Land Use Code Committee Meeting
December 10, 2009
5:30 pm – 7:30 pm
Pueblo Conference Room, IT Building
481 West Paseo Redondo

Summary of Comments

Committee members in attendance
Jason Wong
Robert Bowers
Robert Medler
Ruth Beeker
Karolyn Kendrick
Pam Sutherland
David Godlewski
Frank Bangs
Jim Campbell
Michael Guymon

Staff
Jim Mazzocco
Adam Smith
Pat Krausman

1. Introduction and Welcome

Adam Smith started the meeting at 5:39.

2. Update on the Land Use Code Reformat Project

Jim Mazzocco presented an update on the LUC Reformat Project. He advised that staff is working to integrate existing Land Use Code, Development Standards, and Chapter 23A into a Unified Development Code. He updated the committee on Article III (review and approval procedures), which currently under review by staff.

Jim Mazzocco advised the group of work being done on the Development Designator system revision. The new strategy will be presented to the Mayor and Council for their input in early January.

Jim Mazzocco informed the committee that they may be asked to provide input and review Infill Development strategies in the future.

Karolyn Kendrick asked if a discount is being offered by Clarion for necessary corrections to their errors.

Jim Mazzocco stated that Clarion has done a good job overall and that many of the mistakes are not the fault of Clarion, but rather with inconsistencies in the LUC and associated documents.

David Godlewski asked if the committee would be providing input on the Infill Development strategies being delivered to Mayor and Council.

Jim Mazzocco replied that the committee would be providing input.

Ruth Beeker asked about the status and quality of documents being provided by Clarion.

Jim Mazzocco advised that Clarion is working to combine three large books into one. He said it is in a preliminary draft phase but is progressing.

Jason Wong said in a previous meeting that they were told that this committee may be needed for three to five years.

Jim Mazzocco stated that a next step will be an analysis of regulations for energy efficiency. Clarion will most likely be the consultant conducting a sustainability analysis of the LUC and make recommendations where the code can be changed. Clarion prepared a sustainability analysis for Salt Lake City.

Ruth Beeker suggested that energy efficiency may require the expertise of people outside of this committee.

Jim Mazzocco said nonconforming use policies will be looked at and revised. He continued by saying that at one time, the push was for redevelopment of sites, but now, it's shown that preserving old buildings is green and should be encouraged.

Jim Mazzocco advised that as soon as he gets comments back from Clarion, he'd have them in front of the committee.

3. Amendments to the Parking Code (Formulas and Uses)

Adam Smith proposed forming a subcommittee of five or six people to develop preliminary recommendations on the Parking Code. Forming a subcommittee is in response to input received from committee members who commented that using the full committee to develop recommendations isn't the best use of the committee's time and effort. The subcommittee will meet during normal business hours. The LUC Committee will be notified of all subcommittee meetings and are invited to attend. The full committee will be updated periodically on the progress of the subcommittee.

Jason Wong advised that he thought it was a good idea and felt that he and Rick Volk would be interested in being on the committee.

Jim Campbell asked if focus is just parking.

Adam Smith replied that it was.

Ruth Beeker stated that a subcommittee of the Planning Commission worked on the FLD and asked about the reporting hierarchies of the committees.

Jim Mazzocco stated that LUC Committee and subcommittee are advisory to the Planning Commission and the Mayor and Council. The committee's comments will be forwarded to them for consideration.

Ruth Beeker asked if the life of this committee is limited.

Adam Smith said there is no time limit and that the committee and that the committee will meet until a recommendation had been developed.

Adam Smith said he would send out an e-mail to everyone on the committee to ask if they would like to be a part of subcommittee and explained the process to be followed.

Ruth Beeker said it is important that subcommittee members commit to attending the meetings regularly.

Karolyn Kendrick suggested that a quorum be established so that there is a critical mix.

David Godlewski agreed with that and asked what the reporting mechanism to the rest of the group would be.

Adam Smith said that the full committee would be updated of the subcommittee's progress periodically, perhaps quarterly.

Adam Smith said minutes would be kept and revised drafts would be sent out. He will send out an e-mail to larger committee asking for volunteers. He said he will actively recruit committee members to serve on the subcommittee if needed.

Karolyn Kendrick asked for copies of proposed revision.

Adam Smith said that the latest drafts are in the packets on the table.

Pam Sutherland said she'd send an e-mail with her comments about the parking formulas.

Adam Smith said he'd resend the parking formula handout as there was a copy problem.

Robert Medler said he'd like a tentative meeting date schedule.

Adam Smith said this room is reserved for the next 9 months on the second Thursday of each month. Subcommittee will try to meet during the day.

Karolyn Kendrick asked how mixed use parking is dealt with in other cities.

Adam Smith said there is generally a reduced parking formula that is required.

Adam Smith said that Individual Parking Plan ordinance was adopted in February of this year and stated that this is one tool applicants can use when developing a mixed-use project.

Ruth Beeker asked if there is any interest in revisiting what was approved in February.

Jim Mazzocco said he thought so because they've found a few flaws in the parking reduction idea.

Ruth Beeker asked how many people have used it since it was adopted.

Jim Mazzocco replied that it is hard to tell, but nonconforming uses from the past have been used. He said he is only aware of one approved since May.

Ruth Beeker suggested the changes would be troublesome to future uses.

Jason Wong agreed.

Karolyn Kendrick asked how other cities deal with this.

Jim Mazzocco said making it too narrow or too wide causes its own problems.

Ruth Beeker asked if there was a possibility of simplifying the categories to reduce the necessity of revisiting the issues.

Adam Smith agreed that broader categories and using parking formulas may reduce number of changes needed and advised that this was a topic being pursued.

Ruth Beeker said that a neighborhood concern is hours of operation. 24-hour operations cause more problems than other operations. She suggested that hours of operation be a variable that could be tied into the formula.

Adam Smith said he hasn't come across hours of operation being used as a variable in his survey of other cities' parking codes. He said hours of operation is a variable when dealing with exceptions to the standard parking formulas such as with shared parking agreements, but that it is not used as part of the standard parking formula.

Jim Mazzocco said the concept is part of the parking formula which also includes days of the month and parts of the day.

Karolyn Kendrick said the City should look at the problems caused by patrons of businesses parking in residential areas.

Pam Sutherland suggested that residential parking permit plans could address this problem.

Karolyn Kendrick said it needs to be addressed.

Adam Smith said it is up to the business owner to negotiate shared parking agreements with neighboring businesses when there is a spill over problem. Businesses should clearly post where additional parking is available and discourage customers from parking in adjacent residential areas.

4. Call to the Audience

There were no speakers.

5. Next Steps

Adam Smith informed the committee that future meetings will be held on the second Thursday of the month. The next meeting is tentatively scheduled for Thursday, January 14, 2010 at 5:30 p.m. at the IT Building (481 W. Paseo Redondo).

Meeting adjourned at 6:32 pm.