

AGENDA

CITY COUNCIL of SALT LAKE CITY

Tuesday, December 4, 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.

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

	<i>Approximate Start Time</i>
1. Public Safety Building Update	~2:00 p.m.
The Council will receive an update from David Hart, FAIA, Vice President/Regional Manager of MOCA Systems, regarding progress on the City's new Public Safety Facilities.	
2. <u>Budget Amendment No. 1 for Fiscal Year 2012-13</u>	~2:15 p.m.
The Council will receive a follow-up 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) <ul style="list-style-type: none">• 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") – refer to Item C5• Changes to the scope and funding for the remodel of the City's Plaza 349 building (Item D1)	

CITY COUNCIL OF SALT LAKE CITY
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JILL REMINGTON LOVE | DISTRICT 5

<p>3. <u>Home Occupations</u></p>	<p>~3:30 p.m.</p>
<p>The Council will receive a briefing regarding an ordinance amending the City’s Zoning regulations relating to home occupations (businesses operated out of homes). The purpose of the proposed changes is to clarify the current regulations and close loopholes. The proposed amendments would:</p> <ul style="list-style-type: none"> • Remove the list of permitted/conditional home occupations and update the list of prohibited uses (This would allow of a range of home occupations to be considered subject to compliance with business licensing requirements and specific zoning standards.) • Revise the standards and regulations for permitting and terminating home occupations <p>Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00380.</p> <p>*Provide your input at Open City Hall</p>	
<p>4. <u>Landlord Tenant Program Changes</u></p>	<p>~4:00 p.m.</p>
<p>The Council will hold a follow-up discussion with the Administration regarding the City’s Landlord / Tenant Program. The City has implemented some changes to the program since its inception, regarding training, inspections, setting the fee, and other pieces.</p>	
<p>5. <u>Street Lighting Enterprise Fund</u></p>	<p>~5:00 p.m.</p>
<p>The Council will receive a follow-up briefing regarding a proposed fee-generated Street Lighting Enterprise Fund that would pay for street light improvements and maintenance.</p> <ul style="list-style-type: none"> • The proposal would charge a monthly fee of \$3.73 for all single, duplex and triplex residential units. • Commercial and industrial customers and multifamily residences that are larger than triplexes would be charged \$3.73 monthly for each 75 feet of front footage. <p>An estimated \$3.6 million would be generated should the fee program be adopted. The proposed fee would not result in a corresponding drop in property taxes. Funding for street lighting currently comes from the General Fund, which is funded through annual property taxes. (Item C8)</p> <p>*Provide your input at Open City Hall</p>	
<p>6. <u>Council Retreat Discussion</u></p>	<p>~5:30 p.m.</p>
<p>The Council will have a follow-up discussion to the September 25, 2012 Council Retreat confirming staff’s understanding of the areas upon which there is Council agreement regarding the master plan process.</p>	
<p>7. <u>Wrap-up of Council Philosophy Statements</u></p>	<p>~6:00 p.m.</p>
<p>The Council will discuss the guiding philosophy statements they adopted over the past year. The philosophy statements will set a vision for future decision making regarding Historic Preservation, Housing, the Economic Health of the City, Arts and Culture, Neighborhood Quality of Life, Transparency, Transportation and Mobility, Parks and Open Space, Sustainability, and Education.</p>	

<p><i>The items below are listed as tentative because the Council may hold a discussion on them, time permitting, before or after the 7:00 p.m. meeting.</i></p>	
<p>8. <u>Tentative - Residential Infill</u></p>	
<p>The Council will discuss the City’s current infill ordinance and potential changes. A Representative of the Salt Lake County Planning Office may present information on the County’s process.</p>	
<p>9. <u>Tentative - Naming of City Assets</u></p>	
<p>a. The Council will receive a briefing regarding an ordinance enacting new Chapter 3.65, <i>Salt Lake City Code</i>, relating to the <u>naming of city assets.</u></p> <p>b. The Council will discuss a proposed process for honorary <u>renaming of streets.</u></p>	
<p>10. <u>Report of the Executive Director</u></p>	
<p>Report of the Executive Director, including a review of Council information items and announcements.</p>	
<p>11. <u>Report of the Chair and Vice Chair</u></p>	
<p>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.</p>	
<p>12. <u>TENTATIVE - Closed Session</u></p>	
<p>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:</p> <p>a) Discussion of the character, professional competence, or physical or mental health of an individual, pursuant to Utah Code § 52-4-205(1)(a).;</p> <p>b) A strategy session to discuss collective bargaining, pursuant to Utah Code § 52-4-205 (1)(b);</p> <p>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);</p> <p>d) A strategy session to discuss pending or reasonably imminent litigation, pursuant to Utah Code § 52-4-205(1)(c);</p> <p>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;</p> <p>f) For attorney-client matters that are privileged, pursuant to Utah Code § 78B-1-137;</p> <p>g) A strategy session to discuss deployment of security personnel, devices or systems pursuant to Utah Code § 52-4-205(1)(f); and</p> <p>h) A session to investigate proceedings regarding allegations of criminal misconduct, pursuant to Utah Code § 52-4-205(1)(g).</p>	

