



MURRAY CITY PLANNING COMMISSION

NOTICE OF MEETING AND AGENDA

June 01, 2023

06:30 PM

5025 S State Street

The public may view the Murray City Planning Commission meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at planningcommission@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

CALL MEETING TO ORDER

BUSINESS ITEM(S)

1. Approval of Minutes

No Minutes

2. Conflict(s) of Interest

3. Findings of Fact

No Findings of Fact

LAND USE TEXT ORDINANCE AMENDMENT(S)

4. Land Use Text Amendment - Sections 17.16.010(A) and (D)

Project #23-047

Modifications to the minimum number of Hearing Officers and number of consecutive terms allowed.

Attachments

1. Packet, TA - Hearing Officer Terms.pdf

5. Land Use Text Amendment - 17.72.070 Off-Street Parking

Project #230-51

Modifications to beauty and barber shop parking standards and renaming office and service uses

Attachments

1. Packet, TA - Parking Modifications.pdf

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on **Thursday, June 15th 2023, at 6:30 p.m. MST** in the **Murray City Council Chambers, 10 East 4800 South, Murray, Utah.**

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to planningcommission@murray.utah.gov. Comments are limited to three minutes or less

(approximately 300 words for emails) and must include your name and address.

Supporting materials are available on Murray City's website at www.murray.utah.gov.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.



AGENDA ITEM #04 Amendments to Land Use Ordinance Appeal Authority

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	June 1, 2023
APPLICANT:	Murray City, Community & Economic Development Department	STAFF:	Susan Nixon, Senior Planner
PARCEL ID:	N/A	PROJECT NUMBER:	23-047
AFFECTED CHAPTERS:	17.16.010.A. 17.16.010.D.		
REQUEST:	Planning Division Staff proposes amendments to the sections stated above as they relate to the number of hearing officers and the number of terms they may serve.		

I. STAFF REVIEW & ANALYSIS

Background

In coordination with the Murray City Hearing Officers and Murray City Attorney's Office, the Murray City Planning Staff are proposing changes to the language in Chapter 17.16, Appeal Authority in the Murray City Land Use Ordinance. The proposed changes to Section 17.16.010.A. & D. will reduce the number of required Hearing Officers from three (3) to two (2); and will modify the number of consecutive terms a Hearing Officer may serve.

Proposed Amendments

The proposed code changes to Section 17.16.010 are:

17.16.010: APPOINTMENT OF HEARING OFFICERS:

A. The mayor shall appoint a list of at least three **two** (32) hearing officers, with advice and consent of the city council, to serve as an appeal authority for appeals of land use decisions and requests for variances under this title.

B. A hearing officer shall be a resident of the city.

C. Hearing officers shall, at a minimum, have such training and experience as will qualify them to conduct administrative or quasi-judicial hearings regarding land use, land development and regulatory codes dealing with issues related to land use.

D. A hearing officer shall be appointed for a term of three (3) years and may not serve more than ~~five~~ ~~three~~ (35) consecutive terms. Vacancies occurring during a term shall be filled for the balance of the term. An individual is considered to have served a full term if, due to filling a vacancy, the individual has served for at least twelve (12) months.

E. A hearing officer may be removed from the list by the mayor for any reason.

Filling the Hearing Officer position is difficult and takes a certain type of background. Per Section 17.16.010.A “Hearing officers shall, at a minimum, have such training and experience as will qualify them to conduct administrative or quasi-judicial hearings regarding land use, land development and regulatory codes dealing with issues related to land use.” Planning Staff believes a qualified hearing officer should have a background in either planning, land use, or an attorney. This of course limits those individuals who would be good candidates.

The number of meetings and cases for the past four years are:

YEAR	Hearing Officer	# of Meetings	# of Cases
2022	Finlinson	4	11
	Harland	6	8
2021	Finlinson	2	2
	Harland	3	3
2020	Finlinson	2	2
	Harland	3	3
2019	Finlinson	1	1
	Harland	3	3
4 Year Average	Finlinson Harland	2.25 3.75	4 4.25

Hearing Officers are paid a stipend of \$100 per case. As reflected above, occasionally the Hearing Officer meeting may have more than one case.

II. PUBLIC INPUT

Notices were sent to Affected Entities for this Text Amendment. As of the date of this report, no public comments have been made.

