



CITY COUNCIL

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**South Salt Lake City Council
REGULAR MEETING AGENDA**

Public notice is hereby given that the **South Salt Lake City Council** will hold a Regular Meeting on **Wednesday, May 28, 2014** in the City Council Chambers, 220 East Morris Avenue, commencing at **7:00 p.m.**, or as soon thereafter as possible.

Conducting: Debbie Snow, District At-Large
Council Chair: Irvin H. Jones, Jr.
Sergeant at Arms: John Ferguson

Opening Ceremonies

- 1. Welcome/Introductions Debbie Snow
- 2. Serious Moment of Reflection/Pledge of Allegiance Kevin Rapp

Approval of Minutes

May 14, 2014 Regular Meeting

No Action Comments

- 1. Scheduling City Recorder
- 2. Citizen Comments/Questions
 - a. Response to Comments/Questions
(at discretion of conducting council member)
- 3. Mayor Comments
- 4. City Attorney Comments
- 5. City Council Comments
- 6. Information Chief Carruth
 - a. 2014-15 JAG Grant Overview – Body Cameras

Action Items

Appointments by the Mayor

Unfinished Council Business

- 1. Reconsideration of the Vacation and Alteration of a Portion of Truman Avenue, Burton Avenue and Alleyway, Previously Approved with Conditions on March 12, 2008. Paul Roberts
- 2. Thackery Garn 700 West Development Mike Florence
- 3. An Ordinance of the City of South Salt Lake City Council Amending Section 12.52.080 Permitting the Replacement of City Trees which have been Destroyed or Removed Paul Roberts
- 4. Administrative Code Changes Lyn Creswell

New Council Business

- 1. Adoption of the East Streetcar Corridor Master Plan Mike Florence

Public Hearing- 7:30 P.M. (Or As Soon Thereafter As Possible)

To receive input regarding the adoption of the South Salt Lake City budget for fiscal year July 1, 2014, to June 30, 2015.

- 1. Kyle Kershaw, for the City, to present information and answer questions
- 2. Open Public Hearing
- 3. Receive Public Input
- 4. Close Public Hearing

See Page Two for Continuation of Agenda

- 5. Discussion by the City Council
- 6. At Conclusion of Discussion by Council, Motion and Second by Council
 - a. To move action until a future specified meeting date;
 - b. To take it to a work meeting for further discussion; or
 - c. To take final action on the matter

Motion for Closed Meeting

In accordance with State Statute and Council Policy, one or more Council Members may be connected via speakerphone.

Those needing auxiliary communicative aids or other services for this meeting should contact Craig Burton at 801 483-6027, giving at least 24 hours' notice.

Each of the Deseret News and Salt Lake Tribune was advised of the Agenda of the Regular Meeting of the City Council to be held Wednesday, May 28, 2014, by fax transmittal of the foregoing agenda on Friday, May 23, 2014.

Craig D. Burton, City Recorder
Dated this 23rd day of May, 2014



Craig D. Burton, City Recorder

Citizen Comments/Question Policy

Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business. When a member of the audience addresses the Council and/or Mayor, he or she will come to the podium and state his or her name and address. Citizens will be asked to limit their remarks/questions to five (5) minutes each. The conducting Councilmember shall have discretion as to who will respond to a comment/question. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks. Some comments/questions may have to wait for a response until the next regular council meeting. The conducting Councilmember will inform a citizen when he or she has used the allotted time. Grievances by City employees must be processed in accordance with adopted personnel rules.

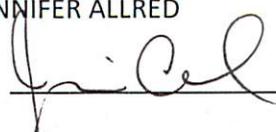
CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

The undersigned, duly qualified and acting City Recorder of the City of South Salt Lake, does hereby certify that on the 23rd day of May, 2014, pursuant to Utah Code Annotated Section 52-4-202 (1953), as amended, there was posted (at least 24 hours prior to the meeting time) at the regular meeting place of the City Council of the City of South Salt, written notice of the Agenda or the Regular Meeting of the Council, a copy of which is attached and incorporated herein as Exhibit "A". The undersigned does further certify that there was mailed or delivered to all persons shown on Exhibit "B", Notice of Agenda of the above mentioned regular meeting, a copy of which is attached hereto and incorporated herein.

Name: CRAIG D. BURTON
Title: CITY RECORDER

Signature: _____

Witnessed the 23rd day of May, 2014 by
Name: JENNIFER ALLRED

Signature: _____

CITY OF SOUTH SALT LAKE
CITY COUNCIL MEETING

COUNCIL MEETING

Wednesday, May 28, 2014
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 Debbie Snow

SERIOUS MOMENT OF REFLECTION/
PLEDGE OF ALLEGIANCE

Council Member Kevin Rapp
Opens meeting with Invocation

SERGEANT AT ARMS

John Ferguson

COUNCIL MEMBERS PRESENT:

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

STAFF PRESENT:

Mayor Cherie Wood
Charee Peck, Chief of Staff
Lyn Creswell, City Attorney
Paul Roberts, Deputy City Attorney
Kyle Kershaw, Finance Director
Ron Morris, Fire Chief
Jack Carruth, Police Chief
Glenn Smith, Urban Livability Director
Dennis Pay, Public Works Director
Mike Florence, Community Development Director
Sharen Hauri, Urban Development Director
Frank Lilly, Deputy Community Development Director
Mont Roosendaal, Fleet Manager
Aaron Wiet, Parks and Recreation Director
Kari Cutler, Promise South Salt Lake Director
Kristin Reardon, Court Administrator
Craig Burton, City Recorder

OTHERS PRESENT:

See attached list

APPROVAL OF MINUTES

May 14, 2014 Regular Meeting. Council Member Turner moved to approve these minutes.

MOTION: LeRoy Turner

SECOND: Kevin Rapp

Voice Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

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.** Mayor Wood reported that she received letter in the mail informing her that Finance Director, Kyle Kershaw, received the Certificate of Excellence in Financial Reporting for the year ending June 30, 2013, which is the highest form of recognition in governmental accounting and financial reporting.

4. **CITY ATTORNEY COMMENTS.** City Attorney, Lyn Creswell, advised that South Salt Lake is a member agency and part owner of Central Valley Wastewater Reclamation facility at 3300 South. The Board of that Agency is considering a significant development with a private party to expand the use in the capacity which has lots of legal, policy, and operational issues associated with it. He will come back and brief the Council on it once MOU is ready to be signed.

5. **CITY COUNCIL COMMENTS.** Council Chair Jones informed the Council that after the bidding process staff has selected Pinnock, Robbins, Posey & Richins to perform the audit. An engagement letter will be presented to the Council at the next meeting on Jun 11, 2014.

Council Member Snow reported that she has been reading about Santa Barbara shooting. She offers her condolences regarding the events that happened over there. It is shocking to see that kind of violence and rhetoric that accompanied it. Violence against women is never acceptable. On some level all of us have to do our part to combat violence against those who are perceived weaker. She hopes they will heal and know that our hearts are with them.

6. INFORMATION. 2014-2015 JAG Grant Overview – Body Cameras

Police Chief, Jack Carruth: In the process of applying for 2014/2015 justice/ assistance grant – JAG Grant - typically we receive those every year for \$30,000.00 to \$35,000.00 worth of funding – earlier you tasked me with testing body cameras I would like to, with respect with the budget challenges, request that you allow me to suspend that testing until next year, to use this grant for \$33,000.00 to apply toward that purchase and make that

request to you again in the 2014/2015 fiscal year. I believe I prioritized earlier what my intentions were. There is a Taser program that I felt is a bigger priority than actual body cameras, with technology forever changing and not being ready to implement body cameras that would not benefit the city budget, suspend that until next year.

Council Member Gold – So, you are leaning towards purchasing the Tasers rather than the body cameras?

Chief Carruth – Yes, I would prioritize the Taser program over the body cameras, at this point.

Council Member Snow – The information, the JAG Grant that was put in our drop box...

Chief Carruth – Would be for 2014/2015 fiscal year which I would apply to the purchase of body cameras. In addition to that I also have an asset 450 grant for \$5,000.00 grant that I would also apply towards body cameras which would roughly by a total of \$38,000.00 applied towards that purchase.

Council Member Snow – Does anyone have any questions? Thank you, Chief.

Chief Carruth – Thank you.

The Council then moved to Unfinished Business on the Council Agenda.

ACTION ITEMS – Appointments by Mayor – moved to later in the night

UNFINISHED COUNCIL BUSINESS

- 1. Reconsideration of the vacation and alteration of a portion of Truman Avenue. Burton Avenue and Alleyway previously approved with conditions on March 12, 2008.** Deputy Attorney, Paul Roberts – The applicant has asked that the Council continue this to later date. Not a specific date, but just continue it. They made that request.

Councilman Rutter moved that this item be moved to a later date

MOTION: Michael Rutter

SECOND: LeRoy Turner

Voice Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

2. **Thackery Garn 700 West Development.** Community Development Director, Mike Florence – Good evening, Council members. We have presented this project to you a couple of times in work meetings and with our last regularly scheduled meeting. This evening we have an ordinance before you for a zone change and approval of the master plan which essentially becomes the zoning document for the Thackery project. So if you have any questions or would like a further presentation, I am available at this time.

Council Member Snow – I sent out an email earlier this week talking about the green space issues and the Jordan River Commission and their opposition to this development. I was wondering if you could speak to that

Mr. Florence – I did some research on their blue print Jordan River that they came out with 2 years ago and their recently published best practices, river front communities. So, if you look at where this project sits in relationship to the Jordan River, the Jordan River document divides their separation distance between the river to the development into 3 different sections: Bronze, Silver and Gold. So, this project at its closest point to the river is about 125 feet and that is only over a 100 foot distance that falls within that silver section. The rest of the project is anywhere between 200 to 700 feet away, so it falls on average within that gold category. So, as I looked at the blueprint Jordan River document, I see where we meet the intent of that document. If you look at the guidelines for that, we meet almost every one of those. We are working with the developer on storm water discharge. Sharen and I and some other city staff, walked the trail this week with an ecologist and he had some good recommendations. If you look at our flood plain, this is outside any flood plain area, which is one of the policies of the Jordan River blue print. The blue print Jordan River document says: “Any property within a flood plain should be preserved for open space” and this property lies outside of that. As far as their land use policies are concerned, regarding the Jordan River, it says “All undeveloped land within the flood plain and land that has wetland or habitat restoration, creation, or preservation potential should be preserved as open space” As we walked the property with that ecologist, he said this property has no ecological value. Any ecological value to this property would have to be created/ man-made as part of the property. Other policy areas that are planned for development that conflict with policy points should be priority areas for land acquisition and protection. This does not conflict with flood plain. “Any land within the river corridor that is not designated as open space or recommended for preservation in policies 1 or 2 should be subject to the application of strategies for low-impact development” The ecologist told us that, office flex space is low impact. The highest impact for the property would be to put residential next to the river. And you are going to see less people trampling over the open space areas, you are only going to have people there during business hours, so this is a low impact development. I hope that answers some of your questions.

Council Member Snow – That is helpful. Let me also ask than, have you guys followed up with Salt Lake County on their announcement not to grant a tax

increment for the developments? Has that been resolved? Will this development going to be...

Mr. Florence – We haven't reached out to them yet. I think we will prepare a document that says this is how we meet the intent of the blue print Jordan River document and hopefully reach out to them and have those discussions.

Council Member Snow – So, we don't know basically, at this point, whether they will qualify for that kind of incentive or not.

Mr. Florence – We don't. We haven't talked to them but we have a good argument that we would meet those requirements.

Council Member Snow – Does anyone else have any questions?

Council Member Gold – So, It is just that one area that runs real close to the river where we are silver just for a minute?

Mr. Florence – Yes, for 100 feet.

Council Member Gold – And then Silver is still good then?

Mr. Florence – And then we actually move into Gold for 75% of the property

Council Member Gold – For Silver they won't tell us No?

Mr. Florence – No.

Council Member Gold - Okay

Council Member Snow – I am interested to know if there are members on the council who were interested in trying to push for green space in that portion, that closest portion there, along the west end side.

Council Chair Jones – Not at this time

Mr. Florence – The developers added another 5 feet. So that buffer is now 15 feet. Now that they have dialed in the engineering a little bit more with actual surveys. 15 feet will be the total buffer width. So, they have picked up a little bit more. This is the last phase of the development if the council decides they want to try and buy some later on, they can work with Mr. Christensen at that time, and see if he is willing to sell.

Council Member Turner – With the conditions of the City Budget at the present time, I don't think we have any money to buy the additional green space. And like you said if we want to do something later on and we find that we have some money that we can buy than we can open that door later. But right now I am very concerned about that.

Council Member Snow – That’s fair. But I just remembered an idea, last week proposed by Council Woman Beverly maybe shifting their green space requirement from inside plazas over perhaps towards the river. Is that an option?

Mr. Florence – Well, our city ordinance requires us certain percentage of landscaping for each type of use so for example, apartments are required 30% of their own open space, flex-offices components are required to have 10%. We are going to be bringing the development agreement back. I guess you could exchange those rights or something through the development agreement. But I would like to stick with what the city ordinance says to have that open space for the particular uses. I think with 288 apartments, I think you need to have that 30% open space for them.

Council Member Beverly – Debbie, I just want to clarify too, I felt better, we received an email this week from Sharen, referring to this and I felt a lot better after this email that we were on track, compared to the original information.

Council Member Turner moved to approve the ordinance changing the zone district designation from Commercial General (CG) and Residential Multiple (RM) to Master Planned-Mixed Use (MPMU)

MOTION: LeRoy Turner

SECOND: Ryan Gold

Roll Call Vote:

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

3. An ordinance of the City of South Salt Lake City Council amending Section 12.52.080 permitting the replacement of City trees which have been destroyed or removed

Council Member Beverly moved to adopt this ordinance.

MOTION: Sharla Beverly

SECOND: Kevin Rapp

Roll Call Vote:

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

4. **Administrative Code changes.** Mr. Creswell – So this is largely a cleanup. There were some things that were in your existing code, positions that no longer exist or we don't have in staff. So what we did, we update a list of those that advise and consent to the city council. Also, there is some statutory language that needed to be in our ordinance by state statute and I have included that. This has been in front of you a couple of times but we did give it to you as new business, last council meeting; so, it's unfinished business that we are ready to move forward on.

Council Member Snow – Okay. Does anyone have questions about the ordinance changes on the Mayor's ability to appoint the Director of Human Resources and then there was, in addition to that, there were other title changes within it?

Mr. Creswell – Some title changes and we have added some positions that weren't previously on it; as part of the Mayor executive or administrative team.

Council Chair Jones moved to approve an ordinance amending and updating the South Salt Lake Municipal Code Title 2 regarding appointed positions and recognizing the Mayor's ability to appoint a Director of Human Resources.

MOTION: Irvin Jones
SECOND: Michael Rutter

Roll Call Vote:

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

The Council then moved back to Appointments by the Mayor on the agenda

APPOINTMENTS BY THE MAYOR. Mayor Wood – I have one appointment. In conjunction with the administrative code update, we discussed changing Paul's status to an appointed position as Deputy Attorney for the City. With Lyn's restructuring of his department and contracting out prosecution, it will free a portion of Paul's time and he will be able to focus more on performing more duties for the RDA, as the RDA's attorney and feel that fits in with the appointed position. So, I would present to you, Paul, for advice and consent to Deputy City Attorney.

Council Member Turner moved to approve the appointment.

MOTION: LeRoy Turner
SECOND: Michael Rutter

Roll Call Vote:

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

The Council took a three minute break before starting the public hearing.

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

To receive input regarding the adoption of the South Salt Lake City budget for fiscal year July 1, 2014 to June 30, 2015.

Finance Director, Kyle Kershaw – As we discussed for the past several weeks it was a difficult budget this year to put together. A lot of obvious demands on the budget and as always not enough revenue to go around and so some very difficult decisions were made to arrive at the budget we have. Just quickly we have a general fund budget at the amount of \$27,214,735. Like I said this is the proposed budget to you. And I am going off those tentative budget information. We have a lease equipment service fund in the amount of \$328,600.00; a sales tax service fund of \$360,000.00; a capital improvements fund of \$3,754,200.00; a water utility fund of \$2,342,000.00; a sewer utility fund of \$1,475,000.00; an ambulances services fund of \$1,181,000.00; a housing fund of \$309,939.00; and, an insurance reserve – internal services funds \$595,000.00. SO, the total City budget for all funds, excluding the redevelopment agency is \$37,380,474.00. Just briefly, to hit some of the highlights the public may or may not be aware of, is that we are proposing an increase in garbage collection fees of \$2 a month, there is a proposed increase in business licenses for \$223,000.00 approximately, also there is an elimination of a city benefit, a cash out for unused sick time, that nets us about \$135,000.00. The sum of these three items is proposed to fund a step increase of 4% for public safety employees and a 3% increase for the rest of the city employees. We are going to utilize approximately \$2,000,000.00 of class C road funds for various projects through the city. We are proposing approximately \$1,221,000.00 of city option sales taxes be transferred to the RDA fund, most of it is for debt service on bond and about \$280,000.00 for economic development purposes. We’ve eliminated three grant funded police officer positions and there is an increase request for one FTE for property management purposes and one part-time position. In the Capital Improvements fund we are advocating about a \$1,265,000.00 city option sales taxes for economic development, street lighting projects, the streetcar operation maintenance commitment that we have, some enhancements to sidewalks, curb and gutter repairs and replacement; and to, a new website with the intent to make it more business friendly and accommodate online payments easier than we are able to do now.

