

CITY OF SOUTH SALT LAKE
CITY COUNCIL MEETING

COUNCIL MEETING Wednesday, December 2,
2015
7:00 p.m.

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

PRESIDING Council Chair Irvin H. Jones,
Jr.

CONDUCTING: Council Member Debbie
Snow

SERIOUS MOMENT OF REFLECTION/
PLEDGE OF ALLEGIANCE Michael Rutter

SERGEANT AT ARMS Ryan Cram

COUNCIL MEMBERS PRESENT:

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

STAFF PRESENT:

Mayor Cherie Wood
Lyn Creswell, City Attorney
Hannah Vickery, Deputy City Attorney
Kyle Kershaw, Finance Director
Mike Florence, Community & Economic Development Director
Frank Lilly, Deputy Community & Economic Development Director
Dennis Pay, Engineering Director
Jack Carruth, Police Chief
Dwayne Ruth, Deputy Police Chief
Terry Addison, Deputy Fire Chief
Shane Conrad, Battalion Chief
Sharen Hauri, Urban Design Director
Craig D. Burton, City Recorder
Paula Melgar, Deputy City Recorder

OTHERS PRESENT:

See attached list.

APPROVAL OF MINUTES

November 17, 2015 Special Meeting. Council Member Rapp moved to approve these minutes.

MOTION Kevin Rapp
SECOND Roy Turner
Voice Vote:
Beverly Aye
Gold Aye
Jones Aye
Rapp Aye
Rutter Aye
Snow Aye
Turner Aye

November 18, 2015 Work Meeting. Council Member Gold moved to approve these minutes.

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

November 18, 2015 Regular Meeting. Council Member Rapp moved to approve these minutes.

MOTION Kevin Rapp
SECOND Roy Turner
Voice Vote:
Beverly Aye
Gold Aye
Jones Aye
Rapp Aye
Rutter Aye
Snow Aye
Turner 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.** **Leslie Jones, 235 West 3680 South.** She recounted an incident in her neighborhood and how courageous the police are. She expressed her appreciation for them and asked the City to do whatever it can to help them with their wage increases.

3. **MAYOR COMMENTS.** Mayor Wood reported that the City received UDOT's approval to landscape the Sunset Avenue and State Street center island. Improvements will be done in early spring.

Also, the City had an IRS audit in November and received notification back that it passed with flying colors and no penalties. She thanked Finance Director, Kyle Kershaw.

4. **CITY ATTORNEY COMMENTS.** None.

5. **CITY COUNCIL COMMENTS.** Council Member Rutter recounted watching the reports on T.V. today of the mass shooting incident in California and watching the response of police and fire there. He couldn't help but think about our City's police and fire.

Council Member Beverly recognized the Recreation Department. Her son is doing Junior Jazz and she is always impressed with the way the program is run and the quality of the staff. She appreciates what the City is doing for the youth in the community.

Council Member Rapp expressed his condolences to the people who lost family members in the California shooting today. He appreciates the City's police and fire departments. They do a great job.

ACTION ITEMS

UNFINISHED COUNCIL BUSINESS

1. **A resolution approving amendments to the Consolidated Fee Schedule related to the Sewer Fund.** Deputy City Attorney, Hannah Vickery, advised the changes to the fee schedule are an increase to the base fee rate and also added an additional charge to count for the strength of the discharge. There were also some minor changes to the ordinance that is already in place to make it consistent with the Consolidated Fee Schedule, specifically with the unknown accounts and what they would be charge until they established a user rate.

Council Member Rapp believes they need to look at the car wash to see what their discharge rate is.

Mr. Kershaw explained that staff based the strength calculation on data they have from sampling and they don't have any for the car wash. They don't have the infrastructure to put in the instrumentation. What they are trying to find now is some industry data or some other information that might give them an idea on what the normal discharge is. It is not addressed in this ordinance because they don't have the data at this point. They will try to figure something out in the future.

Council Member Rapp said as much as he hates to raise fees, he sees no other

choice with Central Valley renovating the sewer treatment plant. The City can't afford to pay for it without raising the fees. He thinks it's a necessity.

Council Member Beverly moved to approve this resolution.

MOTION Sharla Beverly

SECOND Michael Rutter

Roll Call Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

Mr. Kershaw advised the Council that the new rates would take effect February 1, 2016.

- 2. Police policy considerations.** Chief Carruth reminded the Council of the presentation he gave to them two weeks ago in a work meeting regarding the challenges he is facing in the police department. This is not just a City issue but is State wide. There are over 200 vacancies in Salt Lake County alone that have not been filled. He has people actively looking so the City is at risk. He has done all he can to retain officers and now it is up the Council. He asked if they have the power or the means, that the Council takes action to fix the problem so they don't lose quality officers.

Council Member Rutter asked what would happen if the force size was dropped ten officers, by attrition, and the money was used to fix the problem for the others.