III. FINDINGS

Based on the analysis of the proposed text amendments and review of the Murray City Planning Staff, the staff concludes the following:

1. The proposed text amendments have been carefully considered and provide better utilization of volunteer public service of citizens.
2. The proposed text amendment is consistent with the Purpose of the Murray City Code for serving as an appeal authority for appeals of land use decisions and requests for variances under this title.
3. The proposed text meets the qualifications for Hearing Officers.

IV. CONCLUSION/RECOMMENDATION

Based on the background and review analysis within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed text amendments to Sections 17.16.010.A. & D. as reviewed in the Staff Report.**



NOTICE OF PUBLIC HEARING

June 1, 2023, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application:

A request to amend Murray City Code Chapter 17.16.010, Modification to the Number of Terms a Hearing Officer may serve.

The meeting is open, and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.

If you have questions or comments concerning this proposal, please contact the Murray City Planning Division at 801-270-2430, or e-mail planning@murray.utah.gov.

CURRENT CODE LANGUAGE

17.16.010: APPOINTMENT OF HEARING OFFICERS:

- A. The mayor shall appoint a list of at least three (3) hearing officers, with advice and consent of the city council, to serve as an appeal authority for appeals of land use decisions and requests for variances under this title.
- B. A hearing officer shall be a resident of the city.
- C. Hearing officers shall, at a minimum, have such training and experience as will qualify them to conduct administrative or quasi-judicial hearings regarding land use, land development and regulatory codes dealing with issues related to land use.
- D. A hearing officer shall be appointed for a term of three (3) years and may not serve more than three consecutive terms. Vacancies occurring during a term shall be filled for the balance of the term. An individual is considered to have served a full term if, due to filling a vacancy, the individual has served for at least twelve (12) months.
- E. A hearing officer may be removed from the list by the mayor for any reason.

PROPOSED CODE LANGUAGE (REDLINE)

17.16.010: APPOINTMENT OF HEARING OFFICERS:

A. The mayor shall appoint a list of at least ~~two (2)~~ three (3) hearing officers, with advice and consent of the city council, to serve as an appeal authority for appeals of land use decisions and requests for variances under this title.

B. A hearing officer shall be a resident of the city.

C. Hearing officers shall, at a minimum, have such training and experience as will qualify them to conduct administrative or quasi-judicial hearings regarding land use, land development and regulatory codes dealing with issues related to land use.

D. A hearing officer shall be appointed for a term of three (3) years and may not serve more than ~~five (5)~~ three (3) consecutive terms. Vacancies occurring during a term shall be filled for the balance of the term. An individual is considered to have served a full term if, due to filling a vacancy, the individual has served for at least twelve (12) months.

E. A hearing officer may be removed from the list by the mayor for any reason.

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PROPOSED CODE LANGUAGE (CLEAN)

17.16.010: APPOINTMENT OF HEARING OFFICERS:

- A. The mayor shall appoint a list of at least two (2) hearing officers, with advice and consent of the city council, to serve as an appeal authority for appeals of land use decisions and requests for variances under this title.
- B. A hearing officer shall be a resident of the city.
- C. Hearing officers shall, at a minimum, have such training and experience as will qualify them to conduct administrative or quasi-judicial hearings regarding land use, land development and regulatory codes dealing with issues related to land use.
- D. A hearing officer shall be appointed for a term of three (3) years and may not serve more than five (5) consecutive terms. Vacancies occurring during a term shall be filled for the balance of the term. An individual is considered to have served a full term if, due to filling a vacancy, the individual has served for at least twelve (12) months.
- E. A hearing officer may be removed from the list by the mayor for any reason.



AGENDA ITEM #05 Parking Standard Amendment

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	June 1, 2023
APPLICANT:	Graig Griffin; LIV Salons	STAFF:	Zachary Smallwood, Senior Planner
PARCEL ID:	N/A	PROJECT NUMBER:	23-051
AFFECTED CHAPTERS:	17.72.070		
REQUEST:	The applicant is requesting an amendment to parking spaces required for Beauty and Barber Shops.		

I. STAFF REVIEW & ANALYSIS

Background

The applicant is affiliated with LIV Salons located at 1966 East 6200 South. Beauty and Barber Services (LU# 6230) is a permitted use in the C-N, Commercial Neighborhood District. LIV Salons operates under a room rental business model. This means that each “booth renter” is required to obtain their own business license and be responsible for their own booths. This helps to eliminate additional overhead costs for small business owners that operate as cosmetology businesses. Because of the current parking requirements, the applicant has been limited on the number “booth renters” they are able to lease to. The applicant has stated that if the parking requirements are changed they would be able to increase their number of booth renters and more easily operate as a successful business.

