



CITY COUNCIL

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
PORTIA MILA
SHANE SIWIK
NATALIE PINKNEY
CLARISSA WILLIAMS

ARIEL ANDRUS
CITY RECORDER
220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE
UTAH
84115
P 801.483.6019
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**South Salt Lake City Council
AMENDED REGULAR MEETING AGENDA**

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, January 25, 2023**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:00 p.m.**, or as soon thereafter as possible. The meeting can be viewed on sslc.gov

Conducting: LeAnne Huff, District 1
Council Chair: Sharla Bynum
Sergeant at Arms: South Salt Lake PD

Opening Ceremonies

- 1. Welcome/Introductions LeAnne Huff
- 2. Serious Moment of Reflection/ Pledge of Allegiance Clarissa Williams

No Action Comments

- 1. Scheduling City Recorder
- 2. Public Comments/Questions
 - a. Response to Comments/Questions
(at the discretion of the conducting Council Member)
- 3. Mayor Comments
- 4. City Attorney Comments
- 5. City Council Comments

Action Items

Unfinished Business

- 1. A Resolution of the South Salt Lake City Council Authorizing an Extension of the Mayor’s December 28, 2022 Declaration of a Local Emergency Mayor Wood

New Business

- 1. A Petition to Amend the Zoning Map for Five Parcels Located at 800 West Central Valley Road from the Commercial Corridor (CC) Land Use District to the Flex Land Use District. Eliza Ungricht
- 2. A Petition to Amend the Zoning Map for Four Parcels Located at 130 East, 140 East, 148 East Winslow Avenue and 3549-3555 South 200 East from Residential Multiple (RM) to Commercial Corridor (CC). Eliza Ungricht

Motion for Closed Meeting

Adjourn

Posted, January 23, 2023

See page two for continuation of Agenda

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

Public Comments/Question Policy

Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business. When a member of the audience addresses the Council and/or Mayor, they will come to the podium and state their name and City they reside. The Public will be asked to limit their remarks/questions to three (3) minutes each. The conducting Council Member shall have discretion as to who will respond to a comment/question. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks. Some comments/questions may have to wait for a response until the next regular council meeting. The conducting Council Member will inform a citizen when they have used the allotted time. Grievances by City employees must be processed in accordance with adopted personnel rules.

CITY OF SOUTH SALT LAKE
CITY COUNCIL MEETING

COUNCIL MEETING Wednesday January 25, 2023,
7:00 p.m.

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

PRESIDING: Sharla Bynum

CONDUCTING: LeAnne Huff

SERIOUS MOMENT OF REFLECTION/
PLEDGE OF ALLEGIANCE: Clarissa Williams

SERGEANT AT ARMS: Carson Aprato

COUNCIL MEMBERS PRESENT:
Sharla Bynum, LeAnne Huff, Natalie Pinkney, Portia Mila (on the phone),
Shane Siwik (on the phone), Corey Thomas, and Clarissa Williams

COUNCIL MEMBERS EXCUSED:
None

STAFF PRESENT:
Mayor Wood
Josh Collins, City Attorney
Jack Carruth, Police Chief
Terry Addison, Fire Chief
Jonathan Weidenhamer, Community & Economic Development Director
Crystal Makin, Finance Director
Eliza Ungricht, Deputy Community Development Director
Danielle Croyle, Public Information Officer
Jessica Potter, Executive Assistant
Ariel Andrus, City Recorder
Sara Ramirez, Deputy City Recorder

OTHERS PRESENT:
Gary Birdsall, SSL Chamber
See list

NO ACTION COMMENTS

1. **SCHEDULING.** The City Recorder informed those at the meeting of upcoming events, meetings, activities, etc. **Next Mtg-- February 8th @ 7pm.**
2. **CITIZEN COMMENTS/QUESTIONS.**
Jessica Forsdick, Winslow Avenue resident, spoke on the rezoning of the three houses on Winslow Avenue. She's concerned that half of the street could be torn

down to be turned into a parking lot and would be taking away affordable houses from families that could move in instead. She also shared how much work they have put into their homes and that doing this could devalue their street.

Talia Walker, Winslow Avenue resident, spoke on behalf of two other Winslow Avenue residents who couldn't be present and who would've wanted to share how their street is unique and hold legacy. She also stated that she is not against idea of making a neighborhood better by rezoning it for commercial purposes that would be beneficial like childcare or a coffee shop but feels that extending a parking lot wouldn't benefit them in any way.

Maxwell Walker, Winslow Avenue resident, encouraged the Council not to proceed with the petition to rezone the houses for the extension of a parking lot. He shared how ever since moving to Winslow Avenue, neighbors have loaned lawnmowers, have let him run hoses from their house, and have invited him to barbecue and have even attended his wedding. He finds that there are invalid reasons for this petition that include spot zoning, and the constant car alarms going off multiple times a day. He and his neighbors want to keep Winslow Avenue open for new neighbors, not parking lots.

Matt Olson, Winslow Avenue resident, shared how this is his first home and has put in a lot of time and effort into it. He asked the Council to consider if this were their own neighborhood becoming a parking lot. He emphasized the investing in this street from its residents and hopes that the Council will take the time to consider this carefully.

Alonzo Williams, Winslow Avenue resident, moved there in 2002. He shared his concern over the number of bright lights that would be surrounding his home if this rezone were to be approved. He respectfully requested that the Council not approve the rezone to this area into a commercial space.

Janene Montano, Winslow Avenue multiple property owner and resident for 21 years, shared how she doesn't want to see this happen to their tight knit street. She asked the Council to not allow this rezone and to keep it as residential.

Sophie Bellina, South Salt Lake Resident, expressed her opposition to the proposed rezone. Her main concern is regarding the 200 East parcel and feels that the rezone will make it harder for it to be a pedestrian friendly environment. The lot was previously a fourplex and now there's a chain-link fence on the street stub which she believes is a public right of way. She also feels that the petition to turn it from a public property into private property is encroaching too much onto an established neighborhood and raised question of what's more important to the City, expanding business or preserving existing neighborhoods.

Milissa Lyman, Winslow Avenue resident, owns two properties on Winslow Avenue and has been working on them to be finished and ready to be an asset to the street. She doesn't see the need to demolish three houses, seeing as how Mark Miller has a big lot already and doesn't understand why they need a bigger lot.

Robin Gillon, Winslow Avenue resident, shared how he didn't understand how there were so many car dealerships everywhere when he moved here four years ago. He believes that a beautiful city is made of beautiful neighborhoods and not parking lots or dealerships.

Nicole Berla, in the market to purchase a home, shared how South Salt Lake wasn't initially her first choice, however, has seen the efforts of the people on Winslow Avenue in improving their homes and street and would love to have the houses available to purchase and help grow the community.

Gary Birdsall, from the South Salt Lake Chamber, wanted to give a business perspective. He shared how 65%-70 % of the City's revenue comes from businesses who don't get a vote. The South Salt Lake Chamber works to represent those businesses and he recognizes that the Council faces a tough decision. He has worked with the City, residents, and business owners for ten years and shared how the Mark Miller organization has been around for a long time and how they have continually won national awards for giving back to South Salt Lake. He knows that this is not an easy choice but wanted to provide the business perspective about people who do care for the South Salt Lake community.

Kris Forsdick, mother of a Winslow Avenue resident, shared how her daughter bought her first house on Winslow Avenue and has seen the neighborhood grow. She feels that these three homes could be family dwellings and finds that it's business and money that often speak over families.

3. MAYOR COMMENTS.

Mayor Wood pointed out the City Council's business cards that are available to residents and those present that help provide a direct line of communication with the Council Members for current as well as future questions and concerns on matters having to do with main breaks, potholes, code enforcement issues, and anything not related to emergency dispatch. She also said the Council members can hand them out and post them on their social medias.

Mayor Wood spoke on the street lighting improvements that are currently in progress and how she is already starting to see a difference when driving around at night or in the early mornings. She shared how the City did a Master Plan in 2018 for street lighting and identified a lot of areas that needed improvement. South Salt Lake is the first urban community to contract with Rocky Mountain Power to replace all its lights from halogen to LED lights. The project has already improved 962 lights. There are still some gaps and the City owned system, around 250 lights, that will be the next step. She is excited for everyone to see huge improvements.

