

AGENDA

CITY COUNCIL of SALT LAKE CITY

REVISED

Tuesday, September 18, 2012

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

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. **WORK SESSION:** 2:00 p.m. in Room 326, City & County Building, 451 South State St.

1. **[YouthCity Recreation Program Fees](#)**

*Approximate
Start Time*
**Written
Briefing Only**

The Council will receive a written briefing regarding ordinance changes that would modify YouthCity Recreation Program Fees (Section 15.16.090 of the *Salt Lake City Code*) and amend the Consolidated Fee Schedule.

The proposed changes:

- Extend the YouthCity summer youth program by two weeks. This is half of a regular session, so fees would be adjusted accordingly.
- Allow refugee youth who receive scholarships for the summer program to forgo payment to the City. YouthCity received a grant from Salt Lake County enabling the program to be extended and scholarships offered.
- Transfer all YouthCity fees to the Consolidated Fee Schedule. This is a housekeeping item to include YouthCity fees in the Consolidated Fee Schedule. (Item F1)

2. **[Uinta brewing IRB application \(adopt inducement resolution\)](#)**

**Written
Briefing Only**

The Council will receive a briefing regarding a resolution authorizing the issuance and sale of not more than \$2,000,000 Industrial Development Revenue Bonds, Series 2012 (Uinta Brewing Co.) Pursuant to the Resolution, the City will lend the proceeds of the Bonds to Uinta Brewing Co. (the "Owner") for the purpose of financing the costs of the acquisition, construction, improvement, equipping and furnishing of an approximately 34,000 square-foot expansion facility to be located at approximately 1760 South Fremont Drive, in Salt Lake City, to be owned and used by the Owner as a brewery and related manufacturing facilities.(Item D6)

CITY COUNCIL OF SALT LAKE CITY

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JILL REMINGTON LOVE | DISTRICT 5

3. Historic Preservation - (Items a thru d)

~2: 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 C2a)

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

b. 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 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 C2b)

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

c. 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 C2c)

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

d. 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 C2d)

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

4. Report of the Executive Director

~3:50 p.m.

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

5. Report of the Chair and Vice Chair

~3:55 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. Energy Service Company (ESCO) Audit for Parks and Public Lands Division

~4:00 p.m.

The Council will receive a briefing regarding an Energy Service Company (ESCO) audit of Salt Lake City Parks and Public Lands facilities. Under the proposal, the City would take out a loan to finance lighting, building and irrigation improvements that would ultimately result in energy savings, operation savings and a reduction in greenhouse gas emissions. Energy and operation cost savings would pay debt service and eventually result in a net savings for the City. The City has not yet committed to this project and the Administration is looking for Council support before pursuing it further

7. **400 South Livable Communities Station Area Plans/Central Community Master Plan** ~4:30 p.m.

The Council will receive a briefing regarding a petition that would amend the Central Community Master Plan, zoning map and zoning regulations to reflect the proposed 400 South Livable Communities Station Area Plans. The proposal would implement land use policies for mixed use development and transportation options on the blocks adjacent to the 400 South transit corridor from 200 East to 1000 East. Properties in this corridor would be rezoned from their existing zoning classifications to the Transit Station Area (TSA) zoning districts. In addition, the proposal would establish new zoning regulations for this area. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Petition No. PLNPCM2010-00647, Mayor Becker). (Item D5)

8. **Demolition Requirements** ~5:15 p.m.

The Council will receive a follow-up briefing regarding an ordinance amending Chapter 18.64 (Demolition), Chapter 18.97 (Mitigation of Residential Housing Loss), and Section 18.48.250 (Boarded Building Maintenance), *Salt Lake City Code*, to modify the process and requirements for demolition of buildings and structures, and maintenance of boarded buildings. 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 G1)

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

9. **Street Lighting Public Process** ~5:45 p.m.

The Council will hold a discussion with the Administration regarding the planned public engagement process for consideration of a separate fund for Street Lighting maintenance and operating expenses.

10. **Board Appointment Interviews: Sister Cities Advisory Board** ~Time Certain
6:10 p.m.

