

SALT LAKE CITY  
BUSINESS ADVISORY BOARD  
451 S. State Street, Room 335  
Wednesday, May 09, 2018  
8:30 a.m. – 10:00 a.m.

AGENDA

1. Roll call.
2. Announcements
  - City Council Announcements
  - Economic Development Announcements
  - Board Member Announcements
3. Approval of the minutes of the March 14, 2018 meeting.
4. Business Item:
  - A. Discussion with Nigel Swaby from the River District Chamber
  - B. Discussion with James Jackson, President of Utah African American Chamber
  - C. Review of adaptive reuse parking ordinance with JP Goates, Principal Planner, Salt Lake City
5. Adjournment

**Mission:** To foster an equitable and robust business ecosystem as ambassadors, advocates, and advisors.

**Core Values:**

- Commitment
- Vision
- Respect
- Collaboration
- Inclusivity
- Impactful

JACKIE BISKUPSKI  
MAYOR  
EXECUTIVE DIRECTOR, RDA



LARA FRITTS  
DIRECTOR  
CHIEF EXECUTIVE OFFICER, RDA

DEPARTMENT *of* ECONOMIC DEVELOPMENT

**BUSINESS DEVELOPMENT STAFF MEMO**

**DATE:** May 9, 2018  
**PREPARED BY:** Roberta Reichgelt  
**RE:** Discussion on adaptive reuse parking ordinance

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**REQUESTED ACTION:** None. Discussion only.

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**EXECUTIVE SUMMARY/ANALYSIS:** The Business Advisory Board will provide feedback to Planning on the current language proposed for adaptive reuse parking ordinance.

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**ATTACHMENTS:** (See Below) - Highlighted in **red** the spot where the additional language could be added.



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## Amounts of Parking, Loading, and Drive-Through Facilities Required

The standards of this chapter addressing minimum and maximum amounts of vehicle parking, minimum required bicycle parking, minimum required loading facilities, and minimum drive-through facilities shall apply to projects involving the following activities, unless other standards of this chapter provide a different threshold for required compliance.

### **New Development<sup>[1]</sup>**

Unless otherwise exempted by Section 21A.44.020A.4, the standards in this chapter shall apply to all development and land uses upon adoption of this ordinance.

### **Expansion of Use or Structure<sup>[2]</sup>**

The number of off street parking and loading spaces for the expansion of a use or structure shall comply with the requirements of Table 21A.44.040-A: *Minimum and Maximum Off Street Parking* and the standards of this chapter when:

- a. One or more additional dwelling units is created; or
- b. The addition to or expansion of one or more structures or uses that, when considered together with any other expansions during the previous two year period, would increase the total usable floor area of the structure(s) by more than twenty-five percent (25%); or
- c. The addition to or expansion of one (1) or more structures or uses that requires conditional use permit approval.

### **Change of Use<sup>[3]</sup>**

- d. Except as stated in subsections b and c below, off street parking shall be provided pursuant to this chapter for any change of use that increases the minimum number of required vehicle parking spaces by:
  - (1) More than ten (10) parking spaces; or
  - (2) More than twenty-five percent (25%) of the parking spaces that currently exist on-site or on permitted off-site locations.
- e. Changes of use or adaptive reuse in the Urban Center Context or Transit Center Context areas shall not be required to provide additional parking. **Any other exemption for adaptive reuse may be approved through...?**
- f. Regardless of any partial or complete exemption from the requirement to provide additional parking for a change of use, the number of on-site parking spaces existing before the change of use shall not be reduced below the minimum required number of parking spaces required in this chapter.

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<sup>[1]</sup> We did not carry forward 21A.44.010.D or the last sentence of 21A.44.010.C, these standards were repetitive with other standards of this chapter.

<sup>[2]</sup> Replaces current 21A.44.010.B. This new language establishes specific thresholds for when an expansion would trigger the need to bring the site into conformance with this chapter. The current standard requires compliance as a result of any expansions – large or small. Allowing expansions up to 25 percent without triggering parking or loading improvements promotes reinvestment. Measuring expansions over a two-year window will help prevent property owners from attempting to bypass the standards through completing several small expansions. Any expansion project requiring a Conditional Use Permit would also be required to comply with this chapter, which is a new requirement. The 25 percent figure is consistent with thresholds established in 21A.26.040.C and 21A.31.020C.

