

AGENDA

CITY COUNCIL of SALT LAKE CITY

Tuesday, November 13, 2012

5:00 p.m. Work Session or immediately following the 2:00 p.m. Redevelopment Agency Meeting
(The public is invited to listen to the discussion.)

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.

A. WORK SESSION: 5:00 p.m. in Room 326, City & County Building, 451 South State St.

*Approximate
Start Time*

1. **Budget Amendment No. 1 for Fiscal Year 2012-13**

~5:30 p.m.

The Council will receive a briefing regarding Budget Amendment No. 1 for Fiscal Year 2012-13. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. This amendment contains a number of proposed adjustments to the budget, including: (Note: for complete list see attached transmittal)

- Two recommended Fire Department studies; one study for Fire Station No. 3 in Sugar House, and one to review current service levels and assist in the development or modification of service levels to ensure safe and effective responses for fire suppression, emergency medical services, and specialty response situations
- Study for a crime lab & evidence storage facility
- Wetland mitigation at the Regional Athletic Complex
- Mid-year adjustments for the Salt Lake Valley Solid Waste Management Facility (the "Landfill")
- Changes to the scope and funding for the remodel of the City's Plaza 349 building

2. **Board Appointment Interviews: Salt Lake City Arts Council**

***Time Certain
6:10 p.m.***

The Council will interview Matthew Allred, Kara Glaubitz, Kerri Hopkins, Linda Hunt, and John Johnson prior to consideration of their appointments to the Salt Lake City Arts Council. (Item H4)

CITY COUNCIL OF SALT LAKE CITY

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JILL REMINGTON LOVE | DISTRICT 5

Item Nos. 3-5 below are listed here as tentative items because the Council may hold a discussion after the 7:00 p.m. formal meeting.

3. Tentative - Signature Books Master Plan & Zoning Map Amendments

The Council will receive a briefing regarding a request to amend the North Temple Boulevard Plan and Zoning Map relating to a property at 549 West 400 North. The proposal would enable Signature Books, the property owner, to combine the lot with an adjacent parcel and develop the site as a small mixed use development. The existing zoning would not allow this. The proposal would:

- Change the North Temple Boulevard Plan Future Land Use Map from Transit Station Area Stable to Transit Station Area Transition
- Change the Zoning Map from Special Development Pattern Residential District (SR-1A) to Transit Station Area Urban Center (TSA-UC)

Related provisions of Title 21A – Zoning may also be amended as part of this petition. Petitioner – Signature Books; Petition Nos. PLNPCM2012-00254 and PLNPCM2012-0255.
(Item H2)

4. Tentative - Rezone from Light Manufacturing to Transit Area Station – Urban Center

The Council will receive a briefing regarding an ordinance to rezone properties located at approximately 548 West 300 North, 375 North 500 West and 543 West 400 North from Light manufacturing (M-1) to Transit Area Station – Urban Center (TSA-UC). The proposed rezoning would:

- Implement recommendations in the North Temple Boulevard and Capitol Hill land use master plans
- Focus future development on creation of a vibrant, safe, well-connected urban center with a diverse mix of land uses and amenities
- Correct an oversight when the properties were not included in the North Temple Boulevard Plan/rezoning project (2010)
- Eliminate the potential to establish new light manufacturing uses on the properties

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00665
(Item H3)

5. Tentative – Council Philosophy Statements

The Council will hold a discussion to review the Education philosophy statement. 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. To date, six of the seven philosophy statements have been adopted: Economic Health of the City, Arts & Culture, Neighborhood Quality of Life, Transportation & Mobility, Sustainability, and Parks and Open Space.

(Item D4)

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

6. Report of the Executive Director

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

7. Report of the Chair and Vice Chair

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.

8. 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 Kyle LaMalfa will conduct the Formal Council Meetings during the month of November.

1. Pledge of Allegiance.
2. The Council will hold a moment of silence in honor and remembrance of Salt Lake City employees who have passed away during the past year.
3. The Council will approve the meeting minutes of [Tuesday, October 23, 2012](#).

