

## ITEM IV

---

---

### MEMORANDUM

---

**DATE:** September 3, 2002

**TO:** Council Members

**SUBJECT:** Proposed ordinances pertaining to:

- Petition No. 400-00-52 – amending zoning regulations to locate parking lots behind buildings and establish pedestrian-oriented design standards in certain commercial and mixed-use zoning districts.
- Petition No. 400-01-48 and 400-01-12 – creating transit-oriented zoning regulations and rezoning a portion of 400 South for transit-oriented land uses

**FROM:** Janice Jardine, Land Use and Policy Analyst

---

---

At the July 16, 2002 Work Session, Council Members discussed the proposed text amendments with the Administration. Discussion items related to:

- a. Technical aspects of the proposed text changes.
- b. Policy-related concerns involving citywide application and potential unintended impacts on existing neighborhoods.
- c. Consistency with adopted policy documents and master plans.
- d. Steps taken or options to address issues and recommendations from various Community Councils, City Departments and Divisions, and City Boards and Commissions.

The Administration has provided the attached information in response to issues and comments discussed at the Council Work Session, written comments from some Community Councils and additional questions raised by Administrative staff. Please refer to the attached Planning staff response for details. The document provides an explanation of the rationale used in developing the proposed text and identifies options for Council consideration including:

- a. Specific changes to the proposed text such as adding definitions, adjusting the permitted and conditional uses, allowing additional height through the conditional use process, removing some of the area to be rezoned.
- b. Options identified to address “walkable communities” and “transit-oriented development” concepts in a broader context such as use of overlay zoning or additional zoning classifications, requesting that the Administration revise other City standards, regulations and master plans or developing design guidelines and an administrative process but, allow for discretion in interpretation.
- c. An additional issue identified by Planning staff since the Council Work Session is billboards on the 400 South corridor. Planning staff notes that on-premise signage was addressed with the proposed text changes but billboards were not. The question has been raised as to whether the billboard regulations should be adjusted to encourage the removal of billboards. Please refer to the last page of the Planning staff response for details. Planning staff provided the following recommendations for Council consideration:
  - Address the issue as part of the proposed text changes (this will require modification of the proposed text and notification to the billboard industry).
  - Leave the issue as it is.
  - Refer the issue to the Planning Commission for further study.

## ITEM IV

### **Potential Options for Council Consideration**

- a. Provide direction to the Administration for specific text changes and areas to be rezoned and schedule a public hearing date.
- b. Identify specific areas of concern, request additional information or analysis from the Administration and schedule an additional Work Session discussion.
- c. One Council Member recommended forming a Council subcommittee to work with the Administration to address the concerns and issues identified to date.
- d. One Council Member suggested separating consideration of the proposals in order to focus on specific issues relating to the individual text changes and rezoning. In addition, the Council Member suggested hiring a consultant to provide an independent evaluation of the proposals and identify possible options for Council consideration. This would be consistent with past Council practice in reviewing large, complex issues. Examples of such issues include impact fees, annexation, the Beck Street gravel issue, the Capital Improvement Program, the proposed Salt Lake Grand Mall and utility rates.
- e. Any combination of the above.
- f. Other options identified by Council Members at the September 5<sup>th</sup> Work Session.

cc: Rocky Fluhart, David Nimkin, Steven Allred, Lynn Pace, Margaret Hunt, David Dobbins, LeRoy Hooton, Tim Harpst, Max Peterson, Roger Evans, Stephen Goldsmith, Brent Wilde, Harvey Boyd, Enzo Calfa, Cheri Coffey, Doug Dansie, Sylvia Jones, Barry Esham, Scott Barraclough

File Location: Community and Economic Development Dept., Planning Division, Zoning Ordinance Text Change and Rezoning – Parking lots behind buildings and transit corridor zoning, 400 South from 200 East to approximately 950 East