<sup>[3]</sup> Replaces current 21A.44.010.C, reworded for clarity and grammatical consistency. Current language exempts the D-1, D-2, and D-3 zoning districts from this requirement; we propose expanding this exemption to all properties within the Urban Center Context and the Transit Center Context.

### **Exemptions from Parking Requirements**

The following shall be exempt from the requirements in Table 21A.44.040-A: *Minimum and Maximum Off Street Parking*, but shall comply with parking and loading design standards in Section 21A.44.060 if parking is provided:

- g. Properties containing less than five thousand (5,000) square feet of lot area, except for single-family, two-family, and twin home dwelling uses.<sup>[4]</sup>
- h. Expansions or enlargements that increase the square footage of an existing structure or use by twenty-five percent (25%) or less of usable floor area, provided that existing off street parking and loading areas are not removed.<sup>[5]</sup>

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<sup>[4]</sup> Replaces current 21A.44.030.C. This exemption currently applies to nonresidential uses requiring the fewest number of parking spaces on lots smaller than 1,000 square feet within commercial districts and the D-2 and D-3 zoning districts. The exemption is now expanded to apply citywide to all uses on lots (other than single-family or two-family dwellings) that are smaller than 5,000 square feet.

<sup>[5]</sup> New exemption.

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BUSINESS ADVISORY BOARD  
451 S. State Street, Room 326  
Wednesday, April 11, 2018  
8:30 a.m. – 10:00 a.m.

1. Roll call.

The following members of the Business Advisory Board were present:

Curtis Thornhill, Vice-Chair	Karen Gunn	Kestrel Liedtke
John Lair	Casey McDonough	Darin Piccoli
Sue Rice	Steve Labrum	

The following members of the Business Advisory Board were absent:

Angela Brown, Chairperson	John Lair	JD Smith
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Also Present:

Catherine Lopez, Redevelopment Agency; Roberta Reichgelt, Economic Development; Greg YErkes, Downtown Alliance; Allison Rowland, City Council Office; Jessie Dean, Downtown Alliance; Boyd Ferguson, City Attorney's Office.

2. Announcements

Board Member Announcements

- BAB members welcomes Kestrel Liedtke & Darin Piccoli.

City Council Announcements

- City Council is considering an increase to the city's Sales Tax Proposal.
- City Council has begun reviewing department budgets city-wide.

Economic Development Announcements

- Ms. Reichgelt stated that Salt Lake County submitted recommendations for Opportunity Zones to the Governor for review. He will make a final decision by April 20, 2018. Ms. Reichgelt explained that these zones are opportunities for investors to invest their capital gains into the areas. Examples of investment include, infrastructure, new and expanding businesses, real estate, and rental housing.

3. Approval of the minutes of the March 14, 2018 meeting

Mr. Labrum motioned to approve the minutes from March 14, 2018. Ms. Rice seconded the motion, upon roll call the motion passed unanimously.

4. Business Items:

A. Special Assessment Areas in Salt Lake City

Mr. Ferguson states that special assessment areas are targeted areas where the City allocates residents' monies within the area towards projects such as, new sidewalk, curb & gutter, economic promotion activities or operation maintenance expenses. These improvements are currently administered by The Downtown Alliance. He added that these types of improvement projects can be proposed by the City or residents within the area. Mr. Ferguson provided an overview on special assessment areas and its process

Mr. Dean from The Downtown Alliance, elaborated more on the benefits of special assessment areas and said he would like to see property owners generate these districts by evaluating what improvements should be made and then approach the City with the proposed improvements. The assessments can target anything from bringing farmers markets to a district to street clean up and security.

Mr. Dean mentioned that right now currently properties in downtown that are assessed are commercial and industrial. There is possibility to include residential in future years.

B. Westside Engagement and Economic Vitality

Ms. Reichgelt stated that Business Development is looking for ways of better engagement and help guide economic vitality on the Westside, from Rose Park to Glendale.

Ms. Rice suggested BAB take a tour get a better understanding of the needs for the area. Ms. Rowland recommended working with the Council members over those districts and have them lead the tour and highlight certain areas.

Ms. Reichgelt stated she would work with the council office to arrange a tour.

5. Adjournment

There being no further business the meeting was adjourned.

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Angela Brown, Chairperson

This document along with the digital recording constitute the official minutes of the Economic Development Business Advisory Board meeting held April 11, 2018.