

AGENDA

CITY COUNCIL of SALT LAKE CITY

REVISED

Tuesday, August 21, 2012

(The public is invited to listen to the discussion.)

Noon – 1:30 p.m. Working Lunch

2:00 p.m. Work Session

7:00 p.m. Formal Meeting *(public comment section is included)*

Items listed below may be moved and discussed in a different portion of the Agenda based on circumstance and availability of speakers.

[Council Meeting Rules, Parliamentary Order and Procedure](#)

- A. **WORKING LUNCH:** 12:00 p.m. in Room 326, City & County Building, 451 South State St.
Please note: Some members of the Council will attend a working lunch meeting from approximately noon-1:30 p.m.

*Approximate
Start Time*

1. Learning Centers

~12:00 p.m.

The City Council will receive a report from the Salt Lake City School District regarding the status of Learning Centers.

2. Master Plan Update

~12:30 p.m.

The Council will receive an update from the Planning Division on Land Use Master Plan Projects. The projects include:

- West Salt Lake Community Master Plan Update
 - 400 South Livable Communities Project
 - East Bench Community Master Plan Update and Foothill Boulevard
 - Corridor Study
 - Community Preservation Plan
 - Plan Salt Lake – Comprehensive Plan
 - 9 Line Corridor Plan
 - Northwest Quadrant Master Plan
-

CITY COUNCIL OF SALT LAKE CITY

451 SOUTH STATE STREET, ROOM 304
P.O. BOX 145476, SALT LAKE CITY, UTAH 84114-5476

www.slccouncil.com/agendas/default.htm
TEL 801-535-7600 FAX 801-535-7651



SØREN SIMONSEN | DISTRICT 7 | COUNCIL CHAIR CHARLIE LUKE | DISTRICT 6 | COUNCIL VICE CHAIR
CARLTON CHRISTENSEN | DISTRICT 1 KYLE LAMALFA | DISTRICT 2 STAN PENFOLD | DISTRICT 3 LUKE GARROTT | DISTRICT 4
JILL REMINGTON LOVE | DISTRICT 5

Work Session will begin at 2:00 p.m.

3. Ordinance Authorizing Opinion Questions to be Submitted to the Voters ~2:00 p.m.

The Council will receive a briefing regarding a proposal to enact an ordinance authorizing opinion questions to be submitted to the voters of Salt Lake City and establishing related procedures (enacting Chapter 2.69 of the *Salt Lake City Code*). Petitioner – Salt Lake City Council. (Item C2)

*Provide your input at Open City Hall

4. Report of the Executive Director ~2:30 p.m.

Report of the Executive Director, including a review of Council information items and announcements.

5. Report of the Chair and Vice Chair ~2:35 p.m.

Report of the Chair and Vice Chair, including an update on Council interest items and a report on meetings with the Chair and Vice Chair of various City Boards & Commissions.

6. Proposed land use and alcohol regulations for commercial areas in and around residential neighborhoods (Items a & b) ~2:40 p.m.

The City Council will receive follow-up briefings on ordinances that would affect alcoholic beverage sales in commercial areas in and near residential areas. One proposed ordinance would synchronize parts of the *Salt Lake City Code* relating to the sale of alcoholic beverages with Utah law. The other proposed ordinance would modify zoning regulations (Title 21A) to allow businesses that sell alcoholic beverages to locate in commercial areas where previously they could not.

*Provide your input at Open City Hall

a. Alcohol-related establishments

The City Council will receive a briefing from a Council subcommittee and staff on proposed amendments to the *Salt Lake City Code* that would bring City ordinances into conformance with Utah Laws regulating businesses that serve alcoholic beverages. The purpose of the proposed amendments is to simplify City ordinances by not duplicating state laws, eliminate the *Alcohol License Districts Map* and to limit the City's regulatory interests to business licensing and land use issues listed in another section of the *Salt Lake City Code*. (Item D1)

b. Alcohol regulations

The City Council will receive a briefing from a Council subcommittee and staff on proposed amendments to Title 21 A – Zoning – that would do the following:

