



Judi Short <judi.short@gmail.com>

Fwd: Planning Petition Notice - Zoning Text Amendment - Permitting Restaurants in the PL Zone

Landon Clark <minnesotaute76@gmail.com>

Wed, Aug 5, 2020 at 12:20 PM

To: Judi Short <judi.short@gmail.com>

----- Forwarded message -----

From: **Roman, Amanda** <Amanda.Roman@slcgov.com>

Date: Tue, Aug 4, 2020 at 10:52 AM

Subject: Re: Planning Petition Notice - Zoning Text Amendment - Permitting Restaurants in the PL Zone

To: Westside Coalition 1 <westsidecoalitionslc@gmail.com>

Cc: Ballparik <amy.j.hawkins@gmail.com>, Bonneville Hills <ellenred@comcast.net>, Central 9th <pjslc@yahoo.com>, Central City <bekka.carlson.fgbf@statefarm.com>, Disability Rights Action Committee <psarahj@gmail.com>, Downtown Alliance <dee@downtownslc.org>, Downtown <thomasperrill@gmail.com>, East Bench <ebcc.chair@gmail.com>, East Central <eastcentralcommunity@gmail.com>, East Liberty Park 2 <jason@jasonstevenson.net>, East Liberty Park 1 <darryl.high@comcast.net>, Fairpark <Earth4alllife@gmail.com>, Federal Heights 1 <gfitzger@sisna.com>, Federal Heights 2 <fedheights@yahoo.com>, Foothill-Sunnyside <devon.olson@urs.org>, Glendale <chair@glendaleutah.org>, Greater Avenues 1 <gaccchair@slc-avenues.org>, Greater Avenues 2 <laura.cushman@gmail.com>, Jordan Meadows <jbvarrington@gmail.com>, Liberty Wells <bartholomew.zachary@gmail.com>, Mestizo Institute <renato.artesmexicoutah@gmail.com>, Midtown <d@thestateroom.com>, Millcreek FIDOS <pollyh@xmission.com>, Poplar Grove <erik.andrew.lopez@gmail.com>, Rose Park <kevin.s.parke@gmail.com>, SL Community Network <slcn801@gmail.com>, Sugar House <Minnesotaute76@gmail.com>, Sunnyside East <kerrysdoane@gmail.com>, Wasatch Hollow <ohmikedodd@comcast.net>, Westside-Westpointe <dpappasowen@gmail.com>, Yalecrest <Loree.hagen@gmail.com>, Capitol Hill 1 <council@chnc-slc.org>, Capitol Hill 2 <dscheer7854@gmail.com>

Hi Richard,

Thank you for the feedback. The Planning Division has been asked to consider the pros and cons of adding restaurants as a permitted use within the Public Lands Zoning District. We are interested in starting a dialogue and hearing your thoughts on the proposal.

Nick Norris has prepared a memo to the Mayor, which I've attached for your review. In short, permitting restaurants in the PL zone may increase activity on properties that are harder to program after peak hours. An example of this is the Cytybyrd Café in the City and County Building. It is operating as an accessory use, but because City Hall is currently closed the restaurant is closed as well. Providing more locations for businesses to open may encourage local restaurants to expand their operations or provide space for a new restaurant. This would also generate some additional revenue for the property owners, which in many cases is the City.

Currently only public schools are subject to local zoning regulations. Depending on the property, allowing a restaurant may not be feasible due to other zoning regulations such as minimum lot area, minimum lot width, and parking. Permitted uses other than public schools must be on a parcel at least 20,000 SF in size. Many of the parcels zoned PL are smaller than that. We will need to review other standards of approval that may create a barrier for both businesses and the City if this use is ultimately permitted.

We do not have a complete pro/con list, but hopefully each community organization can provide some insight on their particular areas of expertise that the Planning Division will then take into consideration while preparing a formal recommendation. Thank you again for your time and feedback.