The applicant has petitioned to modify the parking standards for beauty and barber salons. Their proposed text change is evaluated in the following sections of this report and attached as an attachment for the Planning Commission’s review.

Code Comparison

Planning staff reviewed parking standards across multiple municipalities. The table of findings is provided below.

	PARKING STANDARDS
Midvale	1 space per 200 sq. feet
Taylorsville	1 space per 200 sq. feet
South Salt Lake	1 space per 250 sq. feet
Holladay	1 space per 200 sq. feet
Millcreek	1 space per 300 sq. feet
Sandy	1 space per 200 sq. feet
West Jordan	1 space per 200 sq. feet
West Valley	1 space per 250 sq. feet
Vineyard	1 space per 150 sq. feet
Draper	1 space per 200 sq. feet
Farmington	1 space per 250 sq. feet
Salt Lake City	1 space per 500 sq. feet
South Jordan City	3 spaces per chair
Cottonwood Heights	1 space per 250 sq. feet
Herriman	1 space per 200 sq. feet
Bluffdale	1 space per 200 sq. feet
Park City	1 space per 250 sq. feet
Roy	1 space per 350 sq. feet

Of the cities surveyed the parking ratio averages one (1) space per 244 square feet. One (1) space per two hundred (200) square feet is the most common ratio though one city uses one space per one hundred-fifty (150) square feet. Only one city surveyed used the number of workstations to determine parking requirements.

Institute of Transportation Engineers

Planning Division staff looked through both the 4th and 5th Generations of the Institute of Traffic Engineer's (ITE) "Parking Generation Manual" and found that there is not a specific standard listed for beauty and barber shops. There are many types of uses that are called out with specific standards but not salon type uses. Because this specific use is not called out, staff assumes that it is considered in other retail and office uses generally.

Proposed Amendments

The applicant has provided the following text change for consideration to be placed in Section 17.156.090 of the Land Use Ordinance:

For all businesses that rent space to other businesses using a "suite"
or "studio" model the following parking ratios shall apply:

For businesses whose primary suite or studio tenants engage in retail

sales or personal services as typically found in a salon (hair, nails, lash, etc.) the parking ratio shall be one parking space per every 200 square feet of total space.

For businesses whose primary suite or studio tenants engage in professional services (without retail or salon uses), medical, or general office activities, the parking ration shall be one space per every 250 square feet of total space.

Planning staff does not oppose the requested change, but feels that it is overly complicated. Staff recommends that a simpler solution may be achieved by removing the specific parking standard for beauty and barber salons located in Section 17.72.070: parking spaces required. In the figure below, staff recommends removing the beauty and barber shop standard and modifying the “Business offices or professional offices (excluding medical and dental offices)” to fully encompass Office and Professional Service uses.

17.72.070: PARKING SPACES REQUIRED:

Except as otherwise provided in this chapter, the number of off street parking spaces for various uses will be as follows:

Use	Required Parking Spaces
Automobile service and repair center	3 exterior parking spaces for each stall, service bay or workstation. All vehicles using this off street parking must comply with state of Utah motor vehicle registration requirements, i.e., current state license plates and a valid safety inspection sticker.
~~Beauty and barber shops~~	~~3 spaces for each chair~~
Bowling Alleys	4 spaces for each alley.
~~Business offices and/or professional service offices uses~~ (excluding medical and dental offices)	4 parking spaces for each 1,000 square feet of net floor area.
Car wash	3 spaces in approach lane to each wash bay.

Figure 1: Staff's Proposed Changes

Modifying these two parts of the Land Use Ordinance achieves the same result that the applicant is requesting while keeping the parking requirements more streamlined. Based on the review of parking requirements in the surrounding cities and a lack of professionally recorded data, Staff is confident that the request to eliminate the specific parking standard for beauty and barber services would not negatively impact surrounding businesses or neighborhoods.

II. PUBLIC INPUT

Notices were sent to Affected Entities for this text amendment. As of the date of this report, no public comments have been made.

III. FINDINGS

Based on the analysis of the proposed text amendment planning staff concludes the following:

1. The proposed text amendment, as amended by staff, has been carefully considered and will align with existing parking standards both in and out of the city.
2. The proposed text amendment is consistent with the purpose of the Murray City Land Use Ordinance Code for promoting the health, safety, and general welfare of its citizens.
3. The proposed text amendment is not contrary to the 2017 General Plan.

