



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Sam Owen, Policy Analyst

DATE: January 3, 2023

RE: Electric Vehicle Readiness
Off-Street Parking Stalls Amendment

Item Schedule:

Briefing: January 3, 2023
Public Hearing: February 7, 2023
Potential Action: TBD

ISSUE AT A GLANCE

The Administration's proposal asks the Council to change the zoning code, and require an increased amount of electric infrastructure at twenty percent of the parking spaces in multi-family construction and major reconstruction projects. The infrastructure would support new installation of electric charging stations for electric vehicles. This proposal does not newly require the installation of charging stations.

The Council may want to discuss whether to require more electric vehicle charging infrastructure in off-street parking at multi-family construction and major reconstruction projects.

KEY ITEMS

The existing code requires these same types of projects to install fully-equipped parking spaces reserved for electric vehicle charging, at the ratio of one electric vehicle space per 25 conventional spaces.

Site plans for qualifying projects would be screened for meeting these new requirements through the city's permitting process.

The same 20 percent requirement would apply to spaces designated for use of people qualifying under Americans with Disabilities Act (ADA). The requirement does not apply to projects with four or less off-street parking spaces.

In response to the proposal, one developer provided feedback the cost per space could be as high as \$10,000, and this comment is included in the transmittal. Other information, available on the department's website, indicates cost per space could be under \$1,000. The lower figure is consistent



with anecdotal comparisons made to online examples of cost. Market conditions at the time of construction would be a factor. The cost to retrofit these electric spaces is several times more than some estimates to include them as part of new construction.

POLICY QUESTIONS

1. The transmittal includes a range of public feedback. Cost concerns are a theme. Council Members might wish to ask the department about cost increases expected as a result of adopting this ordinance, or something like it. Is the cost likely to burden renters, slow necessary construction or deter investment in the city?
2. Considering the cost could be passed on to the consumer, in this case residents, will people who do not have access to new cars or new electric vehicles end up bearing the burden of that cost?
3. Another theme in the feedback is concern about rates of actual electric vehicle use in the general public. Do Council Members think the ratio of twenty percent is appropriate, in light of information listed above on market share?

ADDITIONAL & BACKGROUND INFORMATION

A state report presents these findings:

1,016 electric vehicles were newly registered in 2015;

5,401 were newly registered in 2019; and

10,569 were newly registered in 2021.

These Tax Commission figures document how electric vehicle registration goes from one tenth of a percent of total new registrations in 2015, to four tenths of one percent in 2019. Total vehicle registrations have increased by about half a million during the same period. Hybrid vehicles were five times more common than strict electric in 2022 registrations. Some estimates put current electric vehicle adoption nationwide around five percent.