

PLNPCM2024-00982



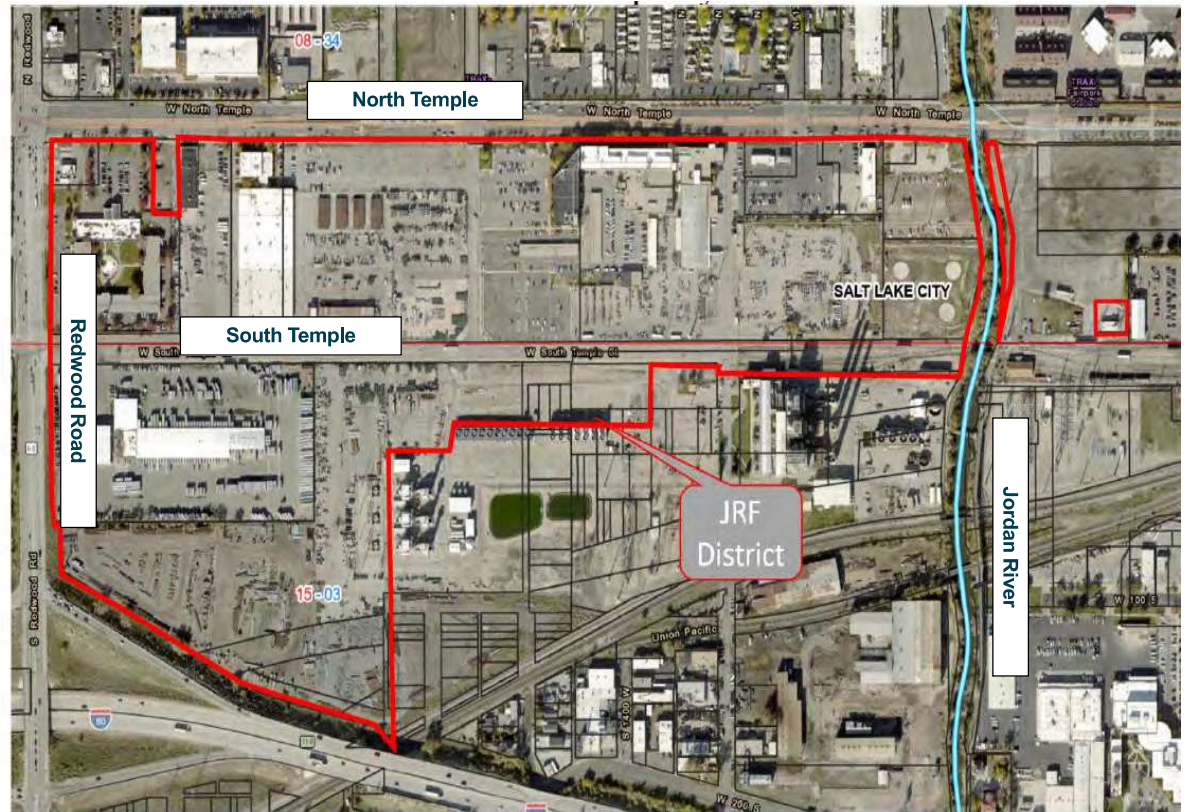
JORDAN RIVER FAIRPARK (JRF) ZONING DISTRICT & D.A.

Salt Lake City Council // November 12, 2024

PROJECT BACKGROUND

Snell & Wilmer, representing Larry H. Miller Company is proposing to create a new zoning district in the Fairpark neighborhood to facilitate its redevelopment

- Jordan River Fairpark (JRF) District
- 32 parcels over approximately 93 acres
- The applicant submitted a draft Development Agreement on November 9, 2024
- The JRF District will be exempt from zoning regulations if no agreement is reached before Dec 31, 2024



PLANNING COMMISSION RECOMMENDATIONS – JRF ZONING ORDINANCE



- A minimum percentage of the entire project must be dedicated as open space and accessible to the public.
 - *10% of the gross development area will include open space.*



- Midblock walkways associated with additional building height shall be a minimum of 15 feet wide.



- Design Standards shall apply to all buildings facing public streets and the Jordan River. The standards shall be updated to include lighting, entry features, parking garage specifications, and limits on building façade lengths.
 - *The applicant has not modified their proposal to meet the PC recommendation.*



- A maximum setback of 15 feet shall be provided from all streets and publicly accessible open spaces.
 - *The applicant does not agree to the maximum setback but added language to not allow parking between the front of a building and public streets.*

PLANNING COMMISSION RECOMMENDATIONS – DEVELOPMENT AGREEMENT

- The applicant shall continue to work with Public Utilities on the applicability of the Riparian Corridor Overlay. Unless otherwise approved by Public Utilities, the overlay shall remain applicable.
- Public Utilities Master Plans and Transportation Master Plans remain applicable to the JRF District.
- The applicant shall follow mitigation measures as dictated in the Airspace Impact Study.
- The Commission recommends that a minimum of 10% of the total housing development be available for rent or sale at a maximum of 80% AMI.
- The approved site plan created for the JRF District shall be incorporated into the North Temple Boulevard Plan.
 - *Planning staff recommends adding the approved site plan to the DA rather than the NTBP.*