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 December.

1. Pledge of Allegiance.
2. The Council will approve the meeting minutes of Tuesday, [November 20, 2012](#).

C. PUBLIC HEARINGS:

1. Preservation Design Guidelines – Residential, Commercial, and Signs

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.

Staff Recommendation:

Close and consider options.

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

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

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 SR-1A Special Development Pattern Residential District to TSA-UC Transit Station Area Urban Center

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:

Close and consider options.

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

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:

Close and consider options.

4. [Resolution: 2200 West Open Space Acquisition](#)

Accept public comment and consider approving a resolution regarding the purchase of a 15.85 acre property at 2596 North 2200 West that could potentially be developed as a neighborhood park serving the Rose Park and Westpointe communities. The land is abutted by farmland and could be used for multiple recreational uses and public benefit. The land acquisition would cost \$690,000 in Open Space Bond Funds.

Staff recommendation:

Close and consider options.

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

5. [Ordinances: Solid Waste Management Facility \(Landfill\) budgets](#)

a. [Ordinance: Budget Amendment No. 1, Solid Waste Management Facility \(Landfill\) 2012 budget mid-year adjustments item](#)

Accept public comment and consider adopting an ordinance amending the final budget of Salt Lake City, including the employment staffing document, for Fiscal Year 2012-13.

b. [Ordinance: Solid Waste Management Facility \(Landfill\) budget for calendar year 2013](#)

Accept public comment and consider adopting an ordinance adopting the Solid Waste Management Facility budget for calendar year 2013.

Staff Recommendation: Close and refer to December 11 for action.

6. [Ordinance: Demolition](#)

Accept public comment and 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.

Staff recommendation: Close and consider options.

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

7. [Ordinance: Bid Requirements for City Funded Building Improvement and Public Works Projects](#)

Accept public comment and consider adopting an ordinance amending Section 3.24.115, *Salt Lake City Code*, to clarify that bid requirements apply to all City funded building improvement and public works projects over a specified dollar amount.

Staff recommendation: Close and consider options.

8. [Ordinance: Street Lighting Enterprise Fund](#)

Accept public comment and consider adopting an ordinance renumbering by amendment Chapter 17.91 of the *Salt Lake City Code* and creating Chapter 17.90 relating to street light enterprise fund and amending Chapter 2.08. The proposal would create a Street Lighting Enterprise Fund and charge a monthly fee of \$3.73 for all single, duplex and triplex residential units. Commercial and industrial customers and multifamily residences that are larger than triplexes would be charged \$3.73 monthly for each 75 feet of front footage. The City estimates \$3.6 million would be generated in additional revenue should the fee program be adopted. The proposed fee would not result in a corresponding drop in property taxes. Funding for street lighting currently comes from the General Fund, which is funded through annual property taxes.

Staff recommendation: Close and consider options.

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

D. [POTENTIAL ACTION ITEMS](#)

1. [Budget Amendment No. 1 for FY 2012-13](#)

Consider adopting 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”) – refer to Item C5
- Changes to the scope and funding for the remodel of the City’s Plaza 349 building

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:

(None)

G. UNFINISHED BUSINESS:

1. [Resolution: Notice of Intent - Central Business Improvement Area 13](#)
Consider adopting a proposed resolution declaring the City Council’s intent to create an assessment area in downtown Salt Lake City for economic promotion activities and setting a 5 p.m., January 8, 2013, deadline to file written protests against the creation of the proposed assessment area. The proposed resolution also would set a 7 p.m. hearing on January 8, 2013, for the City Council to receive oral protests against creation of the assessment area.

Staff recommendation:

Consider options.

H. CONSENT:

(None)

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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* Open City Hall is an online discussion forum for topics on which the City is seeking the Public's input. Items that are listed as Open City Hall topics may be found at:
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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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-