Chief Carruth said he is already short ten officers that he needs. If they dropped ten officers his community resource, traffic unit and street crimes unit all go away. It could be done if they want to watch the crime rate go back up and you just want an officer to show up when you call 911.

Council Member Snow would like to see some data from cities of similar size and see how many officers they have so they would have something objective to compare it to.

Council Member Beverly said the data that stood out to her was the number of calls. She doesn't think South Salt Lake is like any other community. They have such a high daytime population and it's hard to compare.

Chief Carruth said they looked at Salt Lake City and West Valley City and the number of sworn officers per amount of calls per year. The second closest to South Salt Lake was Salt Lake City. This survey came in showing South Salt Lake has 1,100 calls per year per officer. Salt Lake City came in second at 800.

South Salt Lake is busy. The South Salt Lake officers can go to UPD, Salt Lake or West Valley and get a pay raise and do less work.

Council Member Snow said she is concerned about the situation but another thing that stood out to her at the last meeting was that they have budgeted for fifty-nine officers and they currently have that many. She is worried about the timing. Is this really a crisis if they are fully staffed and could it wait until budget season so they can address the issues all at once, which is the normal way to approach it.

Council Member Gold said they could function in the budget they are in with all rookie officers but that is not what they want. The crisis they are in is they are losing experienced, veteran officers, people that lead and teach other officers. They can't be the training ground for the rest of the State. They need to retain these officers. He is for doing anything needed to retain them.

Chief Carruth agreed. When they bring in new officers they are completely starting over. They don't know the community, the resources, and they don't know how to handle that. The Department has already lost over 200 years of South Salt Lake service. You lose a portion of your community when that happens.

Council Member Beverly said the issue is also steps. Because of the economy, there have been freezes on the steps. This can have long-term financial impact on retirement. In reality, what they have done to police and fire is they have taken money out of their future retirement by not funding the steps. She feels it is important they honor their commitment to police and fire. She is one hundred percent for restoring the steps.

Council Member Jones moved that staff prepare a budget amendment for the public hearing to be held at the next Council meeting so they can fund Police the proposed amount.

MOTION Irvin H. Jones, Jr.

SECOND Michael Rutter

Roll Call Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

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

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

Public hearing to consider adopting a sanitary sewer impact fee to adopt Chapter 15.14.220, Sanitary Sewer Impact Fee – Service Area, IFFP & IFA and Chapter 15.14.230, Sanitary Sewer Impact Fee – Calculation, of the South Salt Lake Municipal Code. Deputy City Attorney, Hannah Vickery, explained that an ordinance has been prepared and, if approved, would do two things. First, it amends the existing code to allow and authorize the existence of impact fees for the sanitary sewer system. Second, it enacts portions of the code which mirror that of the culinary impact fee which outlines and explains specifically what the impact fees are and how the calculations are done. She and outside attorneys have reviewed the documents contained in the ordinance and they feel they are legally sufficient.

The public hearing was opened at 7:40 p.m.

There were no comments.

The public hearing was closed at 7:40 p.m.

Council Member Rutter moved to adopt the ordinance amending Section 15.14.030, Impact Fees – Authority and Applicability, of the City of South Salt Lake Code; adopting a Sanitary Sewer Impact Fee Facilities Plan and a Sanitary Sewer Impact Fee Analysis; imposing impact fees for sanitary sewer service; and establishing a service area for purposes of the sanitary sewer impact fees.

MOTION Michael Rutter

SECOND Roy Turner

Roll Call Vote:

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

The Council then moved back to Unfinished Business Item Number three on the agenda.

UNFINISHED COUNCIL BUSINESS – Continued

3. **An ordinance adopting the South Salt Lake Downtown Master Plan.** Community and Economic Development Director, Mike Florence, explained for the last four or five months staff has been working with the Council, Planning Commission and the public on creating a downtown master plan for the area of 2100 South and State Street. They have held numerous downtown exchange meetings with property owners, developers and real estate agents. They've held

an open house, hearings and meetings on the Master Plan.

Council Member Snow said she had an individual contact her and it was nice to have this document to give to him about the City's vision for the area. She is excited about the vision.

Council Member Roy Turner moved to approve this ordinance.

MOTION Roy Turner
SECOND Sharla Beverly

Roll Call Vote:

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

NEW COUNCIL BUSINESS

- 1. Conditional use approval for 120 unit mixed use development at approximately 2150 South Main Street by Cowboy Development.** City Planner, Alexandra White, reviewed a presentation with the Council. A copy is attached and incorporated by this reference. The project is proposed as an urban style mixed use building. The main floor will have a commercial component which will most likely be restaurant or retail space. To the east of that will be tenant and leasing offices. In the rear will be a two story parking garage. There will be four floors of multi-family residential units. Sixty percent will be subsidized. There will be some rooftop open space on top of the fourth floor residential space.

Council Member Rutter asked Deputy Community and Economic Development Director, Frank Lilly if he recalled a study on the benefits to the City of having subsidized housing.

