
M E M O R A N D U M

DATE: July 18, 2008
TO: City Council Members
FROM: Janice Jardine, Land use Policy Analyst
Sarah Church, Policy Analyst
RE: Petition No. 400-02-22 – Shared, alternative, off-street parking zoning text amendments

POTENTIAL MOTIONS:

1. ["I move that the Council"] Adopt an ordinance amending *Salt Lake City Code*, 21A Zoning, pertaining to definitions, off street parking and loading requirements, the schedule of shared parking and minimum off street parking requirements, and permitted and conditional uses for residential districts and commercial districts, pursuant to petition no. 400-02-22.
2. ["I move that the Council"] Not adopt the ordinance.

POTENTIAL LEGISLATIVE INTENT:

- ["I move that the Council"] request that the Administration develop a comprehensive program to mitigate neighborhood commercial business district parking spillover impacts in residential neighborhoods which could include the following elements:
 - a. Painting curbs to indicate no parking zones within 5-feet of driveways or fire hydrants.
 - b. Developing a broad educational outreach campaign targeted toward neighborhood businesses that help facilitate positive neighbor relations and to mitigate impacts on the neighborhood.
 - c. Facilitating discussions between neighborhood businesses and residential property owners in neighborhoods to develop impact mitigation strategies.
 - d. Developing an employee parking program for neighborhood businesses.
 - e. Implementing urban design elements to indicate the transition from a neighborhood commercial business district to a residential neighborhood. (For example, elements currently provided in the 9th and 9th business district.)
 - f. Investigating parking benefit districts for neighborhoods most directly impacted by neighborhood businesses.
 - g. Other mitigation strategies identified by the Administration.

NEW INFORMATION:

1. Council Chair Love has met with neighborhood and business constituents regarding the proposed parking zoning text amendments.
2. Small business owners/representatives have indicated support for the proposed reduction in required parking for retail goods and service establishments and restaurants and the proposed parking

exemption options for pedestrian friendly developments. *(This is addressed in the revised ordinance on pg. 6-8, Section 4 Parking Exemptions for Pedestrian Friendly Development and Exhibit B, Table 21A.44.060F Schedule of Minimum Off Street Parking Requirements, pg. 15.)*

3. Neighborhood residents have expressed concern over the proposed parking regulations and would like a more comprehensive approach that would include a means to mitigate parking spillover into neighborhoods. *(Please see proposed Legislative Intent above.)*
4. Neighborhood residents have expressed concern that the proposed parking exemption would allow existing neighborhood businesses to increase the size of their buildings, potentially increasing the impacts in residential neighborhoods, without any additional parking requirements. *(The Council may wish to discuss this in further detail with the Administration.)*
5. Issues identified at prior Council meetings and via electronic mail expressing concern over portions of the proposed text amendments that would allow off-site business parking lots in residential zoning districts. *(This issue has been addressed in the revised ordinance on pg. 2, Section 2.G. Damage or Destruction and Section 3. L. Off Site Parking Facilities, pg. 5, "After July 31, 2008, no new off-site parking facilities may be created in any residential zoning district, except in the RB, RO, RMU, RUM-35 and RMU-45 zoning districts.)*
6. The Salt Lake City Transportation Division expressed concern regarding the off-street parking reductions noting that they are far below industry standards and that minimum off-street parking requirements are dependent on a situational basis. *(The Council may wish to discuss this in further detail with the Administration.)*

ATTACHMENTS

The following items are attached for Council review and discussion:

1. Draft ordinance
2. Summary and original email from Cindy Cromer
3. Neighborhood petition with photos demonstrating parking impacts
4. Local First letter

The following information was provided previously for the July 1, 2008 Council Work Session.

This memorandum pertains to Petition No. 400-02-22, which proposes Zoning Code amendments to decrease the number of off-street parking stalls currently required for businesses, allows options for expanded off-street, shared or alternative parking and loading requirements, revises applicable land use definitions, and adjusts the Permitted and Conditional Use Tables for Residential and Commercial Zoning Districts.

The Council's Small Business Subcommittee has met to discuss this petition and to determine a proposal for minimum off-street parking requirements. After meeting with business owners, Frank Gray Community and Economic Development Director, and Planning Staff, the subcommittee has forwarded the following recommendation specific to minimum off-street parking requirements.

Please refer to Council Staff's staff report dated May 2, 2008 (attached) for basic information on all proposed Zoning Code amendments relevant to this petition. The following information provides potential items of discussion regarding the proposal, and an outline of proposed changes to minimum off-street parking requirements that includes a parking reduction program proposed by Frank Gray, Community and Economic Development Director.

POTENTIAL DISCUSSION ITEMS

The Council may wish to discuss the following issues identified in the Council Small Business Subcommittee meetings.

- A. Consider expanding the parking exemption program to mixed-use and other commercial zones.
- B. Initial parking requirements shall be in accordance with the current Zoning Ordinance in terms of square footage calculations and parking requirements by use.
- C. Exemptions will be based upon square footage, not by use.
- D. Develop a list of pedestrian friendly amenities, yet allow for flexibility for innovative solutions.
- E. Consider pros and cons associated with partnering with businesses to fund construction of appropriate angular parking spaces.
- F. Other items and issues identified by Council Members.

PROPOSAL – MINIMUM OFF-STREET PARKING REQUIREMENTS AND EXEMPTIONS

- A. Minimum requirement of 2 parking stalls per 1,000 sq. ft. of gross floor area for retail goods and services establishments and all restaurants (This was previously proposed by the Administration and supported by the Council Small Business Subcommittee).
- B. Provide minimum off-street parking reduction program for all uses, in exchange for pedestrian friendly development in “CN” Neighborhood Commercial and “CB” Community Business Zoning Districts.

Parking Exemptions for Pedestrian Friendly Development:

- 1) For businesses located in neighborhood commercial zones that provide/install and maintain at least one pedestrian friendly amenity such as a bike rack, baby buggy parking area, bench, motorized scooter parking, etc. within 100 feet of the business, the first **2,500sf** of building area shall be exempt from parking calculations.
- 2) For businesses which meet the criteria of provision #1 and also limit time of on street parking to 3 hours or less within the commercially zoned area within 100 feet of their business, the first **3,500sf** of building area shall be exempt from parking calculations.
- 3) For businesses which meet criteria #1 and #2 and also provide angular time limited parking spaces within the commercially zoned area within 100 feet of their business and do so in such a manner as to provide traffic calming and shorter unprotected crossing distance by narrowing the roadway the first **5,000sf** of building area shall be exempt from parking calculations.