IV. CONCLUSION/RECOMMENDATION

Planning Division staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed text amendment to Section 17.72.070 as reviewed in the Staff Report.**



NOTICE OF PUBLIC HEARING

June 1, 2023, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application:

A request to amend Murray City Code Section 17.72.070, to modify the number of parking spaces required for beauty and barber shops.

The meeting is open, and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.

If you have questions or comments concerning this proposal, please contact the Murray City Planning Division at 801-270-2430, or e-mail planning@murray.utah.gov.

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # _____

☐ Zoning Map Amendment

☒ Text Amendment

☐ Complies with General Plan

☒ Yes

☐ No

Subject Property Address: 1966 E 6200 S

Parcel Identification (Sidwell) Number: 222 122 701 20000

Parcel Area: .62 AC Current Use: Professional

Existing Zone: CN Proposed Zone: CN

Applicant Name: Graig Griffin

Mailing Address: 639 S 900E

City, State, ZIP: SLC UT 84002

Daytime Phone #: 435-229-1990 Fax #: _____

Email address: graidgriffin@gmail.com

Business or Project Name: LIV Salons

Property Owner's Name (If different): Little Valley Properties, LLC

Property Owner's Mailing Address: _____

City, State, Zip: _____

Daytime Phone #: _____ Fax #: _____ Email: _____

Describe your reasons for a zone change (use additional page if necessary):

The property is Leased to a professional service use not contemplated in the current code

Authorized Signature: [Signature] Date: _____

Property Owners Affidavit

→ I (we) _____, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature

Co- Owner's Signature (if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

Residing in _____ My commission expires: _____

Agent Authorization

→ I (we), _____, the owner(s) of the real property located at
1966 E 6200 S, in Murray City, Utah, do hereby appoint
Graig Griffin, as my (our) agent to represent me (us) with
regard to this application affecting the above described real property, and authorize
Graig Griffin to appear on my (our) behalf before any City
board or commission considering this application.

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

On the _____ day of _____, 20 _____, personally appeared before me

_____ the signer(s) of the above *Agent Authorization*
who duly acknowledge to me that they executed the same.

Notary Public

Residing in _____ My commission expires: _____

Text Amendment

Murray, UT City Code Section 17.126.090 (CN Neighborhood Commercial Zone – Parking)

For all businesses that rent space to other businesses using a “suite” or “studio” model the following parking ratios shall apply:

- For businesses whose primary suite or studio tenants engage in retail sales or personal services as typically found in a salon (hair, nails, lash, etc.) the parking ratio shall be one parking space per every 200 square feet of total space.*
- For businesses whose primary suite or studio tenants engage in professional services (without retail or salon uses), medical, or general office activities, the parking ration shall be one space per every 250 square feet of total space.*

CURRENT PARKING STANDARDS

17.72.070: PARKING SPACES REQUIRED:

Except as otherwise provided in this chapter, the number of off street parking spaces for various uses will be as follows:

Use	Required Parking Spaces
Automobile service and repair center	3 exterior parking spaces for each stall, service bay or workstation. All vehicles using this off street parking must comply with state of Utah motor vehicle registration requirements, i.e., current state license plates and a valid safety inspection sticker.
Beauty and barber shops	3 spaces for each chair
Bowling Alleys	4 spaces for each alley.
Business offices or professional offices (excluding medical and dental offices)	4 parking spaces for each 1,000 square feet of net floor area.
Car wash	3 spaces in approach lane to each wash bay.
Churches	1 parking space for each 31/2 seats, 1 parking space for each 7 feet of linear pew, or 1 space for every 25 square feet of floor space area where temporary seating can be located.
Dance halls and assembly halls without fixed seats	3 spaces for each 100 square feet of floor area used by assembly or dancing.
Daycare center	1 space for each staff member and 1 space for each 5 students.
Disable parking/site accessibility	
	A. Disabled parking spaces shall be located on the shortest possible access route of travel to an accessible building entry. In facilities with multiple accessible building entries with adjacent parking, disabled parking spaces shall be dispersed and located near the accessible entries. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.
	B. When more than 1 building or facility is located on a site, accessible routes of travel shall be provided between buildings and disabled accessible site facilities. The accessible route of travel shall be the most practical direct route between building entries, site facilities and entry of the site.