C. PUBLIC HEARINGS:

1. [Resolution: Authorizing the Issuance and the Sale of Water and Sewer Improvement and Refunding Revenue Bonds](#)

Receive input from the public with respect to the issuance of the City's water and sewer revenue bonds to finance certain improvements, facilities and property that will be part of the City's water, sewer and stormwater system, including, but not limited to the construction of a waste activated sludge mechanical thickening process at the City's sewer treatment plant and various sewer collection line replacements, and the potential economic impact that such improvements, facilities and property will have on the private sector.

Staff Recommendation:

Close hearing and refer to November 27, 2012.

2. [Ordinance: Hot Springs Road, Street Closure](#)

Accept public comment and consider adopting an ordinance closing and abandoning an unimproved portion of Hot Springs Road as a public right of way between Duluth Avenue and 1500 North and closing and abandoning an adjacent unimproved alley at approximately 758 West 1500 North. The petitioner would pay fair market value for the property per City guidelines. Petitioner – Thomas A. Wolff; Petition No. PLNCPM2008-00294.

Staff Recommendation:

Close and consider options.

D. POTENTIAL ACTION ITEMS

1. [TENTATIVE - Ordinance: Utah Metal Works Alley Vacation](#)

Consider adopting an ordinance that would close and vacate an alley as a public right-of-way adjacent to property located at approximately 808 West Everett Ave. If adopted, Utah Metal Works, which owns the adjacent property, would purchase the alley and integrate it in the company's existing outdoor recycling facility. Petitioner - Utah Metal Works; Petition No. PLNPCM2012-00337

Staff Recommendation:

Consider options.

2. [Ordinance: Central Community Master Plan and Zoning Map Amendments, Strategic Capital Group](#)

Consider adopting an ordinance that would amend the Future Land Use Map of the Central Community Master Plan and amend the zoning map in relation to property located at 538 East 500 South Street. The proposal would modify the Central Community Future Land Use Map from Medium Density Residential to Residential Office Mixed Use. The proposal would also change the zoning on one parcel located at 538 East 500 South from an RMF-35 Moderate Density Multi-Family Residential District to an RO Residential Office District. The changes would facilitate combining four parcels on 500 South between 500 East and 600 East for a future multi-family residential development under one consistent zoning classification. Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner - Strategic Capital Group; Petition Nos. PLNPCM2012-00305 and PLNPCM2012-00359.

Staff Recommendation:

Consider options.

3. [Ordinance: Grade Change Zoning Amendments](#)

Consider adopting an ordinance amending sections of the City's Zoning regulations relating to grade change. The purpose of the proposed changes is to clarify the current regulations and close loopholes, including:

- Defining building height, established grade, natural grade, finished grade, dormer and exterior wall height
- Modifying regulations regarding obstructions in required yard areas relating to grade changes for commercial and residential structures
- Clarifying and updating the foothill zoning regulations relating to grade changes
- Clarifying the Yalecrest Compatible Infill Overlay zoning regulations, lot and bulk standards, fences, walls and hedges that relate to measuring height from established or finished grade
- Replacing and updating illustrations for the definitions
- Fine tuning

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2010-00055.

Staff Recommendations:

Consider options.

4. TENTATIVE - [Resolution: Council Philosophy Statement - Education](#)

Consider adopting a resolution regarding a philosophy statement on Education. 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, Sustainability, Parks and Open Space, and Education.

Staff Recommendation:

Consider options.

5. [Reconsideration: Ordinance: Historic Preservation Fine Tuning](#)

- a. Consider adopting a motion to reconsider the Council's action to adopt Ordinance No. 74 of 2012 (Historic Preservation Fine Tuning) to correct a technical error.

Staff Recommendation:

Adopt motion to reconsider.

- b. Consider adopting an ordinance to provide clarity and efficiency relating to the Historic Preservation Overlay zoning regulations. 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.

Staff Recommendation:

Adopt.

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:

(None)

G. UNFINISHED BUSINESS:

1. [Resolution: G, G & D Woodruff LLC Housing Trust Fund Loan](#)

Consider adopting a resolution authorizing a loan from Salt Lake City's Housing Trust Fund to G, G & D Woodruff, LLC for the construction of the Brunswick Place Apartment Building at 245 South 200 East. The 30-year, \$500,000 loan at 3% simple interest per annum would be used to construct a seven-story building with 132 residential units – 127 of which would be affordable rental housing units for residents who earn 75 percent or less of the City's area median income.