- Bring City definitions of businesses that serve alcoholic beverages into conformance with Utah laws
- Revise tables of permitted and conditional uses to allow locating businesses that serve alcoholic beverages in zones including some commercial areas where businesses previously could not locate
- Require that businesses that serve alcoholic beverages meet

- requirements adopted by the City Council in 2009 for social clubs located in Mixed-Use and Residential Mixed-Use zones
- Continue to follow Utah Law regarding spacing from “community facilities” such as schools, parks, and churches, and Utah Law pertaining to the location of liquor stores
- Related provisions of Title 21A – Zoning, may also be amended as part of this petition (Item D2)

7. Housing Related Items (Items a & b)

~3:30 p.m.

The Council will hold a discussion regarding proposed changes to the City’s regulations that affect City housing policies pertaining to residential dwelling units. The proposed changes are intended to provide a broad mix of housing opportunities in existing neighborhoods. They include:

a. Accessory Dwelling Units (ADUs)

Proposed changes to the City’s zoning regulations relating to allowing accessory dwelling units in single-family and multi-family zoning districts. This is proposed to provide a broad mix of housing opportunities in existing neighborhoods that address changing family needs, economic conditions, smaller household sizes, and increase use of existing housing, public infrastructure and transit. This proposal could increase the number of dwelling units in an existing neighborhood. Related provisions of Title 21A – Zoning – may also be amended as part of this petition. Petitioner – Mayor Ralph Becker, (Sustainable City Code Initiative), Petition No. PLNPCM2010-00612. (Item D4)

[*Provide your input at Open City Hall](#)

b. Unit Legalization

Proposed changes to the City’s zoning regulations relating to Special Exceptions, Section. 21A. 52.030. The changes will modify procedures and standards to legalize existing residential dwelling units unrecognized by city records, a process referred to as “unit legalization”. The proposed changes will address existing unit legalization issues, support the existing Salt Lake City Housing Plan, set life safety requirements and help implement the Landlord Tenant Initiative. Related provisions of Title 21A – Zoning may also be amended as part of this petition. Petitioner – Mayor Ralph Becker, Petition No PLNPCM2011-00499. (Item D5)

[*Provide your input at Open City Hall](#)

8. Demolition Requirements

~4:00 p.m.

The Council will receive a follow-up briefing regarding an ordinance amending Chapter 18.64 (Demolition) and Chapter 18.97 (Mitigation of Residential Housing Loss), *Salt Lake City Code*, to modify the process and requirements for demolition of buildings and structures. The purpose of this ordinance is to provide for timely completion of demolition and improvement of property thereafter to ensure demolition is not detrimental to the use and enjoyment of surrounding property, to avoid demolition by neglect, and to encourage preservation of the City's housing stock. Petitioner - Salt Lake City Council. (Item C1)

[*Provide your input at Open City Hall](#)

9. Historic Preservation - (Items a thru d)

~5:00 p.m.

The Council will hold a follow-up discussion regarding proposed implementation steps that will enable Salt Lake City residents and businesses to successfully engage in preservation efforts that are appropriate for their unique situations.

[*Provide your input at Open City Hall](#)

a. Historic Preservation Fine Tuning

Changes to the City's zoning regulations to provide clarity and efficiency for the Historic Preservation Overlay zoning regulations. (The process and criteria for establishing an historic district is currently being addressed through a separate petition.) This proposal includes the following items:

- Improve clarity without changing the intent of specific zoning regulations
- Streamline the approval process for applicants
- Allow the Historic Landmark Commission to modify bulk and lot regulations in historic districts
- Address ongoing problems with administration of existing regulations
- Clarify the length of time a Certificate of Appropriateness is valid
- Clarify wording that may be open to interpretation

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner – Mayor Ralph Becker, Petition No. PLNPCM2011-00470. (Item H2)

b. Preservation Plan

Proposed Salt Lake City Historic Preservation Plan. The Plan would be the key strategic document to guide preservation activity and inform decisions relating to budget priorities, development of incentives, master plans, zoning text and map amendments and site specific development. Petitioner - Salt Lake City Council, Petition No. PLNPCM2009-00171.) (Item H3)

c. Historic District Designation Process and Criteria

Zoning regulation changes that modify the process and adoption criteria for establishing new Local Historic District and Historic Landmark sites. The proposal would:

- Clarify the types of designations that can be approved
 - Landmark Sites
 - Geographic-based Historic District
 - Thematic Based Historic Districts
- Clarify who can initiate a petition to designate a new local historic district:
 - The Mayor
 - A majority of City Council Members
 - A property owner with support from a certain percentage of the total number of property owners within the proposed district.
- Define the staff review process
- Outline how to assist gauging the level of property owner support for the creation of a new local Historic District

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner – Mayor Ralph Becker, Petition No. PLNPCM2011-00723. (Item H4)

d. Character Conservation Districts

Creation of a Character Conservation Zoning District and related zoning regulations. The purpose of a Character Conservation Zoning District is to:

- protect desirable and unique physical features and design characteristics
- promote economic revitalization
- enhance the livability of the city
- reduce conflict caused by incompatible development and promote compatible development
- provide a planning tool for future developments
- stabilize property values
- retain affordable housing

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner – Mayor Ralph Becker, PLNPCM2011-00473. (Item H5)

10. Salt Lake City Housing Authority/Housing Development Corporation Bond Restructure.

Written Briefing Only

The Council will receive a briefing regarding changes to an outstanding Housing Authority revenue bond and a related lease with the City. Under the resolution, a Supplemental Trust Indenture would modify the terms of the original trust indenture by establishing new, lower interest rates, accelerating the repayment of principal and making other technical changes. (Item F1)

11. **Solid Waste and Recyclable Items**

***Written
Briefing Only***

The Council will receive a briefing regarding an ordinance related to solid waste and recyclable items that was discussed during the annual budget process. The proposal would amend the Salt Lake City Code to provide curbside collection of recyclable glass from residents, allow an additional waste collection container for residents at no additional charge and establish fines for noncompliance.

12. **Board Appointment Interviews: Parks, Trails, Natural Lands and Urban Forestry Advisory Board**

***Time Certain
6:00 p.m.***

The Council will interview the following people to be appointed to the newly formed Parks, Trails, Natural Lands and Urban Forestry Advisory Board. Membership term expirations will be determined by the board at their first meeting. (Item H6)

- Jeff Rose
- Eric McCulley
- Denis Faris
- Meridith Perkins

13. **Council Philosophy Statements**

The Council will hold a discussion to review philosophy statements. The Council met in January to discuss priority focus areas and requested that staff provide draft Philosophy Statements for review and refinement by the public. The following philosophy statements have been adopted: Economic Health of the City, Arts & Culture, Neighborhood Quality of Life and Transportation & Mobility. The remaining philosophy statements will be considered: [Sustainability](#), [Parks & Open Space](#), and Education. (Item D3, H1)

[*Provide your input at Open City Hall](#)

14. (TENTATIVE) Closed Session

The Council will consider a motion to enter into Closed Session, in keeping with Utah Code § 52-4-204, for any of the following purposes:

- a) Discussion of the character, professional competence, or physical or mental health of an individual, pursuant to Utah Code § 52-4-205(1)(a).;
- b) A strategy session to discuss collective bargaining, pursuant to Utah Code § 52-4-205 (1)(b);
- c) A strategy session to discuss the purchase, exchange, or lease of real property (including any form of water right or water shares) when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the City from completing the transaction on the best possible terms, pursuant to Utah Code § 52-4-205(1)(d);
- d) A strategy session to discuss pending or reasonably imminent litigation, pursuant to Utah Code § 52-4-205(1)(c);
- e) A strategy session to discuss the sale of real property (including any form of water right or water shares) if (1) public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the City from completing the transaction on the best possible terms, (2) the City previously gave notice that the property would be offered for sale, and (3) the terms of the sale are publicly disclosed before the City approves the sale;
- f) For attorney-client matters that are privileged, pursuant to Utah Code § 78B-1-137;
- g) A strategy session to discuss deployment of security personnel, devices or systems pursuant to Utah Code § 52-4-205(1)(f); and
- h) A session to investigate proceedings regarding allegations of criminal misconduct, pursuant to Utah Code § 52-4-205(1)(g).