	C. Disabled parking spaces shall not be less than 8 feet in width and shall have an access aisle not less than 5 feet in width. Where 2 adjacent spaces are provided, the access aisle may be shared between the 2 spaces. Boundaries of access aisles shall be marked so that the aisles will not be used as parking space.	
	D. Van accessible parking spaces shall have an adjacent access aisle not less than 8 feet in width. 1 in every 8 disabled parking spaces, but in no case less than 1, shall comply with the van parking space requirements.	
	E. Vertical clearance and slope for disabled parking stalls shall meet international building code regulations. Surfaces of parking spaces and access aisles shall be firm, stable, smooth and slip resistant.	
	F. Every disabled parking space shall be identified by a sign at the head of the parking space. The sign shall include the international symbol of accessibility. Such signs shall be 60 inches minimum above the floor or ground surface of the parking space, measured to the bottom of the sign.	
	G. Where provided, passenger drop off and loading zones shall be located on an accessible route of travel. All drop off and loading zone spaces must comply with international building code dimensions, slope and vertical clearance.	
	H. The minimum number of assigned parking spaces for the disabled shall be provided as listed in the following table:	
	ACCESSIBLE PARKING SPACES Minimum Required Total Parking Spaces Number Of In Lot Or Garage Accessible Spaces 1 – 25 1 26 – 50 2 51 – 75 3 76 – 100 4	

	101 – 150 5 151 – 200 6 201 – 300 7 301 – 400 8 401 – 500 9 501 – 1,000 2% of total More than 1,000 20 plus 1 for each 100 over 1,000	
Dwellings, multiple-family		2 1/2 spaces for each dwelling unit. 2 parking spaces shall be designated parking stalls for each dwelling unit. The additional 1/2 parking space requirement shall be combined for all units and used for visitor parking. Visitor parking shall be clearly marked.
		At least 1 of the parking spaces required above shall be a designated covered parking stall for each dwelling unit.
	The planning commission may require more off street parking to accommodate parking for recreational vehicles. This additional requirement must be based upon, but not limited to, the following criteria:	
	A. Size of development;	
	B. Size of individual units;	
	C. Number of individual units;	
	D. Market value of individual units;	
	E. Occupancy mix of individual units.	
Fast food restaurants, taverns, clubs, lodges, fraternal organizations and all other similar dining and/or drinking establishments		1 parking space for each 2 seats or 1 parking space for each 100 square feet of floor area when the number of seats is unknown.
Funeral homes, mortuaries		1 parking space for each 40 square feet of floor area located in the assembly chapel and viewing room(s).
Furniture and appliance store or other similar uses which require large display area but generate light traffic demands		1 parking space for each 400 square feet of net floor area.
General business/retail not specifically described (retail stores, except as otherwise specified)		1 parking space for each 200 square feet of net floor area.
Hospitals		2 parking spaces for each bed plus parking spaces for all accessory uses as herein defined.
Hotels, motels, motor hotels, bed and breakfast		1 parking space for each living or sleeping unit, plus parking space for all accessory uses as herein defined.
Libraries		1 parking space for each 250 square feet of net floor area.

Manufacturing/industrial uses, research and testing laboratories, bottling plants		4 parking spaces for each 1,000 square feet of net office space plus 1 parking space for each 750 square feet of net floor area, or 1 space for each person employed on the highest employment shift, whichever is greater.
Medical/dental clinics		1 parking space for each 200 square feet of net floor area.
Nursing, convalescent and other similar type homes		1 parking space for every 5 persons the home is licensed or designed to care for, plus 1 additional space for each car used by the operators in conducting the home, plus 1 space for every 2 employees working on the highest employment shift.
Restaurants		1 space for each 3 seats.
Retirement facility		Off street parking shall be provided at the rate of 0.60 parking stalls per living unit. Common use facility areas will not be used in calculating parking. At least half of the off street parking stalls must be covered.
Room and boarding homes		1 parking space for each tenant.
Schools		1 parking space for each employee, 1 space for each 2 classrooms (elementary schools), 1 space for each 3 students of driving age, and 1 space for each 10 seats for school auditoriums, arenas or stadiums (nonelementary schools).
Shopping centers:		
	Greater than 100,000 square feet but less than 700,000 square feet	As determined by conditional use permit or planned unit development procedure, if applicable, or by the planning commission, but not less than 5 spaces per 1,000 square feet net floor area.
	700,000 square feet or greater	Not less than 4 1/2 spaces per 1,000 square feet net floor area.
Shopping centers, regional		5 parking spaces per 1,000 square feet of net floor area or as determined by the planning commission.
Single-family residential		2 parking spaces for each single-family dwelling unit.
Sports arenas, auditoriums, theaters and other similar places of public assembly		1 parking space for each 4 seats of maximum seating capacity.
Wholesale establishments and warehouses		4 parking spaces for each 1,000 square feet of net office space plus 1 parking space for each 750 square feet of net floor area, or 1 space for each person employed on the highest employment shift, whichever is highest.
All other uses not listed above		As determined by the planning commission based on the nearest comparable use standards.

