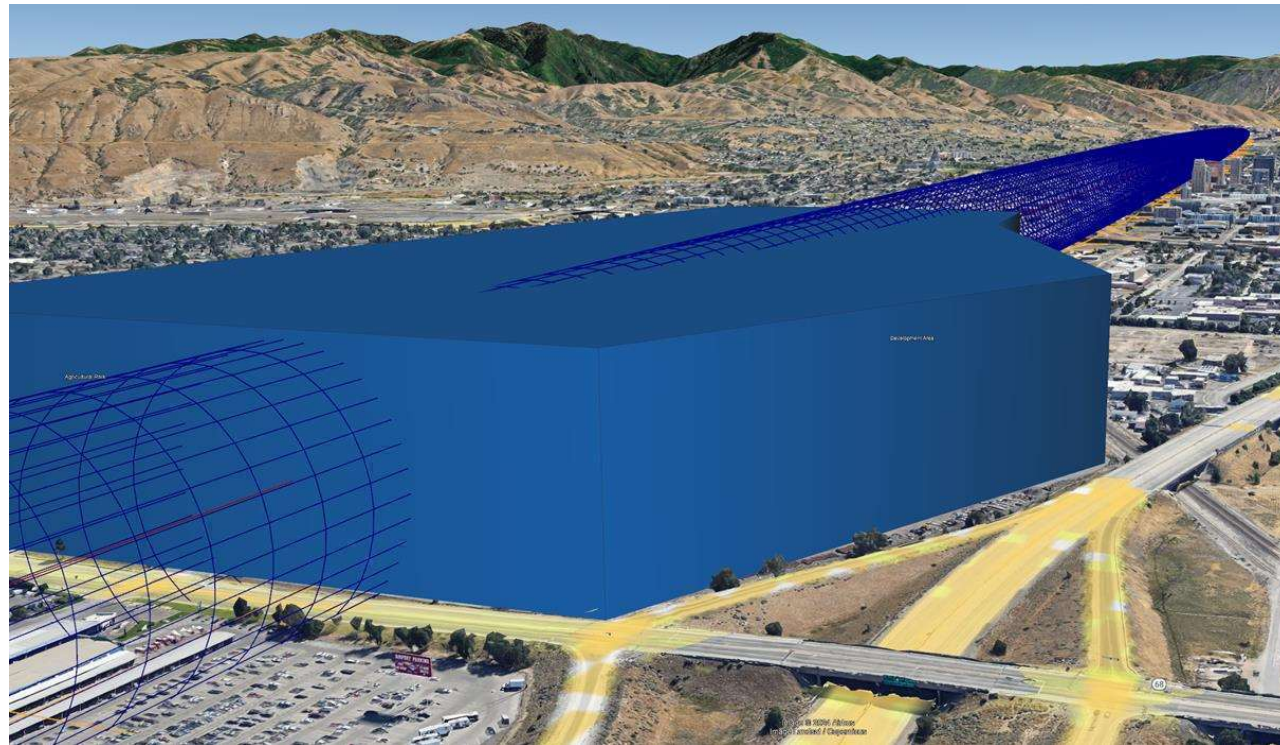
FAA aviation radar coverage and communications within the Valley will potentially be limited by developments exceeding 200ft AGL in the Power District Area

Solutions to these challenges are possible but will require height restrictions in portions of the Power District and additional analysis/coordination with FAA in advance of site development



Next Steps

1. Identify height limitation surfaces (raster and contour plots) for developers to consider that will reduce or eliminate potential FAA radar and communications performance challenges
2. Examine the potential effects of future runway and airspace usage at SLC
3. Encourage developers to provide initial building/stadium layouts to SLCDA and FAA for detailed analysis



Model of FAA communications (wire frame) through the proposed power district


**6 ADDITIONAL
PUBLIC
COMMENTS**

From: [Bruce A. Hamilton](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) Oppose Fairpark rezoning for MLB
Date: Monday, October 21, 2024 11:41:09 AM

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

As a Fairpark resident, I oppose the creation and rezoning of the "Jordan River Fairpark" District and I oppose the propose construction of a Major League Baseball stadium on or near North Temple.

This project would result in the destruction of homes and increase in traffic. No rezoning or public funds should be devoted to such a project.

