



MEETING DATE: CITY COUNCIL – MAY 11, 2022

REQUEST: AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL TO AMEND THE SOUTH SALT LAKE ZONING MAP FOR PROPERTY LOCATED AT 1015 WEST 3300 SOUTH, 1021 WEST 3300 SOUTH, 1035 WEST 3300 SOUTH, 1047 WEST 3300 SOUTH, 1061 WEST 3300 SOUTH, 1111 WEST 3300 SOUTH, 3340 SOUTH 1000 WEST, 3360 SOUTH 1000 WEST FROM OPEN SPACE (OS), OPEN SPACE WITH A NATURE CENTER PILOT PROJECT OVERLAY, AND JORDAN RIVER (JR) TO TRACY AVIARY’S JORDAN RIVER NATURE CENTER (JRNC); AMENDING CHAPTER 17.01 AND 17.03; AND REPEALING AND REPLACING 17.03.230 OF THE SOUTH SALT LAKE MUNICIPAL CODE, ALL AS A PART OF A PETITION FOR THE ESTABLISHMENT OF THE TRACY AVIARY’S JORDAN RIVER NATURE CENTER.

APPLICANT: FRIENDS OF TRACY AVIARY

MEMO:
 The proposed ordinance amendments are part of an effort to establish the Tracy Aviary’s Jordan River Nature Center. The list below provides a summary of proposed amendments:

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Zoning Map	<ul style="list-style-type: none"> ○ Amending the current zoning map from Open Space (OS), Open Space with a Nature Center Pilot Project Overlay, and Jordan River (JR) to Tracy Aviary’s Jordan River Nature Center (JRNC)
Amending Title 17.01 Definitions Chapter	<ul style="list-style-type: none"> ○ Adding a definition for Employee Housing Dwelling Unit <ul style="list-style-type: none"> ✓ Tracy Aviary is proposing having dorm style employee housing units in the visitor center to help accommodate affordable options for Tracy Aviary employees. ○ Amending the definition for Specialty Recreation Installation
Amending Title 17.03 Land-use Districts and Matrix	<ul style="list-style-type: none"> ○ Updating the Land Use Matrix to replace the Nature Center Pilot Project Zone with Tracy Aviary Jordan River Nature Center Zone ○ Repeal the Nature Center Pilot Project District and replace it with the Tracy Aviary’s Jordan River Nature Center (JRNC) District: <ul style="list-style-type: none"> ✓ Updating allowed uses ✓ Updating operation and management standards ✓ Updating security standards ✓ Updating the fencing plan ✓ Updating required civil improvement requirements ✓ Updating architectural design requirements ✓ Updating sign requirements

The Planning Commission held a public hearing on May 5, 2022 and voted unanimously to forward a recommendation of approval to the City Council. As part of the review of the application, the Planning Commission discussed modifications to the proposed language for the requirement of on-site security. The proposed ordinance requires the Tracy Aviary to employ private security personnel to ensure that the Nature Center offers the general public welcoming and engaging spaces and that it is not occupied during off-hours. The applicant is petitioning both the Planning Commission and City Council to reduce the requirement for on-site security. The Planning Commission as part of their recommendation would like the City Council to consider a hybrid model for security, or to allow flexibility for the

applicant to determine when security is required. Staff requests that the City Council provide staff direction on the record of how they would like to have the Tracy Aviary deal with on-site security.

Staff Recommendation: Staff recommends approval to the City Council to amend the zoning for the existing parcels – from Open Space, Open Space with a Nature Center Pilot Project Overlay, Jordan River – to Tracy Aviary Jordan River Nature Center.

This is a multi-step entitlement process. If the ordinance amendment is granted, the applicant will be required to consolidate all parcels via a subdivision plat within 180 days. The applicant will also be required to obtain all required building permits for infrastructure improvements.