The Council will interview Olga Efimova and Gwen Springmeyer prior to consideration of their appointment to the Sister Cities Advisory Board. (Item H5 & H6)

11. Fiscal Year 2012-2013 CIP and Feasibility Study –Continuation of Discussion

The City Council will receive a briefing on the Mayor's recommended budget relating to the City's Capital Improvement Program (CIP) for Fiscal Year 2012-2013. Capital improvements involve the construction, purchase or renovation of buildings, parks, streets or other physical structures. Generally, projects have a useful life of five or more years and cost \$50,000 or more.

- Discuss the 1300 South Viaduct – 500 West to 700 West Feasibility Study.
- Discuss other capital improvement issues and needs.

12. Electronic Signs

The City Council will continue a discussion with the Planning Division on a request that the Council consider amendments to 21A.46.020.B titled Defined Terms, and 21A.46.070.X titled Electronic Signs. The Sections are parts of an ordinance first considered by the City Council in January of 2012.

13. (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).

Items listed below are scheduled for action at this evening's Formal Meeting. The items are listed here as tentative because the Council may hold a discussion on them, time permitting, before or during the 7:00 p.m. meeting.

14. 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 and Open Space](#), and [Education](#). (Item D7)

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

FORMAL MEETING

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

Council Member Søren Simonsen will conduct the Formal Council Meetings during the month of September.

1. Pledge of Allegiance.
2. The Council will approve the meeting minutes of [Tuesday, September 4, 2012](#).

C. PUBLIC HEARINGS:

1. Ordinance: Solid Waste and Recyclable Items Amendments

Accept public comment and consider adopting an ordinance amending the *Salt Lake City Code* relating to solid waste and recyclable items. (Sections 9.08.010, 9.08.030, 9.08.095 and 9.08.115 of the *Salt Lake City Code*.) The proposed amendments would 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. (O 09-14)

Staff Recommendation:

Close and consider options.

2. Historic Preservation – Items a thru d

a. Ordinance: Fine Tuning Historic Preservation Overlay Zoning Regulations.

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 Recommendation:

Close and consider options.

b. Ordinance: Local Historic District / Landmark Site Designation Zoning Regulation Changes

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 Recommendation:

Close and consider options.

- c. [Ordinance: Creation of a Character Conservation Zoning District](#)
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 Recommendation: Close and consider options.

- d. [Ordinance: Historic Preservation Plan.](#)
Accept public comment and consider requesting the city attorney prepare an ordinance 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 Recommendation: Close and consider options.

D. POTENTIAL ACTION ITEMS

1. [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)

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

Staff Recommendation: Consider options.

2. [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)

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

Staff Recommendation: Consider options.

3. [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.

4. [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. (Petition No. PLNPCM2009-00495, Mayor Becker)
(O 12-8)

Staff Recommendation: Consider options.

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

5. [Ordinance: Amend the Central Community Master Plan, zoning map and zoning regulations pertaining to the transit station area plans along the 400 South transit corridor.](#)

Consider adopting an ordinance amending the Central Community Master Plan, zoning map and zoning regulations to reflect the proposed 400 South Livable Communities Station Area Plans. The proposal would implement land use policies for mixed use development and transportation options on the blocks adjacent to the 400 South transit corridor from 200 East to 1000 East. Properties in this corridor would be rezoned from their existing zoning classifications to the Transit Station Area (TSA) zoning districts. In addition, the proposal would establish new zoning regulations for this area. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Petition No. PLNPCM2010-00647, Mayor Becker)
(P 12-12)

Staff Recommendation:

Consider options.