The following items are changes that we know, that have come to our attention, thus far through discussions with city council and some items that have come up that we are opposing that would change this tentative budget by these programs. We need to make a

slight adjustment in our DARE program of about \$1,200.00 and that is because there is a new state law that we have received funding from the state and it's based on taxes on alcohol, beer mostly, and the new law says that we have to apply; I believe 10% of that, to preventative type programs. Our DARE program qualifies for that. We currently fund it at about \$6,000.00 or \$7,000.00 we need to go up to about \$8,000.00 just to meet the requirements that 10% rule. So, we are advocating a slight increase in the DARE program and we will make that up by a cut to where we are allocating that beer tab money. As Chief Carruth told you, this JAG grant came in after we presented the budget to you, so we will be including that JAG grant in the capital improvements fund, there will be a revenue in police equipment line item in there for that of approximately \$33,000.00 for the JAG grant and that equitable sharing grant that he mentioned for the total of \$38,000.00 that he discussed earlier. Through a discussion with city council we are under the impression that you would like to eliminate the vehicle in the capital improvements fund that was year marked as the Mayor replacement. We also, there as a couple of issues that have come up, as you know we are going to get the apartments demolished, just over there in Millcreek Gardens. We have gone to a bid process on the asbestos mitigation, the place is full of asbestos and we just had a meeting earlier this week, a pre-bid meeting, and it was conveyed to us by our consultant that we are using and by the firms bidding, that it would be much better if we could have a start day of this project about three weeks into June because all of the mitigation contractors are tied up with projects right now with the schools. Schools get out of sessions, they hurry and do projects for the schools and they finish those projects. They say that if they bid it now, it is going to be a lot higher with the start date immediately than one that would be at the end of June. We thought it was a good idea to get the best price possible waiting two or three weeks for us isn't critical. But what it will entail now is that we have to push most of that asbestos mitigation into next year's budget because we are not going to be using it this year because they may only get onsite the last week of June. So we will have one week of mitigation costs in the current fiscal year but we have to push four or five weeks into next year. So there is going to be an adjustment on that demolition that we will put together before the next meeting. Also, there was just a data input error that we inadvertently decreased a training account in the fleet in the date entry, we need to increase that by about \$6,000.00 I believe. But the good news is we can fund that because as you heard earlier the audit service RFPs came in and we will be paying less for our audit than we were previously. And we would just propose that we transfer some of that money over to this mistake that was made in the training budget.

Also there is one other item in the capital fund, and this is my error, I apologize, when I was putting together the ambulance budget I forgot to, didn't forget, it just got by me, that we need to budget \$30,000.00 more of revenue in the ambulance fund this were for bills that get written off by our billing agency, we send to collections and the collection agency is able to re-coup about \$30,000.00. I neglected to put that in the ambulance fund as revenue. What the result of that will be that there will be a \$30,000.00 less subsidy from the capital fund over to the ambulance. So, it will save you about \$30,000.00 in the capital fund on that. And that just came into my attention today and I apologize for that mistake. There are a couple of other items out there that we still do not know about that we hope we know in the next couple of weeks. We still have our liability and property insurance rates that we are waiting for we tried to estimate what a possible increase would be and include it in the budget that you have but we are just not sure until the

actual numbers get in, and also we have property tax, certified tax rate that will be coming. It was not available as of this morning that is going to change the amount of property tax that we will estimate as revenue and we will wait for that get in and that may go up, it may go down and we will have to make adjustments accordingly of what that information will be.

Getting back to the issue that has taken a lot of your time on deliberation as we discuss is the business license proposal for the fee increase. I want to give time to Paul and Mike, who have some additional information that they want to share with you and after they are finished I don't have anything else to present prior to you receiving comments.

Deputy City Attorney, Paul Roberts – Good evening. After the work meeting last week, we have put together based on the council recommendations a new set of 2 sheets. There was a minor correction that I noticed today, on this sheet were we have the multi-colored, the blue, green, orange purple and red, I accidentally put for the single family good landlord proposed fee, I put \$51.00 instead of \$61.00. That was an arithmetic error on my part. It is actually \$61.00 as the proposed fee 154% increase, rather than \$51.00. That was the only correction. As I mentioned last week, I extended an invitation to Paul Smith, he is the executive director of the Utah apartment association. He submitted an email that I forwarded to you a couple of hours ago and he is also here. Since we invited him, I don't know if you want to give him an opportunity to address some of the landlords concerns, if you want to do it now or wait until the public comment. I think it would be good to have some more time to get their perspectives, considering he is representing hundreds of business owners in the city.

Council Member Snow – We are interested in hearing from Mr. Smith, for sure. I'm open to having him come forward at this time.

Paul Smith, Utah Apartment Association – Thanks so much. Thanks for letting me come tonight; I just want to thank you for your service. You know it's a thankless job being a public official and growing up the son of a Mayor I know about it and really appreciate all you do. It is a frustrating and difficult career, or hobby, that you have chosen. And, I want to thank you. I also want to tell you how good your staff to work with landlords. Over the years we just have great relationships with Paula and Lyn, Officer McCullough and Michael and you just have been a really city to work with and I want to thank you for that. So, I appreciate being asked to come tonight and comment to you about this business licenses fee increase. My first reaction was listen, we ought a look at, if South Salt Lake is making a proposal, they have always been a good partner, let's go look through these numbers and see if they are reasonable. And, one of the comments that I heard was that these are modest increases and I just want to start off: I don't believe they are modest increases. When we look at single family rates going up 154%, four-plex rates going up 154%, duplex rates going up 102%, those are not moderate increases. But the biggest problem isn't that they are not moderate increases, the biggest problem is that you are taking away a partnership that landlords have invested in. And landlords have been asked to do a lot in the last 8 years here in the city good landlord program. You have asked them to do better background checks on tenants, they have. You have asked them to evict problem tenants quicker, and they have. And that as resulted in a 25% decrease in your crime rate in 8 years. It's phenomenal! So, they have really stepped up at your

request and done great things; and so, I just want you to understand that budgets are tough and I know that you don't intend this this way, but the rental housing community sees this as a slap in the face. Here we are. We've come partnered with you and 8 years into it when we have reduced the effects of rentals on your city, when we've reduced crime 25%, and you raise our fees 154%-102%. I want you to understand, I know you didn't do it on purpose, we know budgets are tough but I just want to plea with you, please don't do this. Now there are a couple of reasons; number one is it is a slap in the face. Second, the legislature right now in their interim session is working on the disproportionate fee ordinance. This act will create such negative feelings for particularly for legislatures that don't like disproportionate fees and don't like disproportionate rental fees that I predict that you will lose this next year. If you take, it's about \$120,000.00, I don't know the exact amount, if you take another \$120,000.00 from landlords to fund other services that your city, that you want and that's okay, but if you take that money, you are going to lose more money in the long run because the legislature is just going to take this away from cities. I don't speak out of hand here, every year the legislature slaps down cities that over zealously diminish property rights or charge excess fees. So, that being said I would ask you to pull this out of your budget to not do any increase and then I will open it up for questions, if you have any.

Council Member Snow – I have a question

Mr. Smith – Please.

Council Member Snow – I don't know if being the director for the apartment association for Utah if you have looked at the rates charged by all of our sister cities and neighbors. What we have examined is that every other community around us is charging more than South Salt Lake. At least, within this valley.

Mr. Smith – Your disproportionate fee is the highest in Utah. So, your fees of \$24.00 a unit are the highest fee of anyone in Utah.

Council Member Snow – That is not the document that we received. Am I right?

Council Chair Jones – Disproportionate fee but perhaps not total fee cost to the landlord.

Mr. Roberts – When I was doing my survey last week, it sort of depended on the type of rental unit, as well. I think North Salt Lake was the highest, I think they were \$26.00 plus a base fee. Now, I believe North Salt Lake doesn't charge for single family duplexes, so of course than we have a higher fee for single families. But I think for the apartments, we would be second, right now, as far as the 24%-26% we have not charged a base fee in the past, and that is one of the proposals is to start charging a base fee in addition to the per unit fee.

Council Member Gold – Just to put this into perspective, when you start to throw out percentages, it looks really high, when you say 150%...

Mr. Smith – It is really high.

Council Member Gold – Really high if they were paying anything. But, Paul, what is the actual dollar increase that we are proposing?

Mr. Smith – I can help. It goes from \$24.00 for a single family home to \$61.00. It goes from \$48.00 for a duplex to \$97, it goes from, something like \$90.00 for a 4-plex to almost \$250.00. So, you know, this may seem like not a lot to you but for someone who takes major risk in providing housing to the working class, much of your rental housing in South Salt Lake is for the working class. And, they are not top dollar rents; they are not what we would consider “A” properties. These are properties that house the working class and the owners that take risks on these and have to deal with repairs and maintenance and they sometimes sit empty longer because they are doing extensive background checks and they have to have higher standards and they evict people earlier. Rather than some slam landlord who just keeps collecting the money and look the other way. They do those things because you asked them to. And for you to raise fees after they have been so incredibly successful in helping you reduce your problems, at any levels, it is unconscionable.

Council Member Rapp – We have not raised rates in over 8 years...

Mr. Smith – I would say that the landlords have reduced costs dramatically over 8 years, so you probably should be going the opposite direction on fees. If landlords by their actions have reduced impact to the city, if they’ve reduced crime 25% you ought to be giving them a discount, you ought to charge them less. We are not asking for that, of course. We are willing and comfortable to pay what we have been charged the last 8 years, but please don’t raise our fees. We are your partners. We have been helping you reduce crime and solve problems in your city. And partners, frankly, don’t treat each other like this. We don’t raise fees 154%.

Council Member Snow – Back to what I was stating before, our current per unit fee is \$24.00 per unit with no base fee. As I look at all these other jurisdictions around us the minimum for like a single family home currently in South Salt Lake to rent a single family home you pay \$24.00, everywhere else the lowest one I see is \$83.00 and then they go up to \$150 and up, for a single family home. So, as I see it, bare minimum our sister jurisdictions are charging \$80.00 plus and we are at \$24.00.

Mr. Smith - But none have had the success that you have had here at South Salt Lake. None have seen a 25% reduction in your crime rate because of the good landlord program, like this city as.

Council Member Snow – We appreciate what you have...

Council Member Rapp – We appreciate what you have done. The problem with it is there’s still quite a number of apartments out there are, quite frankly, real nuisances. Just to give you an example, I live next to a duplex that had the police called on them 31 different times in the 18 month period. Now that did cost the city quite a little bit of money to service that situation and that was part of the reason that the fee increase got proposed because the largest single business entity in South Salt Lake is rental and they do cost a lot for our police and fire.

Mr. Smith – But the reduction is 25% in total. I can't do anything about the 31 but the city can. They've got tools, they can kick people out of the good landlord program, they can fine, they can lean, and they can do different things like that. Ad having the other landlords being so cooperative and successful actually frees their time to focus like a laser beam on those bad properties and no one wants bad properties, we certainly fight against them and want to give you the tools. Let me just give you a couple of examples: You asked us, as a city, for tools that weren't available until the apartment association went to the legislation and got them for you. I tell you what they are: You wanted the ability to charge, this is 8 years ago, regulatory business licenses on single family and duplex. Up until 7-8 years ago, that wasn't an option. We went with you up to the legislature and said that is okay, some very skeptical landlords in the legislature and conservative law makers, said why are you letting cities license the ones they choose, I said, cities like South Salt Lake have a lot of those and we need to let them regulate them and they will keep the fee low, they have it for \$24.00 and so you don't have to worry about this. Now that you are starting to jack the fee you are making the point that those opponents had in the first place that cities once they have the camel nose and the tent, it's all downhill from there. That's one change. The second is, you used not to be able to do inspections on single family and duplexes, we went to legislature and said we know there is lots of concerns with cities inspecting single family duplex, we still think there are problems in some cities and want to the tool of inspecting single family duplex units. We went as your partner and got those changes for you. As a class we are not like everyone else, all these other businesses. We are a more committed and successful partner in helping you solve problems and create new tools for you than I would say, any other group of businesses. We are unique and deserve unique treatment.

Council Member Rutter – Are you in favor of the good landlord program? Do you like it?

Mr. Smith – The good landlord program is a response to disproportioned fees. And, there are two options: number 1 is we as a state do away with disproportioned fees; that is what most landlords favor. I am more of a moderate and I say cities need tools to deal with the bad landlords, looks like your neighbor, and so the only way we can give them tools is to allow them the hammer, if you will, of disproportioned fees as long as they give good landlords discount to all the other good guys. So, the program wasn't designed as a stand-alone, we want a good landlord program, it was in defense of the disproportioned fee that defends landlords against them and actually allows to you to keep them. I just can't think that you would lose them completely if it wasn't for the good landlord program and if it wasn't for landlords over the years, even sometimes through the chagrin of the conservative law makers and the property rights people, up on the hill saying, no, no, no, let the cities do it, if they do it in a reasonable manner they should have tools like this.

Council Member Rutter – My neighbor has no landlord program so we need to have a remedy to take care of...

Mr. Smith – You can charge him on the high end.

Council Member Rutter – We can't discriminate!

Mr. Smith – Of course you can.

Council Member Rutter – Take the fellow that is not on the good landlord program and raise its rates?

Mr. Smith – Of course you can.

Council Member Rutter – And not raise anybody else’s rates? Ah, come on!

Mr. Smith – That’s what the whole concept of disproportional study is. You can charge high fees to your bad landlords as long as you give the good landlords a discount.

Mr. Roberts – And just to address that, Councilman Rutter, for the people who are not on the good landlord program, the fees are at the maximum that the study permitted and that is as an incentive to get the people on to the program.

Council Member Rapp – Which is how much?

Mr. Florence – For a single family home is \$375.00

Mr. Smith – So the difference between \$24.00 and \$375.00 is significant

Council Member Snow – Sure. That is why we appreciate our good landlords, we do. I think we have a comment from council member Gold.

Council Member Gold – Paul, what does the legislative agreement that you helped get state on the people that are on the good landlord program and not? What does it say that the rate needs to be?

Mr. Roberts – Legally it does not specify what the rate needs to be.

Council Member Gold – What does it say?

Mr. Roberts – It says that, and can’t quote that, it basically says that you have to offer a discount through the disproportional fee in exchange for someone’s...

Council Member Gold – In your opinion are we not honoring that agreement that is on there?

Mr. Roberts – Legally you can do this. It’s a policy question.

Council Member Gold – Is this a discount?

Mr. Roberts – Yes, it is less than the maximum.

Council Member Gold – Okay.

Mr. Roberts – It is a policy decision

Council Member Gold – So you are getting a discount. You went to the legislature, you helped adopt this and now you are arguing that your discount isn't... What? What in your opinion is not a discount, any longer?

Mr. Smith – I am arguing that raising our fees after this successful implementation of the good landlord program that as reduced you crime 25%, is inappropriate. I am arguing that the legislature is already this close to repealing all disproportioned fees, including disproportioned rental fees because cities abuse them and use them to exact extreme fees from property owners. And, if you do this, you are going to lose... I think you are going to lose the whole...

Council Member Gold – I don't think... I don't agree that this is an extreme rate.

Mr. Smith – 154%.

Council Member Gold – Okay. 154% what is that? What does that equate to a monthly...?

Mr. Smith – I didn't come here to argue, I just came to...

Council Member Gold – By \$2.00 a month for a tenant?

Council Member Rutter – Debbie just said what it was, she was right.

Council Member Gold – So what is like? \$2.00 a month for a tenant?

Mr. Smith – I didn't come here to argue with you. I came here to express our...

Council Member Gold – You did. You came to express that we are raising the rates.

Mr. Smith – And ask you not to.

Council Member Gold – Through an agreement that you helped adopt

Mr. Smith – The \$124,000.00 that you raise here is not worth the long term consequences.

Council Member Gold – You helped adopt it. You wanted something that was more concrete, that it had to be 80/20, maybe that should have been in there but right now we are in full agreement and I think we are beyond a discount of what we are charging those that are not on the good landlord program. We have some that are \$375. We have some that are, what? What was it \$80.00? That's a discount to me.

Mr. Creswell – I think we have spent enough time on this item.

