

CITY OF SOUTH SALT LAKE
CITY COUNCIL MEETING

COUNCIL MEETING Wednesday, July 8, 2015
7:00 p.m.

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

PRESIDING Council Chair Irvin H. Jones, Jr.

CONDUCTING Council Member Ryan Gold

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

SERGEANT AT ARMS Bill Hogan

COUNCIL MEMBERS PRESENT:
Sharla Beverly, Ryan Gold, Irvin H. Jones, Jr.,
Debbie Snow and LeRoy Turner

COUNCIL MEMBERS ABSENT:
Kevin Rapp and Michael Rutter

STAFF PRESENT:
Mayor Cherie Wood
Charee Peck, Chief of Staff
Lyn Creswell, City Attorney
Paul Roberts, Deputy City Attorney
Kyle Kershaw, Finance Director
Mike Florence, Community and Economic Development Director
Frank Lilly, Deputy Community and Economic Development Director
Jack Carruth, Chief of Police
Mont Roosendaal, Director of Public Assets
Sharen Hauri, Urban Design Director
Craig Burton, City Recorder
Paula Melgar, Deputy City Recorder

OTHERS PRESENT:
See attached list

The Council moved to the public hearings on the agenda.

PUBLIC HEARING – 7:00 p.m. (Or as soon thereafter as possible)

Public hearing for a consideration by the South Salt Lake City Council to vacate nine feet (9') on the north side of Fine Drive, from 700 West to 1030 West. Deputy Community and Economic Development Director, Frank Lilly,

explained that the road only exists on paper, is yet to be built and is part of the project known as Riverfront which was previously approved by the Council. As the developer has worked with potential tenants and buyers, they felt the need to make a minor modification which was approved by staff, to illuminate the angle parking on the north side of Fine Drive, replacing it with parallel parking and a row of off-street parking behind the curb with some landscaping in front of two smaller office buildings. They have an owner/builder who wants to build and they prefer off street parking so this eliminates the need for on street parking and thus the need for the width of Fine Drive. The drive lanes of the street will remain unchanged. They are just narrowing the shoulder. Mr. Lilly reviewed a presentation with the Council. A copy is attached to these minutes and incorporated by this reference.

The public hearing was opened at 7:14 p.m.

There were no comments.

The public hearing was closed at 7:14 p.m.

Council Member Snow asked who the businesses targeted for the two buildings.

Ms. Amber Hansen of the Thackeray Garn Company said she couldn't say exactly who the company is that is moving in but they are a typical tilt up, concrete, flex industrial park tenant that would be there.

Community and Economic Development Director, Mike Florence added that this tenant will be bringing around one hundred and fifty jobs.

Ms. Hansen added that the company fits within all the design guidelines of what is approved to be there.

Council Member Snow moved to place this on Unfinished Business on the July 22, 2015 Council meeting.

MOTION: Debbie Snow

SECOND: Roy Turner

Voice Vote:

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

PUBLIC HEARING – 7:00 p.m. (Or as soon thereafter as possible)

Public hearing for a consideration by the South Salt Lake City Council to vacate portions of Utopia Avenue and Major Street. Mr. Florence advised the Council that this action was prompted by the redevelopment of the Central Pointe property that the RDA of South Salt Lake owns. This will be vacating pieces of both streets and leaving access open for the existing businesses that will remain in the area. Mr. Florence reviewed a presentation with the Council. A Copy is attached to these minutes and incorporated by this reference.

The public hearing was opened at 7:24 p.m.

There were no comments.

The public hearing was closed at 7:24 p.m.

Council Member Beverly moved to place this on Unfinished Business on the July 22, 2015 Council meeting.

MOTION: Sharla Beverly

SECOND: Debbie Snow

Voice Vote:

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

The Council then moved to approval of minutes on the Council agenda.

APPROVAL OF MINUTES

June 10, 2015 Regular Meeting. Council Member Turner moved to approve these minutes.

MOTION: Roy Turner

SECOND: Sharla Beverly

Voice Vote:

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

Council Member Snow abstained because she wasn't in attendance at the meeting.

June 17, 2015 Regular Meeting. Council Member Beverly moved to approve these minutes.

MOTION: Sharla Beverly

SECOND: Roy Turner

Voice Vote:

Beverly	Aye
Gold	Aye
Jones	Aye
Rapp	Absent
Rutter	Absent
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. Leslie Jones, 235 West 3680 West.** She was the chairperson of the Parade Committee for the 4th of July. She thanked everyone who helped make the parade, and Freedom Festival such a success.

Nancy Aruscavage, 3478 South 500 East. She feels the City needs more open space and parks. South Salt Lake has the lowest amount per capita in the entire valley.