--Bruce A. Hamilton
1350 W Walnut Dr
Salt Lake City, UT 84116-2552


From: [Joshua Vick](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL)
Date: Monday, October 21, 2024 3:03:13 PM

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

NO MORE REZONING YOU'RE KILLING OUR COMMUNITY!!!!!!!!!!!!!!

From: [Jeffrey Campbell](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL)
Date: Monday, October 21, 2024 5:44:55 PM

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

PLEASE cast a Negative vote on the proposed MLB and other giveaways to the already wealthy. PLEASE
Sent from my iPhone

From: [Brent Curtis](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) "NO to Jordan River Fairpark District Rezone!!! NO to 400 ft Buildings in our community!!!
Date: Wednesday, October 23, 2024 10:00:26 AM

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

Dear Ms Roman

Please vote NO to Jordan River Fairpark District Rezone!!! NO to 400 ft Buildings in our community!!!

We don't need to fund billionaires. This is not the job of government.

Respectfully,

Brent Curtis - CEO
Arches Natural Products, Inc.

From: [maria chavez](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) NO MORE GENTRIFICATION
Date: Wednesday, October 23, 2024 4:05:19 PM

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

Your bigot influence is NOT sufficient with your money scheme motives. There is more land to make money off of than the one you're already trying to STEAL AND SWIPE right underneath hard working families and individuals trying to MAKE SOMETHING OUT OF NOTHING. No thanks to you. Have you ever thought about the amount of golf courses, where there are already in-placed WATER UNITS? I'm assuming there's no money to make there? That's ironic of you and the state. amanda roman you don't deserve to have your name capitalized correctly when you're already trying to capitalize off of the middle and lower class, how PATHETIC of you. You're supposed to be a woman and yet you have the empathy of a male adolescent's putrid, & immature liking. Oh here's a great idea!!! How about you rezone ALL of your property FIRST to the mlb, better known as the "Money Loving BIGOTS", and make your way up with NOTHING. They're sure giving you the upper hand at life huh? YOURE RIDICULOUSLY, INCOMPETENTLY, PATHETIC. Take your urban and shove it up your high hootin ass.
Maria Chavez

TSA Zoning/ MLB Stadium

10 responses

[Publish analytics](#)

Name (optional)

Nombre

6 responses

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Address or Zip code
Direccion oCodigo Postal

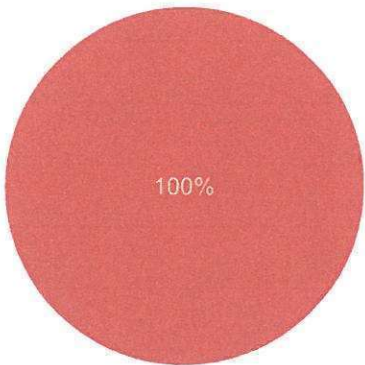
10 responses



[Redacted]
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Have you heard of TSA zoning?
Has escuchado las noticias sobre la zonificación TSA

 Copy

10 responses



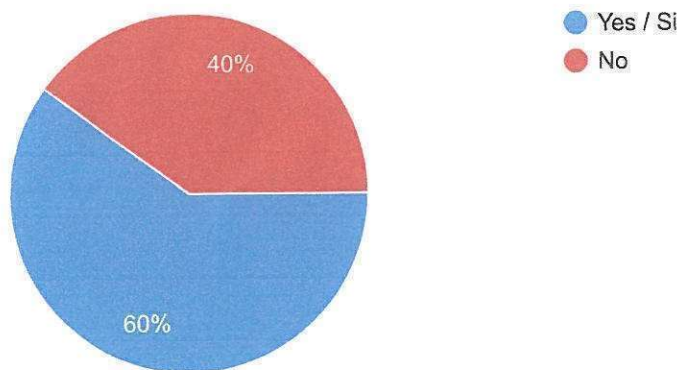
 Yes / Si
 No



Have you heard about the MLB stadium
Has escuchado las noticias sobre el estadio MLB?

 Copy

10 responses



(Optional) What are your thoughts on the TSA zoning and/or MLB stadium.
Tienes opiniones sobre el estadio o la zonificación TSA?

