



VOLUME 2 ISSUE 9

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U pdate on the Citygate Associates Study of the SLC Planning Processes
By Pat Comarell

Citygate Associates, LLC conducted a nine month study evaluating the Salt Lake City Planning Processes and presented the report to the Mayor and City Council in April 2009. There have been substantial efforts to implement their recommendations since that time, which include:

Redefinition of the role of stakeholders

- The report encouraged everyone involved to step back to their original roles, such as the City Council commenting upfront on planning generated projects, and then again when it came before them for review and adoption
- The Mayor ensures that all development projects go through the appropriate processes and meet City regulations..
- Both the Mayor and the City Council set a tone for a positive and effective planning program. A more effective team approach between the Mayor, City Council, the Community Development Director, and Planning Director on all planning related matters has been established.

(continued on page 4)

SALT LAKE CITY

PLANNING DIVISION

451 SOUTH STATE STREET
ROOM 406
SALT LAKE CITY,
UT 84111

801.535.7757

BUZZ CENTER

801.535.7700

September Meeting Schedule

- **Historic Landmark Commission** September 2
- **Planning Commission** September 9 & 23
- **Administrative Hearings** September 10 & 24
- **Board of Adjustment** September 21
- **Planning Division Open House** September 17

For information on project updates, meeting agendas, minutes, or to contact the Planning Division, visit our website at: www.slcgov.com/ced/planning



N

orth Temple Workshop Summary

By Nick Norris

On August 6, a second public meeting was held to gather ideas about North Temple. The purpose of this workshop was to identify those elements that will help make North Temple a place where people want to spend time.

The first half of the meeting was dedicated to presentation on the current conditions, the role North Temple plays in the City and what North Temple could be. Participants were shown a slideshow of great transit streets and listened to consultant Ron Straka, FAIA, present urban design concepts and the framework for the corridor.

The second half of the workshop included break out tables where people were able to discuss ideas, concerns, issues, etc. with each other while City planners facilitated the discussion and took notes. Each table focused on a specific section of the corridor with the future light rail stops as the center of each section. Two tables were dedicated to discussion of the corridor as a whole.

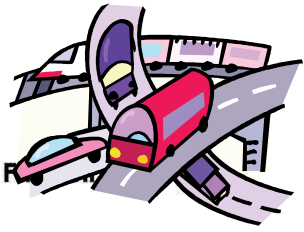
The workshop included an art table for kids, who were asked to create art work that represented

North Temple. This summary includes direct comments that were provided by the workshop summary maps for each section, based on the comments provided, created by City staff. The comments received will be used in the design of the corridor and in the creation of a master plan and zoning regulations for the corridor.

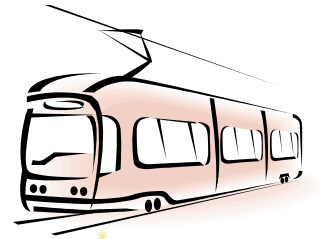
In all, about 70 people participated in the workshop. As people entered the Pioneer Precinct meeting rooms, several posters provided a summary of the June workshop. Food was provided by the Red Iguana restaurant. Check the website www.northtempleboulevard.com for a complete summary of the June and August workshops and for future updates on the next workshop, sometime in late October.

Image description: At the August Workshop, participants were asked what the first three things that need to happen on each segment of North Temple were. The map on Page 3 summarizes those comments.