6. [Resolution: Industrial Development Revenue Bonds, Series 2012 \(Uinta Brewing Co.\)](#)

Consider adopting a resolution (a) authorizing the issuance and sale of not more than \$2,000,000 aggregate principal amount of Industrial Development Revenue Bonds, Series 2012 (Uinta Brewing Co.) to finance the costs of the acquisition, construction and improvement of facilities for Uinta Brewing Co.; (b) providing for the holding of a public hearing on October 23, 2012 at 7:00 p.m. to accept public comment on the issuance of such bonds and the location and nature of the project; (c) providing for the publication of a Notice of Bonds to be Issued and a Notice of Public Hearing; (d) providing for the running of a contest period; and (e) providing for related matters.
(Q 12-8)

Staff Recommendation:

Adopt

7. [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. Out of seven philosophy statements, the following philosophy statements have been adopted: Economic Health of the City, Arts & Culture, Neighborhood Quality of Life, and Transportation & Mobility.
(R 12-10)

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. [Ordinance: Recreation Program Fees Amendments, YouthCity](#)

Consider adopting ordinance changes that would modify YouthCity Recreation Program Fees (Section 15.16.090 of the *Salt Lake City Code*) and amend the Consolidated Fee Schedule. The proposed changes would extend the YouthCity summer youth program by two weeks, allowing for a half session at one-half the cost of a regular session; allow refugee youth who receive scholarships for the summer program to forgo payment to the City, and transfer all YouthCity fees to the Consolidated Fee Schedule.

(O 07-14) (O 11-9)

Staff Recommendation: Suspend the rules and consider options.

G. UNFINISHED BUSINESS:

1. [Ordinance: Amending Building Demolition Requirements](#)

Consider adopting an ordinance amending Chapter 18.64 (Demolition) ~~and~~ Chapter 18.97 (Mitigation of Residential Housing Loss), **and Section 18.48.250 (Boarded Building Maintenance)**, *Salt Lake City Code*, to modify the process and requirements for demolition of buildings and structures, **and maintenance of boarded buildings**. 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)

Staff Recommendation: Close and consider options.

H. CONSENT:

1. [Set the date: Ordinance: Amend Section 21A.46.120 of the Salt Lake City Code Creating a Localized Alternative Sign Overlay District for Library Square](#)

Set the date of Tuesday, October 2, 2012 at 7:00 p.m. to accept public comment and consider adopting an ordinance amending Section 21A.46.120 of the *Salt Lake City Code* to create a sign overlay district for Library Square. Exterior signs are currently limited on Library Square since it is located in the PL-2 Public Lands District. The proposal would allow businesses at Library Square, the Library and Leonardo to place permanent and temporary exterior signs around the facilities in accordance with standards set in ordinance. (Petition No. PLNPCM2011-00451, Mayor Becker)

(O 12-30)

Staff Recommendation: Set the date.

2. [Grant Holding Account, Grant Projects](#)

Approve the transfer of the following grant projects: US Department of Transportation – Federal Motor Carrier Safety Administration – Ticketing Aggressive Cars & Trucks (TACT) Readiness grant; Environmental Protection Agency (EPA) Brownfields Assessment Grant; from the Grant Holding Account and establish a project budget for each grant to be confirmed in a formal budget opening.

(B 12-9))

Staff Recommendation: Approve.

3. [Board Reappointment: Jonathan Springmeyer, Transportation Advisory Board](#)
Consider approving the reappointment of Jonathan Springmeyer, to the Transportation Advisory Board for a term extending through September 30, 2013.
(I 12-8)

Staff Recommendation: Approve.

4. [Board Reappointment: Wayne Anderson prior to consideration of his appointment to the Golf Enterprise Fund Advisory Board.](#)
Consider approving the reappointment of Wayne Anderson, Golf Enterprise Fund Advisory Board for a term extending through July 18, 2016.
(I 12-2)

Staff Recommendation: Approve.

5. [Board Appointment: Olga Efimova, Sister Cities Advisory Board](#)
Consider approving the appointment of Olga Efimova to the Sister Cities Advisory Board for a term extending through July 6, 2015.
(I 12-25)

Staff Recommendation: Approve.

6. [Board Appointment: Gwen Springmeyer, Sister Cities Advisory Board](#)
Consider approving the appointment of Gwen Springmeyer to the Sister Cities Advisory Board for a term extending through July 6, 2015.
(I 12-25)

Staff Recommendation: Approve.

I. ADJOURNMENT:

Dated: September 14, 2012

By: _____
City Recorder

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

On or before 5:00 p.m. on September 14, 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 14th day of September, 2012.

Notary Public residing in the State of Utah

Approval:

Deputy 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.

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