

CITY OF SOUTH SALT LAKE
CITY COUNCIL MEETING

COUNCIL MEETING Wednesday, April 13, 2016
7:00 p.m.

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

PRESIDING Council Chair Debbie Snow

CONDUCTING: Council Member Portia Mila

SERIOUS MOMENT OF REFLECTION/
PLEDGE OF ALLEGIANCE Mark Kindred

SERGEANT AT ARMS

COUNCIL MEMBERS PRESENT:
Sharla Beverly, Mark Kindred, Portia Mila,
Kevin Rapp, Shane Siwik and Debbie Snow

COUNCIL MEMBERS EXCUSED:
Ben Pender

STAFF PRESENT:
Mayor Cherie Wood
Charee Peck, Chief of Staff
Lyn Creswell, City Attorney
Dennis Pay, City Engineer
Mike Florence, Community and Economic Development Director
Frank Lilly, Deputy Community & Economic Development Director
Sharen Hauri, Urban Design Director
Craig D. Burton, City Recorder
Paula Melgar, Deputy City Recorder

OTHERS PRESENT:
See attached list.

The meeting was scheduled to start at 7:00 p.m. but started at 7:08 p.m.

APPROVAL OF MINUTES

February 24, 2015 Regular Meeting. Council Member Rapp moved to approve these minutes.

MOTION Kevin Rapp
SECOND Sharla Beverly

Voice Vote:

Beverly	Aye
Kindred	Aye
Mila	Aye
Pender	Absent
Rapp	Aye
Siwik	Aye
Snow	Aye

March 9, 2015 Work Meeting. Council Member Rapp moved to approve these minutes.

MOTION	Kevin Rapp
SECOND	Mark Kindred

Voice Vote:

Beverly	Aye
Kindred	Aye
Mila	Aye
Pender	Absent
Rapp	Aye
Siwik	Aye
Snow	Aye

March 9, 2015 Regular Meeting. Council Member Beverly moved to approve these minutes.

MOTION	Sharla Beverly
SECOND	Kevin Rapp

Voice Vote:

Beverly	Aye
Kindred	Aye
Mila	Aye
Pender	Absent
Rapp	Aye
Siwik	Aye
Snow	Aye

March 21, 2015 Special Meeting. Council Chair Snow moved to approve these minutes.

MOTION	Debbie Snow
SECOND	Sharla Beverly

Voice Vote:

Beverly	Aye
Kindred	Aye
Mila	Aye
Pender	Absent
Rapp	Aye
Siwik	Aye
Snow	Aye

March 23, 2015 Work Meeting. Council Member Beverly moved to approve these minutes.

MOTION	Sharla Beverly
SECOND	Kevin Rapp

Voice Vote:

Beverly	Aye
Kindred	Aye
Mila	Aye
Pender	Absent
Rapp	Aye
Siwik	Aye
Snow	Aye

March 23, 2015 Regular Meeting. Council Member Kindred moved to approve these minutes.

MOTION	Mark Kindred
SECOND	Sharla Beverly

Voice Vote:

Beverly	Aye
Kindred	Aye
Mila	Aye
Pender	Absent
Rapp	Aye
Siwik	Aye
Snow	Aye

NO ACTION COMMENTS

- 1. SCHEDULING.** The Deputy City Recorder informed those at the meeting of upcoming events, meetings, activities, etc.
- 2. CITIZEN COMMENTS/QUESTIONS.** Chris Aardema, Salt Lake Motorcycle Co., 165 West 2100 South. He thanked police for stepping up the patrols in the area. He has noticed the crime decrease in the last couple of weeks. He knows that the police force is down about ten percent. He would like to see the City get that up. He asked what the City Council has put in

place to help stop the crime.

Dr. Bob Skloss, 154 West Utopia. They have hosted businesses in the area regarding the crime. They agreed to clean up the neighborhood and people have stepped up and done well and they will continue that. The Police Department has been fantastic. When there is a crime the police arrest the offenders and take them to the County Jail where they are processed but then released because there is no room for them. He asked the City to interface with the County. People are being arrested multiple times and are immediately being released. A suggestion was made at their last business meeting that they park an old police car in the area. He applauds the Police Department.