PROPOSED PARKING STANDARDS (REDLINE)

17.72.070: PARKING SPACES REQUIRED:

Except as otherwise provided in this chapter, the number of off street parking spaces for various uses will be as follows:

Use	Required Parking Spaces
Automobile service and repair center	3 exterior parking spaces for each stall, service bay or workstation. All vehicles using this off street parking must comply with state of Utah motor vehicle registration requirements, i.e., current state license plates and a valid safety inspection sticker.
~~Beauty and barber shops~~	~~3 spaces for each chair~~
Bowling Alleys	4 spaces for each alley.
~~Business~~ ~~o~~ Offices ~~and/~~ or professional ~~service~~ ~~offices~~ ~~uses~~ (excluding medical and dental offices)	4 parking spaces for each 1,000 square feet of net floor area.
Car wash	3 spaces in approach lane to each wash bay.
Churches	1 parking space for each 31/2 seats, 1 parking space for each 7 feet of linear pew, or 1 space for every 25 square feet of floor space area where temporary seating can be located.
Dance halls and assembly halls without fixed seats	3 spaces for each 100 square feet of floor area used by assembly or dancing.
Daycare center	1 space for each staff member and 1 space for each 5 students.
Disable parking/site accessibility	
	A. Disabled parking spaces shall be located on the shortest possible access route of travel to an accessible building entry. In facilities with multiple accessible building entries with adjacent parking, disabled parking spaces shall be dispersed and located near the accessible entries. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.
	B. When more than 1 building or facility is located on a site, accessible routes of travel shall be provided between buildings and disabled accessible site facilities. The accessible route of travel shall be the most practical direct route between building

	entries, site facilities and entry of the site.	
	C. Disabled parking spaces shall not be less than 8 feet in width and shall have an access aisle not less than 5 feet in width. Where 2 adjacent spaces are provided, the access aisle may be shared between the 2 spaces. Boundaries of access aisles shall be marked so that the aisles will not be used as parking space.	
	D. Van accessible parking spaces shall have an adjacent access aisle not less than 8 feet in width. 1 in every 8 disabled parking spaces, but in no case less than 1, shall comply with the van parking space requirements.	
	E. Vertical clearance and slope for disabled parking stalls shall meet international building code regulations. Surfaces of parking spaces and access aisles shall be firm, stable, smooth and slip resistant.	
	F. Every disabled parking space shall be identified by a sign at the head of the parking space. The sign shall include the international symbol of accessibility. Such signs shall be 60 inches minimum above the floor or ground surface of the parking space, measured to the bottom of the sign.	
	G. Where provided, passenger drop off and loading zones shall be located on an accessible route of travel. All drop off and loading zone spaces must comply with international building code dimensions, slope and vertical clearance.	
	H. The minimum number of assigned parking spaces for the disabled shall be provided as listed in the following table:	
	ACCESSIBLE PARKING SPACES Minimum Required Total Parking Spaces Number Of In Lot Or Garage Accessible Spaces 1 – 25 1	

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Dwellings, multiple-family		2 1/2 spaces for each dwelling unit. 2 parking spaces shall be designated parking stalls for each dwelling unit. The additional 1/2 parking space requirement shall be combined for all units and used for visitor parking. Visitor parking shall be clearly marked.
		At least 1 of the parking spaces required above shall be a designated covered parking stall for each dwelling unit.
	The planning commission may require more off street parking to accommodate parking for recreational vehicles. This additional requirement must be based upon, but not limited to, the following criteria:	
	A. Size of development;	
	B. Size of individual units;	
	C. Number of individual units;	
	D. Market value of individual units;	
	E. Occupancy mix of individual units.	
Fast food restaurants, taverns, clubs, lodges, fraternal organizations and all other similar dining and/or drinking establishments		1 parking space for each 2 seats or 1 parking space for each 100 square feet of floor area when the number of seats is unknown.
Funeral homes, mortuaries		1 parking space for each 40 square feet of floor area located in the assembly chapel and viewing room(s).
Furniture and appliance store or other similar uses which require large display area but generate light traffic demands		1 parking space for each 400 square feet of net floor area.
General business/retail not specifically described (retail stores, except as otherwise specified)		1 parking space for each 200 square feet of net floor area.
Hospitals		2 parking spaces for each bed plus parking spaces for all accessory uses as herein defined.
Hotels, motels, motor hotels, bed and breakfast		1 parking space for each living or sleeping unit, plus parking space for all accessory uses as herein defined.

