



Rocky Mountain Power - North Temple Headquarters Rezoning (Zoning Map Amendment)

Planning Petition *PLNPCM2022-00450*

(Reflects Updated Project Area as of 07-12-2022)

Petition Numbers: PLNPCM2022-00450

Application Type: Zoning Map Amendment

Project Location: 1219, 1223, 1275 and 1407 West North Temple Street

Zoning District: M-1 – Light Manufacturing – Requested change to TSA-UC-C – Transit Station Area - Urban Center - Core Zoning

Council District: District 2 – Alejandro Puy



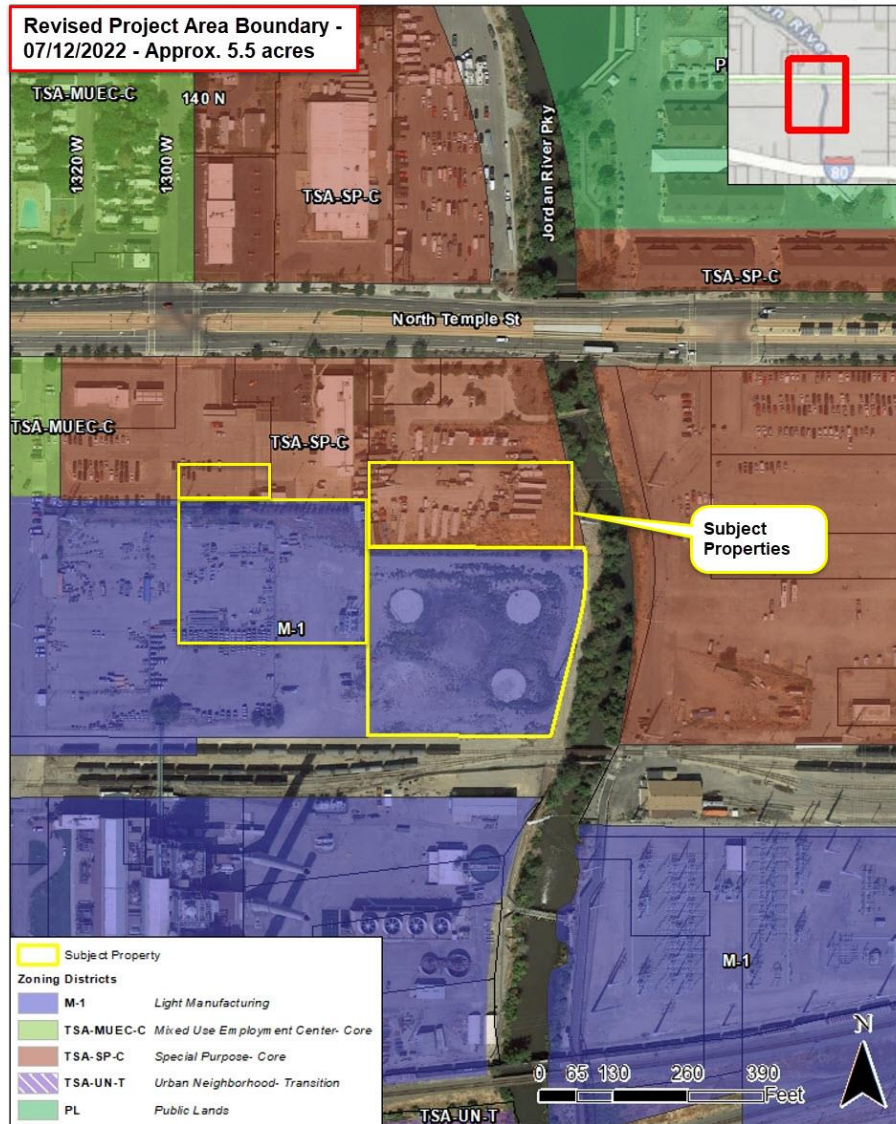
Request & Project Description

Rocky Mountain Power – North Temple Headquarters Rezoning

Melissa Jensen of the Giv Group representing property owner Utah Power and Light (part of Rocky Mountain Power) is requesting a zoning map amendment for a 3.57 acre parcel of land located at 1223 W North Temple as well as portions of the properties located at 1219, 1275 and 1407 W North Temple Street respectively. The requested change is from the M-1 – Light Manufacturing district to the TSA-UC-C – Transit Station Area Urban Center Core zoning district. The purpose of the amendment is to accommodate new office headquarters for Rocky Mountain Power that would be located on the combined 5.5 acre site. The rezone of this property and the headquarters office will be the inaugural project in the redevelopment of the larger Rocky Mountain campus in the future. This request only relates to the zoning designation of the identified properties. No specific site development proposal has been submitted or is under consideration at this time.

Vicinity & Location Map

Rocky Mountain Power TSA Rezone - North Temple



What are the next steps?

- Notice of this application has been sent to the Chair of the Poplar Grove Community Council where the property is located. Notice has also been sent to the Chairs of the Jordan Meadows and Fairpark Community Councils which are within 600 feet of the project area. These organizations may choose to schedule the matter at an upcoming meeting. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:

Esther Stowell, Chair, Poplar Grove CC - esther.stowell@poplargovertc.org

India Nielsen, Acting Chair, Jordan Meadows CC - jordanmeadowssc@gmail.com

Nigel Swaby, Chair, Fairpark CC - nigelcdr@yahoo.com

- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. Recognized organizations are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make a recommendation to City Council on this petition.
- City Council will hold public hearing on this petition.
- City Council has final decision authority on this petition.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.sl.gov/planning/open-houses/>
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** June 6, 2022
- **End of Comment Period:** August 30, 2022

Note: Public Comment period was extended due to a change in the project scope and expansion of the rezone area that was made on July 12, 2022.

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

Project Planner: David J. Gellner, AICP, Senior Planner

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