Mayor Wood also mentioned how the City is looking for more walls in the Downtown area for this year's Mural Fest. She highlighted the City's 6th year doing this and their goal to do 100 murals in 10 years for Public Arts. The City is currently at 66 murals, suffered a break in the momentum from COVID, and is shooting to do additional murals in the next couple of years to make up for the time lost.

4. CITY ATTORNEY COMMENTS.

None

5. CITY COUNCIL COMMENTS.

Council Member Williams shared her thanks to the Mayor and the City as she has seen the difference in the lights while driving around and how she is thankful for the things we take for granted that make a huge difference in people's everyday lives.

Council Member Thomas thanked the residents for being present and boosting the Council's attendance. She applauded them on showing up speak their thoughts and concerns and knows that there's a hard decision and is currently undecided but appreciates their being present.

Council Chair Bynum pointed to the business cards that are available to residents to get connected with their City Council members. She also thanked those present for coming and shared how she appreciates their time and energy. She also knows that it is a hard decision when the Council must consider residents and businesses. Businesses don't get a vote but do contribute to the City's revenue. She stated the Council isn't making decisions tonight but thanked all the residents who came.

Council Member Pinkney drew on earlier comments made about the heritage of the Winslow Avenue community and believes that actions speak to values. She thanked the residents for speaking on behalf of their neighborhood she said that she believes that neighborhoods are the future.

Council Member Huff echoed her gratitude for the resident attendance and reminded everyone that no decisions were being made tonight but that they are collecting information as a Council.

ACTION ITEMS

UNFINISHED BUSINESS

1. A Resolution of the South Salt Lake City Council Authorizing an Extension of the Mayor's December 28, 2022, Declaration of a Local Emergency.

Mayor Wood shared once more how State law allows her to declare a local emergency for 30 days when inclement weather comes around during the wintertime. The City continues to play a part in providing extra space for our homeless community. The Declaration expires on January 28th, and she asked the Council to pass this Resolution that would extend the local emergency declaration until April 30th.

Council Chair Bynum made a motion to pass the Resolution.

MOTION: Sharla Bynum

SECOND: Natalie Pinkney

Roll Call Vote:

Bynum: Yes
Huff: Yes
Mila: Yes
Pinkney: Yes
Siwik: Yes
Thomas: Yes
Williams: Yes

NEW BUSINESS

- 1. A Petition to Amend the Zoning Map for Five Parcels Located at 800 West Central Valley Road from the Commercial Corridor (CC) Land Use District to the Flex Land Use District.**

Deputy Community Development Director, Eliza Ungricht, presented the following information, a copy of which is attached and incorporated by this reference, to the Council.

This petition is for the Central 15 Project, which includes two steps. The first step includes rezoning it from Commercial Corridor to Flex. The second step includes consolidating the properties via plat, which would be done at the Planning Commission level. This is just for information purposes tonight, as there is no Ordinance ready to be voted on.

The property is currently half zoned as Flex on the north side and Commercial Corridor on the south side. The property totals about 69 acres and is owned by Central Valley Water, who has agreed to lease it Dakota Pacific and are ending their lease with Golf the Round. They are proposing to do an industrial park and are in favor of this proposal.

This went before the Planning Commission on January 19th for a Public Hearing. There was a unanimous vote to forward this with a positive recommendation for the Council to approve this zone change.

Public comments were made on increased traffic, which will be reviewed by the City engineer through a corresponding traffic study that has been submitted, and also asking if the City could require wider sidewalks along 3300 South to help pedestrians get to the Jordan River trail.

The Planning Commission added the additional condition to the staff conditions to require a minimum sidewalk of 10 feet along the 3300 South frontage, and to which the developer has already agreed to.

Staff recommends for Council to approve this petition and Ms. Ungricht informed the Council that the applicant is present and available for any questions. Council Member Thomas disclosed that since she works at Golf the Round she won't be

voting on this matter.

Council Chair Bynum made a motion to move this item to Unfinished Business for the Regular Meeting on February 8th.

MOTION: Sharla Bynum
SECOND: Clarissa Williams

Roll Call Vote:

Bynum:	Yes
Huff:	Yes
Mila:	Yes
Pinkney:	Yes
Siwik:	Yes
Thomas:	Yes
Williams:	Yes

2. A Petition to Amend the Zoning Map for Four Parcels Located at 130 East, 140 East, 148 East Winslow Avenue and 3549-3555 South 200 East from Residential Multiple (RM) to Commercial Corridor (CC).

Deputy Community Development Director, Eliza Ungricht, stated that this item is also for informational purposes and will be moved to the agenda for the next meeting.

The item is for the rezoning of four properties, the first step in a four-step process. There will also be a petition for a right of way vacation which will be presented in the next couple of Council meetings. They would also need to consolidate these parcels via plat and do a conditional use permit because dealerships are considered a conditional use, and this would be completed at the Planning Commission level. The presentation tonight is just to consider the rezoning of the four properties.

Ms. Ungricht used the presentation, a copy of which is attached and incorporated by this reference, to point out the dealership and properties in question to the Council.

The first property at 130 East was first purchased by Mark Miller in 2013 and is currently being used as a marketing office. They then purchased the other two vacant properties (140 East, 148 East) in January of 2021. The rear property on 200 East that was formerly a duplex was demolished in 2019 and has been vacant since then. They are proposing to demolish the 130 East and 140 East properties to expand their parking lot and convert the 148 East property into their new marketing office. The 200 East parcel would be also converted into more parking.

The Planning Commission had a public hearing on January 19th. Two comments were received from the public, which showed concerns of losing single family homes on Winslow Avenue. The Planning Commission then voted unanimously to forward this with a negative recommendation to the Council to deny the rezoning for all four parcels

under the pretense that this was spot zoning.

Ms. Ungricht gave the definition for spot zoning as 'the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners' and stated that she doesn't believe this request would be spot zoning because it wouldn't be a stand-alone change for those parcels and feels the same about the 200 East parcel.

She also pointed to the Future Land Use, the General Plan and the Economic Development vision statement that also calls for helping to support and encourage businesses to expand within the community and believes that this would fall under that. Additionally, the proposed site plan would require Mark Miller to put in curb gutter and sidewalks along the 130, 140, 148 and 200 East properties, which is something that Winslow Avenue doesn't have now.

Staff does recommend approval on this application but is just presenting the information to the Council tonight, as there is no Ordinance ready to be voted on.

Council Member Siwik, who was present via telephone call-in, said that this is an issue that South Salt Lake is always dealing with. He referred to how the General Plan talks about protecting business encroachment to not go beyond a certain line of demarcation and finds that he has mixed feelings on this one. He also acknowledged that the City can't tell Mark Miller what to do with their properties and the odds are that if this application were to get denied, those lots may just stay empty. There isn't a way that the City can just turn them into a coffee shop or daycare.

Council Member Williams noted that the house that was purchased in 2013 was a carpet cleaning business before and is unsure of why the issue of business encroachment is only coming to light now when it had been a commercial business all along. She also noted that the other two houses had been there since 2019. She made a reference to the pushback that the Council still receives to this day for last year's raise in property taxes and how she also doesn't want to take an approach that could make a business leave and take their sales tax with them, which would also not be in the best interest of the City.

Jeff Miller, General Manager & CEO of Mark Miller Subaru, provided some feedback on the comments that were made and stated that in no way are they trying to strong arm South Salt Lake. He shared how they have been there since 1960 and have been on the same footprint that they've always been on and have never asked to expand before. The reason behind this petition is because the Subaru manufacturer requires certain number of parking spots and since they're currently below that they've been required to find more space.

He emphasized that they're not a company just looking to buy homes and encroach into neighborhoods as a standard practice but have enjoyed being a part of the South Salt Lake community and will continue to regardless of the outcome of this application.

Council Chair Pinkney shared some comments on the protection of residential

neighborhoods in accordance with the City's General Plan and how she feels that building more homes or housing is what can increase the City's revenue.

Council Member Williams shared how South Salt Lake has always had a lot of car dealerships and wanted to point out the difference between a city creating more car dealerships vs. a city that has already had a lot of dealerships.

Council Chair Bynum made a motion to move this item to Unfinished Business for the Regular Meeting on February 8th.

MOTION: Sharla Bynum

SECOND: Clarissa Williams

Roll Call Vote:

Bynum: Yes
Huff: Yes
Mila: Yes
Pinkney: Yes
Siwik: Yes
Thomas: Yes
Williams: Yes

Council Member Williams made a motion to Adjourn.

