

CITY OF SOUTH SALT LAKE  
CITY COUNCIL MEETING

COUNCIL MEETING Wednesday, February 25, 2015  
7:00 p.m.

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

PRESIDING Council Chair Irvin H. Jones, Jr.

CONDUCTING Council Member Ryan Gold

SERIOUS MOMENT OF REFLECTION/  
PLEDGE OF ALLEGIANCE Council Member LeRoy Turner

SERGEANT AT ARMS Ryan Cram

COUNCIL MEMBERS PRESENT:  
Sharla Beverly, Ryan Gold, Irvin H. Jones, Jr., Kevin Rapp  
Michael Rutter, and Debbie Snow

COUNCIL MEMBER EXCUSED:  
LeRoy Turner

STAFF PRESENT:  
Mayor Cherie Wood  
Charee Peck, Chief of Staff  
Lyn Creswell, City Attorney  
Paul Roberts, Deputy City Attorney  
Randy Sant, Economic Development Consultant  
Jack Carruth, Police Chief  
Ron Morris, Fire Chief  
Mike Florence, Community and Economic Development Director  
Frank Lilly, Deputy Community and Economic Development Director  
Mont Roosendaal, Public Assets Director  
Craig Burton, City Recorder  
Paula Melgar, Deputy City Recorder

OTHERS PRESENT:  
See attached list

**APPROVAL OF MINUTES**

**February 11, 2015 Work Meeting.** Council Member Snow moved to approve these minutes.

MOTION: Debbie Snow  
 SECOND: Ryan Gold  
Voice Vote:  
 Beverly Aye  
 Gold Aye  
 Jones Aye  
 Rapp Aye  
 Rutter Aye  
 Snow Aye  
 Turner Absent

**February 11, 2015 Regular Meeting.** Council Member Gold moved to approve these minutes.

MOTION: Ryan Gold  
 SECOND: Debbie Snow  
Voice Vote:  
 Beverly Aye  
 Gold Aye  
 Jones Aye  
 Rapp Aye  
 Rutter Aye  
 Snow Aye  
 Turner Absent

**NO ACTION COMMENTS**

1. **SCHEDULING.** The City Recorder informed those at the meeting of upcoming events, meetings, activities, etc.
2. **CITIZEN COMMENTS/QUESTIONS.** None.
3. **MAYOR COMMENTS.** The Mayor asked that during the March 7 budget retreat meeting they take a break at noon and support the Tesla grand opening.

The Salt Lake County Transfer Station notified the City that they will only be open for City residents on the first and third Saturday’s of the month between 7:00 a.m. and 11:00 a.m. which is what the local agreement requires of them.

4. **CITY ATTORNEY COMMENTS.** City Attorney, Lyn Creswell, passed out a draft legal analysis concerning recovering value for closed or vacated streets. He asked that Council members review it and at a later date they will meet and discuss some alternatives and get direction from the Council for an ordinance.
5. **CITY COUNCIL COMMENTS.** Council Member Gold is excited to see Tesla opening.

Council Member Rapp agreed. It is great to see new businesses moving into South Salt Lake.

- 6. INFORMATION. Victim Advocate report – VOCA and VAWA grant update.** Victim Advocate, Brooke St. John, asked if the Council had any questions regarding the reports she had provided them. There were none. She reported on a family that the Police Department helped at Christmas time and how much it meant to them.

## UNFINISHED COUNCIL BUSINESS

- 1. Zellerbach property development agreement.** Community and Economic Development Director, Mike Florence, reported that staff has reached an agreement with the Zellerbach developer. They have agreed to have the utilities located in front of the building and a lane in the front of the building for delivery. The developer has rescinded his request for increased height.

Staff has met with the developer many times on how the lane will look and the buffering between the lane and the UTA property. They have also met with UTA and gone over what their requirements are. They have given certain restrictions with trees and landscape widths, etc. The developer said he will provide the landscaping for the lane and the decorative concrete. It will be constructed more as a true lane and will have some meander to it. It will also have some art amenities on the corner of 300 East and the Streetcar Corridor. If the Council approves this agreement they will be approving the location, but the Planning Commission will have final approval authority of the design of the lane.

Council Member Rapp asked if staff was okay with the lane.

Mr. Florence said his major concern on the project was the height. People he has talked to say that the commercial won't be successful unless they allow some traffic along the corridor. He's still nervous, but he thinks with sufficient landscaping some of the concerns can be mitigated.

Council Member Snow is concerned with the lane. They wanted a fifteen foot greenspace for the community all the way down the line. Now, it is going to be a lane with, perhaps, some trees, but not a 15 foot greenspace down the line.

