

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING Wednesday, August 12, 2015
5:30 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, Irvin H. Jones, Jr., Kevin Rapp,
Michael Rutter and LeRoy Turner

COUNCIL MEMBER ABSENT:
Debbie Snow

STAFF PRESENT:
Mayor Cherie Wood
Charee Peck, Chief of Staff
Lyn Creswell, City Attorney
Hannah Vickery, Deputy City Attorney
Mont Roosendaal, Public Assets Director
Dennis Pay, Public Works Director
Mike Florence, Community & Economic Development Director
Sharen Hauri, Urban Design Director
Craig D. Burton, City Recorder
Paula Melgar, Deputy City Recorder

OTHERS PRESENT:
See attached list.

Matters for Discussion

1. **Streets 101.** Urban Design Director, Sharen Hauri, explained that this is an introduction to what complete streets are; which is a part of the overall transportation element and strategy for the Downtown Master Plan. She and Greg Scott, with Wasatch Front Regional Council, reviewed a presentation with the Council. A copy is attached to these minutes and incorporated by this reference.
2. **Apartment Association – Discussion of Good Landlord Fees.** Community and Economic Development Director, Mike Florence, reminded the Council that a year ago the City increased the Good Landlord fees as part of a general review of all of the fees in the City. Staffed has discussed those fees with the Apartment Association and promised that the next time the City reviewed it's Consolidated Fee Schedule they

would invite them to come and make a presentation to the City Council. Mr. Florence passed out a sheet showing the current fee schedule for apartments to the Council. A copy is attached to these minutes and incorporated by this reference.

Mike Ostomiller, with the Utah Apartment Association, reviewed the Good Landlord program with the Council. They like the Good Landlord program because it incentivizes good practices by the landlords. They tell the landlords that if they will do the basic things asked by the program their fee is likely not to go up at all, or only a negligible amount. The problem they have run into with South Salt Lake is a year ago the City did a double whammy on their members. When the City increased their fees a year ago, they increased the fee for all of the members by six dollars a unit. It may not seem like much but, to those with multiple units, it adds up fast. In addition to that, the City also created a base fee for the single units and the duplexes. So, from the perspective of those who rent single family homes and duplexes in the City, they got hammered really hard all at one time. When the City raised its fees he had several legislators contact him saying, “This is the final straw. We want to run a bill and get rid of the Good Landlord Program altogether. This is exactly what we are concerned about, the people join the program and do things right and now they are still getting a profound increase in their fees. This is exactly what our concern was.” The Association went to bat with the legislators. Many of them are landlords and are our members. Many of them are realtors who are our members. These are our friends at the legislature that they are now in opposition with, trying to work with the League of Cities and Towns, in defending the Good Landlord Program to make sure that it stays.

His request for the Council is that they take a second look at the increase that they implemented a year ago and rethink it. He implored the Council to receive compensation for those costs from the non-participating landlords. Secondly, he asked that to the extent there is an increase necessary, that they consider a way to do it incrementally. If costs go up two, five, or ten percent, landlords can absorb that. Over time they can recoup it from their tenants. But if costs go up significantly all at once that is when it really creates financial distress for landlords and creates a big problem. If a cost study comes back that says they could raise their rates by thirty percent he suggested easing into that by spreading it out by five or seven percent a year so it is not such a hit to the good landlord partners.

- 3. Street Vacations.** Former Deputy City Attorney, Paul Roberts, reviewed his memo with the Council. A copy is attached to these minutes and incorporated by this reference.

City Attorney, Lyn Creswell, likes the idea that they strengthen and clarify the street vacation process. If they do it he would like to look at the entire process, not just the value, to make sure it is rigorous, that they are following State law, and they have some checks and balances so when they pull the trigger they aren't left with an incredible mess that they have to clean up later. When they vacate a street they need to be done with it.

Council Member Rapp feels it is only fiscally responsible that they charge for the streets but with certain exceptions such as an alley way the City doesn't want to maintain anymore or a street vacation for the RDA. It would help cement the rules of a street vacation and they wouldn't have messes lingering on for years.

Council Member Beverly agrees with having a baseline of improvements or maintenance and definitely the RDA would be exempt. She also liked the buyer paying for the appraisal.

Mr. Roberts asked about the distinction between residential and commercial. Do they exempt residential people?

Council Chair Jones said they should look at that. They should codify this and move forward.

Council Member Rutter agreed. He feels cleaning it up is more important than the dollar amount.

Mr. Creswell advised that it may cost the City more than they would get to do an appraisal and administrate everything to go after a cost recovery of an alley of a few hundred yards. If it's a major street in the middle of an important commercial area then maybe they need to take a hard look at it. Maybe there's a breaking point when the potential assessed value of a street is over a certain dollar amount then it triggers this assessment. If they say they are going after cost recovery on every single case then they will spend more on the cost recovery than they will get back.

- 4. Resolution granting permission for the Police Department to appropriate certain property in its possession to public interest use.** Mr. Roberts asked if the Council had any questions on the surplus list. He explained the mechanics of using the Consent Agenda.

There were no questions.

The meeting adjourned at 6:39 p.m.



Irvin H. Jones, Jr., Council Chair



Craig D. Burton, City Recorder