MOTION: Clarissa Williams

SECOND: Sharla Bynum

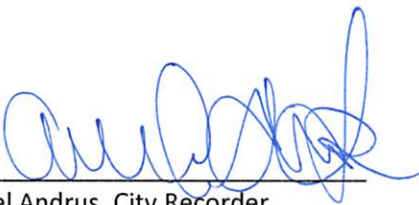
Voice Vote:

Bynum: Yes
Huff: Yes
Mila: Yes
Pinkney: Yes
Siwik: Yes
Thomas: Yes
Williams: Yes

The meeting adjourned at 8:19 p.m.



Sharla Bynum, Council Chair



Ariel Andrus, City Recorder

25-Jan-22

REGULAR MEETING
LIST OF ATTENDEES

<u>NAME</u>	<u>CITY/TOWN</u>	<u>REPRESENTING</u>
Cesald Forsdick	SLC	Winslow Ave
Matt Olson	South Salt Lake	Winslow Ave.
Talia Touboul Walker	South Salt Lake	Winslow Ave
Maxwell Walker	South Salt Lake	Winslow Ave
Chris Forsdick	SLC	Winslow Ave
Tom Bessley	SLC	3855 ² 400 ^E
Kyle Lane	South Ogden, UT	KATMARK Partners
Josh Goldsmith	SLC	Mark Miller Subaru
Jeff Miller	Holladay	Katmark
Alonzo B. Williams	SSLC, UT 84115	Winslow Ave
Ron SHARBY	SSLC	Winslow Ave
Janene montano	SSLC	Winslow Ave
Milissa Lyman	SSLL	Winslow Ave
Jakob Lyman	SSLL	Winslow Ave
Robin Gillon	SLC	Winslow Ave
Nicco Berre	SLC	Winslow Ave
Sophie Bellina	SSLC	self
Taylor Shumate	SLC 84121	Winslow Ave
Howard Eyre	SLC/Sandy 84094	Winslow Ave
Will Clark	Holladay	DPR
Jason Deed	SSLL	DPR

RESOLUTION NO. R2023- 1

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL AUTHORIZING AN EXTENSION OF THE MAYOR'S DECEMBER 28, 2022, DECLARATION OF LOCAL EMERGENCY

WHEREAS, Utah Code § 53-2a-208(1) authorizes the Mayor to declare by Proclamation a state of emergency if she finds that (1) a disaster has occurred or the occurrence or threat of a disaster is imminent in an area of the City, and (2) the City requires additional assistance to supplement the response and recovery efforts of the City; and

WHEREAS, South Salt Lake City Code 2.05.020 authorizes the Mayor to declare a local disaster, in consultation with readily available City councilmembers, upon finding a disaster has occurred or is imminent; and

WHEREAS, Utah Code § 35A-16-501 requires the mayors of the cities within Salt Lake County to prepare a shelter overflow plan for the dates between October 1 and April 30 (the "Overflow Period") in order to provide additional overnight shelter opportunities during the winter months and under that law the Pamela Atkinson Resource Center (the "PARC") has increased capacity to allow an additional 75 individuals to obtain overnight shelter during the Overflow Period; and

WHEREAS, in spite of the increased capacity, many individuals continue to lack adequate overnight shelter and, as a result, may experience prolonged exposure to temperatures below 32 degrees Fahrenheit; and

WHEREAS, the City of South Salt Lake has experienced many nights where overnight temperatures fell below 32 degrees Fahrenheit and will likely continue to experience those frigid temperatures throughout the entirety of the Overflow Period; and

WHEREAS, prolonged exposure to temperatures below 32 degrees Fahrenheit can and has resulted in severe injuries and even death, especially among individuals who lack overnight shelter; and

WHEREAS, on December 28, 2022, Mayor Cherie Wood signed a Proclamation declaring a local emergency due to the risk to individuals who lack overnight shelter caused by exposure to frigid temperatures (the "Proclamation"); and

WHEREAS, under the Proclamation the PARC is authorized to provide up to 25 additional beds when the temperature is expected to fall below 32 degrees Fahrenheit; and

WHEREAS, Utah Code § 53-2a-208(6) states that a local emergency remains in effect for thirty days unless extended or terminated by the municipal legislative body or terminated by joint resolution of the Utah Legislature; and

Now, therefore, BE IT RESOLVED, by the City Council of the City of South Salt Lake that:

1. Pursuant to Utah Code § 53-2a-208 and South Salt Lake Municipal Code 2.05.020, that a local emergency exists in the City of South Salt Lake when the temperature falls below

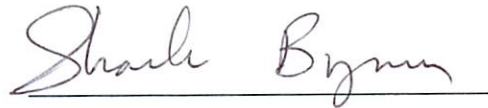
32 degrees Fahrenheit, and a shortage of overflow beds exists due to the potential harm caused by exposure to the cold temperatures for individuals who lack overnight shelter. Exposure to temperatures below 32 degrees Fahrenheit can and has caused death, especially for individuals who lack overnight shelter. The extreme weather experienced in the City thus far this winter— including low temperatures described as “arctic blasts”—in conjunction with a shortage of overflow beds has caused a state of emergency in the City of South Salt Lake.

2. Shelter the Homeless and The Road Home as the operator of the Pamela Atkinson Resource Center are authorized to allow up to 25 additional overnight occupants in the Pamela Atkinson Resource Center when overnight temperatures are expected to fall below 32 degrees Fahrenheit.
3. Shelter the Homeless and The Road Home remain subject to the conditions of the existing Conditional Use Permit for operation of the shelter in addition to all existing federal, state, and local, laws, rules, and regulations including building and fire code and further rules as required by the City.
4. This Resolution shall become effective immediately and shall be filed with the City Recorder as soon as practicable.
5. The Mayor’s December 28, 2022, Declaration of a Local Emergency (attached as “**Exhibit A**” and incorporated herein by this reference) shall remain in effect through the remainder of the Overflow Period and shall expire on April 30, 2023.

(signatures appear on separate page)

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah, on this 25 day of January, 2023.

BY THE CITY COUNCIL:



Sharla Bynum, Council Chair

Council vote as recorded:

Bynum	<u>yes</u>
Huff	<u>yes</u>
Mila	<u>yes</u>
Pinkney	<u>yes</u>
Siwik	<u>yes</u>
Thomas	<u>yes</u>
Williams	<u>yes</u>



ATTEST:



Ariel Andrus, City Recorder

EXHIBIT A

**A PROCLAMATION OF THE MAYOR OF THE CITY OF SOUTH SALT LAKE, UTAH
DECLARING A LOCAL EMERGENCY
DATED 12/28/2022**



**A PROCLAMATION OF THE MAYOR OF THE CITY OF SOUTH SALT LAKE, UTAH
DECLARING A LOCAL EMERGENCY**

WHEREAS, Utah Code § 53-2a-208(1) authorizes Mayor Cherie Wood to declare by Proclamation a state of emergency if she finds that (1) a disaster has occurred or the occurrence or threat of a disaster is imminent in an area of the City, and (2) the City requires additional assistance to supplement the response and recovery efforts of the City; and

WHEREAS, Utah Code § 53-2a-208(6) states that a local emergency remains in effect for thirty days unless extended or terminated by the municipal legislative body or terminated by joint resolution of the Utah Legislature; and

WHEREAS, South Salt Lake City Code 2.05.020 authorizes the Mayor to declare a local disaster, in consultation with readily available City councilmembers, upon finding a disaster has occurred or is imminent; and

WHEREAS, Utah Code § 53-2a-208(3) states that a local emergency proclamation must include (a) the nature of the local emergency, (b) the area or areas that are affected or threatened, and (c) the conditions that caused the emergency; and

WHEREAS, Utah Code § 53-2a-102(17) defines "State of emergency" as a condition in any part of this state that requires state government emergency assistance to supplement the local efforts of the affected political subdivision to save lives and to protect property, public health, welfare, or safety in the event of a disaster, or to avoid or reduce the threat of a disaster; and

WHEREAS, Utah Code § 53-2a-102(5) defines "Disaster" as an event that (a) causes, or threatens to cause, loss of life, human suffering, public or private property damage, or economic or social disruption resulting from attack, internal disturbance, natural phenomena, or technological hazard; and (b) requires resources that are beyond the scope of local agencies in routine responses to emergencies and accidents and may be of a magnitude or involve unusual circumstances that require response by government, not-for-profit, or private entities; and

