
MEMORANDUM

DATE: November 1, 2002

TO: Council Members

SUBJECT: Proposed ordinance 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. (Walkable Communities)

FROM: Janice Jardine, Land Use and Policy Analyst

At the October 3, 2002 Work Session, Council Members discussed the proposed text amendments with consultants Frank Gray and Merilee Utter. They indicated that the Administration’s proposed text changes were a good step and the Council may wish to consider additional revisions to include the use of design guidelines and a design review process and to address “walkable communities” concepts on a more comprehensive basis. Discussion items and recommendations included:

- a. Input received from meetings with various groups identified support for a clear, predictable process, easily understandable objective criteria and a clear direction as to what is acceptable and what is not.
- b. The need to establish design guidelines and a design review process through an area by area evaluation that would ultimately be applicable on a citywide level. This concept would provide a broader range of design criteria rather than one size fits all approach.
- c. Consider distinguishing pedestrian design guidelines in the same zoning classification with different standards for properties abutting different street classifications. Street classifications include 1) arterial, 2) collector, 3) local, 4) trails.
- d. For the short term:
 - Revise the proposed ordinance to separate the design criteria and create a design manual
 - Adjust the criteria based on the street classification
 - Establish an administrative design review process with an appeal option to the Planning Commission or some type of Design Review Committee.
- e. For the long term, as the neighborhood or community master plans are created or updated, develop specific guidelines adapted to support the desired development character of each area.
- f. Establishing design guidelines and a design review process would reduce the need to use the conditional use process, reduce staff and Planning Commission work load eliminating the need for extensive staff analysis, report writing, and Planning Commission public hearings. (The conditional use process does give opportunity for input but may create the impression that there is a chance for wide discretion and even denial in some cases when the reality is that most conditional uses in Salt Lake City are approved.)

The Administration has provided the attached information in response to the discussions with the consultants. The document provides an example of the zoning text as originally proposed by the Administration and an example of the zoning text as proposed by the Council’s consultants. Please refer to the attached Planning staff memorandum for details.

The short term approach outlined in item d. above was suggested by the consultant. After further review by the Planning staff and Council staff, there is agreement that such an approach would not allow for adequate public input and could create more problems than it solves.

Potential Options for Council Consideration

- A. Prior to scheduling a public hearing, request that the Administration make revisions to the proposed text as recommended by the Council's consultants such as establishing separate design guidelines and a design review process. (See also item E below that relates to suggestions that have come from Administrative staff and Community Councils throughout the Council review process.)
- B. Identify specific areas of concern or interest beyond those raised by the consultant and Administrative/Council staffs and request additional information or analysis from the Administration.
- C. Request that the Administration revise other City standards, regulations and master plans. These could include revising transportation and engineering public way standards and updating the Urban Design Element and the Transportation Master Plan.
- D. Advance the Administration's original Walkable Communities zoning proposal to a public hearing.
- E. Advance the Administration's original Walkable Communities zoning proposal to a public hearing and request that the Administration make specific changes to the text. Changes could include those previously recommended by:
 - The Administration such as adding definitions, adjusting the permitted and conditional uses, etc.
 - The East Central, Central City and Sugar House Community Councils such as addressing potential pedestrian/traffic conflicts, creating compatibility or design review and including criteria to address access to and from trail corridors or open space when appropriate.
- F. Determine whether the intent is to move ahead with the design review concept. If so, advance either the Administration's original Walkable Communities zoning proposal or a revised proposal to a public hearing, and consider adoption of the proposal on an interim basis. Further, consider appropriating funds for the Administration to hire a consultant. Some sample scenarios are listed below. The actual approach taken could be determined by the Administration based upon an assessment of their internal resources:
 1. Hire consultant to focus on one or two zones:
 - a. Walk the City through a public process to establish design criteria.
 - b. Review options for design review process and help to establish community consensus.
 - c. Assist the City in establishing a board or a subcommittee to perform the function of design review, or serve as an appeal body.
 - d. Assist the City in preparing ordinances.
 - e. Leave the City with a clear process on how this will be achieved for other zones as part of the master planning process or through some other mechanism.
 2. Hire a consultant to assist the City in establishing a City-wide design review process.
 - a. Review options for design review process and help to establish community consensus.
 - b. Assist the City in establishing a board or a subcommittee to perform the function of design review, or serve as an appeal body.
 - c. Assist the City in preparing ordinances.
 - d. Leave the City with a clear process on how this will be periodically updated or allowed to evolve as part of the master planning process or through some other mechanism.
 3. Hire a consultant to get general advice on the following:
 - a. Design review process approaches

- Community process to recommend / review criteria
- Planning Commission and Administrative processes to recommend / review criteria
- Legislative process to adopt criteria
- b. Administration of program
 - Over-the-counter aspects
 - Planning Director decisions
 - Appeals
 - Subcommittee of Planning Commission
 - Design review board with paid members
 - Design review board or Planning Commission subcommittee with paid professional consultants for engineering, architecture, etc.
 - Design review board or Planning Commission subcommittee with support from professionals currently on City staff (engineering, architecture, etc.)
 - Other
- c. Information on design review ‘best practices’ from other communities, ideas or samples that may be applicable to Salt Lake City.
- d. Design review approach in relation to performance zoning.

G. Any combination of the above.

H. Other options identified by Council Members at the November 5th Work Session.

cc: Rocky Fluhart, David Nimkin, Steven Allred, Lynn Pace, Alison Weyher, David Dobbins, Tim Harpst, Roger Evans, Brent Wilde, Harvey Boyd, Enzo Calfa, Cheri Coffey, Doug Dansie, Jan Aramaki, Jan Nielson, Marge Harvey, Sylvia Jones, Barry Esham, Annette Daley, Gwen Springmeyer

File Location: Community and Economic Development Dept., Planning Division, Zoning Ordinance Text Change and Rezoning – Parking lots behind buildings “walkable communities”