FORMAL MEETING

B. OPENING CEREMONY: 7:00 p.m. in Room 315, City & County Building, 451 South State St.

Council Member Charlie Luke will conduct the Formal Council Meetings during the month of August.

1. Pledge of Allegiance.

C. PUBLIC HEARINGS:

1. Ordinance: Amending Building Demolition Requirements

Accept public comment and consider adopting a ordinance amending Chapter 18.64 (Demolition) and Chapter 18.97 (Mitigation of Residential Housing Loss), *Salt Lake City Code*, to modify the process and requirements for demolition of buildings and structures. The purpose of this ordinance is to provide for timely completion of demolition and improvement of property thereafter to ensure demolition is not detrimental to the use and enjoyment of surrounding property, to avoid demolition by neglect, and to encourage preservation of the City's housing stock. Petitioner - Salt Lake City Council.
(O 12-3)

[*Provide your input at Open City Hall](#)

Staff Recommendation:

Close and consider options.

2. [Ordinance: Authorizing Opinion Questions to be Submitted to the Voters.](#)

Accept public comment and consider adopting an ordinance authorizing opinion questions to be submitted to the voters of Salt Lake City and establishing related procedures (enacting Chapter 2.69, *Salt Lake City Code*). Petitioner – Salt Lake City Council.
(O 12-26)

[*Provide your input at Open City Hall](#)

Staff recommendation: Close and consider options.

3. [Resolution: Appropriation resolution amending the Annual Action Plans for Emergency Solutions Grant Program Funding.](#)

Accept public comment and consider adopting an appropriation resolution amending the annual action plans for Emergency Solutions Grant program funding for fiscal years 2011-12 and 2012-13 and approving an Interlocal Cooperation Agreement between Salt Lake City the US Department of Housing and Urban Development *(HUD).
(T 12-1)

Staff Recommendation: Continue Public Hearing to September 4, 2012

D. [POTENTIAL ACTION ITEMS](#)

1. [TENTATIVE Ordinance: Revisions to Titles 5 & 6 related to licensing of alcohol related business](#)

Consider adopting an ordinance repealing Chapter 5.50, *Salt Lake City Code*, pertaining to private clubs; enacting a new Chapter 5.51, entitled “Alcohol Establishments and Off Premises Beer Retailers;” amending Chapter 5.54, pertaining to restaurants, to include regulations pertaining to alcohol related establishments; and repealing Title 6, *Salt Lake City Code*, pertaining to alcoholic beverages, to bring Title 6 into conformance with Utah law.
(O 12-9)

[*Provide your input at Open City Hall](#)

Staff Recommendation: Consider options.

2. [TENTATIVE Ordinance: Amend the Zoning Ordinance related to Alcohol Regulations](#)

Consider adopting an ordinance amending Salt Lake City Code 21 A – the City’s zoning code – that would do the following:

- Bring City definitions of businesses that serve alcoholic beverages into conformance with Utah laws
- Replace the Alcohol Licensing Districts Map with using the zoning code to guide where businesses that serve alcoholic beverages can locate
- Revise tables of permitted and conditional uses to allow locating businesses that serve alcoholic beverages in zones including some commercial areas where businesses previously could not locate
- Require that businesses that serve alcoholic beverages meet requirements adopted by the City Council in 2009 for social clubs located in Mixed Use and Residential Mixed Use zones
- Continue to follow Utah law regarding spacing from “community facilities” such as schools, parks, and churches, and Utah law pertaining to the location of liquor stores
(O 12-8)

Staff Recommendation: Consider options.

[*Provide your input at Open City Hall](#)

3. [TENTATIVE Resolution: Council Philosophy Statement: Sustainability](#)

Consider adopting a resolution regarding a philosophy statement on Sustainability. The Council met in January to discuss priority focus areas and requested that staff provide draft Philosophy Statements for review and refinement. The seven priority areas are: Economic Health of the City, Arts & Culture, Neighborhood Quality of Life, Transportation & Mobility, Parks & Open Space, Sustainability & Education. (Item A13)
(R 12-10)

Staff Recommendation: Consider options.