Libraries	1 parking space for each 250 square feet of net floor area.	
Manufacturing/industrial uses, research and testing laboratories, bottling plants	4 parking spaces for each 1,000 square feet of net office space plus 1 parking space for each 750 square feet of net floor area, or 1 space for each person employed on the highest employment shift, whichever is greater.	
Medical/dental clinics	1 parking space for each 200 square feet of net floor area.	
Nursing, convalescent and other similar type homes	1 parking space for every 5 persons the home is licensed or designed to care for, plus 1 additional space for each car used by the operators in conducting the home, plus 1 space for every 2 employees working on the highest employment shift.	
Restaurants	1 space for each 3 seats.	
Retirement facility	Off street parking shall be provided at the rate of 0.60 parking stalls per living unit. Common use facility areas will not be used in calculating parking. At least half of the off street parking stalls must be covered.	
Room and boarding homes	1 parking space for each tenant.	
Schools	1 parking space for each employee, 1 space for each 2 classrooms (elementary schools), 1 space for each 3 students of driving age, and 1 space for each 10 seats for school auditoriums, arenas or stadiums (nonelementary schools).	
Shopping centers:		
	Greater than 100,000 square feet but less than 700,000 square feet	As determined by conditional use permit or planned unit development procedure, if applicable, or by the planning commission, but not less than 5 spaces per 1,000 square feet net floor area.
	700,000 square feet or greater	Not less than 4 1/2 spaces per 1,000 square feet net floor area.
Shopping centers, regional		5 parking spaces per 1,000 square feet of net floor area or as determined by the planning commission.
Single-family residential		2 parking spaces for each single-family dwelling unit.
Sports arenas, auditoriums, theaters and other similar places of public assembly		1 parking space for each 4 seats of maximum seating capacity.
Wholesale establishments and warehouses		4 parking spaces for each 1,000 square feet of net office space plus 1 parking space for each 750 square feet of net floor area, or 1 space for each person employed on the highest employment shift, whichever is highest.

All other uses not listed above	As determined by the planning commission based on the nearest comparable use standards.
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PROPOSED PARKING STANDARDS (CLEAN)

17.72.070: PARKING SPACES REQUIRED:

Except as otherwise provided in this chapter, the number of off street parking spaces for various uses will be as follows:

Use		Required Parking Spaces
Automobile service and repair center		3 exterior parking spaces for each stall, service bay or workstation. All vehicles using this off street parking must comply with state of Utah motor vehicle registration requirements, i.e., current state license plates and a valid safety inspection sticker.
Bowling Alleys		4 spaces for each alley.
Offices and/or professional service uses (excluding medical and dental)		4 parking spaces for each 1,000 square feet of net floor area.
Car wash		3 spaces in approach lane to each wash bay.
Churches		1 parking space for each 31/2 seats, 1 parking space for each 7 feet of linear pew, or 1 space for every 25 square feet of floor space area where temporary seating can be located.
Dance halls and assembly halls without fixed seats		3 spaces for each 100 square feet of floor area used by assembly or dancing.
Daycare center		1 space for each staff member and 1 space for each 5 students.
Disable parking/site accessibility		
	A. Disabled parking spaces shall be located on the shortest possible access route of travel to an accessible building entry. In facilities with multiple accessible building entries with adjacent parking, disabled parking spaces shall be dispersed and located near the accessible entries. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.	
	B. When more than 1 building or facility is located on a site, accessible routes of travel shall be provided between buildings and disabled accessible site facilities. The accessible route of travel shall be the most practical direct route between building entries, site facilities and entry of the site.	