6 responses

The people in charge do everything for money

Against it, but not interested in getting involved

Against it

It's a bad idea and they should stop the project and zoning

The rich are greedy

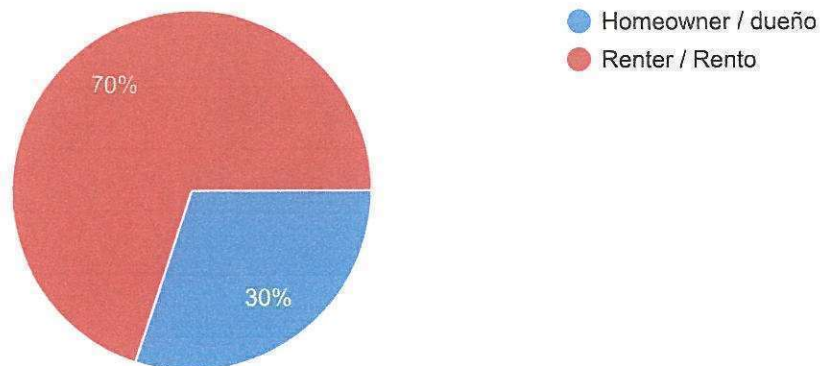
it's Nerve wracking they're trying to move folks out



Are you a renter or homeowner?
¿Eres dueño de tu casa o rentas?

 Copy

10 responses



Homeowners dueño de casa

Do you feel strongly about staying in Rosepark?
¿Tiene fuertes intenciones de quedarse en Rosepark?

3 responses

yes, lived here 20 years

Yes, wants to stay

Yes, been here 12 years

What are your thoughts on the gentrification happening?
Que piensas sobre la gentrificación que esta pasando?

3 responses

It's not fair and they shouldn't kick us out

It's bad that displacement keeps happening

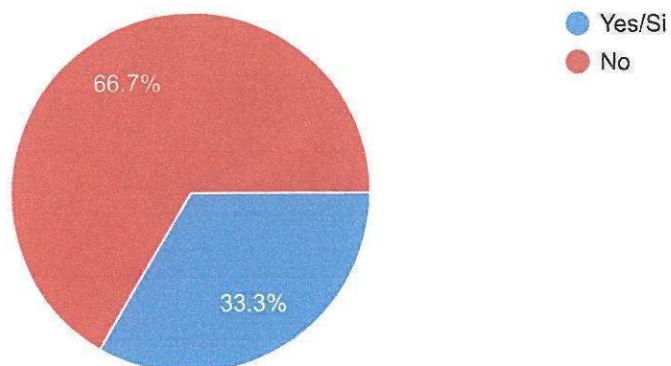
It's Facism. they're kicking people out and the old folks don't have the energy to keep up.
Especialy due to chronic health issues



Have you received any offers to buy your home?
Has recibido ofertas para comprar tu casa?

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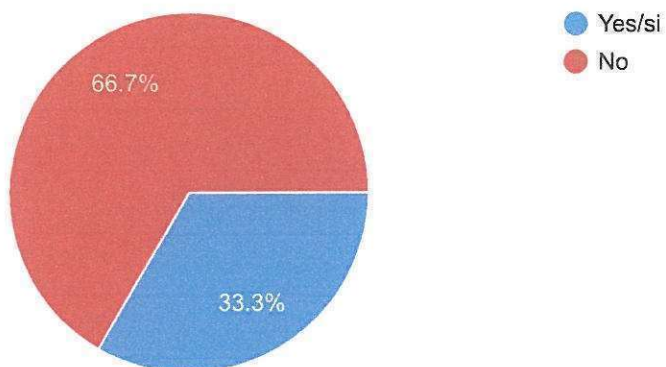
3 responses



Are you interested in rezoning your property back to residential?
Tienes interes en rezonificar tu propiedad para que vuelva a ser residencial?

 Copy

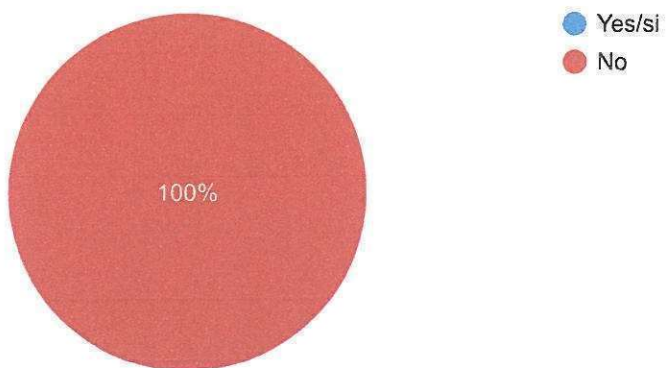
3 responses



If approached, would you like to sell your home?
Si te dan la oportunidad, ¿le gustaría vender su casa?