[*Provide your input at Open City Hall](#)

4. [Ordinance: Accessory Dwelling Units \(ADUs\)](#)

Consider adopting an ordinance changing the City’s zoning regulations relating to allowing accessory dwelling units in single-family and multi-family zoning districts. This is proposed to provide a broad mix of housing opportunities in existing neighborhoods that address changing family needs, economic conditions, smaller household sizes, and increase use of existing housing, public infrastructure and transit. This proposal could increase the number of dwelling units in an existing neighborhood. Related provisions of Title 21A – Zoning – may also be amended as part of this petition. Petitioner – Mayor Ralph Becker, (Sustainable City Code Initiative), Petition No. PLNPCM2010-00612.
(P 11-15)

Staff Recommendation: Consider options.

[*Provide your input at Open City Hall](#)

5. [Ordinance: Special Exceptions related to Unit Legalization.](#)

Consider adopting an ordinance amending Section 21A.52.030 – Special Exceptions of the City’s zoning regulations. The changes will modify procedures and standards to legalize existing residential dwelling units unrecognized by city records, a process referred to as “unit legalization”. The proposed changes will address existing unit legalization issues, support the existing Salt Lake City Housing Plan, set life safety requirements and help implement the Landlord Tenant Initiative. Related provisions of Title 21A – Zoning may also be amended as part of this petition. Petitioner – Mayor Ralph Becker, PLNPCM2011-00499.

P 12-4

Staff Recommendation: Consider options.

6. [Ordinance: Capitol Center Properties Master Plan Amendment and Capitol Center Properties Zoning Map Amendment for properties located at approximately 1015 South 200 West and 1068 South Jefferson Street.](#)

Consider adopting an ordinance changing the Central Community Master Plan and the zoning map for properties located at approximately 1015 -1035 South 200 West and 1068 Jefferson Street in order to develop a mixed-use project on the properties.

- The future land use map would be changed from Low Medium Density Residential to Medium Residential/Mixed Use
- The properties would be rezoned from Moderate Density Multi-Family Residential (RMF-35) to Residential Mixed Use (R-MU)

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner – Capitol Center Properties, Petition No. PLNPCM2011-00658 & PLNPCM2011-00659.

(P 12-11)

Staff Recommendation: Consider options.

E. COMMENTS:

1. Questions to the Mayor from the City Council.
2. Comments to the City Council. (Comments are taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes.)

F. NEW BUSINESS:

1. [Resolution: Salt Lake City Housing Authority/Housing Development Corporation Bond Restructure](#)

Consider adopting a resolution of the City Council of Salt Lake City, Utah, approving the execution and delivery of a First Supplement to Trust Indenture and an Amendment to Lease Agreement relating to the Multifamily Housing Lease Revenue Refunding Bonds (Housing Development Corporation of Salt Lake City Project), Series 2003 of the Housing Authority of Salt Lake City; and related matters.

(Q 12-7)

Staff Recommendation: Suspend Rules and Adopt

G. UNFINISHED BUSINESS:

(None)

H. CONSENT:

1. Set the date: Resolution: Council Philosophy Statement: Parks and Open Space

Set the date of Tuesday September 4, 2012 at 7:00pm to accept public comment and consider adopting a resolution regarding a philosophy statement on Parks and Open Space. The Council met in January to discuss priority focus areas and requested that staff provide draft Philosophy Statements for review and refinement. The seven priority areas are: Economic Health of the City, Arts & Culture, Neighborhood Quality of Life, Transportation & Mobility, Parks & Open Space, Sustainability & Education.
(R 12-13)

Staff Recommendation: Set the date.