WHEREAS, Utah Code § 53-2a-205 states that after a Mayor declares a local emergency, the Mayor may exercise emergency authority, including but not limited to, (a) utilizing all available resources of the political subdivision as reasonably necessary to manage the local emergency and (b) employing measures and giving direction to local officers and agencies which are reasonable and necessary for the purpose of securing compliance with the provisions of the Disaster Response and Recovery Act, and with orders, rules and regulations made under the Act; and

WHEREAS, Utah Code § 35A-16-501 et seq requires the mayors of each of the Cities in a County of the first class to annually prepare an overflow plan to provide one or more temporary overflow shelters for unsheltered homeless individuals during the period beginning October 1 and ending April 30 and submit it to the Office of Homeless Services for approval; and

WHEREAS, if the Office of Homeless Services determines the proposed plan is noncompliant, then each homeless shelter within that County shall be required to provide increased capacity during the overflow period; and

WHEREAS, the Cities in Salt Lake County submitted an overflow plan to the Office of Homeless Services in 2022 that was deemed noncompliant, resulting in each of the shelters located in Salt Lake County allowing additional shelter capacity in compliance with applicable laws, rules, and regulations; and

WHEREAS, the Pamela Atkinson Resource Center, located at 3380 S 1000 W in South Salt Lake and meeting the definition of a “Homeless Shelter,” as defined in Utah Code § 35A-16-501, has increased capacity to allow an additional 75 individuals during the overflow period; and

WHEREAS, despite the increased capacity, many individuals remain unable to secure shelter overnight in the City; and

WHEREAS, exposure to temperatures below 32 degrees Fahrenheit can and has resulted in severe injuries and even death, especially among individuals who lack overnight shelter; and

WHEREAS, recently, the City of South Salt Lake has experienced many nights when overnight temperatures fell below 32 degrees Fahrenheit:

NOW, THEREFORE, IT IS HEREBY PROCLAIMED, pursuant to Utah Code § 53-2a-208 and South Salt Lake Municipal Code 2.05.020, by the Mayor of the City of South Salt Lake, Utah that a local emergency exists in the City of South Salt Lake when the temperature falls below 32 degrees Fahrenheit and a shortage of overflow beds exists due to the potential harm caused by exposure to the cold temperatures for

individuals who lack overnight shelter. Exposure to temperatures below 32 degrees Fahrenheit can and has caused death, especially for individuals who lack overnight shelter. The extreme weather experienced thus far this winter—including low temperatures described as “arctic blasts”—in conjunction with a shortage of overflow beds has caused a state of emergency in the City of South Salt Lake. This declaration authorizes Shelter the Homeless and The Road Home as the operator of the Pamela Atkinson Resource Center to allow up to 25 additional overnight occupants in the Pamela Atkinson Resource Center when overnight temperatures are expected to fall below 32 degrees Fahrenheit. Shelter the Homeless and The Road Home remain subject to the conditions of the existing Conditional Use Permit for operation of the shelter in addition to all existing federal, state, and local, laws, rules, and regulations including building and fire code and further rules as outlined by Mayor Cherie Wood in correspondence to Shelter the Homeless.

This declaration of a local emergency: 1) constitutes an official recognition that a disaster situation exists within the City; 2) provides a legal basis for requesting and obtaining mutual aid or disaster assistance from other political subdivisions or from the state or federal government; 3) activates the response and recovery aspects of any and all applicable local disaster emergency plans; and 4) authorizes the furnishing of aid and assistance in relation to this Proclamation. This Proclamation shall take effect immediately and shall not be continued or renewed for a period in excess of 30 days, except by or with the consent of the legislative body of the City of South Salt Lake or unless otherwise terminated. This proclamation will be filed with the City Recorder as soon as practicable.

Dated this 28th day of December, 2022
h

Cherie Wood

Cherie Wood, Mayor

Attest:

Ariel Andrus

Ariel Andrus, City Recorder



SOUTH SALT LAKE

CITY COUNCIL STAFF REPORT

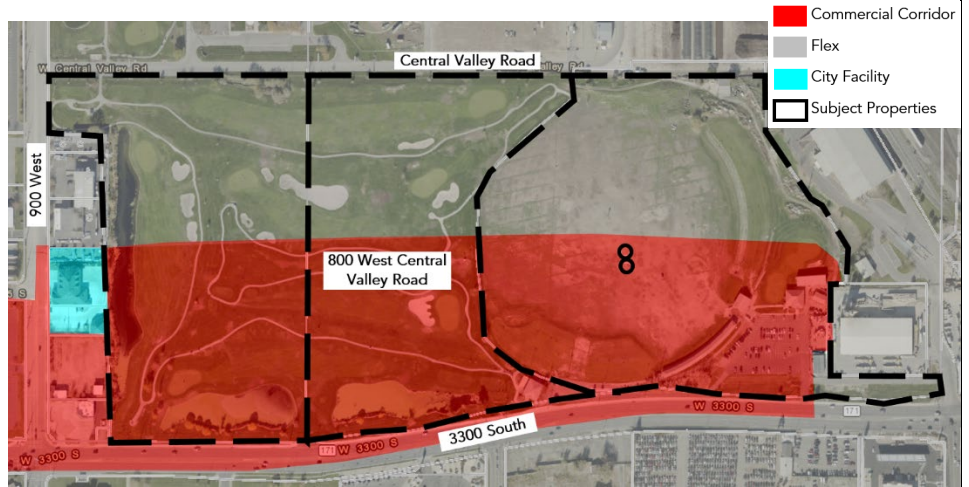
MEETING DATE: January 25, 2023
PROJECT NUMBER: Z-22-004
REQUEST(S): A petition to amend the zoning map for five parcels from the Commercial Corridor (CC) land use district to the Flex land use district.
ADDRESS: 800 West Central Valley Road
PROPERTY OWNER: Central Valley Water Reclamation Facility
APPLICANT: Jason Head, Mitre Peak Company for Dakota Pacific

SYNOPSIS: Jason Head, representative for Dakota Pacific, is petitioning to amend the zoning map for five parcels from Commercial Corridor (CC) to Flex. These properties are located at 800 West Central Valley Road (see figure).

The subject properties is where Golf the Round is currently located. Central Valley Water, who owns the property, has leased this property to Dakota Pacific for this proposed development of an industrial park. An industrial park or the storage, warehouse use is not permitted in the CC, but it is permitted use in the Flex land use district.

This is the first step for the proposed project If the petition to amend the zoning map is granted, Jason Head and Dakota Pacific would move to step two and submit a subdivision application to consolidate all subject parcels via subdivision plat. The final step before construction would be a building permit.

The Planning Commission is the recommending body for all zoning map amendments and the City Council is the final land use authority.



EXISTING ZONING	EXISTING USE	SURROUNDING LAND USE DISTRICTS	PROPOSED USES
Commercial Corridor	Golf Course	North: Flex South: Flex East: Flex West: Commercial Corridor / City Facility / Flex	Storage Facility, Warehouse

PLANNING COMMISSION RECOMMENDATION:

On January 19, 2023, the Planning Commission held a public hearing and reviewed the application for the proposed zone change. There was a unanimous vote to forward a positive recommendation to amend the zoning for the subject parcels. The Planning Commission did add an additional condition of requiring a sidewalk along 3300 South that is a minimum of 10 feet wide. There were public comments made during the hearing. The majority of the comments were about the following:

- The increase in the traffic along 3300 South and 900 West.
- Seeing if a wider sidewalk could be required along 3300 South.

STAFF RECOMMENDATION:

Staff recommends the City Council approve an amendment to the zoning map for five existing parcels from the Commercial Corridor land use district to the Flex land use district. Staff’s recommendation is based upon its analysis and findings included below.

