



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Eric Daems; 801-535-7236; eric.daems@slc.com

Date: September 11, 2019

Re: Briefing on PLNPCM2017-00753 Off-Street Parking Chapter Ordinance Revision

ACTION REQUIRED: This will be the first of at least two briefings that will be presented to the Planning Commission. The Commission should consider whether the scope of the project has been met and if the draft ordinance is ready to be presented for recommendation at a public hearing.

DISCUSSION: Staff will present an update on the proposed draft ordinance for the Off-Street Parking chapter ordinance revisions that began in 2017. The proposed ordinance is based on industry best-practices, information provided by the private consultant, meetings with staff and other stakeholders, input from the public, and previous conversations with the Planning Commission. The following topics will be discussed over the course of at least two briefings, based on time available:

- **Project Scope:** To update the City's regulations for off-street parking including:
 - Minimum and maximum number of parking stalls required/allowed
 - Permitted alternatives to off-street parking requirements
 - Parking lot design, access, and dimensional standards
- **Purpose:** The proposed revisions seek to accomplish the following:
 - Align with the goals of Plan Salt Lake and the various neighborhood master plans
 - Encourage infill development and redevelopment
 - Simplify to be more user-friendly and easier to implement
 - Modernize to reflect best-practices and current market trends for parking
 - Reconsider the current "one-size fits all" approach in favor of "context based" parking
- **General Updates:** Throughout the ordinance, revisions were made in order to: Emphasize pedestrian-scale development, improve ordinance usability, prioritize economic growth, and to implement environmental best-practices.
- **Parking Contexts:** The proposed parking contexts seeks to counter the current "one-size fits all" approach to the current parking requirements. Unique standards are now proposed for the "Transit", "Urban Center", "Neighborhood Center", and "General" Contexts.
- **Public Process Update:** Staff will report on the efforts that have been made to connect with the public throughout the spring and summer.
- **Public Process Key Take-Aways:** Based on the feedback received, Staff has identified the over-riding issues presented by the public and the proposed response.
- **Chapter Section Updates:**
 - **050- Alternatives to Parking Calculations-** This section includes options to modify the required minimum or maximum parking counts.
 - **040- Required Off-Street Parking-** This section is largely a table of required minimum and allowed maximum parking to be provided based both on use and context area. It also includes required electrical vehicle parking standards and bicycle parking standards.
 - **060- Parking and Loading Location and Design-** This section seeks to consolidate existing parking setbacks and design standards that are currently located elsewhere in the zoning ordinance.
 - **070- Off-Street Loading Areas-** This section includes revised standards for required off-street loading areas and births.
 - **080- Drive-Through Facilities and Vehicle Stacking Areas-** This section consolidates drive-through standards that are currently located outside of the parking chapter of the zoning ordinance.
 - **090- Modifications to Parking Areas-** This section defines the process and the allowances available to modify minor dimensional standards or storage surfacing materials.
 - **100- Use and Maintenance-** This section is largely a carry-over of existing standards with minor

grammatical corrections.

- **110- Nonconforming Parking and Loading Facilities-** This section clarifies creation and continuation of non-conforming parking scenarios.
- **Parking Standards Manual:** This document is intended to act as a design manual for existing standards of a more technical nature. Minor grammatical errors have been fixed and new graphics have been added.
- **Future Opportunities:** Through this process, Staff has identified opportunities outside of the scope of the original project that could be considered for future implementation:
 - Update 060- Parking Location and Design (additional design standards)
 - Creation of standards for 20% EV Readiness
 - Update land-use table

NEXT STEPS: A second briefing has been scheduled for September 25th, 2019 and will be continuation of items not covered in the first briefing. Additional briefings will be scheduled if needed, otherwise a public hearing will be scheduled and noticed.