



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Lisa Shaeffer, Chief Administrative Officer; Jennifer McGrath, Deputy Director Department of Community and Neighborhoods;

From: Nick Norris, Planning Director

Date: June 24, 2020

Re: Zoning amendment related to restaurant in the PL Public Lands Zoning District

The Planning Division has been asked to provide input on the pros and cons of adding restaurants as a permitted use in the PL Public Lands Zoning District. The PL zoning district primarily includes government properties that are used for public schools, government buildings, and government operations. The purpose of the district is to provide areas in the city for public uses and regulate the development of those uses. The zoning district includes lands owned by the State of Utah and the United States. These lands are not subject to the zoning regulations, with the exception of public schools, which are subject to some local regulations.

The zoning district contains some unique land uses that include a variety of food serving establishments, including the City and County Building and Smiths Ballpark and other unique properties such as the Wasatch Plunge building on 300 West.

Adding restaurants to the table of permitted and conditional uses would be required for the use to be allowed in the zoning district. The benefits of doing this include:

- Promoting broader use of the buildings and properties that are zoned PL, specifically those sites that already include similar uses such as the restaurant in the City and County Building and potentially restaurants on the Smith Ballpark property.
- Activating existing public spaces that are typically difficult to program and activate due to the nature of the site.
- Supports the incubation and provides opportunity for local businesses.
- Generates some revenue for the government entity that owns the property.

There may be some concerns with taking this approach, including:

- Public lands containing commercial businesses competing with private property. This issue arose during the redevelopment of the Library Block and adding commercial space inside the library. The solution was to limit the size and type of uses to reduce competition with private property by creating a new zone (PL-2).
- There may be barriers created by other zoning regulations, such as off-street parking requirements, that make it difficult to establish the use on property that does not have adequate parking to begin with.
- Processing a zoning amendment requires diverting staff resources from other city priorities.

A zoning amendment process can be started by one of four entities:

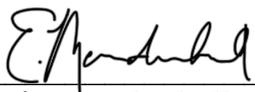
- a property owner,
- Mayor,
- City Council, or
- Planning Commission.

The Planning Division typically provides a memo to the Mayor to sign to initiate a zoning amendment. The memo explains the issue, provides a brief description of the process, and the resources required. For this potential proposal, the process would follow the typical engagement processes that include notification of all community councils and a 45-day comment period. Following the 45-day comment period the Planning Division would prepare for a public hearing with the Planning Commission. After the Planning Commission makes a recommendation, the matter is transmitted to the City Council for a decision.

In the interest of time and to avoid redundancy, this memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is to not initiate the application, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

Please contact me at ext. 6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.



Erin Mendenhall, Mayor

July 2, 2020

Date