Council Member Snow – I think we should move forward. But we do appreciate you coming and your perspective on it and we are grateful for that. Thank you!

Mr. Roberts – Mr. Smith appeared as a courtesy, we have a good working relationship with Mr. Smith. He and I are in constant contact whenever there is an issue with a landlord or something the city is doing. It has been a very good relationship. What we are hoping tonight, when you have your budget discussion, if we can get some direction on whether to bring to you next time an amendment to the consolidated fee schedule, which would include changes whether for businesses or for landlords, just let us know what you want us to do and we will bring it back next time.

Council Member Snow – Okay. Before we discuss, though, I am going to open it up to the public hearing unless you have remarks at this time? Okay. So, we will open up for a public hearing on our budget, not just the fees on the business license fees we discussed but also our overall proposed 2014/2015 budget.

Council Member Snow opened the public hearing at 8:00 p.m.

Lee Hedgcock – My name is Lee Hedgcock. I live at 314 Park Creek Lane. In looking over the budget, with the police and their accounting of the money that they say that there is a part where they says narcotics and the money that was seized from them, it shows for the past 4 years as a zero. So, I don't see how they can have a zero recordings of money that was collected with regards with narcotics seizures. Also that the trees that apparently that had a hard start, it doesn't look like they are doing well. I live on Park Creek Lane. I live by the street that comes off of Fitts Park, and \$10,000.00 for trees might be a little under.

Council Member Snow – I am sorry, what trees are you talking about?

Mr. Hedgcock – Along the stream that comes out of Fitts Park. We all call it the duck park but its Fitts Park, as it goes behind... because there is a lot of houses right there it is going to be really difficult for trees to actually be worked on. It looks like it's going to be a challenge.

The public hearing was closed at 8:02 p.m.

Council Member Rapp – I had one question for Kyle, I guess. The cleanup fees; did they come to final conclusion of the bag/box/bundles fee? I thought that was less than what we were paying for the trailers. Has that been accounted for?

Mr. Kershaw – I don't think we have come there's been a conclusion, which I think, from my impression, that there is a direction that seems to be consensus of how to go but I guess we would want some direction. We haven't made any changes; obviously, we can though in the next couple of weeks to address whatever the direction is from the counsel. Council Member Rapp – So you just want a general consensus from the counsel?

Mr. Kershaw – We would like some direction as what you are comfortable voting for in a budget. The bag/ bundle and waste and we will put that number in, which is about \$10,000.00 less than what is in there now. We would make that adjustment if that is the direction we get from the counsel what you will vote on.

Council Member Snow – Okay. Councilman Rutter.

Council Member Rutter – I heard from citizens they want Spring and Fall cleanup. Bundle, bag and whatever else, boxed is the way to go. And that was included in the proposal from ACE. Is that correct? The \$2.00 would cover that?

Mr. Kershaw – Yes, the \$2.00 that we are proposing would cover either program. We just don't know we don't have it down to the penny, exactly waiting for what we are going to do on the both ways?

Council Member Rutter - Is there any member of the council that is opposed to Spring and Fall cleanup? Boxed and bagged? Close to those words. Everyone is in favor of that? Is that what we have heard from citizens? That's what we all feel comfortable and that is the approach that we want you to go.

Council Member Gold – This was going to be an enterprise fund, right?

Mr. Kershaw – What the budget would bring to you would be an enterprise fund with all the fees in there and then extract the waste collection costs out of the other budgets into this enterprise fund and we will also include in there, the final program on the bulk waste. I guess I am getting the impression that you want the boxed/ bundle program in there for Spring and Fall.

Council Member Snow – We came to a consensus on that. It costs less than the dumpster program, it is still curbside pickup, it does require people a little extra effort to box and bundle but is less money and it is still curbside. So, it was out of consensus that...

Mr. Kershaw – okay. We will include that in the budget, in the new enterprise fund that you will vote on.

Council Member Snow & Rutter – Thank you.

Council Member Snow – I had a question about the demolition of the apartments. I feel like I never heard what the exact plan is for that property, once the apartments are demolished. I don't know who I should direct that. Mayor Wood?

Mayor Wood – We researched and found out that there were CBG funds that were utilized to purchase the property, so it really puts restrictions on what we can do. We have set down and had a couple of conversations of what is the need, is there any additional storage needs that the city has. We talked to the police, at one point in time where it was discussed expanding the park, that portion, but due to crime prevention through environmental design the police really say that would cause them a lot of extra patrol issues, back there. So we really haven't settled on anything. It would definitely be something that we would bring to you but there are restrictions that will really going to tie our hands on what we do with it.

Mr. Kershaw – The other thing that makes the property a challenge is that we have to keep a right-of-way going out there because of the water department has a well up there.

Currently it is not functioning but they still have rights, water rights to that well and we have to keep a city right-of-way to get to that facility that is at the extreme east end of the parcel. So that is another thing that makes this property a challenge to deal with.

Council Member Rutter – Down the road, Mayor, is it possible that we can purchase from the fund that property? Get it out of the CBG fund? Is there a way?

Mayor Wood – Frank Lilly did a lot of the research on that, I don't know if he is prepared to answer that. We can definitely...

Mr. Kershaw – My impression was, Yes, you can certainly do it but we would have to repay the amount of CGB we utilized plus an interest component on there. And, I think we utilized about \$800,000.00 of CBG to purchase that so we would have to repay \$800,000.00 plus interest back to ultimately HUD, I guess, or the County and that makes it prohibitive for you to flush it out.

Mr. Lilly – The County also gave us an option and HUD had actually reviewed this, the HUD's Administrative Director in Denver. They gave us the option of finding equivalent housing at that value plus interest. I mean, it is a tough proposition for us; we can either build affordable housing in that amount somewhere else or rebate them. Refund them for the cost. So, the lesson is do not buy real property using CBG funds.

Council Member Snow – Councilman Turner has a question.

Council Member Turner – Can we apply the remediation cost against the total reimbursement?

Mr. Lilly – That is a good question. And, I do not think so.

Mr. Kershaw – The one thing we are sure of is that we are trying to extract ourselves from being in the landlord business for residential. It is just not something that our City is prepared to handle. Normally cities or counties will have a housing authority that will deal with something like that and as it was brought up earlier, that property was originally purchased 10 years ago with the intent to make the park bigger after we were able to borrow some money to acquire the property, used CBG funds to service the debt on it. At the end of 5 years, I think it was a 5 year note we took on it, the property was going to revert to Parks, that's why CBG was used, was because park space and acquisitions and improvements are a very allowable and desirable use of CBG funds. Back in the day, a city council decided to that. Now, what has happened over the past few years is that the police department has concerns about patrolling it and law enforcement. Neighbors along Gregson Avenue are concerned about having park space behind them that is dark and secluded and inaccessible. So, it has changed. Also, I have to bring up, originally these apartments were acquired not only, in the hope of some day making additional green space, but they were a nuisance apartment at the time... They would have not qualified for the good landlord program. There were a lot of drug issues and other law enforcement issues. So, the city council at the time said this was a good way to kill two birds with one stone. As the Mayor said, we have a couple of interesting ideas of what to do with the property that would still fit within that park use. Maybe as maintenance facilities and reclaim park space on the other east side of the park for open space. These are just very

preliminary discussions that we've had regarding that property but, again the first thing was to eliminate the liability of being a landlord over there. I have to say, this does not solve the problem, we still have another single family home in a 4-plex that the city owns, that we were going to get out of this in phases. But this was the biggest item, it was a 12-plex, we were losing our property management over there because the advice to us was to plug money into them to raise the rent so you get a different clientele or let it sink back to a nuisance situation. So, we elected, as an administration, to get out of that part of it. What will do is demolish it and scrape it down to the dirt and then go through a process of what is the best use for that over there, which council would obviously be involved.

Council Member Snow – I guess, in all honesty, I mean \$66,000.00 is kind of a good chunk of money. I prefer the chicken before the egg, or the egg before the chicken, in that I would prefer not to make the expenditure until we have a plan, as to what we really want to use the property for and we are all on board and thinking “okay let's spend the money”. Otherwise, I know other places in our budget where we can spend \$66,000.00.

Mr. Kershaw – As of right now, all the tenants have been evicted, as of about January. It's an empty shell of a building. We went over there earlier this week because we had a meeting with contractors and it is already tagged with graffiti, there are transients that have knocked down doors that are squatting on the property. In our opinion, getting it down fast and getting down to dirt is going to eliminate a lot of future problems.

Mr. Roberts – And part of my role at the Attorney's Office is Risk Management. It is a pretty significant attraction of nuisances, there is no real value in the building and I can imagine a use for it for anything. So, it would be wise to eliminate the attraction nuisance and just get rid of it.

Mr. Kershaw – Again, I appreciate your concern, since it is a lot of money and it kills me to have to pay that much for whatever asbestos mitigation will be. But it is something we got into and now we are trying to and now are trying to find the best way out of it.

Mr. Lilly – One last thing, sorry. We, as a staff, are embarking on a Parks and Recreation master plan, this summer. In fact, we are starting on this here in the next few weeks and I think that is probably a good venue to get the community involved and to try to articulate a vision for that piece of property. I think we will be moving farther rapidly on resolving that unused piece of property. As your housing expert, for what is worth, it is never a good idea to have a vacant piece of property that is just sitting in a neighborhood, for the reasons that Paul mentioned but also, for the sake of the neighborhood. If it is a marginal piece of property, it is almost always better to just tear it down and leave it vacant.

Council Member Gold – This is just a question. We are publicly budgeting \$66,000.00; we are postponing the bidding because some companies are busy with schools? Are all companies busy with schools? And we are publicly making \$66,000.00 has our budget. How does the bidding war go?

Mr. Kershaw – First of all, we have an engineer that has gone through and done a survey of the asbestos and other hazards. What has happened on this is, that \$66,000.00 we

thought that was going to be for ultimate demolition, knocking down the walls. We are going to find out next week what the mitigation costs are going to be on the hazardous materials which we have to do before we demolish it. There were 6 bidders that have responded to our notice. All 6 of them indicated that they are busy with school jobs. Right now, and believe me; in cut-throat world of construction bidding, these guys don't collude. If one of those guys had said, I can do it now, let's make the start date now, he would have done it. But, all 6 of them indicated to us and the consultant, who we've contracted with Terracon to help us through the technical part, they said you will get a better price if we can make the start date the third week of June, rather than the first week of June.

Council Member Gold – Better than what? Better than \$66,000.00?

Mr. Kershaw – I don't know. And I don't want to disclose in this meeting what the engineer estimate was because it is a public meeting and we want to keep that information close at hand, until the bidding is over. We know the \$66,000.00 was a number that we estimated what the demolition was going to be, tearing the walls down. What we are going to come to you with, as part of this final budget, is as I have mentioned, we had I think \$30,000.00 budgeted in this year for asbestos mitigation. I don't know if that is going to be adequate or not. We will find out on Monday at three o'clock, when the bids come in. What we will do is, when we get the information in on Monday, we will put a number in that. It will not be a... What will probably discuss with you is, asbestos mitigation is going to cost this much and the asbestos mitigation, the building is still going to be standing at the end of that. We have not bid out the demolition yet, just the asbestos and hazardous materials. We don't know what the total final price is going to be to get the thing down, down to dirt; we will have a pretty good idea next week when the bids come in. What we will come to you with is, here is the low bid for the asbestos contractors and what we are suggesting to you is that the money we had budgeted this year was \$30,000.00. We are advocating, based on what bids will come in, that we push most of that \$30,000.00 into next year because we are not going to use it this year. And come up with a number to at least mitigate the asbestos and we will have an estimate done on what the demolition will be. So you can decide, do we just do asbestos, do we do asbestos and demolition in FY 14/15. We just don't know that information right now. We will know half of it, half the information on Monday when the bids come in. But that was what was represented to us, is that the 6, and these are big outfits that are reputable and have a good track record, one of them did our old Wilson school. That is what they said and that is what our contractor said, it is that the schools already bid out and they are ready to start work about the first three weeks and we will get a better price if we, and we are not changing the scope, we are just saying, instead of starting the project June 2nd or June 5th, we will start the project June 23rd, is what we came up with. The only consequence to the city is that we are delayed three weeks on tearing this down and we have to do some juggling budget wise between fiscal years. But if there is a chance to get a lower bid by waiting we find that was prudent to do that.

Council Member Snow – I'm sorry, I still believe that we've emptied out these apartments and made them an unattractive nuisance that allows, because they are now empty, the squatters and other issues that come with it. And that would be fine if we are ready to get out of the apartment business but we don't have a plan. I can't get excited about spending potentially over \$100,000.00 when it might be a parking lot? But we are

not even sure it will be a parking lot. And it might be a park but we are not even sure if it will be a park.

Council Member Turner - Debbie, with the hazardous material laws being what they are we don't even have possibility on that. We can't just leave that open and do away...

Council Member Snow – At this point, you are right, at this point we can't

Mr. Kershaw – We have tried our best to secure the property. We have put a gate up over the drive that accesses it. We have boarded up all the windows, chained the doors, fenced around it and because of the liability issues that we knew were there. We knew this was going to be a difficult process to extract ourselves from this that is why we started with the tenants, several months ago to get them out. We were firmly under the impression that the council was either going to be asked to put 10's of thousands of dollars into renovating those and bringing those back to a reasonable standard or you were going to be asked to put 10's of thousands of dollars into a demolition project. Either way, there was going to be some cost there to have that viable piece of property for the use that was there.

Mayor Wood – Can I just add one thing? In respect to the amount of time that it takes to approve the budget, I did ask my staff to hold off on anything that needs brought to the council, until the budget is passed. Had we known this was an issue, we would have stayed on it and presented you with a plan on next steps for this. But, did not know this was going to impact the discussion of the budget. My apologies on that.

Council Member Snow – Fine. Thank you.

Council Member Turner – I suggest that we move forward, in respective of this, the EPA control this with laws and we don't have a lot of possibility in this. We shouldn't be doing anything until we get the bid back. Until we find out what we get there, than we can decide what it is going to take to get rid of it. But sit around with that just sitting there on the ground.

Mr. Kershaw – And what we will try to do for the next meeting, is we will have the asbestos bid and we will try to get a better estimate, and all it will be is an estimate, once the asbestos is all mitigated, what is the next cost of taking the walls down and getting it down to the dirt. We will try to have some sort of a reasonable estimate on that.

Council Member Turner – Also, Kyle under the EPA laws, we will never get rid of this until we have it totally gone. We are liable for that. For the duration.

Mr. Kershaw – Right. Once we have it mitigate for the asbestos and there is not any hazardous materials the police department has asked to be able to do some training over there, which they will do over the course of a few weeks and even fire training. Unfortunately the fire department can't burn it down (jokingly), but they can do some other kind of in there that they have asked. We are going to try to time it so we can accommodate police and fire on their training needs, but the plan is to hopefully have this down, certainly by Autumn.

Council Member Snow - It does look like on the budget, 2 to 3 years ago, in its heyday, the apartments actually made \$50,000.00 to \$60,000.00 of profit. But I understand that we would have to put more into it and everything, but it still seems like that we are tearing something down that was at some level profitable.

Mr. Kershaw – The catalyst for this was, last summer about July or August, the property manager that we had over there had been working those for several years came to us and said, we need to get out of this because we cannot keep this from becoming a nuisance. You will need to put in a lot of money. We got a second opinion, informal, but they did kind of say the same thing. When we purchased these, back in 2004 or something, we put (and I am just going from memory) I think we put well over \$100,000.00 into these units because we had to buy new appliances, paint, carpet, repairs, roof repairs. It's been 10 years and we are now full cycle where we would have to would have to keep that rental level that you mentioned, we would have to put, I think, as much money into renovating it as we might be tearing them down. We don't know but there would be a cost to keep them as well, if we wanted the city not to be a slumlord.

Council Member Gold – But we would have been making, if it is \$100,000. 00 or even \$200,000.00, we are still making \$50,000.00 a year?

Council Member Snow – You would make that up in 2 years.

Council Member Gold – Was that considered?

Mr. Kershaw – Yes, when we discussed this with the rest of staff, and there were pros and cons to keeping it, obviously one of the biggest concerns that it boiled down to: should the city be a landlord? One of the factors into the decision not the only one, but one of the factors, was the city should probably not be a residential landlord. It is just not our business. We are trying to get out of it.

Council Member Rapp – And I agree with that, as well. I don't think the city should be a landlord, when it comes down to residential problems.

Council Member Turner – I had some experience with hazardous materials mediation and we would have to have 100 % certification. We had to have all hazardous materials out of there before we could do anything. That was a no win situation. I think the city made a good decision. We can't guarantee that.

Council Member Snow – We might have to go forward at this point, with the road we have come this far. But I look forward to the plan coming.

Mr. Kershaw – It sounds like Frank and his group are going to be working on that, shortly.