GENERAL INFORMATION:

Location: 800 West Central Valley Road
 Surrounding Land Use Districts: North: Flex
 South: Flex
 East: Flex
 West: Commercial Corridor / City Facility / Flex

Figure 1: Existing Zoning Map

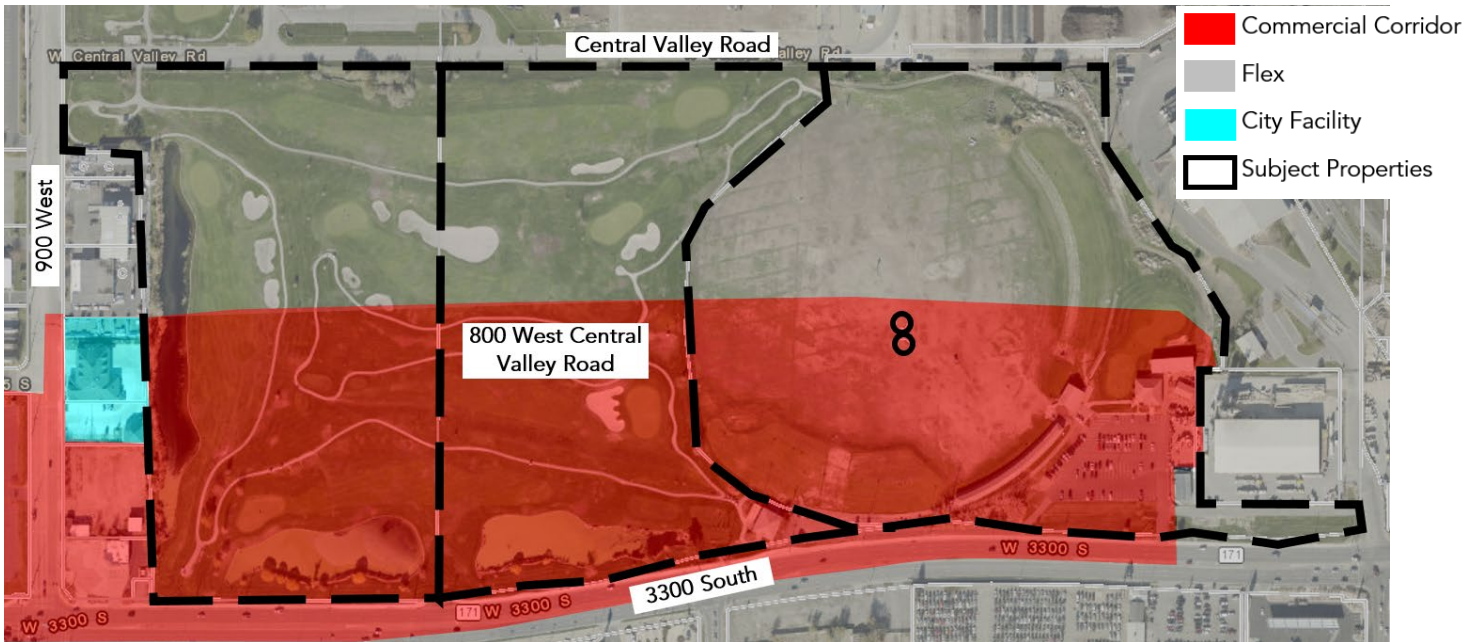


Figure 2: Proposed Zoning Map Changes

The proposed change is from Commercial Corridor (CC) to the Flex land use district. The industrial park would fall under the Storage Facility, Warehouse use, which is a permitted in the Flex land use district.

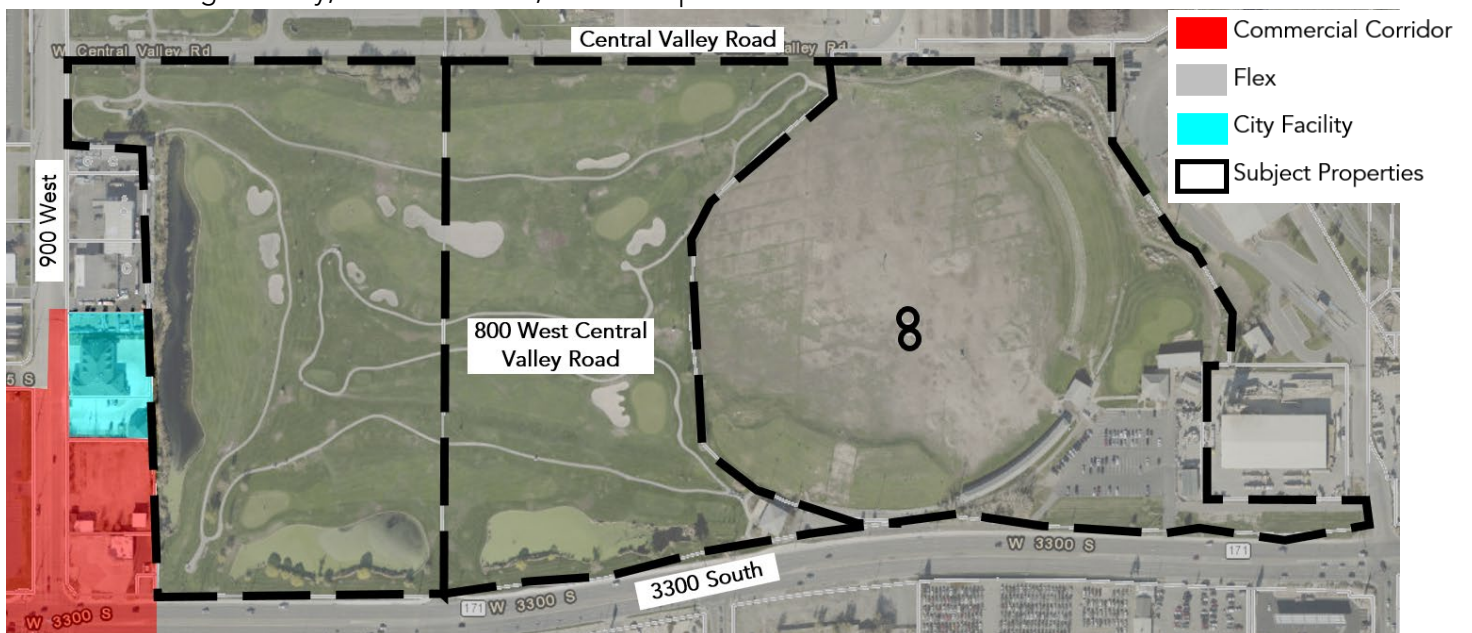
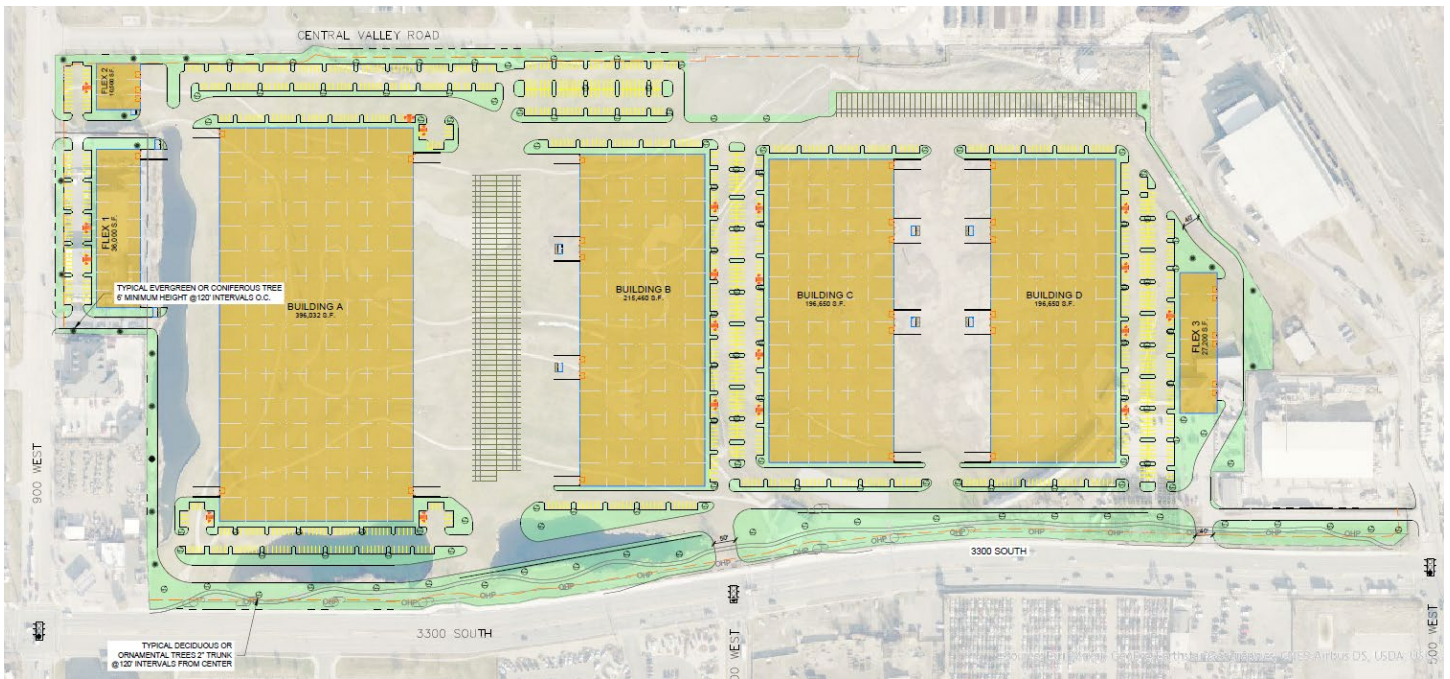