Erin McGuire, 215 East Truman Avenue. She has heard buzz about each city having social service centers. She suggested that these centers may help to curb the crime by giving these people greater support to get on their feet.

J.D. McKay, Aaron's Batteries and Chargers, 2212 South West Temple #41B. The business owners are impressed and pleased with some of the actions and reactions they are getting by working together. They are talking to other business owners to try and get things cleaned up. There has been an increase in pride in the community and businesses. He asked if the different agencies in the area, South Salt Lake, Salt Lake City and UTA are communicating with each other to help the community. He wonders when one agency tightens up if people just "cross the border" into the next community. Since they have been holding their meetings the Council has listened to them, the Police Department has jumped in to assist, and City staff has come and educated them as well and he really appreciates it.

Lesly Allen, South Salt Lake Arts Council Coordinator. She reviewed projects that the Arts Council is working on.

3. **MAYOR COMMENTS.** Mayor Wood advised the Council that Questar has notified the City that they will still be working on 300 East during the 4th of July parade which will impact the parade route. They are looking at alternatives and will let the Council know which one works the best.

Mark Miller is doing a promotional campaign called "Feel Good, Do Good." On April 19th they will kick off the event and have a food truck at the PAL Center. They have picked four non-profits and do a voting campaign on their Facebook. PAL is now in second place. Depending on where they end up, they will get a donation from Mark Miller Subaru. She encouraged all to vote for PAL.

She also advised everyone that Chief Carruth will be at the next Council meeting to give an update on the crime issues near the 2100 TRAX station.

4. **CITY COUNCIL COMMENTS.** Council Member Beverly said her favorite breakout session at the ULCT Mid-year Conference was "Investing in Your

Largest Asset – Your Employees.” She let the employees know they are appreciated. She talked of some of the suggestions that were offered to show the employees they are appreciated. The employees are the face of South Salt Lake.

Council Chair Snow asked if one of the council members would like to participate in the Salt Lake County Association of Municipal Councils.

Council Chair Snow asked if the parade route could be changed to State Street and perhaps get the businesses more involved.

Mayor Wood explained that State Street is a state road and it is hard to get permits to close it and it is expensive, but she said staff would look into it and every other option.

Council Member Mila said she enjoyed the Mid-year Conference as well.

ACTION ITEMS

UNFINISHED COUNCIL BUSINESS

- 1. An ordinance amending Section 15.14.030, Impact Fees – Authority and Applicability, of the Municipal Code; adopting a Parks and Recreation Impact Fee Facilities Plan and a Parks and Recreation Impact Fee Analysis; imposing impact fees for Parks and Recreation; and establishing a service area for purposes of the Parks and Recreation Impact Fees.** Urban Design Director, Sharen Hauri, reviewed with the Council the questions they had from the previous meeting. With the current level of service, the maximum they can charge is \$714 per capita, which includes indoor recreation space, which she acknowledged that the Council did not want included. The law requires they start spending that money within six years of collecting it. Staff does not currently have any master plans for indoor recreation facilities that they could direct the money to. The second scenario was taking the indoor recreation out which leaves them with just outdoor recreation facilities, which includes parks, open space, trails and sport courts, etc. The number for that is \$628 dollars per capita which translates to an impact fee of \$1,677 for a single family unit or \$1,608 for a multi-family unit.

Council Member Siwik asked if the collected fees go to an enterprise fund or the general fund.

Community and Economic Development Director, Mike Florence, advised that the impact fees ordinance states that a separate account has to be set up.

Council Member Beverly said fiduciary duty keeps coming to her head. The Council last year led staff in this direction to capture impact fees. She feels that if they don't pursue this they are missing a huge opportunity for the City and they are not living up to their fiduciary duty.

Council Member Mila said people are not looking at impact fees and deciding not to develop there. It is something that is expected and is happening all over.

Council Member Kindred moved to approve this ordinance.