Council Member Gold – Lessons learned.

Council Member Snow – Does anyone else have any questions on the budget at this point?

Council Member Gold – For the citizen that came up, is there any response to that narcotic?

Mr. Kershaw – Yes, I have looked at that, it is over in your general fund revenue tab, it is on page 3. I believe this is what the resident was referring to. Red tab, 1st general fund tab. If you look on the line items, just down three lines, where it says narcotics seizure revenue. I am assuming it is those zeros. Let me tell you what that is. We have that line item but we usually don't budget for that. Because what happens is certain evidence that is seized, by our police department, usually it is funds, if it is associated with a certain type of case, some sort of drug cases, but I don't have details, what the law says is that basically we seize it, then we have to remit that right back to the state. So it is kind of an in and out. We collect the funds, book them and send a check off to the State and what they do what that revenue is there is a State program. Basically, all that money goes into a pot from all the cities; and then cities apply for grants, and they are usually small in nature from \$3,000.00 to \$6,000.00 that we apply for a grant and we can use it to buy equipment or something like that. But we remit everything back to the State.

Council Member Rutter – We are not talking about dope?

Mr. Kershaw – No, this is cash.

Council Member Rutter – The citizen was talking about dope. We don't want you to get the impression that we are selling dope on the street and getting cash, sending it to the state... the dope probably stays in some place for how long? Lyn, does it stay forever?

Mr. Creswell – It can stay in the evidence room for up to 10 years or more.

Mr. Kershaw – But this line item here is basically in and out. We book the revenue, if there is a seizure of \$1,000.00 we have to receipt it somewhere, goes through our system, it goes to the bank and then we remit a check for \$1,000.00 back to the state. So this account here is in and out. There is no net change of position. That is what we use this account for. If we were to print out a detail of these account so many dollars coming in and coming out. This budget only shows a snapshot. But I will be happy to, let me get your information and I will print out a detail of it and you can see there would be a number for receipts coming in and a number of expenditures going out.

Council Member Gold – I just wanted to make sure that was clear. I did not want his question not to be answered. Thank you!

Council Member Snow – One thing I thought, unless we want to have another meeting, which lets get it out now, we did get those additional documents last week about community events and things. Is that still on the table? Does anyone want to discuss potentially charging a fee for our community events? That was something we discuss last week. We got the documents on it. Is there any discussion on that or are people happy at where it is at? Okay, okay, I am seeing nothing. I guess we will leave those there. I also thought it was worth mentioning that the proposed budget is not funding the freedom fest for 2015, right?! The fireworks, only \$29,000.00 is allotted, normally it is about \$53,000.00, so it is half. We haven't really discussed that as a council.

Council Member Gold – We have no place to fire the fireworks of.

Council Member Snow – Well, we have been renting it thus far and we don't know. We keep hearing there will be a final disposition...

Mr. Kershaw – If you remember the discussion we had is that because the 4th of July is three days into our new fiscal year, the \$29,000.00 is going to pay for all the non-fireworks expenses of doing the freedom fest over at Granite this year. The reason why we didn't include the entire \$53,000.00 is because we don't know if we are going to have a place to shoot them off in 2015. It was the decision of the council that, remember Myrna and Aaron came in and said, we will buy the fireworks, I think they bought them in March, for this year out of this current year budget. They wanted some indication from the council so that they could pay for all the non-fireworks expenses and then I think what the plan is, is to see what happens either over at Granite or if we are going to have a freedom fest. If there are no fireworks, what is it going to look like? And I have heard that Aaron and his group after they get through this year; they will start putting together a couple of options of how to do it next year. So funding wise, we didn't know where to go, so what I would presume is that you would see an amendment come before you when there is some idea of how to do it in 2015.

Council Member Snow – I recollect that meeting where we decided, yes, let's go ahead and fund 2014 at the full level and then we said we would wait and see what the final disposition of Granite is. Because it has been sitting there for years and we keep hearing that is going but it is not. It is feasible to me that it could be there in 2015.

Council Member Rutter – I am interest. I am very interested in Mayor Becker's research with regards to the pollution. I think that is prudent and I think that we might be well informed to wait and see what comes back with the City of Salt Lake with regards to their air pollution. What effect, if any, does it have before we jump and do the something?

Mayor Wood – I heard that today, the Governor took the same stance.

Council Member Rutter – Hold off for a while, make sure we are doing the right thing for the citizens who live here with regards to air pollution.

Council Member Snow - Just wanted to make sure we were all aware and are having that discussion that is why I raised it. It sounds like we are all okay with not funding for 2015 the fireworks. Okay. Any other questions on the budget tonight? Alright, then we can have a motion to take the budget on to further work meeting, or to final action matter on the matter tonight, or to move it to a specified meeting date?

Mr. Kershaw – We would probably request you put this on June 11th for adoption and then we will hopefully have the certified tax revenue rate information and there will be the proposal to change the consolidated fee schedules all at one time and we would recommend June 11th, that way if something happens, if for some reason we can't do it, we still have June 18th, I believe is the next meeting, so we can adopt the budget and get it in under state law rule, unless you want to meet between now and June 11th, to put it on the June 11th meeting.

Council Member Rutter moved to place this on the June 11, 2014 City Council meeting.

MOTION: Michael Rutter

SECOND: LeRoy Turner

Voice Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

NEW COUNCIL BUSINESS

1. **Adoption of the East Streetcar Corridor Master Plan** – Mike Florence - What we have for you tonight is the East Streetcar Master Plan. We presented this to you in a work about meeting a month ago. So, tonight would be your first reading of it. Basically what we have done is, over about a year and a half ago we did a density study of the area, we are hearing for a lot of developers that they thought residential would go in there. It wasn't a good place for large commercial because of the surrounding neighborhoods but they were telling us that family residential would probably go in the corridor. So we looked at that density study, we took that out to the neighborhood, there's about 76 people who showed up to the meeting. They have asked us for more information. We did a design study. We looked at case studies around the country. And then we presented that to the neighborhood. And I will add a little bit more to that in a minute.

Mr. Florence – Do you have any questions for me?

Mr. Creswell – Can I do a three minute education? So, master plans from an attorney's perspective among the most important tools that we have, to do exactly what we are talking about, brain focus onto an area that is likely for development. It does several things: First off, it doesn't necessarily create a legal responsibility for the city or the property owners but it involves property owners in future uses in a very constructive dialogue and sends a message to the property owners that this is the vision this is where we want to be going. Now subsequent to this, we are going to be adopting some zoning changes and that is another thing. But it is among the most important tools that we have, I think master planning, to focus our attention on a particular area and involve the community. I mean, how many meetings have you had? You must have had dozens of meetings with the neighbors, with the property owners; I'm sure housing, developers and others. So, this is a very, very useful process. At the end, of course, it is up to you to decide whether this is the vision you had and adopt it. When it is adopted, it becomes part of the general plan, is that correct? As part of the general plan.

Mr. Lilly – It can be part of the plan or as a stand alone.

Mr. Creswell - Okay.

Council Member Gold – What was proposed between 2nd and 3rd? I didn't quite...

Mr. Florence – I messed up because this would be the State St. side, on page 15. This is what could be proposed for State St. On the 2nd East side it would be a lower density townhome. The maximum 3 stories.

Council Member Gold – So along that parking lot?

Mr. Florence – Yes, that and the Auto Parts business, just north of the LDS Church.

Council Member Gold – So along the track line would be how many stories?

Mr. Florence –Max 3

Council Member Gold – Okay. The only reason I ask that is because we are trying to get a transition between...

Mr. Florence – Between State St and here?

Council Member Gold – Because you got homes on the north side.

Mr. Florence – Yes

Council Member Gold – So just on the other side of the track you go straight up to 3 stories because there is not much of a transition there.

Mr. Florence – This would be on that south...

Council Member Gold – This is between State and 2nd?

Mr. Florence – Right.

Council Member Gold – And then between 2nd and 3rd was what?

Mr. Florence – The other side of the street 2 to 3 stories, near the single family homes and then moving up to 4 stories, next to the streetcar

Council Member Gold – So, again, that is directly across the street, or across the track, from the backyards of? What I am concerned with is between 3rd and 4th you are developing that transition for those people in that backyard, but you are not doing that at all because there isn't... I don't know how far it is between the backyard and?

Urban Design Director, Sharen Hauri – That is the point. That is why they have that additional 60 feet. So the base concern is what people see out of their

backyards and when they already have it at about 30 or 50 feet in their backyards, plus another 60 feet in the streetcar corridor. You are looking at pretty far distances. So among the base concerns are: What am I going to see from my backyard and what can people see in my backyard? At that distance, you can get into the 3D model, it is minimal.

Council Member Gold – You’ve got that angle?

Ms. Hauri – It is pretty minimal.

Council Member Gold – So you have got the equivalent of what you are proposing for the between 3rd and 4th?

Mr. Florence – Yes. If you look at the middle slide here, you see just north of the LDS Church there would be 3 story homes, moving up to a 4 story adjacent to the corridor. And then, on the other side there, it would be 3 stories again. 2 to 3 stories.

Ms. Hauri – This is not in a sort of an organized code at this point of the master plan. It could be something you choose to do, and that is the kind of things ordinances say, for every 50 this direction you step down 10... it is a definitive possibility if you wanted to go that direction on how you write a code. It is not specific on this.

Council Member Rutter – Do you know for sure it is to close or is it a fact?

Council Member Gold – That is just the main concern that I have heard from residents, is the height and the proximity of the property, and what they are seeing. I been over in Sugarhouse and seen the 4 or 5 stories that are right next door to a little house. It looks like that cartoon “Up” when everyone built around that little house. And, I don’t think we want that. So, I am pretty sure you are taking into consideration that. Each block is different.

Mr. Florence – Yes.

Council Member Gold – I appreciate that.

Council Member Snow – I have ongoing concerns about the density as well, next to the single family homes, particularly between 4th and 5th because that seems to be the darkest colors as I look at page 12. I think I have voiced some of these concerns before but I’m just going to put it out there again, I guess. Those seem like high, high buildings next to little homes. We are talking 4-5 stories.

Mr. Florence – This was just a density study. Let’s go to page 14. You have got the single family homes here, so in their backyard you would have a 2-3 story townhome and then it would transition up closer to the corridor. So you are a good 100 feet or more before it would go to 3-4 stories. So that plan there, that just looked at density. How many units per acre could go up? This is more

creating that transition again, like we did over here on 3rd to 4th. Council Member Snow – I still think, though, if you look just across 5th East there are single family homes east of 5th East that is no longer South Salt Lake. But they are going to be staring across that little 5th East right into this building number 3, proposed as a 5 story.

Council Member Gold – I have heard what Salt Lake has proposed over there, is drastically denser than we're even...

Mr. Florence – Where this is would be a 60 foot building max, they are looking at, at least 100 foot building.

Ms. Hauri – But their plan is similar to ours in that this is block, I believe, they have several different parts to their zoning, the only place they are allowing that 100 foot is that corner of 7th and 21st, between 21st South and the Streetcar, so when you get this far east, 5th East, I don't think they are allowing that height. I think their height is about 50 feet and I can dig up the article really quick. But they will also have something on the north side of that property that is very likely they will be developing 30 to 50 feet tall is my guess. Right now they have got something there that is staying for awhile but likely to redevelop.

Mr. Florence – A couple of things the counsel can do. You can keep this how it is because a master plan is a guiding document and then we adopt the zoning code. You can put the maximum height you want in there or we can come back with a different... You know change the numbers on here and bring it back to you. It is going to take a lot, if you are going to redevelop Southpark, I don't know how many units there are, it is going to take a lot to incentivize someone to tear that down and do something good or a lot better there.

Council Chair Jones – I like it.

Council Member Snow – I don't know, what are the council thoughts on? Do you want to adopt this as a guiding document, at this point? Or, see some adjustments on some numbers?

Council Member Rapp – I would like to see some adjustments to some degree, because going to 4 to 5 stories, I think that is a little high

Council Member Rutter – Is that your opinion or is that a fact? How do you know these things?

Council Member Snow – As a council member, we say our opinions up here.

Council Member Rapp – That is my opinion, which I have a right to

Council Member Rutter – You do, that is why I asked the question

Council Member Gold – I think that the City has done its due diligence to see, from what I gather, what other neighborhoods have done in the same similar

situation to take into account the proximity of homes, to not be invasive. It is different, it is progress and I think we need to adopt this guideline so that we can fine-tune. And, maybe some field trips maybe in line, if there are areas in the valley that we can get a visual and not just state that something looks/seems high to me.

Council Member Turner – Are you proposing a?

Council Member Gold – I am not proposing I am going to give Debbie the respect to offer a proposal of a motion? Until the discussions... If there is no more discussion than I can make a motion, but...

Council Member Beverly – Debbie, I just wanted to say, I attended one of the many meetings that have happened and I appreciate staff and how hard they work on this and how much they have reached out to the community. And I also like the way they have graded it from the residential. To me, it seems that will be a good transition and they allowed for those buffers. I like the plan. And I appreciate all that you have done.

Council Member Rapp – Just to give some perspective, I live across the street from a 3 story apartment complex, so I kind of know what is like to have a big building next to you and I know what they can see. I go in up on their railing to see what they can see into my property. Just a perspective.

Ms. Hauri – I will add really quickly, I just looked at the Salt Lake City, theirs is 45 feet in the residential streets, so the same situation as this. Theirs is a 45 feet, which is about 4 to 5 story... That is about a 3 to 4 story building.

Council Member Snow – I honestly have to say on that, I am not persuaded that we have to imitate exactly what Salt Lake City is doing on their portion of the corridor. I think in fact there may be property value that can be captured by having something a little different. People are going to want different things. So that is my thought on that. Did you have a comment, Councilman Turner?

Council Member Turner moved to suspend the rules.

MOTION: LeRoy Turner
SECOND: Michael Rutter

Roll Call Vote:

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

Council Chair Jones moved to place this item on Unfinished Business of the next meeting, June 11, 2014.

MOTION: Irvin Jones

SECOND: Ryan Gold

Voice Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Nay

Snow Aye

Turner Aye

Council Member Gold moved to adjourn to Closed Meeting to discuss attorney/client communications.

MOTION: Ryan Gold

SECOND: LeRoy Turner

Voice Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

The Council adjourned to Closed Meeting at 9:04 p.m.

A recording was made of the Closed Meeting held to discuss attorney/client communications. Such recordings are protected records under Title 63, Chapter 2, Government Records Access and Management Act.

Closed Meeting ended at 9:16 p.m. Council Members returned to Council Chambers.

Council Member Turner moved to adjourn.

MOTION: LeRoy Turner

SECOND: Kevin Rapp

Voice Vote:

Beverly Aye

Gold Aye

Jones Aye

Rapp Aye

Rutter Aye

Snow Aye

Turner Aye

The meeting adjourned at 9:18 p.m.



Irvin H. Jones, Jr., Council Chair



Craig D. Burton, City Recorder

May 28, 2014

CITY COUNCIL - REGULAR MEETING
LIST OF ATTENDEES

<u>NAME</u>	<u>ADDRESS</u>	<u>REPRESENTING</u>
Charee Peck	220 E Morris Ave	Mayor's Office
MONT ROOSENDAAL	3640 SW Temple	Fleet
Ron Morris	2600 So. Main	Fire
Jack Carruth		PD
Aaron Wiet		Parks & Rec.
Glenn Smith	220 E Morris Ave	ULD
Kristin Reardon	220 E Morris Ave	Justice Court
Diane Keay	788 E Woodstock Lane	SL Co HD
MARK KINDRED	3576 S. TERRA SOL	SSL SELF
Dennis Pay	195 W. Oakland	SSL PW
Kari Cutler	623 Coatsville Ave	SSL Promise SSL
Renato Ferguson	2531 So. 400 E.	Parks + Rec
Leslie Jones	235 W. 3680 So	self
Paul Sharp	195 W. Oakland	SSL PW
Nick Gosdaris	236 E. Southgate Ave	S.S.L.
BENJAMIN HENDERSON	462 E 3360 So	SSL + P/W
Bob Bean	275 E Vidas	SSL & P/W
Paul Roberts	220 E Morris	SSL Atty
Mike Florence	220 E Morris	SSL Comm. Dev.
Dave Moore	3143 S. Park Court	Self
Mike Christensen	748 West Heritage Park Blvd Layton	Thackeray Comm
Amba Huntsman	" "	" "
Brennan Thorpe	891 W 800 S. SLC, UT	Thackeray Comm.
Sharon Hauri	220 E Morris Ave	Urban Design

FY 2014-15 Edward Byrne Memorial Justice Assistance Grant Program
Overview for Governing Body & Public Comment

C DFA #16.738

South Salt Lake Police Department Sergeants Workstation Project

South Salt Lake Police Department is in the process of applying for US Department of Justice Assistant Grant funds in the amount of \$33,460 with intent to purchase approximately 27 individually worn body cameras for at the SSLPD. The approximation is based on forecasted variances in new technology and compatibility or incompatibility with the current system server.