Figure 3: Existing Site Conditions



Figure 4: Preliminary Site Plan



***SITE PLAN IS CONCEPTUAL – SUBJECT TO TECHNICAL REVIEW**

PLANNING COMMISSION AUTHORITY:

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

- A. The Planning Commission makes recommendations to the **City Council** for:
 - a. The general plan and amendments to the general plan;
 - b. **The Land Use Map, and amendments to the Land Use Map;**
 - c. Amendments to land use ordinances;
 - d. Proposed Application processes and the delegation of power under the land use ordinance.

CITY COUNCIL AUTHORITY:

2.08.60. Powers and Duties

- C. The City Council shall have the power to pass resolutions and ordinance concerning matters such as:

5. Zoning and building regulations.

GENERAL PLAN CONSIDERATIONS:

Land Use & Neighborhoods Strategy 2: Identify areas of the city for higher density employment-based uses to make advantage of existing and planned infrastructure.

Analysis: This proposed zone change would make an industrial park at this location a permitted use. This location is strategically placed by existing infrastructure, which would be used by an industrial park. This includes, but is not limited to 3300 South, I-15, I-80, Roper Yard, etc.

Land Use & Neighborhoods Strategy 4: Require a high level of design within the public realm of commercial and mixed use areas.

Analysis: The proposed industrial park will include landscaping and a sidewalk along 3300 South, which will help increase walkability throughout the city.

Land Use & Neighborhoods Strategy 6: Implement best practices in the regulation of development and land uses.

Analysis: The proposed industrial park is on an old superfund site and the property is owned by Central Valley Water Reclamation Facility. This site is a superfund site, from a prior business the Vitro Uranium Mill. Due to this site being a superfund site and its close proximity to the water treatment plant, it is not a good location for a residential development.

Community Values Goal 3: Take advantage of opportunities relating to the city's location at the center of the regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.

Analysis: This proposed zone change would make an industrial park at this location a permitted use. This proposed project location is strategically placed next to regional transportation, which makes it a very desirable area for this type of development.

Economic Development Goal 1: Maximize South Salt Lake's social and economic equity through value-based decision making.

Analysis: This proposed zone change would make an industrial park at this location a permitted use. This proposed project location is strategically placed next to regional transportation, which makes it a very desirable area for this type of development.

Economic Development Strategy 8: Target industries for South Salt Lake's growing business hubs including Downtown and the 3300 South corridor.

Analysis: This proposed zone change would make an industrial park at this location a permitted use. This proposed project location is strategically placed next to regional transportation and major roads, like 3300 South. The access to the major roads, freeways, etc. makes it a very desirable area for this type of development.

Parks, Recreation, & Open Space Goal #2: Identify opportunities to add parks, open space, and recreation amenities in currently underserved areas of the city.

Analysis: The proposed development will include a more pedestrian friendly sidewalk, which will help connect pedestrians to the Jordan River Parkway via 3300 South.

Environmental, Social, & Economic Sustainability Strategy 4: Develop a city-wide strategy for water conservation, drought mitigation, and sustainable landscaping.

Analysis: The proposed development will replace the existing golf course. The proposed development will use less water than the golf course. The landscaping will also be comprised of drought resistant and water-wise plants.

STAFF RECOMMENDATION:

Staff recommends the City Council approve an amendment to the zoning map for five existing parcels from the Commercial Corridor land use district to the Flex land use district, located at 800 West Central Valley Road, based upon the information submitted by the applicant, the general plan considerations and ordinance analysis and proposes the following Findings of Fact and Conditions:

Findings of Fact:

1. The subject properties, located at 800 West Central Valley Road, consist of five separate lots.

2. All five lots are located in the Commercial Corridor (CC) land use district.
3. The proposed zone change will change the land use designation of all five lots to the Flex land use district.
4. The current land use for the properties is a golf course.
5. The proposed development is for an industrial park, which would fall under the Storage Facility, Warehouse use.
6. The Storage Facility, Warehouse use is a permitted use in the Flex land use district.

Conditioned upon the following, including the Planning Commission Recommend Condition:

1. If approved, the petition for the zoning map amendment will not take effect until such time that the South Salt Lake Planning Commission grants the final plat approval of the subdivision plat, and said plat is recorded with the office of the Salt Lake County Recorder.
2. If approved and the applicant fails to record a final subdivision plat within 180 days of final subdivision plat approval, the zoning map amendment petition approval is void.
3. If approved, the applicant must install a sidewalk along 3300 South that is a minimum of 10 feet wide.

CITY COUNCIL OPTIONS:

Option 1: Approval

Move to approve the application by Jason Head to amend the zoning map for five existing parcels from the Commercial Corridor land use district to the Flex land use district located at 800 West Central Valley Road, based on the analysis and findings set forth in the staff report, with the following conditions, include the Planning Commission recommendation:

1. If approved, the petition for the zoning map amendment will not take effect until such time that the South Salt Lake Planning Commission grants the final plat approval of the subdivision plat, and said plat is recorded with the office of the Salt Lake County Recorder.
2. If approved and the applicant fails to record a final subdivision plat within 180 days of final subdivision plat approval, the zoning map amendment petition approval is void.
3. If approved, the applicant must install a sidewalk along 3300 South that is a minimum of 10 feet wide.

Option 2: Denial

Move to deny the application by Jason Head to amend the zoning map for five existing parcels from the Commercial Corridor land use district to the Flex land use district located at 800 West Central Valley Road, based on the findings discussed on the record.

Option 3: Continuance

Move to table the decision on the application by Jason Head to amend the zoning map for five existing parcels from the Commercial Corridor land use district to the Flex land use district located at 800 West Central Valley Road, to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the City Council, or to allow the City Council more time to consider the proposal.

SOUTH SALT LAKE

CITY COUNCIL STAFF REPORT

MEETING DATE: January 25, 2023
PROJECT NUMBER: Z-19-002
REQUEST(S): A petition to amend the zoning map for four parcels from Residential Multiple (RM) to Commercial Corridor (CC).
ADDRESS: 130 E, 140 E, 148 E Winslow Avenue and 3549-3555 South 200 East
PROPERTY OWNER: Katmark Partners, LLC
APPLICANT: Katmark Partners, LLC

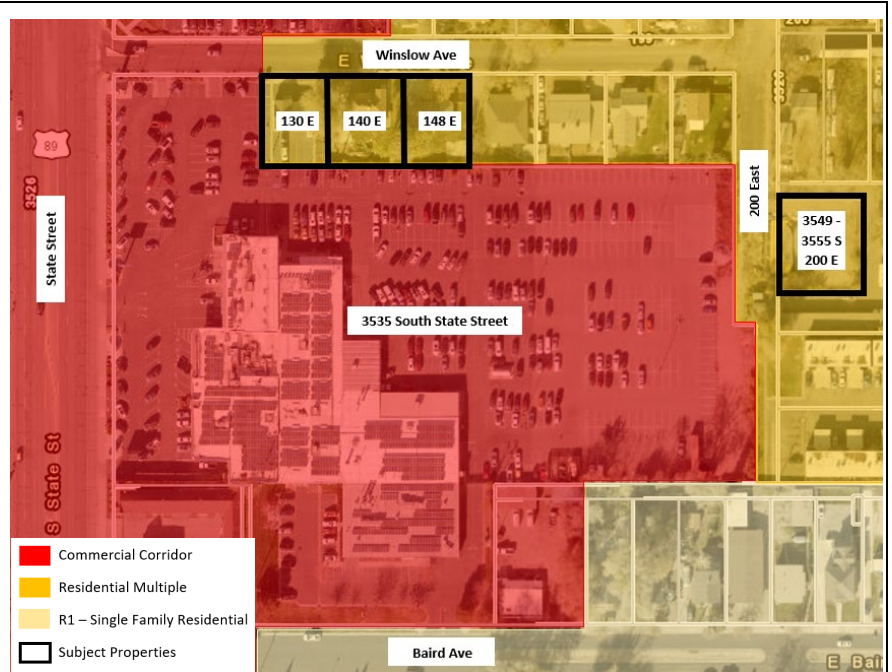
SYNOPSIS:

Katmark Partners, LLC is petitioning to amend the zoning map for four parcels from Residential Multiple (RM) to Commercial Corridor (CC). These properties are located at 130 E, 140 E, 148 E Winslow Avenue and 3549-3555 South 200 East (see figure). The applicant is also requesting the City Council approve the proposed vacation, which is a separate application.