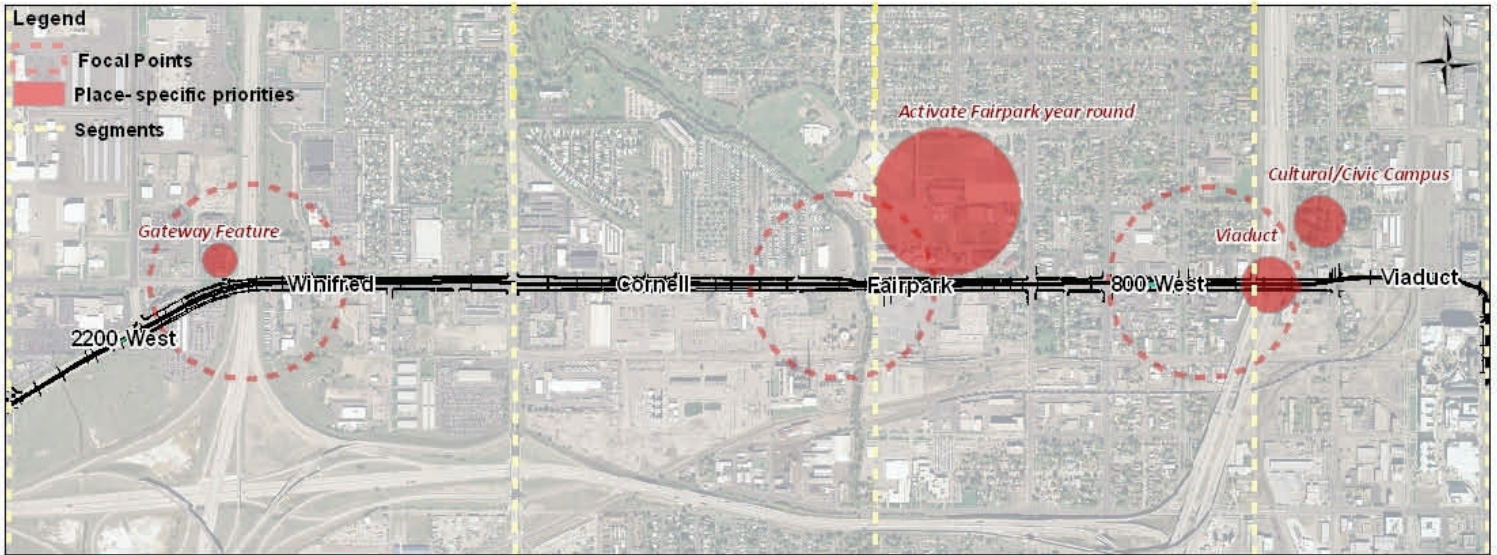


What Three Things Need to Happen First?



Whole corridor

- 1 Focus efforts on three focal points: Entrance, Jordan River, and the End
- 2 Pedestrian connectivity and greenery

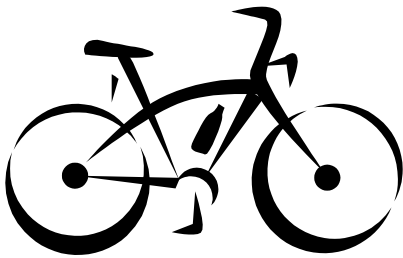


- 2200 & Winifred segment**
- 1 Seamless transfer to rail in terminal
 - 2 Gateway Feature
 - 3 Public amenities: lighting, landscaping, art.

- Cornell segment**
- 1 Lighting and security
 - 2 Greenway connection to park
 - 3 Safety cameras
 - 4 Streetscape

- Fairpark & 800 West segment**
- 1 Increase safety / police presence / city commitment to area
 - 2 Improve pedestrian infrastructure
 - Street trees
 - Lighting that extends into the neighborhoods
 - Sidewalks and crosswalks
 - Bridge identification and presence
 - 3 Activate Fairpark year round

- Transfer segment**
- 1 Viaduct
 - 2 Trees to increase walkability
 - 3 Cultural/Civic Campus at 600 W North Temple and/or Fairpark



(Update on the Citygate Associates Study of the SLC Planning Processes continued)



Addition of a Land Use Attorney

- This attorney attends all meetings of the Planning Commission, Historic Landmark Commission, and Board of Adjustment
- He also represents the Planning and Historic Landmark Commissions when their decisions are appealed to the Land Use Appeals Board.