 Copy

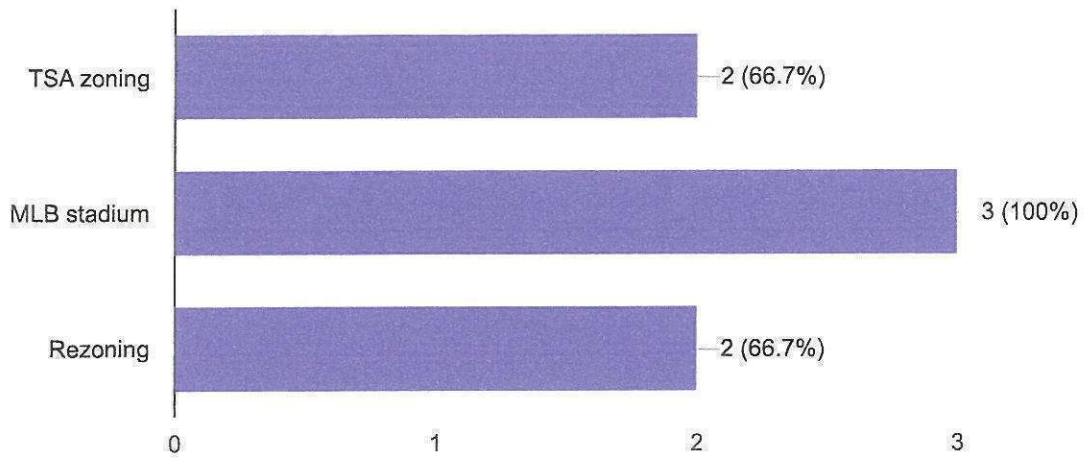
3 responses



What would you like more information on?
Te gustaria mas informacion?

 Copy

3 responses



Contact Info
Informacion de contacto

3 responses

[REDACTED]

[REDACTED]

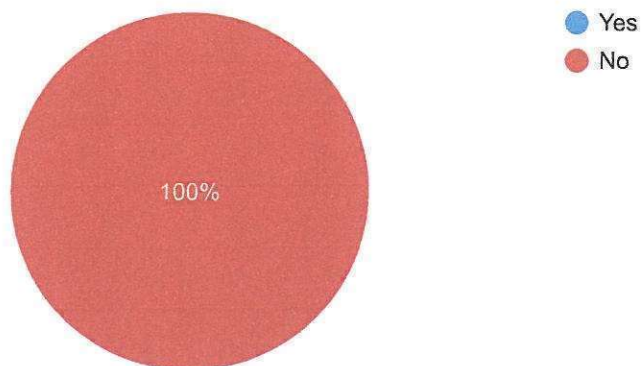
Please share info through flyers and pamphlets