Danielle Foury, 3366 South 500 East. She also feels they need more greenspace and more parks in the community.

Sharon Cameron, 490 East 3360 South. She spoke to the green space as well. She feels people buy homes if there are parks. Her son lives by Liberty Park and they watch people, walk, skateboard, ride and run around Liberty Park every single day of the year.

Kate Wilhite, 321 E. Georgia Circle. Recently he noticed that Granite High was boarded up and access to the track and courts taken away. It was a huge disappointment. People would come from all around to use the track. A lot of respect is given to the District for keeping it open to the public and keep it maintained. She appreciates all they did to keep it open for the public. She knows the City has worked hard with the District to keep it open for the public. She thanked the City for that. They are so disappointed it has been withdrawn from access. It is so important to keep these places for the community and not let them go.

The Council next moved to the 7:30 p.m. Public Hearing on the agenda.

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

This hearing was scheduled to state at 7:30 p.m. but began at 7:37 p.m.

Public hearing for a microbrewery alcohol proximity variance to reduce the separation distance between a church located at 193 West 2100 South and the business located at 144 West Utopia. Community Development Director, Mike Florence, advised the Council that with the recent change in the City’s alcohol code, Trent Farger from Shades of Pale has applied for a proximity variance. His location is within 600 feet of the Rock Church. Mr. Florence reviewed a presentation with the Council. A copy is attached to these minutes and incorporated by this reference.

The public hearing was opened at 7:41 p.m.

There were no comments.

The public hearing was closed at 7:41 p.m.

Council Member Snow explained that this has come before the Council several times and the Rock Church has provided a letter each time saying they had no objection to the variance.

Council Member Beverly moved to approve this ordinance.

MOTION: Sharla Beverly

SECOND: Debbie Snow

Roll Call Vote:

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

The Council then went back to No Action Comments on the agenda.

NO ACTION COMMENTS

- MAYOR COMMENTS.** Mayor Wood advised the Council that the City just received their June budget numbers. She passed out a paper showing how much they have closed the hold harmless gap from \$3.6 million down to \$1.5 million. A copy is attached to these minutes and incorporated by this reference. Last year they saw a nine percent sales tax growth. The City is targeting a future growth of seven percent although they are still growing at nine.

Fire Chief, Ron Morris, introduced Russ Groves as the new Fire Marshal for the City.

4. **CITY ATTORNEY COMMENTS.** City Attorney, Lyn Creswell, thanked Leslie Jones for her enthusiasm and all she has done with the parade and Freedom Fest and all she continues to do. She's a wonderful friend and community leader.
5. **CITY COUNCIL COMMENTS.** Council Member Snow enjoyed the Freedom Fest and thanked all who helped make it happen. She also asked that the ordinance regarding obtaining value for street vacations be brought back before the Council.

Council Chair Jones suggested it be placed on the first work meeting in August.

Council Member Snow said she has been watching some of the movement on the greenspace and desire for more greenspace at Granite. She feels parks are super important to the City. She would like to see them move towards preserving a portion of that space. She does have concerns because they have developers that are under contract for that space. So far the Council has been able to insist that they comply with the zoning and now they have come forward with a plan that substantially complies to do 130 single family homes there. She wants to make sure they carve out some kind of a compromise. They need to deal with the developers with integrity but they need to preserve greenspace at the same time. They need to be responsive to the community around Granite but they need to be mindful of the rest of the City and the concerns that others have expressed over the last four to five years. She doesn't think Granite has to be all or nothing. There are 27 acres there and if they preserve even seven of them they would have a lovely, beautiful park. That's something she could get behind. She is interested in finding a way to invite new family homes into the community and also preserve greenspace for those neighborhoods.

Council Member Turner expressed appreciation to Leslie Jones and the City staff who worked on Freedom Festival.

Council Chair Jones said the theme of the Freedom Festival this year was "Hometown Heroes." One of the City's hometown heroes, Rulon Don Banford passed away on July 3, 2015. He lived a life of service. He was involved in many volunteer organizations. He has left a legacy of service and will be sorely missed.

Council Member Beverly also expressed her appreciation to Leslie Jones and all who help on the Freedom Festival.

Council Member Gold expressed his appreciation to Leslie Jones for her leadership in the Freedom Festival.

6. INFORMATION.

- a. **Streetscape Plans.** Urban Design Director, Sharen Hauri, advised the Council that people spend the majority of their time in a car on a public

space, which is public streets. That is their biggest experience of public space. They are in a car on a street ten times more than they are in a park. It gives some perspective of what people see and experience every day and why it is important to have streets that look good, feel good, are shaded and have nice views. People remember these streets and enjoy driving them. She reviewed a handout with the Council regarding the design of the streetscape on State Street and Sunset Avenue. A copy is attached to these minutes and incorporated by this reference.