The goals of the project are to:

- 1) Increase officer accountability,
- 2) Improved customer service, and
- 3) Increase efficiency and positivity of community interactions.

Background:

In recent years law enforcement agencies have been experimenting with and using body-worn video cameras. Body-worn cameras can protect officers from false accusations, reduce agency liability and citizen complaints, and provide evidence for use in court.

Unlike vehicle-mounted cameras, the body-worn cameras travel with the officer when he steps away from the patrol car. They can be attached to a shirt pocket, helmet, glasses or badge, and can serve to augment in-car video systems.

ORDINANCE NO. 2014- 10

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL CHANGING THE ZONE DISTRICT DESIGNATION FROM COMMERCIAL GENERAL (CG) AND RESIDENTIAL MULTIPLE (RM) TO MASTER PLANNED-MIXED USE (MPMU) IN AN AREA AS DESCRIBED HEREIN:

WHEREAS: the City is authorized by law to enact ordinances establishing zone districts, regulations for land use, and the subdivision of land; and

WHEREAS: the City Council finds that certain changes are desirous in order to implement the General Plan of the City; and

WHEREAS: the City Council finds that a rezone would achieve the intent of the South Salt Lake City General Plan to regulate land uses to ensure compatibility and to sustain viable business districts; and

WHEREAS: the City Council finds that zone designation changes will guide development that results in complete mixed use neighborhoods in critical redevelopment areas;

WHEREAS: the City Council has received an affirmative recommendation from the South Salt Lake City Planning Commission,

BE IT ORDAINED, therefore, by the City Council of the City of South Salt Lake that the Zoning Map of the City of South Salt Lake be amended as follows:

Map Amendment: Parcels, and portions thereof, numbered 15-35-400-124, 15-35-200-008, 15-35-200-009, 15-35-200-006, and portions of parcel 15-35-200-036 south of Carlisle Avenue are hereby changed from General Commercial or Residential Multiple to Master Planned Mixed Use. The extent of the zoning map amendment is indicated in Exhibit A.

BE IT FURTHER ORDAINED, therefore, by the City Council of the City of South Salt Lake that the Riverfront Design Guidelines be adopted as the Master Plan and land use regulation for the district described above, in accordance with Section 17.13.190 of the South Salt Lake Municipal Code.

DATED this 28th day of May 2014.

BY THE CITY COUNCIL:

Irvin H. Jones, Jr.

Irvin H. Jones, Jr., Council Chair

ATTEST:

Craig D. Burton

Craig D. Burton, City Recorder

City Council Vote as Recorded:

Rapp	<u>Aye</u>
Gold	<u>Aye</u>
Jones	<u>Aye</u>
Beverly	<u>Aye</u>
Rutter	<u>Aye</u>
Turner	<u>Aye</u>
Snow	<u>Nay</u>

Transmitted to the Mayor's office on this 29th day of May, 2014.

Craig D. Burton

Craig D. Burton, City Recorder

MAYOR'S ACTION: Approve

Dated this 30 day of May, 2014.

Cherie Wood

Cherie Wood, Mayor

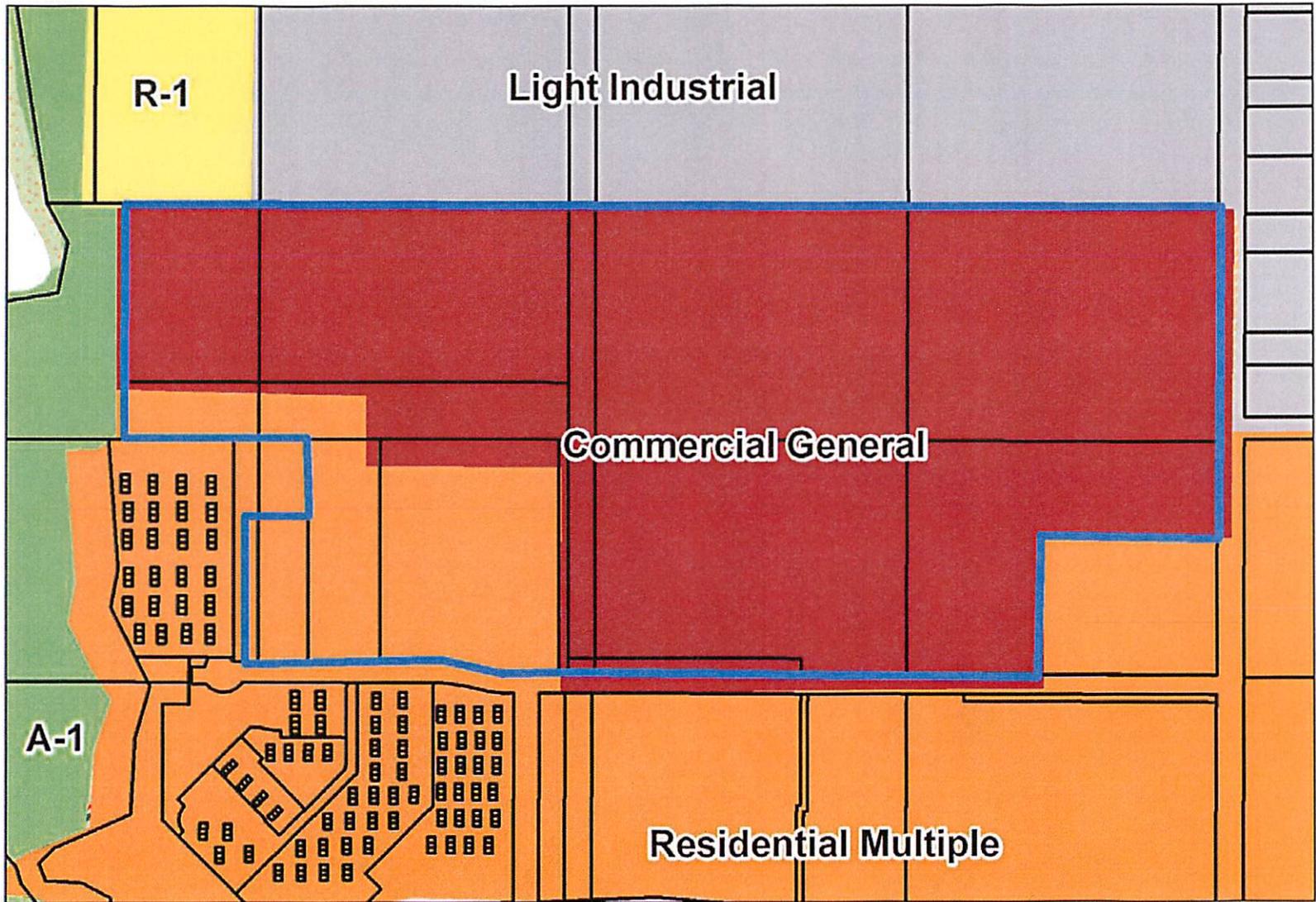
ATTEST:

Craig D. Burton

Craig D. Burton, City Recorder



EXHIBIT A



Zoning Map - Thackeray/UTA Redevelopment

 Proposed Designation: Master Planned Mixed Use

0 250 500 1,000 Feet

4770 S. 5600 W.
P.O. BOX 704005
WEST VALLEY CITY, UTAH 84170
FED.TAX I.D.# 87-0217663
801-204-6910

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CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
CITY OF SOUTH SALT LAKE, ATTN: AMY DALLEY ATTN: CRAIG BURTON 220 E MORRIS AVE. SOUTH SALT LAKE CITY UT 84115	9001382697	6/9/2014

ACCOUNT NAME	
CITY OF SOUTH SALT LAKE,	
TELEPHONE	ADORDER# / INVOICE NUMBER
8014836000	0000962683 /
SCHEDULE	
Start 06/06/2014	End 06/06/2014
CUST. REF. NO.	
Ord No. 2014-10	
CAPTION	
CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-10 An Ordinance of the City of South S:	
SIZE	
26 Lines	1.00 COLUMN
TIMES	RATE
2	
MISC. CHARGES	AD CHARGES
TOTAL COST	
37.50	

**CITY OF SOUTH SALT LAKE
ORDINANCE NO. 2014-10**
An Ordinance of the City of South Salt Lake City Council Changing the Zone District Designation from Commercial General (CG) and Residential Multiple (RM) to Master Planned-Mixed Use (MPMU) in an Area Described Herein. Approx. 700 West 3800 South
s/ Irvin H. Jones, Jr.
Council Chair
The complete Ordinance 2014-10 is available in the office of the City Recorder, 220 East Morris Avenue, South Salt Lake, Utah.
Published: Friday, June 6, 2014
962683 UPAXLP

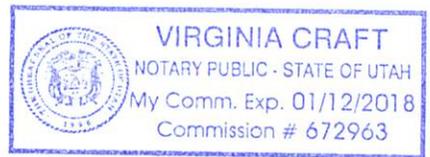
AFFIDAVIT OF PUBLICATION

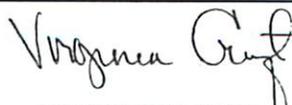
AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-10 An Ordinance of the City of South Salt Lake City Council Changing the Zone District Designation from Commercial G FOR CITY OF SOUTH SALT LAKE, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 06/06/2014 End 06/06/2014

SIGNATURE 

DATE 6/9/2014




NOTARY SIGNATURE

**THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT**

ORDINANCE NO. 2014- 11

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 12.52.080 PERMITTING THE REPLACEMENT OF CITY TREES WHICH HAVE BEEN DESTROYED OR REMOVED.

WHEREAS: the City maintains hundreds of trees in its parks, park strips and medians;
and

WHEREAS: the City supports a general policy of replacing city trees which have been removed or destroyed; and

WHEREAS: the City wishes to clarify that it may do so in the case of a destroyed or removed tree without reference to new standards relating to city trees;

BE IT RESOLVED, therefore, by the City Council of the City of South Salt Lake that:

SECTION 12.52.0890 of the City of South Salt Lake code is amended, as follows:

12.52.080 Planting restrictions.

- A. It is unlawful for any person to plant on any public street, avenue or way in the city of South Salt Lake, any bush, tree or plant which is not in accordance with the regulations and specifications found herein and as established by the urban forester.
- B. No Poplars (Populus), Willows (Salix) or Elms (Ulmus) shall be planted on any public property.
- C. No person shall plant any tree within thirty (30) feet of any intersection corner or the curb and gutter intersection of said corner.
- D. There shall be a minimum of forty (40) feet between tree plants of the type of Maple, Ash and Linden or between trees of a similar size and nature.
- E. All ornamental trees, such as Flowering Crab, Flowering Cherry, Hawthorne and trees of a like kind and nature, shall have a minimum distance of twenty (20) feet between plants.
- F. No person shall plant a tree any closer than fifteen (15) feet from the extended property line of the adjacent property without the consent of the owner of said adjacent property, and no tree shall be planted closer than six feet to any fire hydrant, water meter or any other service unit.
- G. It shall be the responsibility of all abutting property owners to keep all trees, bushes, shrubs, vines and plants trimmed so that pedestrian and motor traffic shall be able to clear the sidewalks and streets without any impediment from said trees or plants.
- H. When trees are planted on a parking strip and a curb and gutter is established, all trees or shrubs shall be spaced and planted midway between the curb and the sidewalk on a

strip up to eight feet wide. On any street having a parking over eight feet wide, trees shall be planted five feet from the street edge of the walk.

I. Only ornamental trees, shrubs, bushes, vines or dwarf trees shall be planted on parking strips under five feet in width, and all planting shall be in the center of said strip.

J. The urban forester may restrict the planting on any street, avenue or way to a single species by securing the consent of a two-thirds majority of the residents or property owners on the street concerned by a written petition requesting such action, and the filing of said petition with the city council at its usual place of business and by holding a public hearing wherein the residents or property owners have a right to object to such action, provided, however, that the property owners are apprised of such public hearing by due and proper notice in a paper authorized by law to publish legal notices for the city of South Salt Lake. The urban forester shall have authority to restrict in a like manner future planting on any partially planted street.

K. Notwithstanding any provision of city code, if a city tree has been destroyed or removed for any reason, the city may replace that tree with one tree of any species. If multiple city trees are destroyed or removed, then those trees may be replaced in any configuration, up to the number which were destroyed or removed. Nothing in this subsection requires the city to replace a tree.

This ordinance will take effect upon execution by the Mayor or after fifteen days from transmission to the office of Mayor if neither approved nor disapproved by the Mayor.

(signatures appear on separate page)

DATED this 28th day of May, 2014.

BY THE CITY COUNCIL:

[Signature]
Irvin Jones, Council Chair

ATTEST:

[Signature]
Craig D. Burton, City Recorder

City Council Vote as Recorded:

Beverly	<u>Aye</u>
Gold	<u>Aye</u>
Jones	<u>Aye</u>
Rapp	<u>Aye</u>
Rutter	<u>Aye</u>
Snow	<u>Aye</u>
Turner	<u>Aye</u>

Transmitted to the Mayor's office on this 29th day of May, 2014.

[Signature]
Craig D. Burton, City Recorder

MAYOR'S ACTION: Approve

Dated this 30 day of May, 2014.

[Signature]
Cherie Wood, Mayor

ATTEST:

[Signature]
Craig D. Burton, City Recorder



4770 S. 5600 W.
 P.O. BOX 704005
 WEST VALLEY CITY, UTAH 84170
 FED.TAX I.D.# 87-0217663
 801-204-6910

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CITY OF SOUTH SALT LAKE, ATTN: AMY DALLEY 220 E MORRIS AVE SOUTH SALT LAKE CITY UT 84115	9001382697	6/9/2014

ACCOUNT NAME			
CITY OF SOUTH SALT LAKE,			
TELEPHONE		ADORDER# / INVOICE NUMBER	
8014836000		0000962686 /	
SCHEDULE			
Start 06/06/2014		End 06/06/2014	
CUST. REF. NO.			
Ord No. 2014-11			
CAPTION			
CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-11 An Ordinance of the City of South S			
SIZE			
22	Lines	1.00	COLUMN
TIMES		RATE	
2			
MISC. CHARGES		AD CHARGES	
TOTAL COST			
32.50			

**CITY OF SOUTH SALT LAKE
 ORDINANCE NO. 2014-11**
 An Ordinance of the City of South Salt Lake City Council Amending Section 12.52.080 Permitting the Replacement of City Trees Which have been Destroyed or Removed.
 s/ Irvin H. Jones, Jr.
 Council Chair
 The complete Ordinance 2014-11 is available in the office of the City Recorder, 220 East Morris Avenue, South Salt Lake, Utah.
 Published: Friday, June 6, 2014
 962686 UPAXLP

AFFIDAVIT OF PUBLICATION

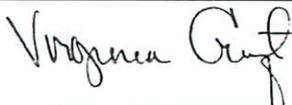
AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-11 An Ordinance of the City of South Salt Lake City Council Amending Section 12.52.080 Permitting the Replacement of** FOR **CITY OF SOUTH SALT LAKE**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 06/06/2014 End 06/06/2014

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DATE 6/9/2014




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 PLEASE PAY FROM BILLING STATEMENT**

ORDINANCE NO. 2014- 12

AN ORDINANCE AMENDING AND UPDATING THE SOUTH SALT LAKE MUNICIPAL CODE TITLE 2 REGARDING APPOINTED POSITIONS AND RECOGNIZING THE MAYOR'S ABILITY TO APPOINT A DIRECTOR OF HUMAN RESOURCES

Whereas, the South Salt Lake Municipal Code 2.04.03 sets forth the powers and duties of the mayor;

Whereas, Municipal Code 2.04.03 designates the mayor as the city's director of human resources;

Whereas, the city council of the City of South Salt Lake intends to authorize the mayor the discretionary power to appoint a human resources director, with the advice and consent of the city council;

Whereas, Utah Code Title 10, Chapter 3, Section 1105 authorizes municipalities to designate certain positions as appointed, at-will;

Whereas, the city council of the City of South Salt Lake intends to update the City's municipal code to designate the positions which are appointed or at-will;

Now, therefore, be it resolved, by the City Council of South Salt Lake that Municipal Code Title 2 be amended as follows:

2.04.030 Powers and duties.

The mayor shall be the chief executive and administrative officer of the city and shall be given the power and duty to:

G. Appoint with the advice and consent of the city council, qualified persons to:

1.
 - a. City recorder;
 - b. City treasurer;
 - c. City attorney;
 - d. Police chief;
 - e. Fire chief;
 - f. Director of finance;
 - g. Director of ~~administrative services~~ urban livability;
 - h. Director of community development;
 - ~~i. Budget officer;~~
 - i. ~~Emergency manager~~ Justice Court administrator;

- j. Human services and information resource director;
- k. Director of public works;
- l. Director of parks and recreation;
- m. Deputy city attorney;
- n. All statutory officers, commissions, boards and committees of the city.

