



D1 REZONE COMMENTARY by GACC Land Use Committee Chair Jim Jenkin

The Mendenhall Administration, by a combination of pro-development planning documents and pro-development appointments to City boards and commissions, has created a city that just can't say no.

The City Council, on the other hand, has wisely passed a policy whereby zoning changes have to provide a public benefit. Unfortunately this policy is, in my experience, generally ignored by the Planning Commission.

Meanwhile, the City has continued to issue permits for photovoltaic generation facilities (better known as solar panels) without providing any protections for their operators from a surrounding land use perspective.

In a byline article of 21 January in ***Building Salt Lake***, author Jonas Schaffer described a proposed rezone to D1 (unlimited height) on 100 South and 300 East that would considerably expand the high-rise zoning in the City, and shade out the large solar panel installation powering the activities of the Cathedral Church of Saint Mark (Episcopal, constructed 1870), located directly to the west. The Tribune later covered this issue as well.

The Episcopal Church is a major charitable and community organization, operating (amongst other community benefits), several food banks and a large children's camp in Big Cottonwood Canyon, Camp Tuttle. The headquarters building of the Episcopal Diocese of Utah (200 East and 100 South) was built to serve as a meeting center for non-profit organizations, which it does.

Between the Diocesan Center and the proposed rezone is the historically significant Cathedral Church of St. Mark. The congregation here has built an adjoining building on the property which houses ***Hildegard's Pantry***, a food bank serving the Salt Lake downtown community four days each week, providing food to about 4,000 people. The Cathedral has installed a solar generation facility that reportedly meets over 50% of its electrical needs, which would be blocked by the proposed construction, at a considerable loss of investment and value of electrical production.

Any photovoltaic installation in a primarily coal-generated electrical environment constitutes a public benefit. Simply put, any dollars taken away from the Diocese as a result of increased electrical costs will result in a loss of public services to a wide community.

The aesthetics of overshadowing the Historic Cathedral and the Diocesan Retreat and Conference center are unpalatable, and the proposed construction is out of scale with the development pattern in the area.

With the approval in October by the Planning Commission, the final say on this proposal will be had by the City Council. Those wishing to comment on the proposal should address their City Council Member, and council.comments@slc.gov. The title and case number are: **Zoning Map Amendment at Approximately 265 E 100 S**, Case Number: **PLNPCM2024-01377**.