	C. Disabled parking spaces shall not be less than 8 feet in width and shall have an access aisle not less than 5 feet in width. Where 2 adjacent spaces are provided, the access aisle may be shared between the 2 spaces. Boundaries of access aisles shall be marked so that the aisles will not be used as parking space.	
	D. Van accessible parking spaces shall have an adjacent access aisle not less than 8 feet in width. 1 in every 8 disabled parking spaces, but in no case less than 1, shall comply with the van parking space requirements.	
	E. Vertical clearance and slope for disabled parking stalls shall meet international building code regulations. Surfaces of parking spaces and access aisles shall be firm, stable, smooth and slip resistant.	
	F. Every disabled parking space shall be identified by a sign at the head of the parking space. The sign shall include the international symbol of accessibility. Such signs shall be 60 inches minimum above the floor or ground surface of the parking space, measured to the bottom of the sign.	
	G. Where provided, passenger drop off and loading zones shall be located on an accessible route of travel. All drop off and loading zone spaces must comply with international building code dimensions, slope and vertical clearance.	
	H. The minimum number of assigned parking spaces for the disabled shall be provided as listed in the following table:	
	ACCESSIBLE PARKING SPACES Minimum Required Total Parking Spaces Number Of In Lot Or Garage Accessible Spaces 1 – 25 1 26 – 50 2 51 – 75 3 76 – 100 4	

	101 – 150 5 151 – 200 6 201 – 300 7 301 – 400 8 401 – 500 9 501 – 1,000 2% of total More than 1,000 20 plus 1 for each 100 over 1,000	
Dwellings, multiple-family		2 1/2 spaces for each dwelling unit. 2 parking spaces shall be designated parking stalls for each dwelling unit. The additional 1/2 parking space requirement shall be combined for all units and used for visitor parking. Visitor parking shall be clearly marked.
		At least 1 of the parking spaces required above shall be a designated covered parking stall for each dwelling unit.
	The planning commission may require more off street parking to accommodate parking for recreational vehicles. This additional requirement must be based upon, but not limited to, the following criteria:	
	A. Size of development;	
	B. Size of individual units;	
	C. Number of individual units;	
	D. Market value of individual units;	
	E. Occupancy mix of individual units.	
Fast food restaurants, taverns, clubs, lodges, fraternal organizations and all other similar dining and/or drinking establishments		1 parking space for each 2 seats or 1 parking space for each 100 square feet of floor area when the number of seats is unknown.
Funeral homes, mortuaries		1 parking space for each 40 square feet of floor area located in the assembly chapel and viewing room(s).
Furniture and appliance store or other similar uses which require large display area but generate light traffic demands		1 parking space for each 400 square feet of net floor area.
General business/retail not specifically described (retail stores, except as otherwise specified)		1 parking space for each 200 square feet of net floor area.
Hospitals		2 parking spaces for each bed plus parking spaces for all accessory uses as herein defined.
Hotels, motels, motor hotels, bed and breakfast		1 parking space for each living or sleeping unit, plus parking space for all accessory uses as herein defined.
Libraries		1 parking space for each 250 square feet of net floor area.

Manufacturing/industrial uses, research and testing laboratories, bottling plants		4 parking spaces for each 1,000 square feet of net office space plus 1 parking space for each 750 square feet of net floor area, or 1 space for each person employed on the highest employment shift, whichever is greater.
Medical/dental clinics		1 parking space for each 200 square feet of net floor area.
Nursing, convalescent and other similar type homes		1 parking space for every 5 persons the home is licensed or designed to care for, plus 1 additional space for each car used by the operators in conducting the home, plus 1 space for every 2 employees working on the highest employment shift.
Restaurants		1 space for each 3 seats.
Retirement facility		Off street parking shall be provided at the rate of 0.60 parking stalls per living unit. Common use facility areas will not be used in calculating parking. At least half of the off street parking stalls must be covered.
Room and boarding homes		1 parking space for each tenant.
Schools		1 parking space for each employee, 1 space for each 2 classrooms (elementary schools), 1 space for each 3 students of driving age, and 1 space for each 10 seats for school auditoriums, arenas or stadiums (nonelementary schools).
Shopping centers:		
	Greater than 100,000 square feet but less than 700,000 square feet	As determined by conditional use permit or planned unit development procedure, if applicable, or by the planning commission, but not less than 5 spaces per 1,000 square feet net floor area.
	700,000 square feet or greater	Not less than 4 1/2 spaces per 1,000 square feet net floor area.
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Wholesale establishments and warehouses		4 parking spaces for each 1,000 square feet of net office space plus 1 parking space for each 750 square feet of net floor area, or 1 space for each person employed on the highest employment shift, whichever is highest.
All other uses not listed above		As determined by the planning commission based on the nearest comparable use standards.