Progress in the Planning Division

- The elimination of the “Planner of the Day” approach to customer service has been replaced with the establishment of a “one-stop-center” (called the BUZZ Center) to take in all applications, answer questions, and walk potential applicants through the various types of planning processes, e.g., subdivision and conditional use.
- Zoning Amendment Project (ZAP) is a comprehensive rewrite of major sections of the Zoning Ordinance and the Subdivision Ordinance. Assisting the staff is a Zoning Amendment Taskforce, which serves as a sounding board for proposed changes.
- The addition of the Assistant Planning Director’s position has allowed internal focus on planning processes and daily guidance and problem-solving to remove impediments, which arise as the planners perform their responsibilities.
- Clear expectations for staff in every aspect of the planning staff’s work, has resulted in an Outline of Expectations for each of the planning processes (project management, open houses, and transmittals to the City Council), and checklists for project review (e.g., planned developments and subdivisions). This ensures that each customer receives the same explanation of the processes no matter which planner they talk to.

- Citizen Guides have been prepared outlining what each applicant or citizen can expect as they proceed through the planning processes and attend commission or board meetings.
- A new format for Open Houses provides a dynamic experience where the public may ask questions in an informal setting and receive information sheets. Several are held on the same night to allow citizens to attend as many as they choose.
- The long range planning program has been reprioritized. Presently, the planning staff administers 38 master plans, and incorporates the policies of these plans in their staff reports as appropriate. At the current staffing level, we have been able only to pick up on plans that were already in the works, but never completed (e.g., Euclid) and respond to the highest priority master planning projects (e.g., North Temple). Until the staffing level increases by two, which was recommended by the Citygate report, the City cannot develop a realistic schedule for updating community plans and provide resources to ensure development of those plans by an established schedule.
- Last November, the Planning Division began a monthly newsletter to update stakeholders involved in the planning processes as to our progress on various projects.

Overall, about 80 percent of the Citygate recommendations have been implemented. The remaining 20 percent (which include the toughest or more costly) will be addressed over time.

We greatly appreciate Mayor Becker, the City Council, and the community for their support as these processes continue to improve and the program is greatly enhanced.

For more information on project updates, meeting agendas, minutes, or to contact the Planning Division, visit our website at: <http://www.slcgov.com/CED/planning>



Why did you become an Urban Planner?

I was a Peace Corps Volunteer in Mali, West Africa, and witnessed the phenomenal rural to urban migration pattern in many urban African cities. These urban centers were/are most often ill-equipped to accommodate this influx of people, especially in terms of infrastructure development (transportation, water & sewer/sanitation systems). I decided that I wanted to pursue a degree and expertise in Urban Planning so that I could return to Africa to work in a capacity to address these types of issues. Life takes its funny turns and here I am in SLC!

What skills would like to develop further?

I would like to continue to be involved in transportation issues in SLC, as I believe these skills may certainly be useful for me in the future both in this country and abroad. I'm also very interested in the whole "green" development movement.

What do you do in your spare time

There is no such thing as spare time in my world! I have two school aged children who are very active in all sorts of activities. My wife, kids, and I are all skiers (a great family activity and one of the main reasons for our relocation to SLC), we also enjoy riding our cruiser bikes around town. I love to travel (although it has been limited in recent years), and keep a running list of places I want to visit or live. I am a voracious reader, and plow through books rapidly. My favorite pastime though is watching Wayne "Robot" Mills breakdance with his homies down at the mall!

Petition PLNPCM2009-00495, Zoning Text Amendment Relating to Salt Lake City Alcohol Regulations – The Planning Division is reviewing a petition initiated by Mayor Becker to amend the Salt Lake City Zoning Ordinance in matters related to City alcohol regulations. The amendments are proposed to ensure consistency with State law, provide clarity in the Zoning Ordinance and process, and to allow alcohol related establishments throughout the City in areas where they are appropriate. The amendments generally include:

- Defining each type of land use associated with alcohol establishments including consistency with State law;
- Determining the appropriate zoning districts for the various types of alcohol establishments, and;
- Determining the appropriateness of spacing requirements between various types of alcohol establishments.

(Staff Contact: Lex Traugher at .801.535.6184 or lex.traugher@slcgov.com)

Thursday, September 17, 2009
From 4:30 to 6:00 P.M.