

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING Wednesday, December 2, 2015
6:45 p.m.

CITY OFFICES 220 East Morris Avenue #200
South Salt Lake, Utah 84115

PRESIDING Council Chair Irvin H. Jones, Jr.
CONDUCTING Council Chair Irvin H. Jones, Jr.

COUNCIL MEMBERS PRESENT:

Sharla Beverly, Ryan Gold, Jr., Irvin H. Jones, Jr., Kevin Rapp,
Michael Rutter, Debbie Snow and LeRoy Turner

STAFF PRESENT:

Mayor Cherie Wood
Lyn Creswell, City Attorney
Hannah Vickery, Attorney
Jack Carruth, Police Chief
Dwayne Ruth, Deputy Police Chief
Terry Addison, Deputy Fire Chief
Shane Conrad, Battalion Chief
Kyle Kershaw, Finance Director
Dennis Pay, City Engineer
Corby Talbot, Sewer Division Manager
Craig D. Burton, City Recorder
Paula Melgar, Deputy City Recorder

OTHERS PRESENT:

See attached list.

Matters for Discussion

1. **Impact Fees.** Deputy City Attorney, Hannah Vickery, briefed the Council on the sanitary sewer impact fee. She and outside attorneys have reviewed the documents contained in the ordinance and feel they are legally sufficient. In order to enact the impact fees they first must amend the ordinance to allow the authorization of impact fees for sanitary sewer. It is required that they hold a public hearing which will be held during the city council regular meeting later this evening.

City Attorney, Lyn Creswell advised the Council that the outside attorney didn't make any substantive changes but recommended some language clarifications.

Ms. Vickery said the changes were based off of litigation the outside attorney had seen. One important factor of the impact fees is that they don't assess current dollar value,

rather the dollar amount that was expended at the time that infrastructure was acquired. In the case of the sewer, they already have that existing infrastructure and are just trying to recoup the amount for the impact that will occur from future development. They want to be clear that they are not assessing today's current value but the original value when the infrastructure was built.

Mr. Creswell advised that South Salt Lake was one of the few cities that didn't have any impact fees as of a year ago and the Council decided to move forward, do the master plan and study in order to bring these on line, one at a time. They are half way through the process right now. Staff has a couple of more to bring. Once they are done the impact fees will be in place. Then about every five years they have to go back and update the information and make sure that they are still collecting the appropriate fees.

Council Member Rutter asked if the impact fees are similar to other cities that are roughly the same size as South Salt Lake.

Mr. Creswell said impact fees aren't typically done by comparing other surrounding jurisdictions but based on their own value. Even so, in each case they have compared the neighboring cities fees and South Salt Lake is lower, if not the lowest, of anyone around them.


City Engineer, Dennis Pay, advised that the fee is based on the City's system, what the anticipated growth is and what impacts that growth will have on the system.

Mr. Creswell added that if they have an old system they can't collect from the new companies any maintenance activities to upgrade the system. They are only looking at capacity and what they can accommodate under the existing system. This will not be a fee assessed to citizens but to new businesses that come into the City.

Ms. Vickery added that after the ordinance is approved they cannot collect the impact fees for ninety days.

The meeting adjourned at 6:55 p.m.


Irvin H. Jones, Jr., Council Chair


Craig D. Burton, City Recorder