Best,

Amanda Roman

Principal Planner

PLANNING DIVISION

COMMUNITY *and* NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7660

www.slc.gov/planning

From: Richard Holman <westsidecoalitionslc@gmail.com>

Sent: Tuesday, August 4, 2020 9:45 AM

To: Roman, Amanda <Amanda.Roman@slcgov.com>

Cc: Ballparik <amy.j.hawkins@gmail.com>; Bonneville Hills <ellenred@comcast.net>; Central 9th <pjslc@yahoo.com>; Central City <bekka.carlson.fgbf@statefarm.com>; Disability Rights Action Committee <psarahj@gmail.com>; Downtown Alliance <dee@downtownslc.org>; Downtown <thomasperrill@gmail.com>; East Bench <ebcc.chair@gmail.com>; East Central <eastcentralcommunity@gmail.com>; East Liberty Park 2 <jason@jasonstevenson.net>; East Liberty Park 1 <darryl.high@comcast.net>; Fairpark <Earth4alllife@gmail.com>; Federal Heights 1 <gfitzger@sisna.com>; Federal Heights 2 <fedheights@yahoo.com>; Foothill-Sunnyside <devon.olson@urs.org>; Glendale <chair@glendaleutah.org>; Greater Avenues 1 <gaccchair@slc-avenues.org>; Greater Avenues 2 <laura.cushman@gmail.com>; Jordan Meadows <jbvarrington@gmail.com>; Liberty Wells <bartholomew.zachary@gmail.com>; Mestizo Institute <renato.artesmexicoutah@gmail.com>; Midtown <d@thestateroom.com>; Millcreek FIDOS <pollyh@xmission.com>; Poplar Grove <erik.andrew.lopez@gmail.com>; Rose Park <kevin.s.parke@gmail.com>; SL Community Network <slcn801@gmail.com>; Sugar House <Minnesotaaute76@gmail.com>; Sunnyside East <kerrysdoane@gmail.com>; Wasatch Hollow <ohmikedodd@comcast.net>; Westside-Westpointe <dpappasowen@gmail.com>; Yalecrest <Loree.hagen@gmail.com>; Capitol Hill 1 <council@chnc-slc.org>; Capitol Hill 2 <dscheer7854@gmail.com>

Subject: (EXTERNAL) Re: Planning Petition Notice - Zoning Text Amendment - Permitting Restaurants in the PL Zone

Dear Ms. Roman

It would be most helpful when you send these notifications identifying zoning amendments, if you not only included what you want to do but WHY you want to do it along with your request for review.

It is essential to us as community leaders to understand why you want to make these amendments so that we can make context-relevant comments. There must be a rationale for making this change and that rationale probably includes future consequences. When we don't have that information it's difficult to comment on a stand-alone statement such as that which you have provided of "allowing public restaurants" in these particular areas.

Please provide more information so that we can more diligently respond to your request.

Richard Holman, Chairman

Board of Directors

Westside Coalition

On Tue, Aug 4, 2020, 08:43 Roman, Amanda <Amanda.Roman@slcgov.com> wrote:

Good morning,

I hope you are all doing well. I am writing to inform you of a Mayor initiated petition (PLNPCM2020-00503) for a zoning text amendment. The proposed amendment to section 21A.33.070, "Table Of Permitted And Conditional Uses For Special Purpose Districts" would add restaurants as a permitted use within the PL Public Lands Zoning District. Under current zoning regulations, restaurants are not allowed as a permitted or conditional use.

There are approximately 250 properties within the city that are zoned PL, the majority of which are owned by government entities. As recognized community organizations you have 45 days from the date of this e-mail to provide comments on the proposed petition. The 45-day comment period ends on **Friday, September 18, 2020**. A public hearing will be held after the comment period ends. I will also be posting information regarding the proposed text amendment to the City's Online Open House webpage to request feedback from the public.

Please let me know if you have any questions. You are welcome to email me comments or call me on my work phone at 385-386-2765. Thank you for your time!

Best,

Amanda Roman

Principal Planner

PLANNING DIVISION


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TEL 801-535-7660

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 **Restaurants_PL_2_Zone_mayor_initiation_6_30_2020.pdf**
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