Staff Recommendation:

Consider options.

H. CONSENT:

1. Set the Date: Preservation Design Guidelines – Residential, Commercial, and Signs

Set the date of Tuesday, December 4, 2012 at 7:00 p.m. to accept public comment and consider adopting:

a. Ordinance: Design Guidelines for Residential Properties in the H-Historic Preservation Overlay District and Landmark Sites.

An ordinance that would update the existing design guidelines for residential properties within the H-Historic Preservation Overlay District and landmark sites and create a preservation handbook for historic districts and properties including design guidelines and other educational information. The proposal would implement current preservation best practices, provide flexibility in addressing projects on a case-by-case basis and provide information on:

- Preservation principles
- Background on the history and architectural development of the City
- How to use the guidelines for rehabilitation and new construction projects and address unique circumstances for specific projects

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00471

*Provide your input at Open City Hall

b. Ordinance: Design Guidelines for Commercial Properties in the H-Historic Preservation Overlay District and Landmark Sites.

An ordinance that would establish design guidelines for commercial properties within the H-Historic Preservation Overlay District and landmark sites. The proposal would:

- Implement current preservation best practices
- Provide flexibility in addressing projects on a case-by-case basis
- Serve as the basis for making informed and consistent decisions

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner – Mayor Ralph Becker; Petition No. PLNPCM2009-00628.

*Provide your input at Open City Hall

c. Ordinance: Design Guidelines for Signs in the H-Historic Preservation Overlay District and Landmark Sites.

An ordinance that would establish design guidelines for exterior signs within the H-Historic Preservation Overlay District and landmark sites. The proposal would:

- Implement current preservation best practices
- Provide flexibility in dealing with changes to existing signs
- Design guidance for future projects

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00472.

*Provide your input at Open City Hall

Staff Recommendation:

Set the date.

2. [Set the Date: Ordinance: North Temple Boulevard Plan and Zoning Map Amendments, Signature Books](#)

Set the date of Tuesday, December 4, 2012 at 7:00 p.m. to accept public comment and consider adopting an ordinance amending the Future Land Use Map of the North Temple Boulevard Plan and the Zoning Map pertaining to property located at 549 West 400 North. The proposal would enable Signature Books, the property owner, to combine the lot with an adjacent parcel and develop the site as a small mixed use development. The existing zoning would not allow this. The proposal would:

- Change the North Temple Boulevard Plan Future Land Use Map from Transit Station Area Stable to Transit Station Area Transition
- Change the Zoning Map from Special Development Pattern Residential District (SR-1A) to Transit Station Area Urban Center (TSA-UC)

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner - Signature Books; Petition Nos. PLNPCM2012-00254 and PLNPCM2012-0255.

Staff Recommendation:

Set the date.

3. [Set the Date: Ordinance: Zoning Map Changes for Properties Located at 548 West 300 North, 375 North 500 West and 543 West 400 North](#)

Set the date of Tuesday, December 4, 2012 at 7:00 p.m. to accept public comment and consider adopting an ordinance to rezone properties located at approximately 548 West 300 North, 375 North 500 West, and 543 West 400 North from Light manufacturing M-1 to Transit Area Station – Urban Center TSA-UC. The proposed rezoning would:

- Implement recommendations in the North Temple Boulevard and Capitol Hill land use master plans
- Focus future development on creation of a vibrant, safe, well-connected urban center with a diverse mix of land uses and amenities
- Correct an oversight when the properties were not included in the North Temple Boulevard Plan/rezoning project (2010)
- Eliminate the potential to establish new light manufacturing uses on the properties

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00665.

Staff Recommendation:

Set the date.

4. [Board Appointments: Salt Lake City Arts Council](#)

Consider approving the appointments of Matthew Allred, Kara Glaubitz, Kerri Hopkins, Linda Hunt, and John Johnson to the Salt Lake City Arts Council for a term extending through July 1, 2015.

Staff Recommendation:

Approve.

I. ADJOURNMENT:

CERTIFICATE OF POSTING

On or before 5:00 p.m. on _____, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

CINDI L. MANSELL, MMC/CRM
SALT LAKE CITY RECORDER

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.

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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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