The subject properties along Winslow Avenue have single-family homes. Two of these will be demolished to expand their dealership parking lot and the other will be converted into a marketing office for the dealership. The subject property at 3549-3555 S 200 E has been vacant land since late 2019.

The first two steps of the proposed project is this petition to vacate the public right of way and change the zoning of some of their parcels along Winslow. The right of way vacation is part of a separate staff report. If the petition to vacate is granted and the zone change is approved, Katmark Partners, LLC would move to step three and submit a subdivision application to consolidate all subject parcels via subdivision plat.

The Planning Commission is the recommending body for all zoning map amendments and the City Council is the final land use authority.



EXISTING ZONING	EXISTING USE	SURROUNDING LAND USE DISTRICTS	PROPOSED USES
Residential Multiple	Vacant / Single Family Homes / Office	North: Residential Multiple South: Commercial Corridor East: Residential Multiple West: Commercial Corridor	Auto, Light Truck, RV, Boat, Trailer Dealership – an expansion of the existing dealership

PLANNING COMMISSION RECOMMENDATION:

On January 19, 2023, the Planning Commission held a public hearing and reviewed the application for the proposed zone change. There was a unanimous vote to recommend a denial on to amend the zoning for the subject parcels. There were public comments made during the hearing. The main comment was about the dislike of losing single-family homes to a parking lot.

STAFF RECOMMENDATION:

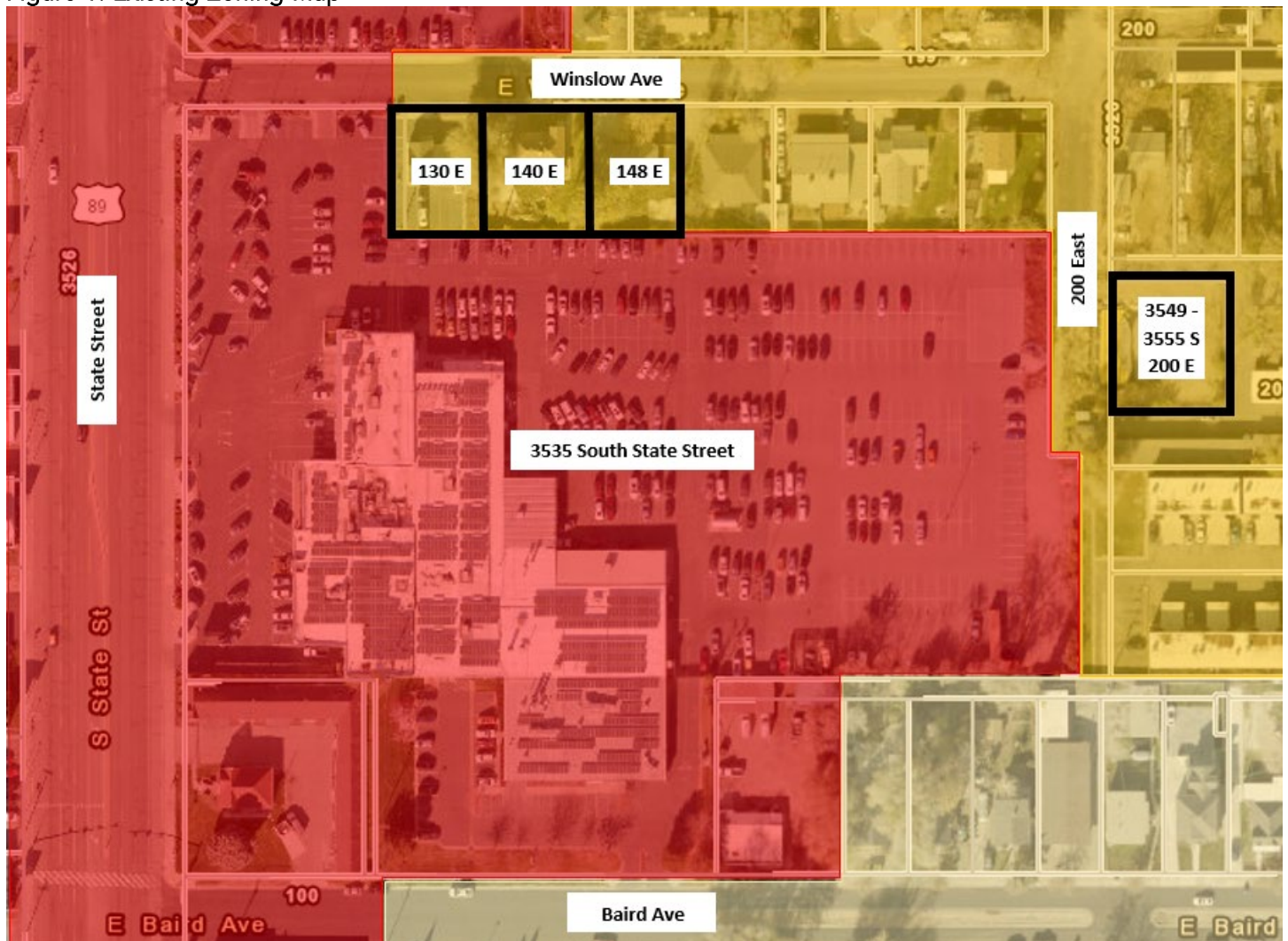
Staff recommends the City Council approve an amendment to the zoning map for four existing parcels from Residential Multiple to Commercial Corridor. Staff’s recommendation is based upon its analysis and findings included below.

GENERAL INFORMATION:

Location: 130 East Winslow Avenue
140 East Winslow Avenue
148 East Winslow Avenue
3549-3555 South 200 East

Surrounding Land Use Districts: North: Residential Multiple
South: Commercial Corridor
East: Residential Multiple
West: Commercial Corridor