PLANNING COMMISSION RECOMMENDATIONS – DEVELOPMENT AGREEMENT

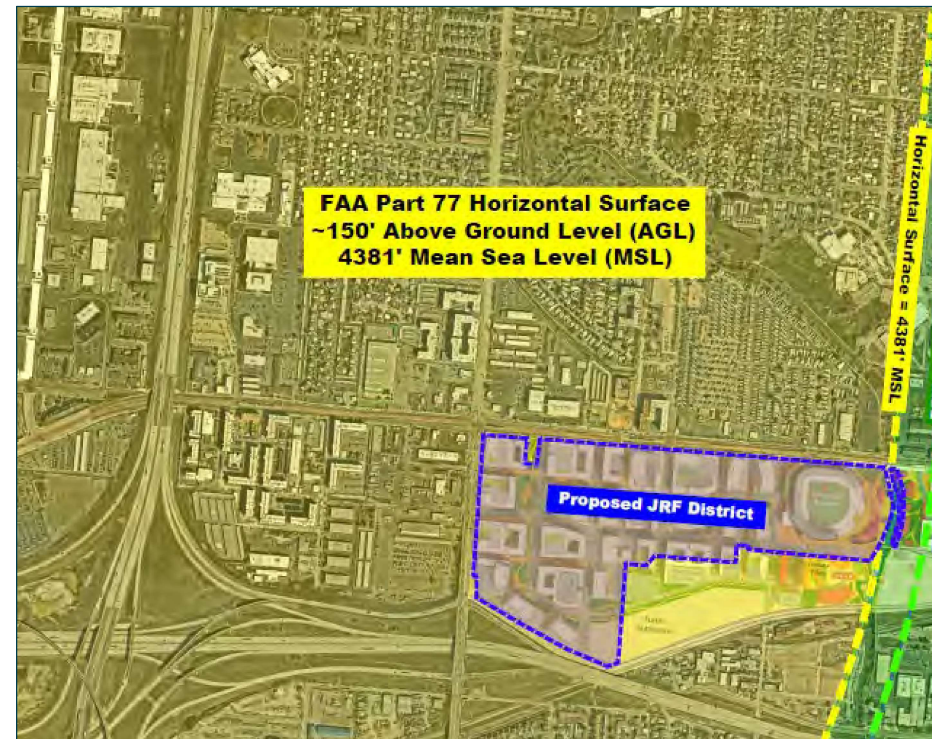
- Concerns raised by the Planning Commission during the October 9 and 23, 2024 meetings shall be addressed prior to the City Council adopting the Term Sheet associated with the Development Agreement.
 - *Automatically applying the proposed zoning district to lands that the applicant may purchase in the future instead of going through the normal zoning amendment process and the legality of such a provision.*
 - *Vacating an existing city easement as part of the agreement without a guarantee that the easement would be replaced in kind.*
 - *Exempting the property from all provisions of the Riparian Corridor Overlay instead of defining specific provisions of the Riparian Corridor Overlay that could be modified in the agreement.*
 - *Exempting the proposal from all utility improvement plans that apply to the property, which are necessary to locate, increase capacity, and fund needed future upgrades.*
 - *The lack of specific public benefits that would be included in the future development, including affordable housing or contribution to affordable housing funds that could be used in the area, no guarantee of publicly accessible open space.*

PROPOSED JRF DISTRICT REGULATIONS

BUILDING HEIGHT

400 feet, with Design Review required for building over 200 feet

- 5-foot building stepback
- Building must include one of the following
 - 15' wide midblock walkway
 - Affordable Housing Incentives
 - Open space with 60% shade canopy
- The FAA must review buildings over 60' in height



PROPOSED JRF DISTRICT REGULATIONS

SETBACKS & OPEN SPACE

- No minimum building setbacks
- Setbacks from the Jordan River will be specified in the DA
- An open space plan will require a minimum of 10% of the gross development area to be designated for open space, including pedestrian circulation areas

PC RECOMMENDATION

- Provide a 15-foot maximum setback from streets and publicly accessible open space



PROPOSED JRF DISTRICT REGULATIONS

DESIGN STANDARDS

- Design Standards would only apply to development along Redwood Road and North Temple

PC RECOMMENDATION

- Design Standards shall apply to all buildings facing public streets and the Jordan River
- Standards shall include lighting, entry features, parking garage specifications, and limits on building façade lengths

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PROPOSED JRF DISTRICT REGULATIONS

LAND USES

- The applicant has not agreed to follow the PC recommendation to remove light manufacturing, vehicle rental agencies, or warehouses from the land use table

SIGNAGE

- Signage proposal is consistent with the D-1 and D-4 regulations
- Additional signage allowed within 1,000 feet of an event area
- District may have one “public assembly facility sign” as allowed by U.C.A. 72-7-504.5
- Signage not visible or directed to public ROW would not be regulated



QUESTIONS AND COMMENTS

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