

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, August 24 , 2011

Present for the Planning Commission meeting were Chair Michael Fife, Emily Drown, Michael Gallegos, Matthew Wirthlin, and Mary Woodhead. Commissioners Angela Dean, Babs De Lay, Charlie Luke and Kathleen Hill were excused.

A field trip was held prior to the meeting Planning Commissioners present were: Michael Fife, and Mary Woodhead. Staff members in attendance were Joel Paterson, Michaela Oktay and Daniel Echeverria.

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:30 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilf Sommerkorn, Planning Director; Joel Paterson, Planning Manager; Lex Traughber, Senior Planner; John Anderson, Principal Planner; Katia Pace, Principal Planner; Michaela Oktay, Principal Planner; Daniel Echeverria, Planning Intern; Paul Nielson, Land Use Attorney; and Angela Hasenberg, Senior Secretary.

Field Trip Notes taken by Joel Paterson:

My Place Zoning Amendment and Planned Development; PLNPCM2011-00203 and PLNSUB2011-00204. Staff presented the proposal to the Commissioners on the field trip. The Commissioners asked questions about the proposed use of the TSA zone, proposal for the private street width in the street and safety issues regarding the Private Street and emergency vehicle turn-around. The Commissioners asked questions about future ownership of the residential units and subdivision of the property.

Columbus Court PUD Zoning Amendment and Minor Subdivision; PLNPCM2011 and PLNSUB2011-00090. Staff described the proposed subdivision amendment and zoning change. The Commissioners asked questions about the reasons for the request, the existing private road and the Community Council review of the project.

Briefing:

PLNPCM2009-00169 Zoning Text Amendment Regarding Land Use Tables and Definitions – A petition initiated through the 2009 Zoning Amendment Project (ZAP) to analyze and amend as appropriate the various land use tables and definitions in the Zoning Ordinance. At this time, it is Planning Staff's intention to brief the Planning Commission on proposed changes to definitions as they relate to the specific land uses in the land use tables. Other proposed changes to the land

use tables will be presented to the Planning Commission for consideration at a later date. (Staff contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com

Chairperson Fife recognized Lex Traughber as staff representative.

Mr. Traughber stated that this was a petition that was initiated in the 2009 zoning amendment project. The petition was comprised of three major components, which were:

1. Revision of the Land Use Tables.
 - a. Standardizing the language in the tables.
 - b. Condensing Uses where feasible.
 - c. Alphabetizing the Uses to make them more user friendly.
 - d. Reevaluating the Uses.
2. Uses with qualifying provisions.
 - a. Create criteria to address drive thru uses.
3. Definitions.
 - a. Adding definitions.
 - b. Input from the Planning Commission

Commissioner Woodhead asked about Open Space, and wondered why trails were not considered part of the open space.

Mr. Traughber stated that he believed that it was added to the definition, and eliminated the Use in the tables.

Chairperson Fife asked about the definition of "parks", he stated that the definition read " a non commercial, not for profit facility" he asked if it would exclude concessionaires working in parks and selling merchandise for a profit.

Mr. Traughber stated that he felt the definition was unclear and would need to be appraised.

Chapter 21.44 Parking:

Chairperson Fife recognized Planning Director Wilf Sommerkorn as staff representative.

Planning Director Sommerkorn discussed the issues regarding parking for businesses around neighborhoods.

Planning Director Sommerkorn stated that the initial discussion for parking standards in the City, particularly relating to neighborhood businesses, was initiated in July of 2002. He said that the basic issue became the parking requirements in neighborhoods for restaurants, retail goods stores, and retail service businesses. There was discussion about shared parking and offsite parking and the changing of small neighborhood businesses.

The zoning requirements in 2002:

- Restaurants: standard 6 spaces per 1000 sq ft
- Retail Goods: standard 3 spaces per 1000 sq ft
- Retail Services: standard 2 spaces per 1000 sq ft

The zoning requirements in 2006

- Large Restaurants: 40+seats: standard 6 spaces per 1000 sq ft
- Small Restaurants: less than 40: standard 3 spaces per 1000 sq ft.
- Retail Goods and services: 3 spaces per 1000 sq ft.

Planning Director Sommerkorn discussed the history of the need of the regulations for parking regulations. He discussed shared parking and offsite parking.

In April, 2008, a memo was sent from the Community Economic Development department to David Everett. The memo proposed a uniform parking standard of 2 spaces per 1000 sq ft for all restaurants; all retail goods and all retail service businesses City wide.

June, 2008, at this time most small businesses supported the change, but neighborhood councils expressed concern.

July 1, 2008, The City Council had a briefing on the parking topic. After discussing the walkability, flexibility for small neighborhood business, the idea of pedestrian amenities was brought forward, which meant if a small business provided benches, bike racks, and stroller parking, the small business could get credits to reduce the parking requirement even more. The Council approved, and instructed the staff to incorporate that into the proposed ordinance. The Council also discussed tools to help mitigate the impact to residents from the parking standard, but no details were given.

July 22, 2008, the ordinance came forward with the inclusion of the pedestrian friendly amenities. The ordinance was adopted with the standard of 2 parking spaces per 1000 sq ft. The City Council included in their motion a statement of legislative intent which said that there would be a program developed to help mitigate neighborhood spillover impacts. There was no definition, and the program has never been developed.

The Planning Commission asked for options for directions they could take.

Planning Director Sommerkorn stated that options would be provided for the next discussion.

** Due to a lack of quorum, the items listed on the agenda to be heard were postponed until the September 14 Planning Commission meeting.

6:13:05

Meeting Adjourned