Mr. Florence said there will be seven feet of landscaping on the 300 East side, which will narrow down to three and a half feet as it approaches 400 East. Staff has the same concerns. The developer is proposing to meander the road in the middle of the block and put some common area in the middle of the development. He is trying to add greenspace along the corridor.

Council Member Snow questioned letting the first developer out of the gate reduce the greenspace requirement. What chance do they have of having a real beltway of green down the line?

Mr. Florence said there will be UTA property that will be green. The public won't be allowed on it but it is still creating a greenway. Staff has tried to negotiate getting some landscaping in and still allow for the lane.

Council Member Snow asked how big the greenspace is on the Salt Lake City side.

Mr. Florence estimated it to be a good thirty feet. Probably more than half will be taken out when the second track goes through.

Council Member Snow doesn't want South Salt Lake's half of the greenway and trax line to pale in comparison to Salt Lake City's portion. She wants to do it right so that it is quality greenspace all the way down the line.

Mr. Florence agreed. He feels with the UTA property and the seven feet of landscaping that is being proposed, it can still look like a greenway.

Urban Design Director, Sharen Hauri, advised that the key things they tried to work out were trees, enough of a buffer to the UTA property to insure safety, and to get a healthy amount of landscaping there so people will perceive this as a place to recreate, stroll and enjoy. The other key component was to design the road as a place people can walk on, ride a bike, or push a stroller. It can substitute for having a trail but it has to be continuous. You have to be able to see from point A to point B, and it should have a good amount of landscaping and lighting. The goal was to have greenway on both sides of the train. They weren't expecting a road proposal, but now they have learned a little bit about what it is going to take to develop these blocks and she thinks there is a compromise where the road can be that park amenity if it is designed well.

Council Member Rapp said he is opposed to the plan. He envisioned this as a pedestrian mall instead of dodging cars and having parked cars out there as well. This is supposed to be a mass transit development and they are allowing the first development to come through to have a lane. Are all other developments going to demand the same thing? Are they going to be able to say no?

Ms. Hauri explained that the lane is a very different type of street and has very specific requirements but they can be tight on what the requirements are; that it is designed for mixed travel. You can safely have all those people traveling on it if the speed limit is five miles per hour. Parked cars and trees actually help calm travel and you can make people drive slowly and make it feel like a pathway.

Council Member Snow wondered how this fits in with the greenspace plan that was talked about in the work meeting, where they are actually trying to obtain more greenspace because it is already low in South Salt Lake. She feels they give in too easy, and right out of the gate. She would like to hold firm and make it a greenway. The park space by her home is something that makes her want to stay there and she would like that for the new communities going in along the S Line.

Mr. Florence advised that the Fire Department will always need access on the S Line whether it is a road or not. They would have had to be designed some type of hard surface along the front of the building anyway. It really comes down to the developer trying to provide a commercial use along the corridor which he feels he can't support without having an area for deliveries. The parking is very limited.

Council Member Rapp said they should consider this as setting a bad precedent.

Council Member Gold moved to approve the development agreement.

MOTION: Ryan Gold

SECOND: Michael Rutter

Roll Call Vote:

Beverly	Aye
Gold	Aye
Jones	Aye
Rapp	Nay
Rutter	Aye
Snow	Nay
Turner	Absent

The Council next moved to the public hearing on the agenda.

**PUBLIC HEARING – 7:30 p.m. (Or as soon thereafter as possible)**

**To receive public input regarding whether to appropriate fund for a housing grant to renovate dilapidated single family homes in the City.** Deputy Director of Economic and Community Development/Housing Administrator, Frank Lilly, advised that the first home that was renovated was a success. The project came in under budget and the City received a refund of \$2,570. They have a newly rehabilitated home on a block that looks a lot better and has a homeowner there that is committed to staying there for a long time. Staff finds the pilot project was a success and would like to continue to partner with Community Development Corporation of Utah. The City has approximately \$64,000 remaining in the Housing Budget and they would like to allocate those funds to allow staff to work with CDCU to identify vacant and dilapidated housing to recover using their facility. They have to move pretty quickly when something is available so, rather than coming to the Council each time asking for permission to do a study and to allocate funds they would like to do that with the entire \$64,000 and hopefully allocate up to three homes. One of the provisions under the agreement would be that the City's maximum equity stake will be no more than \$25,000.

Deputy City Attorney, Paul Roberts, advised that this is a pretty good deal for the City. They invest about \$20,000 and end up with a really nice home. It improves property values, improves the community, they have another set of eyes out there, and they have a home that is now an amenity.