Mr. Lilly advised that in this type of center, with heavy emphasis on retail, the income profile of the person residing in these apartments tends to be younger, looking for establishment and shopping a lot. They have a high amount of discretionary income. They are not cost burden households. The rents are tied to thirty percent of their income which leave seventy percent to other things. The General Plan discusses a target for workforce housing and this projects will get them there. It is for families making less than fifty percent of the area median income. The Redevelopment Agency also has an obligation to make available housing money so a portion of the tax increment generated has to go toward housing. This project also hits that target.

Council Member Rutter also recalled a study done by the developers, or people in the business, that said a fast food establishment would not be a good fit in this location.

Mr. Lilly agreed and said if the goal is to create a mixed use downtown the best format is to have a vertically integrated mixed use building.

Council Member Beverly, in regards to parking, asked if the developers could somehow partner with UTA and offer reduce use rates to encourage the people to use the transit system.

Ms. White said it is an option to reduce the parking. She reviewed the parking plans for the project and said the developer is meeting all of the standards.

There was a discussion on parking for the project and the Central Pointe Condominiums to the West on Main Street.

Cowboy Partners representative, Dan Lofgren, explained that the project will be predominantly one bedroom units. He doesn't expect to have two bedroom units. They will be studio units and one bedroom units. He is comfortable that they are not only adequately parked but are actually extraordinarily parked. He believes the parking utilization rate at this project will likely be less than one car per unit. He cited some examples of their other projects that utilize less than one car per unit.

Council Member Snow asked what the analysis is that goes into deciding whether to do income restricted apartments versus market value apartments.

Mr. Lofgren said a lot of it is need based. He has several other buildings throughout the valley and they have long waiting lists of people want to get in. They have a great deal of experience with positive benefits of those households being able to live where they work. It's a very significant plus. These are not dysfunctional households but productive members of the economy. They are people early in their career or pre-professionals. They are in school working part-time and contributing members of the economy. Cowboy Partners are big fans of the mixed income concept which will be applied here.

Council Member Snow asked what the income restrictions are to qualify for rent at a reduced rate for this project.

Mr. Lofgren said the precise formula in this community is still being dialed in. The most likely scenario will be fifty percent of the units will be income restricted and the other fifty percent will be market rate. The restricted portion will be restricted to households between forty and sixty percent of AMI. Sixty percent AMI puts you just under \$30,000 dollars a year. That unit will rent at almost \$700 a month.

Council Member Rapp asked what the plan was for the rooftop terrace.

Mr. Lofgren said it will be a gathering spot and will have barbeques, maybe a fire pit. It will be social space where the residents can gather.

Council Member Turner moved to put this item on Unfinished Business on the December 9, 2015 Council Meeting.

MOTION Roy Turner
SECOND Michael Rutter

Roll Call Vote:

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

Council Member Rapp moved to adjourn City Council meeting.

MOTION Kevin Rapp
SECOND Ryan Gold

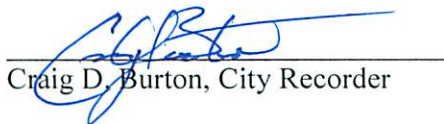
Voice Vote:

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

The meeting adjourned at 8:16 p.m.



Irvin H. Jones, Jr., Council Chair



Craig D. Burton, City Recorder

December 2, 2015

CITY COUNCIL - REGULAR MEETING
LIST OF ATTENDEES

<u>NAME</u>	<u>ADDRESS</u>	<u>REPRESENTING</u>
FRANCIS XAVIER LIU	220 E MORRIS AVE	SSL CED
Sharon Hawn	220 E Morris Ave	SSL Urban Design
Alexandra White	" "	GSL CED
Mike Florence	" "	SSL CED
SHANE CONRAD	2400 S MAIN	SSL FD
Terry Addison	2600 S. Main	SSLFD
NATE SMITH	2600 S. MAIN	SSLFD
Chris Wood	2600 S main st	SSLFD
Stephen Bain	2600 S main ST	SSLFD
Mike Jones	2600 S main st	SSLFD
Portia Mile	575 Millcreek Way	Self
MARK KINDZED	3576 S. TERRA SOL DR	SELF
Kyle Kershaw	220 E Morris	Finance
Fred Philpot	Bountiful	LYRB
Dennis Pay	220 E. Morris	Engineering
Corby Talbot	195 W Oakland Ave	Public Works
Don Holman	6440 S Wasatch Blvd.	Coastal Partners
Debra Quinn	2505 PERVOS WAY, S.C.	Coastal Partners/KIRCHMAYERS
Leslie Jones	235 W 3680 S	resident
BEN FENDEL	422 E. HAVEN AVE.	RESIDENT
JACK CAREWTH	2835 S Main ST	Police Dept. SSL
Dwayne Rith	2875 W. MAIN ST.	GSL PD
Hannah Vickery	220 E. Morris Ave	City Attorney