- 2. No person may perform the functions of any position specified in paragraph G of this section without the prior consent of the municipal council.

H. The mayor ~~will~~ may be the director of the human resources department, or may appoint a human services and information resource director, with the advice and consent of the city council. The mayor or human services and information resource director shall, ~~pursuant to the personnel rules and regulations promulgated in the personnel manual for the city of South Salt Lake, may hire, or cause to be hired a human resources administrator to execute the duties and responsibilities set forth in this chapter.~~

2.60.060 Employment classification.

C. Employment Status.

- 1. To facilitate provisions of the Fair Labor Standards Act, employees shall also be classified as either exempt or nonexempt, with respect to eligibility for overtime payment. They shall be defined as:
 - a. Exempt. Positions of a managerial, administrative, or professional nature, as prescribed by federal and state labor statutes shall be exempt from minimum wage and mandatory overtime payment regulations.
 - i. Exempt employees have no right to overtime or compensatory time; however, the mayor may authorize compensatory time plans for exempt employees.
 - ii. Exempt employees may accrue compensatory time for hours in excess of forty (40) hours worked per week up to a maximum of eighty (80) hours of compensatory time. This time shall be calculated at a straight time rate.

- iii. Exempt employees who accrue compensatory time have no property right or cash value in the accrued time. Use and/or scheduling of compensatory time is solely within the mayor's discretion.
 - iv. Upon termination of employment, for whatever reason, an exempt employee is not entitled to cash or other compensation in exchange for unused, accrued compensatory time.
- b. Nonexempt. Positions of a clerical, technical, or service nature, as defined by federal and state labor statutes, which are covered by provisions for minimum wage and mandatory overtime payment regulations.
2. Positions Not in Merit Service and Exempt from FLSA. The following permanent full-time positions of employment in city government shall not be merit service, are exempt from the protections described in Utah Code Title 10, Chapter 3, Sections 1105 and 1106, and are exempt from FLSA:
- a. Elected members of the city council, and staff;
 - b. The mayor, and his or her executive secretary/assistant;
 - c. The following heads of departments and ~~divisions~~ administrators appointed by the mayor, with the advice and consent of the city council:
 - i. ~~Chief of p~~Police chief,
 - ii City attorney,
 - ii. City engineer,
 - iii. City recorder,
 - iv. City treasurer,
 - v. Director of community development ~~director~~,

- vi. Director of ~~emergency management~~ urban livability,
- vii. Director of finance,
- viii. Director of public works,
- ix. Fire chief,
- x. Justice court judge,
- xi. Director of parks and recreation ~~director~~,
- xii. ~~Personnel~~ Human services and information resource director,
- xiii. Justice court administrator,
- xiv. Deputy city attorney,
- xv. One confidential secretary or assistant to any of the foregoing officials as deemed necessary by the city council,
- xvi. Members of policy, advisory, review, and appeal boards, or similar bodies, who do not perform administrative duties as individuals.

DATED this 28th day of May, 2014.

BY THE CITY COUNCIL:

[Signature]
Irvin Jones, Council Chair

ATTEST:

[Signature]
Craig D. Burton, City Recorder

City Council Vote as Recorded:

Beverly	<u>Aye</u>
Gold	<u>Aye</u>
Jones	<u>Aye</u>
Rapp	<u>Aye</u>
Rutter	<u>Aye</u>
Snow	<u>Aye</u>
Turner	<u>Aye</u>

Transmitted to the Mayor's office on this 29th day of May, 2014.

[Signature]
Craig D. Burton, City Recorder

MAYOR'S ACTION: Approve

Dated this 30 day of May, 2014.

[Signature]
Cherie Wood, Mayor

ATTEST:

[Signature]
Craig D. Burton, City Recorder



4770 S. 5600 W.
 P.O. BOX 704005
 WEST VALLEY CITY, UTAH 84170
 FED.TAX I.D.# 87-0217663
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8014836000	0000962687 /
SCHEDULE	
Start 06/06/2014	End 06/06/2014
CUST. REF. NO.	
Ord No. 2014-12	
CAPTION	
CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-12 An Ordinance of the City of South S	
SIZE	
25 Lines	1.00 COLUMN
TIMES	RATE
2	
MISC. CHARGES	AD CHARGES
TOTAL COST	
36.25	

**CITY OF SOUTH SALT LAKE
 ORDINANCE NO. 2014-12**
 An Ordinance of the City of South Salt Lake City Council Amending and Updating the South Salt Lake Municipal Code Title 2 Regarding Appointed Positions and Recognizing the Mayor's Ability to Appoint a Director of Human Resources.
 s/ Irvin H. Jones, Jr.
 Council Chair
 The complete Ordinance 2014-12 is available in the office of the City Recorder, 220 East Morris Avenue, South Salt Lake, Utah.
 Published: Friday, June 6, 2014
 962687 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-12 An Ordinance of the City of South Salt Lake City Council Amending and Updating the South Salt Lake Municipal Code FOR CITY OF SOUTH SALT LAKE, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 06/06/2014 End 06/06/2014
 SIGNATURE 
 DATE 6/9/2014

VIRGINIA CRAFT
 NOTARY PUBLIC - STATE OF UTAH
 My Comm. Exp. 01/12/2018
 Commission # 672963


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Craig Burton <cburton@southsaltlakecity.com>

Communication from the Utah Apartment Association

2 messages

Paul Roberts <proberts@southsaltlakecity.com>

Wed, May 28, 2014 at 5:29 PM

To: Irvin Jones <ijones@southsaltlakecity.com>, Mike Rutter <mrutter@southsaltlakecity.com>, Kevin Rapp <kdirapp@southsaltlakecity.com>, Debbie Snow <dsnow@southsaltlakecity.com>, Roy Turner <rturner@southsaltlakecity.com>, Ryan Gold <rgold@southsaltlakecity.com>, Sharla Beverly <sbeverly@southsaltlakecity.com>

Cc: Craig Burton <cburton@southsaltlakecity.com>, Cherie Wood <cwood@southsaltlakecity.com>, Lyn Creswell <lcreswell@southsaltlakecity.com>, Mike Florence <mflorence@southsaltlakecity.com>, Charee Peck <cpeck@southsaltlakecity.com>, Paul Smith <Paul@uaahq.org>

Dear Council members,

Paul Smith, Executive Director of the Utah Apartment Association, has asked that I forward this for your consideration as it relates to the proposed increase in fees for those participating in the good landlord program.

He has also accepted my invitation to participate in the council meeting tonight and provide you the perspective of the property owners for these rental units. Craig, please see that these comments are included in the minutes for the meeting.

Paul

<<BEGIN FORWARDED MESSAGE>>

Email to SSL administration and city council

Subject "Don't increase rental fees"

Eight years ago, the rental industry partnered with South Salt Lake City to help improve neighborhoods, decrease crime and increase the caliber of citizen living in your great city. We implemented a good landlord and licensing program that has greatly benefited your city. The rental housing industry is proud of our partnership with you. Landlords stepped up and helped you in many ways, but most significantly, by doing a better job screening tenants and evicting criminals we helped you reduce crime city wide almost 25% over 8 years.

However, currently there is a proposal in your city that would destroy the relationship we have built, and create animosity and resentment. Instead of rewarding your partner for their role in helping improve South Salt Lake, a proposal to punish us by increasing rental fees is on the table. The last thing South Salt Lake should be doing is punishing landlords by raising their fees. One city official has told us that " we see this as a modest increase."

NOT A MODEST INCREASE

You already have the highest disproportionate rental fees in the state and the proposal would not only increase them 50%, it would add base fees that would increase most license fees over 100%. The proposed increases are

listed below.

	Current	Proposed	% Increase
Single fam	\$24	\$61	154.17%
Duplex	\$48	\$97	102.08%
Fourplex	\$96	\$244	154.17%
100 unit	\$2,400	\$3,700	54.17%

A single family license increases 154%, duplex 102%, and fourplex 154%. That is not modest. **That's outrageous.**

As the representative of the rental housing industry I plead with you not to do this. Not only is it wrong to punish an industry that really stepped up for you and helped clean up your city, but you will cause legislative consequences if you do this.

LEGISLATIVE CONSEQUENCES

Currently the Disproportionate Licensing statute and Good Landlord programs are under review during interim by the legislature. Many legislators are concerned this statute and program are being used inappropriately by cities. We have fought to protect tools like this for cities. Passing this increase now will add fuel to the fire and almost guarantee there will be legislation to eliminate:

- A. Disproportionate rental fees completely
- B. Good landlord programs
- C. The ability for cities to license small rental buildings at all

The UAA has worked with you over the years to help you have tools like the Good Landlord program to solve problems in your city. We specifically, at your request, lobbied to include duplex and single family housing in what you can inspect. We will no longer be able to support you if you do this.

I urge you to adopt no increase at all in rental fees. If you do, we will have no choice but to lobby for the end of Disproportionate fees and the Good Landlord programs - two things that when used properly have benefited you as a city immensely.

If you have specific questions for me about how we can continue to be partners, please feel free to contact me.

L. Paul Smith, Executive Director

Utah Apartment Association

448 East Winchester Ste 460 | Salt Lake City, UT 84107

Phone: 801-487-5619 | Fax 801-484-8649

www.uaahq.org

Paul Smith <Paul@uaahq.org>

Wed, May 28, 2014 at 8:22 PM

To: Paul Roberts <proberts@southsaltlakecity.com>

Cc: Irvin Jones <ijones@southsaltlakecity.com>, Mike Rutter <mrutter@southsaltlakecity.com>, Kevin Rapp <kdrapp@southsaltlakecity.com>, Debbie Snow <dsnow@southsaltlakecity.com>, Roy Turner <rturmer@southsaltlakecity.com>, Ryan Gold <rgold@southsaltlakecity.com>, Sharla Beverly <sbeverly@southsaltlakecity.com>, Craig Burton <cburton@southsaltlakecity.com>, Cherie Wood <cwood@southsaltlakecity.com>, Lyn Creswell <lcreswell@southsaltlakecity.com>, Mike Florence <mflorence@southsaltlakecity.com>, Charee Peck <cpeck@southsaltlakecity.com>

Thank you for inviting me tonight. I hope you will seriously consider the value of your partnership with landlords. I believe it's much more valuable than the net gain from this increase.

I would hate to have to do, as councilman Gold alluded to, and clarify what amount of fee the legislature thinks is reasonable for rental licenses. I don't think that will be favorable to you and I think it's even possible you could lose the ability to license single family and duplexes at all.

Please don't estrange the rental housing community or take the risk of legislative intervention in your wildly successful good landlord program by raising fees.

Sent from my iPhone

[Quoted text hidden]

Business Type	Current Fee	Maximum Fee	Proposed Fee	% Increase
Amusement	\$147	\$147	\$147	0%
Auto Sales, Body, Repair, and Towing	\$161	\$184	\$173	7%
Construction and Manufacturing	\$233	\$368	\$302	30%
Professional and Business Services	\$190	\$258	\$225	18%
Private Clubs, SOBs, Taverns	\$929	\$2,151	\$1,550	67%
Retail General	\$273	\$469	\$372	36%
Wholesale	\$269	\$460	\$366	36%
Convenience Store - Non Pre Pay	\$1,815	\$16,831	\$4,318	138%
Live Entertainment	\$147	\$147	\$147	0%
Check Cashing and Pawn	\$335	\$630	\$422	26%
Day Care	\$299	\$536	\$369	23%
Financial	\$538	\$1,150	\$719	34%
Golf	\$581	\$1,259	\$781	34%
Mobile Food Services	\$147	\$147	\$147	0%
Moving Warehouse	\$260	\$436	\$312	20%
Personal Services	\$245	\$399	\$291	19%
Horse Stables	\$170	\$205	\$180	6%
Convenience Stores - Pre-Pay Required	\$1,607	\$3,891	\$2,281	42%
Convenience Stores without Gas	\$1,319	\$3,153	\$1,860	41%
Fast Food	\$794	\$1,807	\$1,093	38%
Restaurant	\$342	\$294	\$432	26%
Markets and Bakeries	\$204	\$647	\$231	13%
Drug Store	\$1,544	\$12,849	\$1,798	16%
Bowling Alley	\$1,032	\$8,192	\$1,193	16%
Large Retail	\$1,237	\$10,054	\$1,435	16%
Large Grocery	\$1,372	\$11,285	\$1,595	16%
Movie Theatre	\$4,059	\$35,707	\$4,770	18%
Indoor Sports Training	\$1,300	\$10,632	\$1,510	16%
Per Unit Businesses	Ave. Fee*			
Mini Storage	\$166	\$147 + .54/unit	\$174	5%
Nursing Homes	\$2,069	\$147 + \$112/unit	\$2,364	14%
Short-term lodging	\$690	\$147 + \$12/unit	\$912	32%
Long-term lodging	\$2,355	\$147 + \$161/unit	\$4,530	92%
Mobile Homes	\$2,855	\$147 + \$224/unit	\$3,966	39%
Residential Rentals				
Single Family Home	\$375	\$375	\$375	0%
Single Family Home (GLL)	\$24	<\$375	\$61	154%
Owner-Occupied Duplex	\$60	\$150	\$60	0%
Owner-Occupied Duplex (GLL)*	\$24	<\$150	\$24	0%
Duplex	\$202	\$202	\$202	0%
Duplex (GLL)	\$48	<\$202	\$97	102%
Multi-Family	\$150 + \$151/u	\$150 + \$151/u	\$150 + \$151/u	0%
Multi-Family (GLL) (assumes 18 units)	\$24/u	\$150 + <\$151/u	\$100 + \$36/u	73%

*Per state law, owner occupied properties with 4 or less units may not be charged disproportionate fee

Updated 5/22/14



East Streetcar | Master Plan

City of South Salt Lake, DRAFT April 2014



Adopted by The City of South Salt Lake, _____ 2014

Mayor Cherie Wood

City Council Members: Irvin Jones, Mike Rutter, Roy Turner, Ryan Gold, Kevin Rapp, Debbie Snow and Sharla Beverly

The photos included in this plan are examples of high-quality development projects that meet many of the goals and standards of the East Streetcar Master Plan.



The Pearl District in Portland, Oregon

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- Master Plan Area

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- Listening to Neighbors
- Growth and Change
- Improving Quality of Life

3. Envisioning the Future

- The Vision
- Development Potential
- Successful Case Studies
- Public Outreach
- Design Study Concepts

* Refer to the East Streetcar Design Study for additional design details

4. Building a Better Future

- Housing
- Traffic and Parking
- Safety
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- Investments and Incentives
- Design Principles
- Planning Tools

1 Introduction



Purpose

The East Streetcar Master Plan is the culmination of over a decade of discussion, planning and design to create a neighborhood that blends the best of both the past and the future. This Master Plan guides the future development of the neighborhood by:

- showing residential and business types that are encouraged,
- proposing standards for new development,
- recommending improvements to enhance the surrounding community and,
- guiding South Salt Lake leaders on ways to make this plan a reality.

This vision will be achieved as individual property owners sell property to developers and builders, on the timeline that is right for them. The Plan does not propose changes to existing single-family homes, which are intended to remain. It is a long-term plan that may take years to complete.

Vision

This will be a vibrant, walkable neighborhood with a wide selection of homes for current and future residents of South Salt Lake. Its character, amenities and strong connections to both Downtown South Salt Lake and to Sugar House will make it one of the most desirable neighborhoods on the Wasatch Front.

Goals

- Protect neighboring homes and property values
- New development will be context sensitive through height transitions, density blending, and compatible design,
- Improve neighborhood safety and appeal
- Revitalize or replace neglected properties
- Increase home-ownership of existing homes
- Build high-quality new housing for a wide spectrum of residents (age, income, culture)
- Create a quality urban neighborhood that appeals to new residents
- Maximize the opportunity to locate housing and jobs adjacent to transit, bike and pedestrian ways
- Support building a true downtown South Salt Lake to the west

Master Plan Area



The East Streetcar Master Plan area includes businesses and multi-family housing between State Street and 500 East. The area (— —) is approximately one block wide (north to south). Single-family homes are not included.

The heights of buildings in the East Streetcar Area were mapped and modeled in 3-D to understand their size and scale, so standards for new development could promote compatible infill.

- yellow = one-story single-family homes
- orange = two-story businesses, homes and apartments
- red-orange = three-story apartments

2

The Neighborhood



A Closer Look

South Salt Lake City is a classic American, post-war suburb. It also has a significant business and industrial base. The neighborhood included in the East Streetcar Master Plan is the most established, well-respected and one of the most desirable in the city. Most homes and yards are well-cared for, updated and occupied by homeowners. Young people are moving in and homes sell quickly.