Renters

Have you received a notice to move?
Te han dado noticias para mover

 Copy

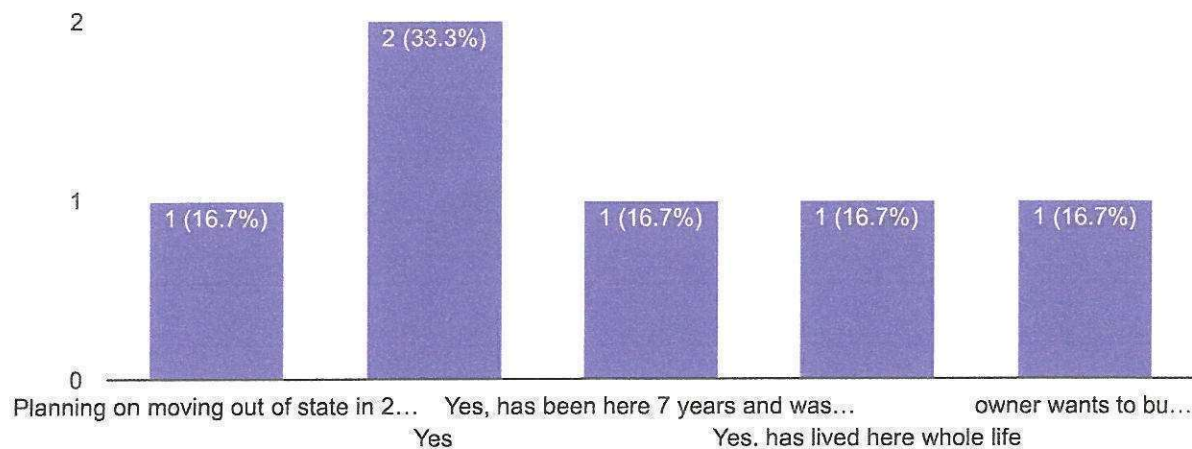
7 responses



Do you feel strongly about staying in Rosepark?
¿Tiene fuertes intenciones de quedarse en Rosepark?

 Copy

6 responses



What are your thoughts on the gentrification happening?
Que piensas sobre la gentrificación que esta pasando?

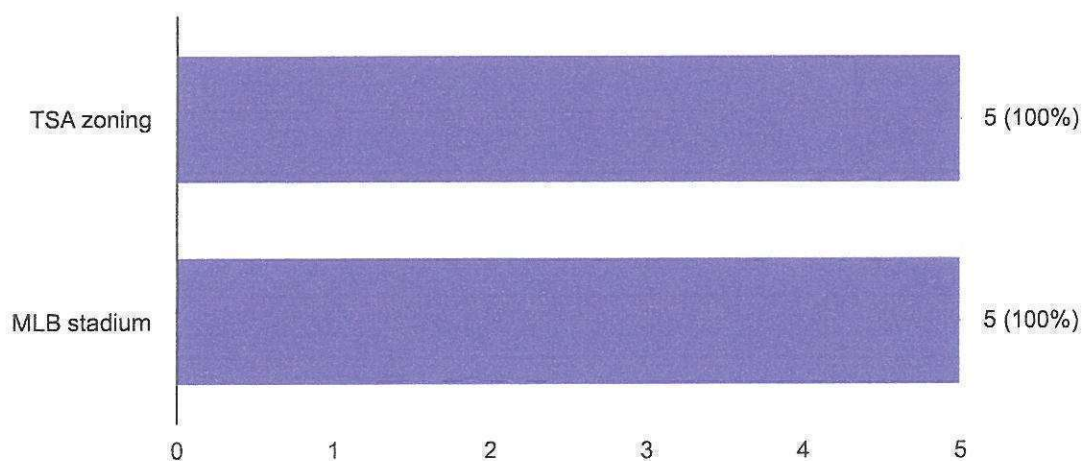
1 response

it's horrible

What would you like more information on?
Te gustaria mas informacion?