Council Member Gold said when a rundown home is renovated it gives hope to the other neighbors around to improve their properties. It's a good domino effect for the neighborhood. He likes this type of program.

Council Member Snow agreed.

Darin Brush, of Community Development Corporation of Utah, said it's a challenge to find the right home and not lose your socks on it. They will look very carefully for the next one. They have two unique acquisition avenues through which they can acquire bank foreclosed property. One is directly with HUD and the other is through a national trust of servicers and mortgage lenders. They send about ten homes a week for CDCU to look at along the Wasatch Front so finding one in South Salt Lake is just a matter of time. The challenge is, as soon as they are notified, they have to respond within twenty-four hours that they are interested. They have a very short window of just a couple of days to inspect, and if they are interested then they are provided a price and they have to accept the price within twenty-four hours.

The public hearing was opened at 7:37 p.m.

There were no comments

The hearing was closed at 7:37 p.m.

Council Member Rutter moved to approve the ordinance approving a grant to the Community Development Corporation of Utah for multiple idea homes in South Salt Lake.

MOTION: Michael Rutter

SECOND: Sharla Beverly

Roll Call Vote:

Beverly	Aye
Gold	Aye
Jones	Aye
Rapp	Aye
Rutter	Aye
Snow	Aye
Turner	Absent

The Council then went back to Unfinished Business on the agenda.

## **UNFINISHED BUSINESS**

- 2. An ordinance amending Chapter 3.16 – Disposal of Surplus Property, providing opportunity to donate surplus property to non-profit organizations pursuant to Section 10/8/2 of the Utah Code.** Mr. Roberts advised that there have been two versions prepared for the Council to consider. Staff thought rather than going through a charity and going through the 10-8-2 study process, why not

have a City departments directly administer this program. This alternative would essentially have laptop computers that could be earned by individuals by doing community service.

Council Member Rutter asked if six to twelve year olds could do sweat equity within the law

Mr. Roberts felt the Parks Department could find some jobs for them. People can volunteer. The City gets people every year participating in the Community Connection programs. The parents can do it as well. The thought was also presented that rather than just opening this up to refugees, why not open it up to other people who are underserved in the community. Mr. Roberts suggested rather than moving on this tonight they should deliberate a bit more and see if that's where the Council wants to go.

Council Member Gold likes this idea rather than just donating. He feels people appreciate things more that they earn.

Council Member Snow asked if there would be a number of hours of community service specified in the ordinance.

Mr. Roberts advised that he didn't know if Council would want a set number of hours in the ordinance or if the hours would vary. Some laptops are in better condition than others and staff thought the hours of service could be decided on each item before people begin doing the work.

Council Member Rapp agreed with Council Member Gold. He likes the idea of earning what you get.

Council Member Snow like opening the program up to all other underserved members of the population in the City.

Council Chair Jones agreed that they should open it up to all underserved populations. He suggested they should not just do this for used laptop computers, perhaps there are other surplus items as well.

Council Member Gold agreed.

Mr. Roberts said staff could look at that.

Council Member Rutter moved to place this item on Unfinished Business at the next Council meeting.

MOTION: Michael Rutter  
SECOND: Sharla Beverly

Voice Vote:

Beverly	Aye
Gold	Aye
Jones	Aye
Rapp	Aye
Rutter	Aye
Snow	Aye
Turner	Absent

**3. An ordinance amending and updating the South Salt Lake Municipal Code Title 2 regarding Sick Leave and establishing a Personal Leave benefit.**

Mayor Wood asked the Council to continue this item to the next meeting. Staff has discovered a potential impact to the Fire and Police overtime budgets that they feel may be larger than the actual sick payout line item that was removed. They want to research this and make sure it is accurate and then bring back some solutions at the next Council meeting.

Council Member Snow moved to place this item on Unfinished Business at the next Council meeting.

MOTION: Debbie Snow

SECOND: Ryan Gold

Voice Vote:

Beverly	Aye
Gold	Aye
Jones	Aye
Rapp	Aye
Rutter	Aye
Snow	Aye
Turner	Absent

Council Member Beverly moved to adjourn.

MOTION: Sharla Beverly

SECOND: Debbie Snow

Voice Vote:

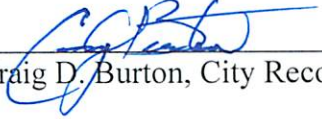
Beverly	Aye
Gold	Aye
Jones	Aye
Rapp	Aye
Rutter	Aye
Snow	Aye
Turner	Absent

The meeting adjourned at 7:48 p.m.





Irvin H. Jones, Jr., Council Chair



Craig D. Burton, City Recorder