Each block is unique. The architecture varies from street to street (Craftsman bungalow, Victorian, Cottage), and the land uses do as well. Throughout South Salt Lake City there is a unique industrial character which often times mixes and blends with the surrounding community. There are also strictly commercial areas such as the blocks adjacent to State Street, which support the surrounding neighborhoods by providing them with access to shopping, and other essential services. While there is a strong presence of industrial warehouses, and commercial shops, the heart of the city lies within the homes of South Salt Lake residents, and the community in which they live. These neighborhoods are comprised of single family homes with a mix of duplexes, apartments, and townhomes. Each block in the study area faces different neighborhood challenges and conditions that are unique for redevelopment. It is important to the City of South Salt Lake that new development is constructed on a case by case basis, ensuring that context and community are taken into account.

For this reason, this Master Plan breaks down the 50-acre study area and makes very specific recommendations for different locations. For this plan, the area bounded by 2100 South and I-80 has been broken into “blocks” that are defined by the north-south streets (State, 200 East, 300 East, 400 East, and 500 East).

Surrounding Neighborhoods



The East Streetcar Area is located directly east of the Downtown South Salt Lake redevelopment area, and directly west of Sugar House. The Central Pointe TRAX station in the Downtown South Salt Lake Area is approximately two miles from Highland Drive in Sugar House. 500 East is roughly the mid-point between the two districts and is the boundary between the two cities. Many people are unaware of this boundary and consider this neighborhood to be an extension of Sugar House.

The Streetcar and Parley's Trail have brought the two areas closer together with both transit and a multi-use trail with safe, improved crossings. The real estate boom in Sugar House has had a positive impact on property values in the East Streetcar neighborhood.



Waverly Station at 3800 S. West Temple was one the first successful townhome projects next to transit in South Salt Lake. Homes have private garages, semi-private gardens and a community clubhouse.



2550 S. Main apartments, an example of a project in South Salt Lake that embraces urban context, facing units onto the street and placing parking on the interior. They include community pool and clubhouse.

Location

As the Salt Lake metropolitan region population grows and changes, areas close to downtown are becoming more urban, walkable and better connected with transit. South Salt Lake, with its proximity to downtown Salt Lake City and Sugar House is a primary target for new urban development. Sugar House Business District, less than one mile away, has experienced a real estate boom. Today over 1,000 new housing units have been built or are under construction, with a total of \$400 million in private investment. This is attracting many new residents to both Sugar House and surrounding neighborhoods, including the East Streetcar neighborhood. Developers are seeking additional sites to meet the demand for housing, and office space along the S-Line streetcar corridor.

Downtown South Salt Lake is also beginning to take off. South Salt Lake has developed a Master Plan for 120 acres on the west side of State Street at 2100 to 2300 South. This plan includes nearly 1,000 housing units, 1 million square feet of commercial / office space and 150,000 square feet of shopping.

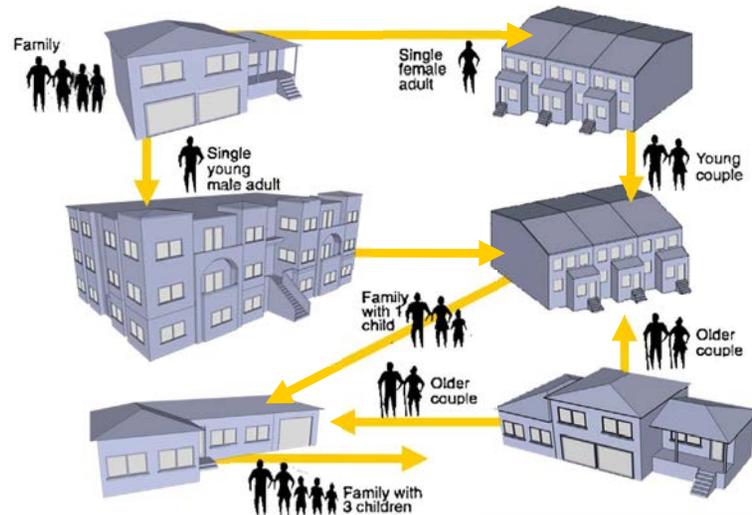
These business districts are destinations at the ends of the streetcar line, with well-loved, established neighborhoods in between. The residential neighborhoods in the East Streetcar area and in Sugar House offer highly desirable single-family homes in an otherwise quite urban neighborhood. It is a priority to protect the character of these homes and neighborhoods, and keep them a part of a diverse housing mix.

The addition of the streetcar and the Parley's Trail connects this neighborhood to the entire region, via UTA TRAX and Commuter Rail, through the regional trail system. This complements easy access to I-80 and I-15, making the neighborhood attractive to people of many ages, abilities, incomes and interests.

Growth and Change

The growth of this neighborhood reflects a number of trends that are occurring in Utah and across the country.

- Baby boomers are aging and moving out of single-family homes into smaller, attached units.
- Young people are choosing to drive less, while biking, walking and using transit more.
- Many people are choosing to rent, instead of own, for lifestyle reasons. Also, home ownership is declining due to barriers with financing and the recent housing bubble.
- Employees are choosing where they live primarily based on lifestyle and amenities, more often choosing urban areas.
- Employers are locating where their employees want to be, instead of where business conditions are favorable (such as low tax rates).



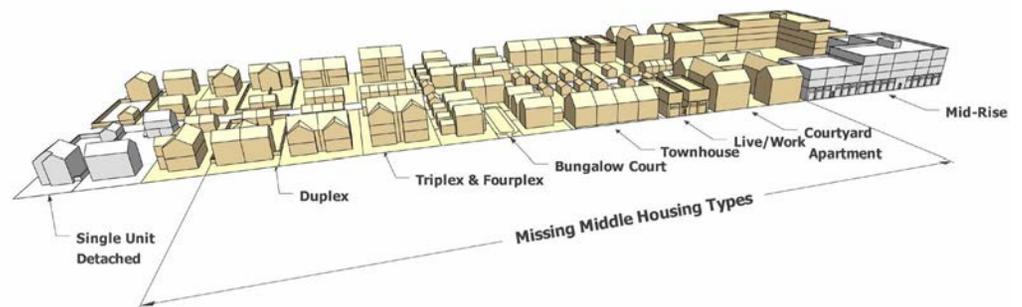
The “Missing Middle” includes high-quality housing options that are a welcome part of healthy community building. This includes twin homes, duplexes, fourplexes, bungalow courts, mansion apartments and live-work units.

This is the most significant development trend since the baby boom created the American suburb. It has spurred a comeback of cities and urban areas. Yet, the Wasatch Front has a dramatic shortfall of housing choices, to match the needs and desires of people seeking a diversity of housing types. In particular, there is a shortfall of medium density housing, such as townhomes and condos. South Salt Lake is well positioned to take advantage of these trends and invite more new residents and businesses to settle in this prime location.

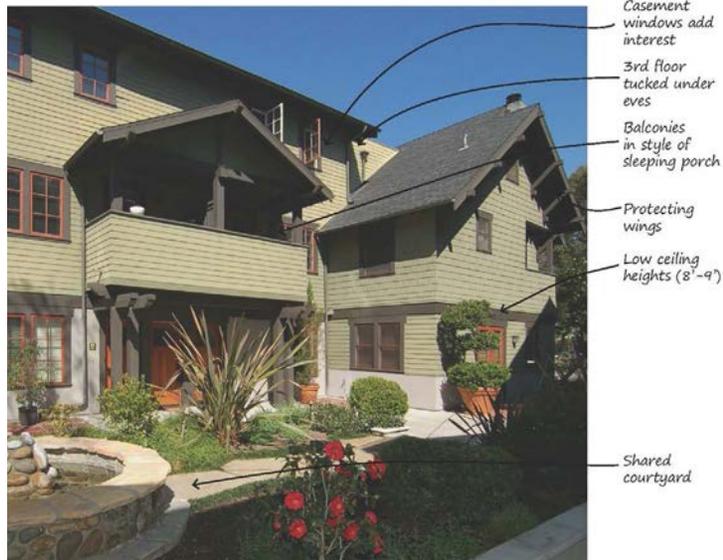
This perspective has been shared with the City by academic researchers, by local developers and by businesses. It is an important perspective to consider when looking to the future of the city and its economy. This perspective is balanced by the needs and desires of current and future residents, property owners and businesses.

Listening to Neighbors

Residents in this neighborhood shared their ideas and issues through a variety of meetings, workshops and one-on-one conversations. These collaborative efforts are what helped the City identify the concerns the surrounding residents had about future development. This information has helped shape the goals of this plan, of the City’s Housing Plan, and has also guided the strategy for downtown South Salt Lake.



These medium-density homes serve as a transition between single family, low density development and high density or commercial uses in a manner that feels appropriate and contextual.



- Casement windows add interest
- 3rd floor tucked under eaves
- Balconies in style of sleeping porch
- Protecting wings
- Low ceiling heights (8'-9')
- Shared courtyard

Mission Meridian, Interior Courtyard of Multi-Family Housing



- Large windows reduces building massing, looks like 2 floors
- Parking garage matches pattern of windows & storefront
- Recessed 1st floor

Mission Meridian, located in Pasadena, California is a great example of Transit Oriented Development that meshes well with its surrounding neighborhood. The scale and style of the townhomes and live-work units match neighboring single-family homes.

The major issues identified and addressed in this plan are:

- Increase in traffic and parking
- Current and potential problems with incompatible infill
- Preference for owner-occupied units over rental units
- Safety around the streetcar
- Existing and potential increase in crime

Some of these concerns are addressed through planning and zoning. Others are a matter of education, activism and patrol. Significant improvements can be made by investing in good design in both new development and the public spaces that surround it. These strategies are discussed in Section 4: Building a Better Future. The goal is to improve the future of the community while protecting the characteristics that make it valuable today.

Improving Quality of Life

This plan strives to improve the quality of life of South Salt Lake City's residents, and business owners. This plan identifies factors that contribute to a more livable city and have incorporated them into this master plan. These include:

- Providing a variety of housing options, and job opportunities.
- Access to daily and essential needs such as grocery stores, schools, and recreation space.
- More quality housing choices, including "missing middle," types, such as townhomes, twin-homes, mid-sized condominiums to serve people at all stages of life.
- Adequate parking and roads for new development.
- Balancing rental and owner-occupied units, with an emphasis on increasing owner-occupied units in this neighborhood.
- Transit options, pedestrian friendly environments, and safe bike ways.
- Public open space, community rooms and amenities that attract residents and visitors.
- Attractive street lighting, benches, signage and landscaping.

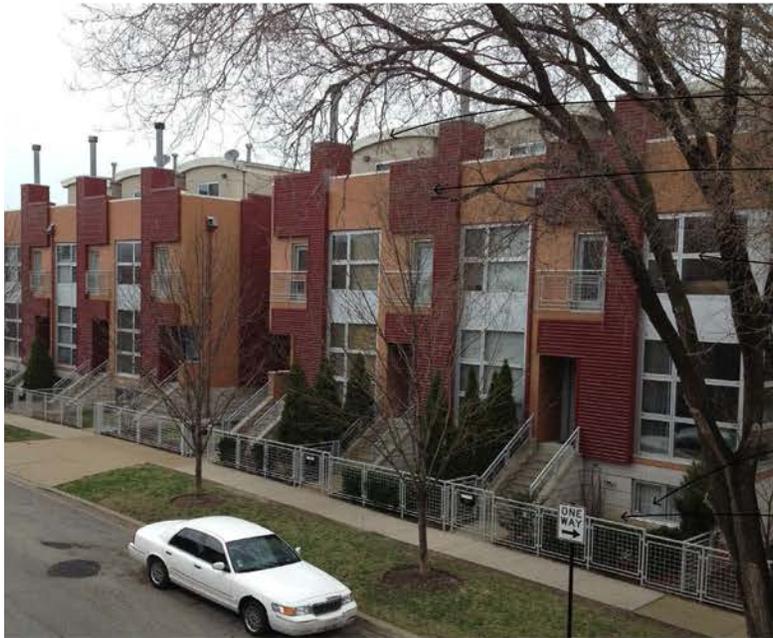
This plan pushes the boundaries of neighborhood needs to provide a better quality of life and more diverse housing and transportation options.



Markea Court condominiums at 270 South 700 East in Salt Lake City bridge between single-family homes and a busy commercial street.



Repurposed warehouse building with new housing units and roof top terraces on Fremont Avenue in Pasadena. A low-slung, two-story parking garage is adjacent.



West Town, Chicago townhomes minimize their effective height with a "split-level" entrance with appropriate height transitions.



Tassafaronga in Oakland, California mixes affordable housing with commercial in a repurposed warehouse (warehouse not shown). The units surround a courtyard, have underground parking, and solar panels.

3

Envisioning the Future



The Vision

Revitalizing this neighborhood has been a point of discussion over numerous plans and studies in the last decade. This includes:

- Scoping, design and construction for the S-Line Streetcar
- Visioning for transit-oriented redevelopment along the 2-mile S-Line corridor in Salt Lake City and South Salt Lake
- Urban design for creating a greenway, Parley's Trail and amenities alongside the streetcar
- Master planning Central Pointe as South Salt Lake's new downtown
- Density studies for the East Streetcar area to understand development potential
- Creating the East Streetcar Master Plan to outline ideal development scenarios, design guidelines and land use

These studies have progressed from broader concepts to more detailed design. They have all focused on how to redevelop properties that have a higher and better future use.

Development Potential

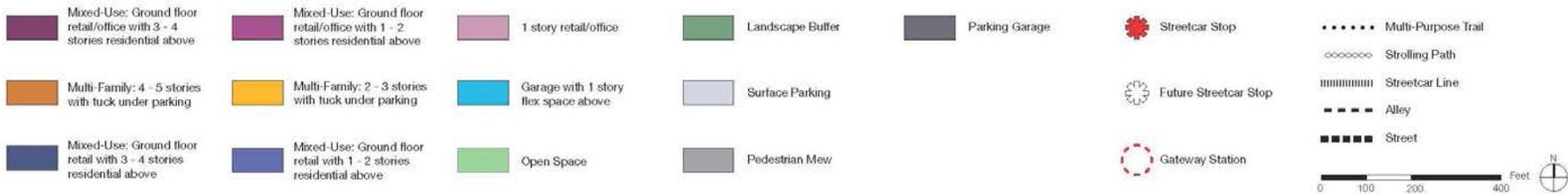
Potential uses and development density was studied to understand the potential for change, where it was most appropriate, and densities that are context appropriate. This is shown on the Development Potential map. Several factors were considered:

- Compatibility with neighboring properties
- Likelihood of property to sell and convert to a new use
- High cost of property acquisition and its impact on density
- Market realities, which drives who will buy and how much they are willing to spend on housing
- Amount of new development investment, which can be recaptured in property taxes and spent on neighborhood improvements

Successful Case Studies

A successful project is not singularly beneficial; more often than not it respects and enhances the existing development surround the project and portrays industry "best practices." Examining successful

Conceptual Density Study: IBI Group





Birkhill on Main, near the Murray TRAX station is a good example of gateway architecture for parcels located on Block 1 (refer to page 14).



This residential mixed-use building on North Milwaukee Ave. in Chicago has an attractive corner treatment which would be appropriate for buildings located at streetcar-automobile intersections.

projects with conditions similar to the East Streetcar neighborhood, and then identifying the lessons and elements contributing to its success enabled the City to get a firmer grasp on how to guide future development within the East Streetcar area. Twelve high-quality projects were identified from around the country, with an emphasis on projects within Utah. Photos and descriptions of these case studies are included throughout this master plan.

In order to propose context sensitive design solutions for future development, a 3-D model (SketchUp) of the streetcar corridor with the existing neighborhoods and case study projects was developed. This provided the City with the tools to better understand appropriate building heights, building design, structure orientation, potential safety concerns, Crime Prevention Through Environmental Design (CPTED), locations for varying densities, desired pedestrian/bike/automobile circulation and the necessary parking required, all in relation to the adjacent existing neighborhood.

Public Outreach

The 3D design study became an important tool for reviewing what future development could look like. Using this study, a design concept was developed for each block to explore design solutions.

The study was reviewed and modified by South Salt Lake Police, Fire and Public Works Departments to ensure that issues of safety and capacity were considered. It was reviewed by developers for constructability and to identify potential barriers to development. It was presented and discussed in six neighborhood block meetings to solicit feedback in a comfortable manner where residents could voice their concerns. Individual meetings were also held with commercial property owners adjacent to the streetcar.

Design Study Concepts

The Design Study for each block, which are concepts only, are included on the following pages.