2. Set the date: Ordinance: Fine Tuning Historic Preservation Overlay Zoning Regulations.

Set the date of Tuesday September 18, 2012 at 7:00 p.m. to accept public comment and consider adopting an ordinance to provide clarity and efficiency relating to the Historic Preservation Overlay zoning regulations. (The process and criteria for establishing an historic district is currently being addressed through a separate petition.) This proposal includes the following items:

- Improve clarity without changing the intent of specific zoning regulations
- Streamline the approval process for applicants
- Allow the Historic Landmark Commission to modify bulk and lot regulations in historic districts
- Address ongoing problems with administration of existing regulations
- Clarify the length of time a Certificate of Appropriateness is valid
- Clarify wording that may be open to interpretation

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner – Mayor Ralph Becker, Petition No. PLNPCM2011-00470.

(O 12-10)

Staff Recommendations: Set the date.

3. Set the date: Ordinance Resolution: Historic Preservation Plan, Petition No. PLNPCM2009-00171

Set the date of Tuesday, September 18, 2012 at 7:00 p.m. to accept public comment and consider adopting ~~The Council will receive a briefing regarding an ordinance~~ **a resolution** regarding the Salt Lake City Historic Preservation Plan. The Historic Preservation Plan would be the key strategic document to guide preservation activity and inform decisions such as budget priorities, development of incentives, master plan, zoning text and map amendments and site specific development decisions city wide. Petitioner - Salt Lake City Council, Petition No. PLNPCM2009-00171.

(T 10-3)

Staff Recommendations: Set the date.

4. [Set the date: Ordinance: Local Historic District / Landmark Site Designation Zoning Regulation Changes](#)

Set the date of Tuesday, September 18, 2012 at 7:00 p.m. to accept public comment and consider adopting a proposed ordinance to modify the process and adoption criteria for establishing new Local Historic District and Historic Landmark sites. The proposed ordinance would:

- Clarify the types of designations that can be approved
 - Landmark Sites
 - Geographic-based Historic District
 - Thematic Based Historic Districts
- Clarify who can initiate a petition to designate a new local historic district:
 - The Mayor
 - A majority of City Council Members
 - A property owner with support from a certain percentage of the total number of property owners within the proposed district
- Define the staff review process
- Outline how to assist gauging the level of property owner support for the creation of a new local Historic District

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner – Mayor Ralph Becker, Petition No. PLNPCM2011-00723. (P 12-13)

Staff Recommendations: Set the date.

5. [Set the date: Ordinance: Creation of a Character Conservation Zoning District](#)

Set the date of Tuesday, September 18, 2012 at 7:00 p.m. to accept public comment and consider adopting an ordinance changing the City's zoning regulations to create zoning regulations for a Character Conservation Zoning District. The purpose of a Character Conservation Zoning District is to:

- protect desirable and unique physical features and design characteristics
- promote economic revitalization
- enhance the livability of the city
- reduce conflict caused by incompatible development and promote compatible development
- provide a planning tool for future development
- stabilize property values
- retain affordable housing

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner – Mayor Ralph Becker, PLNPCM2011-00473 (P 12-14)

Staff Recommendations: Set the date.

6. [Board Appointments: Parks, Trails, Natural Lands and Urban Forestry Advisory Board](#)

Consider approving the appointments of the following people, to the Parks, Trails, Natural Lands and Urban Forestry Advisory Board. Membership term expirations will be determined by the board at their first meeting.

- Jeff Rose
- Eric McCulley
- Denis Faris
- Meridith Perkins

(I 12-23)

Staff Recommendations: Approve.

I. ADJOURNMENT:
Dated: August 20, 2012

By: _____
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On or before 5:00 p.m. on August 20, 2012, I also personally (1) posted a copy of the foregoing on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) provided a copy of the foregoing to The Salt Lake Tribune or the Deseret News and to a local media correspondent.

City Recorder

Subscribed and sworn to before me this 20th day of August, 2012.

Notary Public residing in the State of Utah

Approval:

Executive Director

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

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

After 5:00 p.m., please enter the City & County Building through the main east entrance.

Access agendas at <http://council.slcgov.com/agendas/default.htm>

Notice of Special Accommodations in Compliance with the Americans with Disabilities Act:

- Please make requests for reasonable accommodation at least three working days prior to council meetings by calling the City Council Office at 801-535-7600.
- The City and County Building is an accessible facility with an entrance located on the street level of the east side of the building.