Public Asset Director, Mont Roosendaal, presented a handout to the Council of the streetscape properties in the City. A copy is attached and to these minutes and incorporated by this reference.

Council Chair Jones agreed that the State Street and Sunset Avenue streetscape needs help but he suggested they keep the big picture in mind and try and establish some priorities.

Council Member Snow said she drives State Street every day to work and often gets stopped at the pedestrian crosswalk at State and Sunset where you stop and look and it is barren or sometimes overgrown. This is a priority to her. She would like to see this one go forward as well as the larger picture of all the streetscapes that they are targeting and working on.

- b. **2015-16 J.A.G. Grant Overview.** Police Chief, Jack Carruth, advised the Council that they have now started purchasing body cameras. It has been a long, tedious process. They purchased twenty-five cameras on last year's JAG grant and they will be able to get another twenty-one with this year's grant that is for \$27,000 dollars. That will get them two thirds of the way outfitted.

UNFINISHED COUNCIL BUSINESS

1. **Land use ordinance amendment enacting an ordinance regulating solar energy systems.** Mr. Lilly reminded the Council that this ordinance establishes solar systems as permitted uses subject to certain design standards that are enumerated in the ordinance. In situations where those standards cannot be achieved, solar energy systems still can be approved as a conditional use.

Council Member Beverly moved to approve this ordinance.

MOTION: Sharla Beverly
SECOND: Debbie Snow

Roll Call Vote:

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

2. **Land use ordinance amendments to the Commercial and Residential Land Uses and Definitions chapter.** Mr. Lilly advised the Council that these changes to the ordinance were driven by the evolution of the ordinance and the realization that there were some aspects of it that were out of date. Staff wanted to bring them into accord with the way the State defines them. They also tweaked the definitions on a number of other issues and made some minor corrections. Staff also removed the proposed change for pawn shops as requested by Council Member Rutter at the previous meeting. It has been struck from the ordinance.

Council Member Beverly moved to approve this ordinance.

MOTION: Sharla Beverly
 SECOND: Irvin Jones, Jr.

Roll Call Vote:

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

NEW COUNCIL BUSINESS

1. **Approval of 2014-2015 financial audit engagement letter.** Finance Director, Kyle Kershaw, reminded the Council that they are the audit committee for the City so they appoint and assign the outside independent auditors who will review the books. Staff recommends that the Council authorize the Council Chair to sign the letter of engagement from Pinnock, Robbins, Posey & Richins to conduct the audit services this year.

Council Member Turner moved to suspend the rules.

MOTION: Roy Turner
 SECOND: Irvin Jones, Jr.

Voice Vote:

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

Council Member Turner moved that the Council Chair sign the engagement letter.

MOTION: Roy Turner
 SECOND: Sharla Beverly

Roll Call Vote:

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

Council Member Snow moved to adjourn.

MOTION: Debbie Snow
 SECOND: Sharla Beverly

Voice Vote:

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

The meeting adjourned at 8:23 p.m.



Irvin H. Jones, Jr., Council Chair



Craig D. Burton, City Recorder
 PAULA MELGAR, DEPUTY

July 8, 2015

CITY COUNCIL - REGULAR MEETING
LIST OF ATTENDEES

<u>NAME</u>	<u>ADDRESS</u>	<u>REPRESENTING</u>
Judy Mincher	3233 So Water Lily Dr.	Self
Terrill McPhree	535 E 3195 So.	Self
Julie Christofferson	2535 S 400 E.	self
Alan Hair	171 E VIDAR AVE	self
Sharon Cameron	490 E 3360 S	self
DAWIELE KOURY	3360 S. 500 E.	SELF
Nancy Anuscavage	3478 S. 500 E.	self
Carole Massey	3537 S 500 E	Self
TRANS Massey	3537 S 500 E	Self
Shayne & Kate Wilhite	321 E. Georgia Cir.	Self & Self
Nicholas Kambouris	2150 S. Main St.	Self
Portia Mile	575 Millcreek Way	self
Ron Morris	2600 So. Main	FIRE
Russ GROVES	2600 S. MAIN ST	FIRE
JACK CARRUTH	2835 SO MAIN ST	POLICE
Linda Norbutt	3587 Terrasol Dr.	Self
Helena Case	3583 S Solaris Way	Self
Troop 1035 & 63	Wandamere / Central Park	scouts
Paul & Joie Ashton	322 E. Georgia Cir.	self & self
Mont Rosendaal	220 E Morris	Public Assets
Sharon Hawry	220 E Morris Ave	Urban Design
Charee Peck	220 E Morris	Mayor's office
Jerry TRAVIS	50 E. 2100 So.	Self