Design Study



Block 1: State Street - 200 East

- ① Proposed One-Way Street
- ② Chicago Ave, Minneapolis Case Study
- ③ Verizon Building, Chicago Case Study
- ④ Portland Ave, Minneapolis Case Study
- ⑤ Eastside Apartments Case Study
- ⑥ S-Line Corridor & Trails
- ⑦ Existing Residential

Block 2: 200 East - 300 East

- ① Proposed One-Way Street
- ② Axis Apartments Case Study
- ③ Markea Court Case Study
- ④ S-Line Corridor & Trails
- ⑤ Existing Residential

Block 3: 300 East - 400 East

- ① Proposed One-Way Street
- ② Mission Meridian Lofts Case Study
- ③ Mission Meridian Courtyard Housing Case Study
- ④ S-Line Corridor & Trails
- ⑤ Brickstone on Main Case Study
- ⑥ Portland Ave, Minneapolis Case Study
- ⑦ Mission Meridian Case Study
- ⑧ Existing Residential

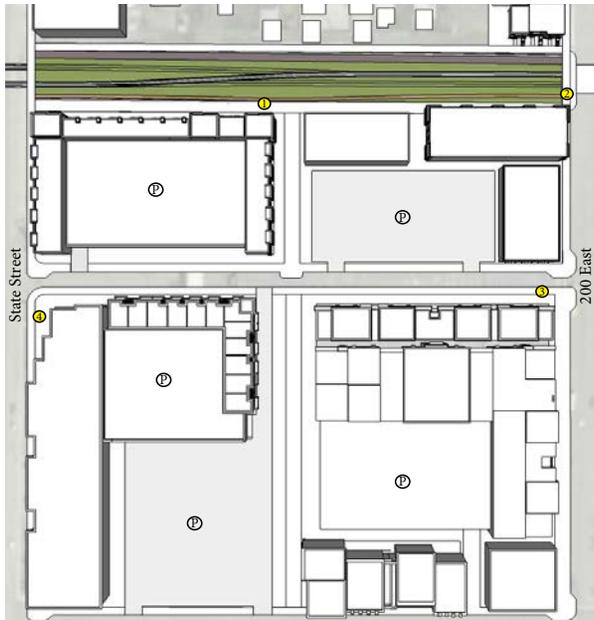
Block 4: 400 East - 500 East

- ① Proposed One-Way Street
- ② Tassafaronga Case Study
- ③ Chicago Ave, Minneapolis Case Study
- ④ S-Line Corridor & Trails
- ⑤ Artspace Case Study
- ⑥ Birkhill on Main Case Study
- ⑦ Tassafaronga Case Study
- ⑧ Existing Residential

Notes:

- This is a concept design only, to illustrate recommended design solutions, including building size, scale and placement.
- Buildings placed on each block mimic the Model Projects illustrated in this Master Plan and are not intended to dictate future architecture.

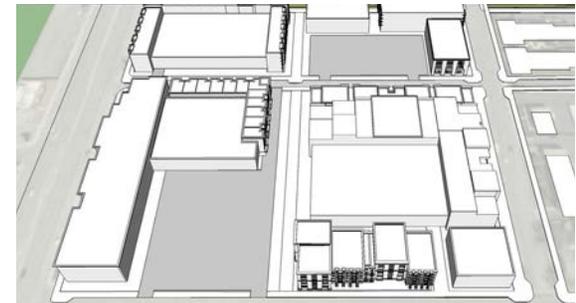
Design Study Block 1 Detail - State to 200 East



Block 1: Top View



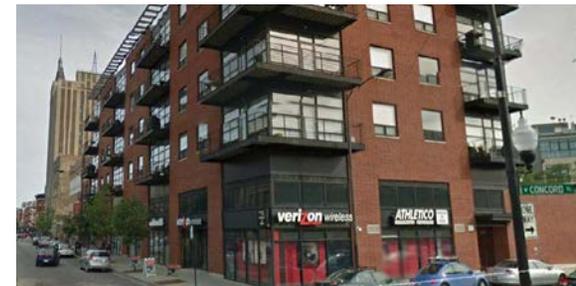
Southern Facing Perspective



Northern Facing Perspective



Front Facade: Chicago Ave, Minneapolis Case Study



Front Facade: Verizon Building Case Study



Front Facade: Eastside Apartments Case Study



State Street Facade: Portland Ave, Minneapolis Case Study

Unique Qualities:

- Highly visible - State St. traffic and easy access to I-80
- Excellent street access
- Across the street from Downtown South Salt Lake
- Single family homes on southeast and south side (note: illustration shows homes on southeast gone, but this is not suggested)

Unique Solutions:

- Create gateway to city by building significant architecture on State St.
- Visibly appealing for apartment and commercial tenants
- New street connecting State St. to 200 East to provide access to new buildings
- Serve as a "bridge:" to Downtown South Salt Lake by allowing taller buildings, and encouraging commercial, retail and mixed use.

Design Study Block 2 Detail - 200 East to 300 East



Block 2: Top View



Southern Facing Perspective



Northern Facing Perspective



①

Front Facade: Axis Apartments Case Study



②

Front Facade: Markea Court Case Study



③

Corner View: Markea Court Case Study



④

Back Facade: Markea Court Case Study

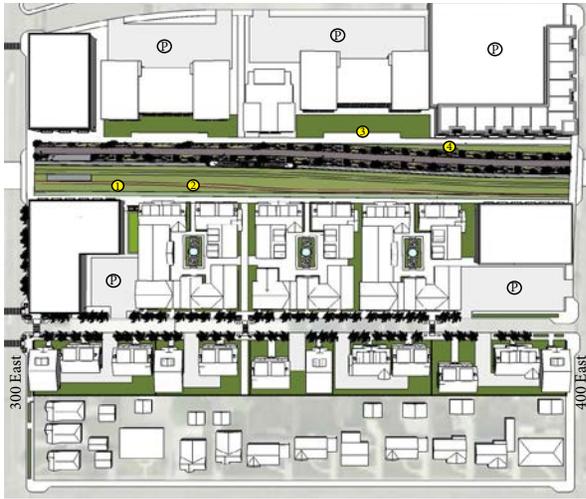
Unique Qualities:

- Desirable location across street from 300 East streetcar stop
- Limited land for redevelopment, but includes prime corners
- Access from 300 East
- Developable parcels bordered by church and apartments
- Only one single family home adjacent to developable parcel

Unique Solutions:

- Opportunity for mixed-use or commercial buildings on corners
- New street from 200 East to 300 East to provide access and May not be possible to extend throughout the whole block
- Smaller parcels drive smaller-scale project
- Limited impacts to immediately adjacent neighbors, allowing more versatile architecture.

Design Study Block 3 Detail - 300 East to 400 East



Block 3: Top View



Southern Facing Perspective



Northern Facing Perspective



①

Front Facade: Mission Meridian Lofts Case Study



②

Front Facade: Mission Meridian Courtyard Housing Case Study



③



Front Facade: Brickstone on Main Case Study



④

Front Facade: Portland Ave Lofts, Minneapolis Case Study

Unique Qualities:

- Easy street access from 300 East
- Desirable location adjacent to 300 East streetcar stop
- Each side of streetcar corridor occupied by two large warehouses
- Single family homes border length of block on developable parcels

Unique Solutions:

- New street from 300 East to 400 East to provide access to new buildings.
- Opportunity for mixed-use or commercial uses on 300 East corner
- Large parcels help create a large, coordinated project with greater amenities included
- Carefully control design to limit impact to single-family neighbors.

Design Study Block 4 Detail- 400 East to 500 East



Block 4: Top View



Southern Facing Perspective



Northern Facing Perspective



① Art Space: Corner Entrance Treatment



② Corridor Front Facade: Tassafaronga Case Study



③ Front Facade: Birkhill on Main Case Study



④ Back Facade: Tassafaronga Case Study

Unique Qualities:

- Easy street access along 400 and 500 East
- Desirable location adjacent to 500 East streetcar stop
- North side of streetcar corridor occupied by one large warehouse, south side by two owners
- Single family homes border length of block on south
- Street and open space border length of block on north

Unique Solutions:

- New street from 400 East to 500 East to provide access to new buildings.
- Opportunity for mixed-use or commercial uses and signature gateway architecture on 500 East corner
- Large parcels help create a large, coordinated project with greater amenities included
- Carefully control design to limit impact to single-family neighbors

4

Building a Better Future



Housing

The housing market has changed dramatically in the past decade. New and renewed housing in this neighborhood will respond to market demands. South Salt Lake is preparing a market study to research what housing is in demand and to target the most desirable and needed sectors. The City is prepared to wait for the right market conditions in order for the right projects to be built.

Several actions are encouraged:

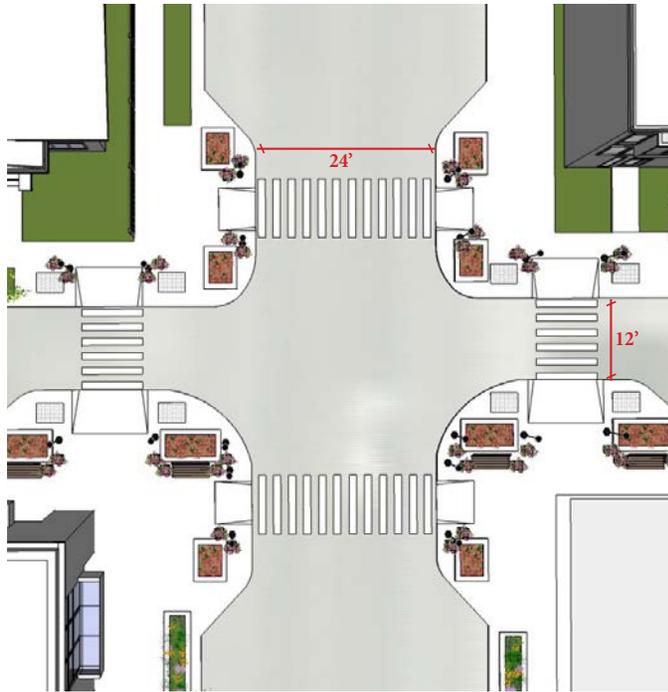
- Increasing desirability and awareness of the neighborhood to increase ownership (instead of rental) of existing single-family homes
- Prioritize construction of townhomes, twinhomes, condos and small-lot buildings that fill the gap between apartments and single-family homes
- Building high-quality rental properties for targeted groups, including students, seniors and lifestyle (upwardly mobile) renters
- Building high-quality apartments with professional on-site management.

These priorities are based on nation-wide Best Practices for developing and preserving neighborhoods. The city recently tightened planning and zoning standards to ensure quality development. Many previously built projects would not have been permitted under current requirements.

Traffic and Parking

South Salt Lake completed a parking traffic study in response to neighborhood concerns. This study concluded:

- All roads currently have traffic levels below capacity
- Proposed future development would exceed current capacity
- Parking for future development can be accommodated within the new developments.
- New roads to access new development are key to limiting traffic and parking on adjacent streets.



Intersection traffic calming



Mid-block pedestrian connection to S-Line corridor

Safety

The design guidelines for new development and the amenities and improvements proposed in the public spaces help make a safer neighborhood. Several factors make neighborhoods safer:

- “Eyes on the street” - windows and porches overlooking public places.
- “Street life” people walking, biking, waiting for transit, spending time outdoors.
- Few hiding points - Landscaping should be trimmed, dark corners lit and walls need windows and doors to increase visibility.
- Crime Prevention Through Environmental Design (CPTED) - New projects should have built-in security measures such as lighting, fencing, security systems, and appropriate landscaping. A SSL Police Department CPTED review should be a part of every project approval process.
- Access points for safe exiting and escape routes.

The streetcar construction and planned upgrades for Parley’s Trail significantly improve safety in the corridor. Proposed new lighting, landscaping and sidewalks will also contribute to safety.

In addition to good design, there are several targeted actions the city can take to improve neighborhood safety:

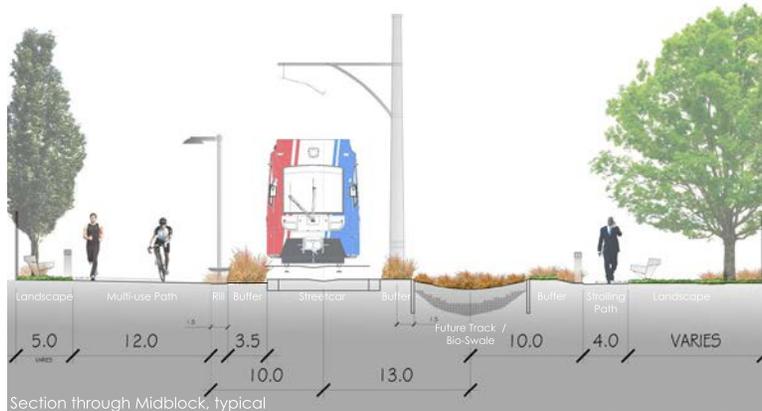
- Revitalize or replace neglected properties.
- Code enforcement on buildings not up to code.
- Neighborhood clean-up through Community Connection and Urban Livability.
- Encourage participation in Good Landlord program.
- Require on-site property managers for apartments.
- Implement Neighborhood Watch programs.
- Monitor calls for service over time and track “hot spots.”

Neighbors also expressed concern for safety of kids, bikes, cars and pedestrians around the streetcar trains. The S-Line was designed to be as safe as possible, with significant attention paid to crossings, buffers to the trail and lighting. UTA and South Salt Lake are monitoring behavior and adjusting safety measures as needed.

Neighborhood Improvements

South Salt Lake is committed to making improvements in this neighborhood. Some of these have been funded by the city, while others involve partners (such as UTA and Salt Lake County). Some potential neighborhood improvements may include:

- Traffic calming (narrowed intersections, improved crossings)
- Parley's Trail and S-Line Greenway landscaping and lighting
- Street lighting
- Internal streets
- Park space / green space
- Lighting
- Sidewalks
- Street trees
- Beautification projects



Illustrations of streetcar, trail and green space in the S-Line corridor.

Investments and Incentives

Several different programs could be adopted to promote desirable growth and improvements in the neighborhood. These programs typically offer some sort of compensation in the form of a grants, or property tax incentives to attract desired new development. This would require funding from the City, its Redevelopment Agency and/or partners. Suggested programs include:

- First-time home-buyer assistance
- Financing for public improvements, such as lighting or streets
- Financial partnership to build housing that the city desires such as senior or workforce housing
- Financial partnership on shared parking
- Rental unit buy back

Design Principles

New projects will be designed to make the most of the unique location and neighborhood amenities while fitting compatibly into their surroundings. Several principles guide this:

1. Development should emphasize the streetcar, Parley's Trail and greenway corridor.

- Maximize the amount of sunlight that reaches the corridor to promote year-round activity and safety.
- Orient activity toward the corridor, with entry doors, windows, store displays, signs, balconies, street furniture and other amenities.

2. Open space and public amenities should be added to the corridor and to the neighborhood.

- Incorporate both private and public open spaces adjacent to the corridor and increase apparent setback.
- No vehicle access adjacent to the corridor.
- Create mid-block access points to the corridor.
- Provide gathering spaces, street furniture, public art, and well-maintained landscaping.
- Create opportunities to walk and ride bikes.



Size, scale and types of potential development, including new street.

3. Development should create a medium-density urban form and a mix of uses.

- Include mixed-use space at the streetcar stops, with small neighborhood stores, restaurants, lifestyle services, and office space.
- Emphasize housing and office space, and avoid large-format retail.
- Include active spaces on the ground floor.
- Minimize parking requirements and eliminate surface parking wherever practical.
- Allow interesting and iconic signs or murals that lend a unique character of the neighborhood.

4. Buildings and landscapes should be environmentally sensitive and architecturally interesting.

- Maximize transparency and the amount of light entering buildings.
- Reflect the industrial history of the streetcar, the “vintage American” neighborhood, and the historic significance of this neighborhood over the years.
- Be energy-efficient and resource-conserving.
- Maximize local climate and environmental conditions.
- Include roof terraces, habitable balconies, green roofs and gardens.
- Utilize Crime Prevention Through Environmental Design (CPTED).



Private open space could provide a green transition the public space in the corridor.



Metropolitan Lofts in Portland Oregon, a highly transparent building with private balconies and green spaces that complement the public way.



Iconic signage and “active” use at a small grocery store.

Planning Tools

South Salt Lake will use a combination of planning tools to regulate new development while encouraging creative solutions. The East Streetcar Master Plan will be adopted and implemented by the Planning Commission and City Council. These will be determined as the zoning code is written.

Existing parts of the current Land Use Code in the Zoning Ordinance that may apply include:

- City-wide Design Standards
- Multi-Family Design Standards
- The Land Use Matrix, with an updated category for the East Streetcar Area
- The Master Plan Mixed Use Zone
- Amenity Standards

Potential future planning tools that may apply include:

- Form-Based regulations
- Commercial Design Standards (to be adopted in 2014)
- Mixed Use Building Design Standards (to be adopted in 2014)
- The Master Plan Mixed Use Zone
- Parks, Trails and Open Space Master Plan
- Design Review Committee



The city has hosted planning workshops involving neighbors and developers.