MOTION Mark Kindred
SECOND Sharla Beverly

Roll Call Vote:

Beverly Aye
Kindred Aye
Mila Aye
Pender Absent
Rapp Aye
Siwik Nay
Snow Aye

2. **Consideration to vacate a portion of two alleyways. The portion of the first alleyway proposed to be vacated runs between Commonwealth Avenue and the intersection east/west alleyway to the north. The portion of the second alleyway proposed to be vacated is approximately 50 feet of the eastern most portion of the alley running east/west.** Mr. Florence advised the Council that they have been given three documents for this. The first is an ordinance vacating the right-of-way; second a resolution to approve an agreement with the property owner, 2121 Fedora LLC, and the third is the agreement. The agreement does three things. It vacates the property, gives the City a waterline easement through the property, and gives the residents an easement to access the east/west alley.

Council Chair Snow asked if staff knew how the City obtained the alleyways.

Mr. Florence responded that his research shows that this was done by plat. There is a plat map at the County that shows all the lots platted with the north/south alley and the east/west alley.

Council Chair Snow said she drove over and looked at the property and it made her feel a lot better about everything and what the business has done there and the effect it will be on the community. She feels positive about it. She suggested that going forward they be more wary of informal private use taking over public alleyways.

A resolution adopted by the City of South Salt Lake vacating an easement and alley and authorizing the Mayor to sign the easement and vacation of alley agreement between the City of South Salt Lake and 2121 Fedora, LLC.

Council Member Beverly moved to approve this resolution.

MOTION Sharla Beverly
 SECOND Shane Siwik

Roll Call Vote:

Beverly Aye
 Kindred Aye
 Mila Aye
 Pender Absent
 Rapp Aye
 Siwik Aye
 Snow Aye

An ordinance vacating a public right-of-way of land contained within the limits of Lot 1 and the northwest quarter of the northwest quarter of Section 19, Township 1 South, Range 1 East of Salt Lake Meridian and more particularly described herein.

Council Member Beverly moved to approve this ordinance.

MOTION Sharla Beverly
 SECOND Kevin Rapp

Roll Call Vote:

Beverly Aye
 Kindred Aye
 Mila Aye
 Pender Absent
 Rapp Aye
 Siwik Aye
 Snow Aye

- 3. Amendment of the South Salt Lake zoning map from Commercial Corridor, North District, Commercial General, Light Industrial, and Transit Oriented Development Overlay to Downtown and adoption of the Downtown South Salt Lake land use ordinance and design standards. The zoning encompasses the area from 2100 South to I-80 and from State Street to I-15.** Deputy Community and Economic Development Director, Frank Lilly, reported he only received a couple of comments from the Council since the last meeting and none necessitating any changes at the staff level. In light of some updated information and advice received from Economic Development Consultant, Randy Sant, on the disposition of the Access RV site, staff made a minor change to the language describing the subdistricts. The new language states, "New development in the station subdistrict located between State and Main Streets surrounding Downtown South Salt Lake streetcar stop shall consist primarily of non-residential uses. Residential uses in this subdistrict shall only be approved through a development agreement." This refers specifically to the Access RV site which the City owns and the Council, as the RDA Board, has control over. The previous language said residential was not allowed whatsoever. The feedback staff has got from developers is that commercial has tremendous opportunity on the State Street

side, but on the Main Street side there is more of an opportunity for mixed use development to include a residential component. As the RDA Board, the Council has the authority to approve any development they want on that site. This is giving them the leverage by simply stating that any residential use, if it is approved at all in the Station subdistrict, shall only be approved through development agreement. That is the only change that has been made.

An ordinance of the City of South Salt Lake City Council amending Section 17.11.020; and enacting Section 17.13.220 of the South Salt Lake Municipal Code, and establishing the Downtown (DT) Land Use District and enacting the Downtown Form Based Code as the regulating land use code for the downtown land use district.

Council Chair Snow moved to approve this resolution.