 Copy

5 responses



7MAILING LIST

OWN_FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STATE	OWN_ZIP
PREMIUM OIL COMPANY	3450 E COMMERCIAL CT		MERIDIAN	ID	83642
SALT LAKE CITY	PO BOX 145515		SALT LAKE CITY	UT	84114
PLAZA 55 INVESTMENT, LLC	55 N REDWOOD RD # D		SALT LAKE CITY	UT	84116
MONTROY HOLDINGS LTD	PO BOX 2629		ADDISON	TX	75001
KNUDSON INVESTMENTS LLC	PO BOX 5256		OAK BROOK	IL	60522
MOUNTAIN STATES TELEPHONE & TELEGRAPH CO	1025 ELDORADO BLVD # 2000		BROOMFIELD	CO	80021
TRUST NOT IDENTIFIED; GOERGIA E C CARLSON	5544 S GREEN ST		MURRAY	UT	84123
TRUST NOT IDENTIFIED; GEC RV LV TR	PO BOX 711		DALLAS	TX	75221
TRUST NOT IDENTIFIED; GEC RV LV TR	5929 FASHION POINT DR	# 501	SOUTH OGDEN	UT	84403
L.L.C. NORTH TEMPLE HOLDINGS	4968 S HOLLADAY PINES CT		HOLLADAY	UT	84117
GEORGIA ELAINE CARLSON; GEC RV LV TRST	9306 S TEMPLE DR		WEST JORDAN	UT	84088
1500 TEMPLE 4, LLC	1603 ORRINGTON AVE	STE 450	EVANSTON	IL	60201
ROCKY MOUNTAIN POWER	1407 W NORTH TEMPLE ST	110	SALT LAKE CITY	UT	84116
LC J-J BAKD	1370 W NORTH TEMPLE ST		SALT LAKE CITY	UT	84116
DIVISION OF FACILITIES CONSTRUCTION & MGMT.	450 N STATE ST # 4110		SALT LAKE CITY	UT	84114
SALT LAKE COUNTY	PO BOX 144575	# S3-120	SALT LAKE CITY	UT	84114
CW SLC THE YARD, LLC	610 N 800 W		CENTERVILLE	UT	84014
MS OPERATING CO, LLC	3739 E BRIGHTON POINT DR		COTTONWOOD HTS	UT	84121
SALT LAKE GARFIELD & WESTERN RAILWAY CO	6440 S WASATCH BLVD	STE 340	HOLLADAY	UT	84121
SALT LAKE CITY CORPORATION	PO BOX 145460		SALT LAKE CITY	UT	84114
Current Occupant	PO BOX 145467		SALT LAKE CITY	UT	84114
Current Occupant	PO BOX 27026		RICHMOND	VA	23216
SWEAT EQUITY PROPERTIES, LLC	151 S NAVAJO ST		SALT LAKE CITY	UT	84104
DIAMOND PARKING INC	605 FIRST AVE # 600		SEATTLE	WA	98104
SOFIA JMAMJ	9350 S 150 E	SUITE 900	SANDY	UT	84070
UTAH POWER AND LIGHT COMPANY	825 NE MULTNOMAH ST #1900		PORTLAND	OR	97232
UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 148420		SALT LAKE CITY	UT	84114
MARCO ANTONIO FRAGOSO; GLORIA E FRAGOSO (JT)	152 S PUEBLO ST		SALT LAKE CITY	UT	84104
MARCO A FRAGOSO	146 S PUEBLO ST		SALT LAKE CITY	UT	84104
SALVADOR MARTINEZ	133 S PUEBLO ST		SALT LAKE CITY	UT	84104
CARRIE BELL	139 S PUEBLO ST		SALT LAKE CITY	UT	84104
J & S AUTO SERVICE, INC	6078 W MILL VALLEY LN		WEST VALLEY	UT	84118
J & S AUTO SERVICE INC.	9757 S 4000 W		SOUTH JORDAN	UT	84095
VINA INVESTMENT AND AMUSEMENT, LLC	2663 E CASTOLN		HOLLADAY	UT	84117
TRUST NOT IDENTIFIED	144 S 1400 W		SALT LAKE CITY	UT	84104
DH TR	1208 W 500 N		SALT LAKE CITY	UT	84116
WALLACE PROPERTY HOLDINGS LLC	132 S 1400 W		SALT LAKE CITY	UT	84104
NAVAJO INVESTMENT PARTNERS, LLC	2223 S HIGHLAND DR	E6-375	SALT LAKE CITY	UT	84106
MAJESTIC MOUNTAIN BEAVER LLC	140 S NAVAJO ST		SALT LAKE CITY	UT	84104
HARLEN H WILSON; WILLIAM WILSON (JT)	PO BOX 71566		SALT LAKE CITY	UT	84171
OLD TIME CLOCK LLC	9288 S JANALEE DR		WEST JORDAN	UT	84088
JORDAN RIVER VIEW, LLC	3411 SILVERSIDE RD	SUITE 104	WILMINGTON	DE	19810
INTERNATIONAL UNION OF ELEVATOR CONSTRUCTORS LOCAL 38	139 S 1400 W		SALT LAKE CITY	UT	84104
WAGNER BIOMEDICAL, INC.	6036 S LINDEN ST		HOLLADAY	UT	84121
UTAH POWER & LIGHT COMPANY	825 NE MULTNOMAH ST	# 1900	PORTLAND	OR	97232
RANDY TOUSLEY; MICHELE TOUSLEY (JT)	3228 S 3600 W # OFC		WEST VALLEY	UT	84119
SALT LAKE GARFIELD & WESTERN RAILWAY CO	1400 DOUGLAS ST STOP 1640		OMAHA	NE	68179
FDG GAUGE SLC ASSOCIATES, LLC	240 SAINT PAUL ST		DENVER	CO	80206
DIVISION OF FACILITIES CONSTRUCTION & MGMT	450 N STATE ST # 4110		SALT LAKE CITY	UT	84114
SCANDIA RESIDENTIAL REAL PROPERTY II LLC	PO BOX 327		BOUNTFUL	UT	84011
STATE ROAD COMMISSION OF UTAH	PO BOX 148420		SALT LAKE CITY	UT	84114
SALT LAKE COUNTY	PO BOX 144575		SALT LAKE CITY	UT	84114
Current Occupant	1704 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	1708 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	55 N REDWOOD RD		Salt Lake City	UT	84116
Current Occupant	1711 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	1701 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	25 N REDWOOD RD		Salt Lake City	UT	84116
Current Occupant	1588 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	1550 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	1350 W NORTH TEMPLE ST		Salt Lake City	UT	84116

[illegible]

Current Occupant	120 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	124 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	150 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	143 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	155 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	161 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	174 S 1400 W	Salt Lake City	UT	84104
Current Occupant	145 S 1400 W	Salt Lake City	UT	84104
Current Occupant	1390 W 200 S	Salt Lake City	UT	84104
Current Occupant	1364 W 200 S	Salt Lake City	UT	84104
Current Occupant	122 S NAVAJO ST	Salt Lake City	UT	84104
Current Occupant	150 S NAVAJO ST	Salt Lake City	UT	84104
Current Occupant	154 S NAVAJO ST	Salt Lake City	UT	84104
Current Occupant	160 S NAVAJO ST	Salt Lake City	UT	84104
Current Occupant	1354 W 200 S	Salt Lake City	UT	84104
Current Occupant	125 S 1400 W	Salt Lake City	UT	84104
Current Occupant	1692 W 200 S	Salt Lake City	UT	84104
Current Occupant	1670 W 200 S	Salt Lake City	UT	84104
Current Occupant	1660 W 200 S	Salt Lake City	UT	84104
Current Occupant	1650 W 200 S	Salt Lake City	UT	84104
Current Occupant	1640 W 200 S	Salt Lake City	UT	84104
Current Occupant	1630 W 200 S	Salt Lake City	UT	84104
Current Occupant	1608 W 200 S	Salt Lake City	UT	84104
Current Occupant	1610 W 200 S	Salt Lake City	UT	84104
Current Occupant	1600 W 200 S	Salt Lake City	UT	84104
Current Occupant	1590 W 200 S	Salt Lake City	UT	84104
Current Occupant	1570 W 200 S	Salt Lake City	UT	84104
Current Occupant	1560 W 200 S	Salt Lake City	UT	84104
Current Occupant	1532 W 200 S	Salt Lake City	UT	84104
Current Occupant	1512 W 200 S	Salt Lake City	UT	84104
Current Occupant	120 S 1400 W	Salt Lake City	UT	84104
Current Occupant	1588 W 200 S	Salt Lake City	UT	84104
Current Occupant	1514 W 200 S	Salt Lake City	UT	84104
Current Occupant	1488 W 200 S	Salt Lake City	UT	84104
Current Occupant	1468 W 200 S	Salt Lake City	UT	84104
Current Occupant	121 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	111 N CORNELIUS ST	Salt Lake City	UT	84116
Current Occupant	155 N 1000 W	Salt Lake City	UT	84116
Current Occupant	1230 W 200 S	Salt Lake City	UT	84104
Current Occupant	1720 W I-80 WB FWY	Salt Lake City	UT	84116
Current Occupant	1550 W I-80 WB FWY	Salt Lake City	UT	84104
Current Occupant	1530 W 200 S	Salt Lake City	UT	84104
KSB INDUSTRIES, LLC	189 N HWY 89	SUITE C-112 NORTH SALT LAKE	UT	84054
ENVIROTECH MOLDED PRODUCTS, INC	1075 W NORTH TEMPLE ST	SALT LAKE CITY	UT	84116
FAIRPARK COMMERCIAL CONDOMINIUMS OWNERS ASSOC.	1055 W NORTH TEMPLE ST	SALT LAKE CITY	UT	84116
Current Occupant	1161 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1075 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1055 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	20 S 1100 W	Salt Lake City	UT	84104
Current Occupant	6 S 1000 W	Salt Lake City	UT	84104

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