MOTION Debbie Snow

SECOND Kevin Rapp

Roll Call Vote:

Beverly Aye

Kindred Aye

Mila Aye

Pender Absent

Rapp Aye

Siwik Aye

Snow Aye

An ordinance of the City of South Salt Lake City Council changing the land use district designation from North District (ND), Commercial Corridor (CC), General Commercial (CG), Light Industrial (LI), and Transit Oriented Development Overlay (TOD) Districts to Downtown (DT) in an area described herein.

Council Member Beverly moved to approve this resolution.

MOTION Sharla Beverly

SECOND Shane Siwik

Roll Call Vote:

Beverly Aye

Kindred Aye

Mila Aye

Pender Absent

Rapp Aye

Siwik Aye

Snow Aye

NEW COUNCIL BUSINESS

- 1. Review of Council Rules and Procedures.** Council Member Siwik suggested that the Council sponsor items that are on the agenda just like the State Legislature and Congress does. The Council is the legislative body and the Council/Mayor form of government puts that legislative responsibility on them. He would like to see the Council as the sponsors of different items on the agenda. He doesn't think it has to be a hard, fast rule, but there needs to be some dialogue on when and where that is appropriate for Council to be the sponsor instead of just being reactive from the administration.

Council Member Beverly said the difference for them in the City is they have experts on staff. There might be a time where it is appropriate, but she wouldn't want to make a general statement that things need to always be that way.

Council Member Siwik said he is not suggesting it at every turn. He thinks with communication from staff the Council can be sponsoring the changes that they know need to be made. He thinks that needs to happen. It is their role.

Council Member Kindred asked how Council Member Siwik sees it...

Council member Siwik said in his ten years on the Council he remembers Bob Gray brought something to the Council regulating ice cream vendors. He can't think of any others where the Council wrote something. That is their role. They need to know their role and do better at it. They need to be proactive at writing things, flushing out some of the details, coming up with ideas and do it.

Council Member Beverly reminded the Council when they first met they talked about what was important to each of them. That might be a great jumping off point.

Council Member Siwik suggested there was no reason why he and Council Member Beverly couldn't flush out the details for food trucks because that was important for both of them. He feels they need to move into that direction where they are writing that.

Council Member Kindred has noticed that in the work meetings they often discuss topics that don't have anything to do with what is coming in the subsequent meeting. He asked if there was a way they could align the two meetings. There are a lot of questions he has that aren't fleshed out in the work meeting and it would be nice if they were fleshed out more amongst the Council before the Regular Council meeting.

Council Chair Snow agreed. She feels it is just a choice. Do they want to vote on things the same day or do they need two weeks before it comes back on the

next regular meeting for a vote? She suggested that the Council send emails or give her a call and suggest items for the work meeting or the regular meeting.

Council Member Beverly suggested they be careful to prioritize items right now with the budget coming up.

Council Chair Snowed requested a copy of the Council Rules in Word Document form. She requested that if Council Members have specific language for the rules that they send it to her, otherwise she will disseminate a redline version of the edits they have suggested.

Council Member Beverly asked if legal counsel would be consulted on the suggested changes.

Council Chair Snow agreed that it should be run by legal counsel.

Council Mila agreed that it should be reviewed by legal counsel before it is voted on.

Council Chair Snow moved to place this item on Unfinished Council Business for the next Council meeting.

MOTION Debbie Snow

SECOND Kevin Rapp

Voice Vote:

Beverly Aye

Kindred Aye

Mila Aye

Pender Absent

Rapp Aye

Siwik Aye

Snow Aye

Council Member Beverly moved to adjourn.

MOTION Sharla Beverly

SECOND Mark Kindred

Voice Vote:

Beverly Aye

Kindred Aye

Mila Aye

Pender Absent

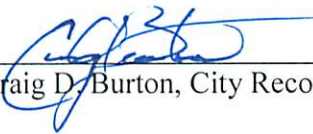
Rapp Aye

Siwik Aye

Snow Aye

The meeting adjourned at 8:12 p.m.


Deborah A. Snow, Council Chair


Craig D. Burton, City Recorder