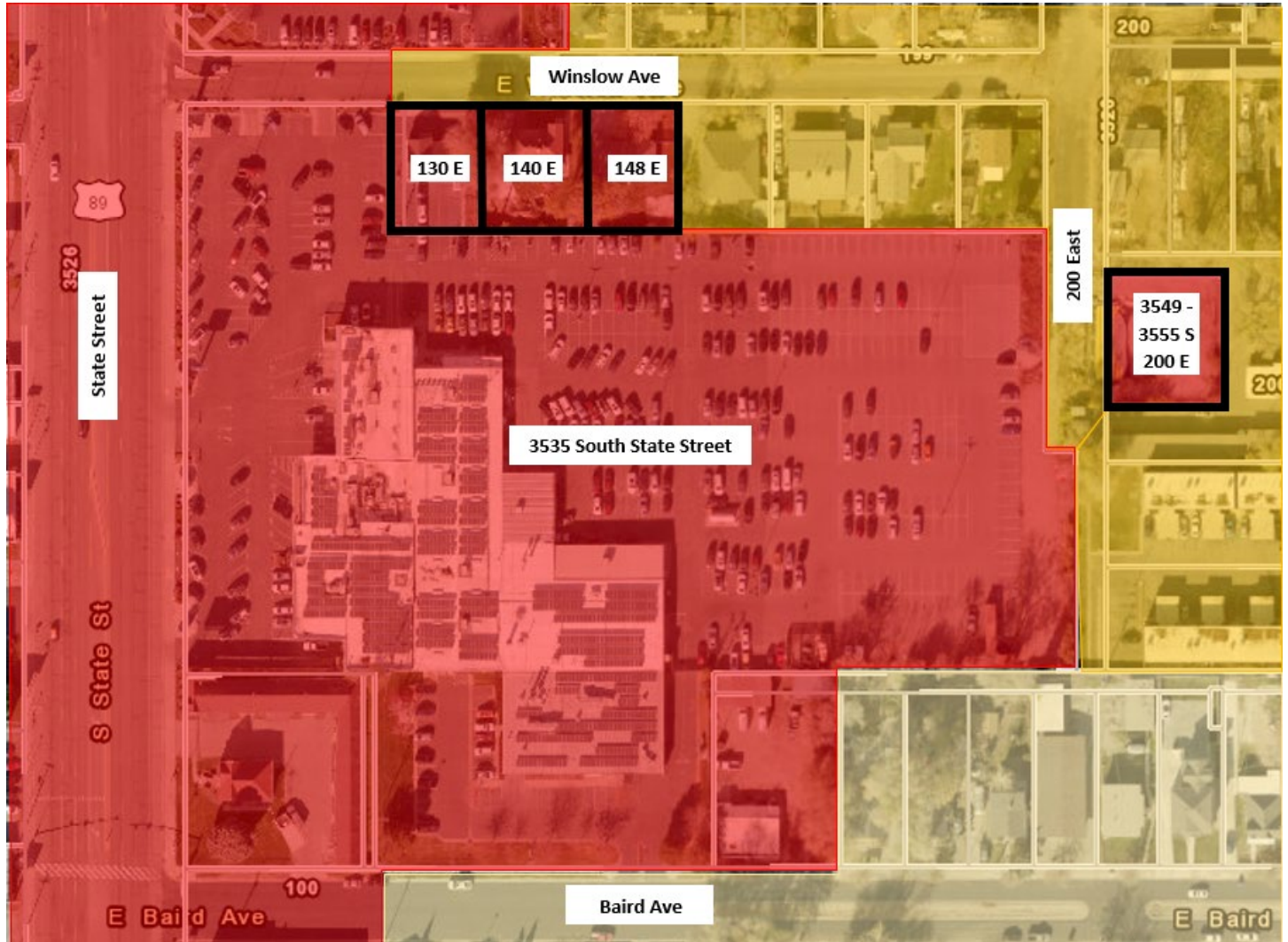
Figure 1: Existing Zoning Map



- Commercial Corridor
- Residential Multiple
- R1 – Single Family Residential
- Subject Properties

Figure 2: Proposed Zoning Map Changes

The proposed change is from Residential Multiple (RM) to Commercial Corridor (CC). The proposed automotive dealership expansion requires the parcels to be consolidated to one parcel. Each parcel must have the one common zoning designation. The Commercial Corridor land use district allows Automotive Dealerships as a conditional use.



- Commercial Corridor
- Residential Multiple
- R1 – Single Family Residential
- Subject Properties

Figure 3: Existing Site Conditions

130 E Winslow Ave – Facing South



140 E Winslow Ave – Facing South



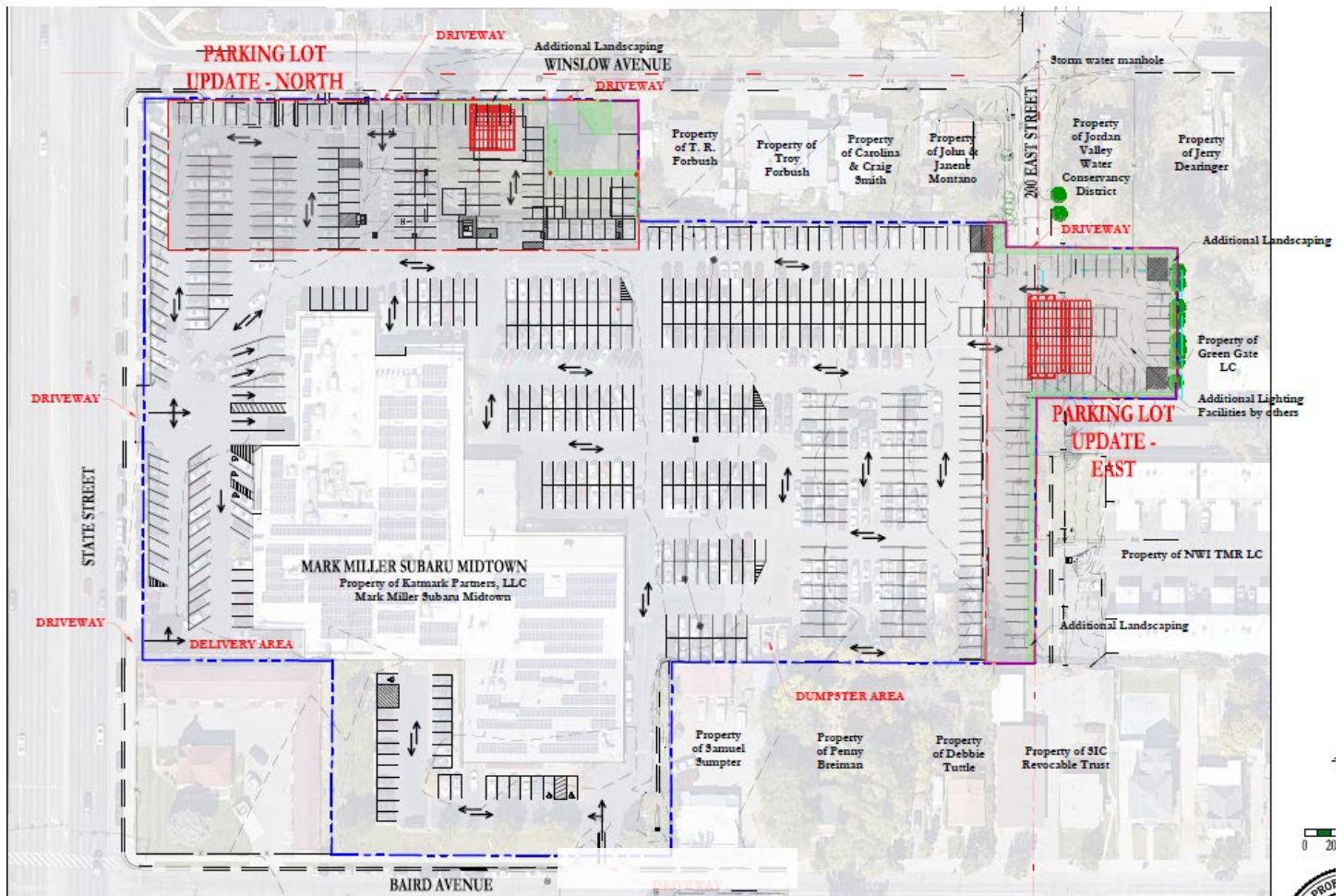
148 E Winslow Ave – Facing South



3549-3555 S 200 E – Facing South



Figure 4: Preliminary Site Plan



*SITE PLAN IS CONCEPTUAL – SUBJECT TO TECHNICAL REVIEW

PLANNING COMMISSION AUTHORITY:

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

A. The Planning Commission makes recommendations to the **City Council** for:

- a. The general plan and amendments to the general plan;
- b. The Land Use Map, and amendments to the Land Use Map;**
- c. Amendments to land use ordinances;
- d. Proposed Application processes and the delegation of power under the land use ordinance.

CITY COUNCIL AUTHORITY:

2.08.60. Powers and Duties

C. The City Council shall have the power to pass resolutions and ordinance concerning matters such as:

- 5. Zoning and building regulations.**

GENERAL PLAN CONSIDERATIONS:

Land Use & Neighborhood Strategy 8: Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.

Analysis: This proposed zone change would make 130 E Winslow Avenue no longer a non-conforming use. This single family home has been converted and is currently being used as an office and has been for many years. The office use is not permitted in the Residential Multiple land use district.

Economic Development Strategy 5: Maintain and enhance neighborhood health, vitality, and integrity.

Analysis: One of the actions for this strategy is “encourage incremental development where appropriate to avoid vacant and underutilized parcels”. Currently one of the four parcels is vacant land due to the building being demolished in 2019. Two of the properties currently are vacant single-family homes that are not currently being utilized. This proposed zone change would utilize these properties and they would no longer be vacant.

Economic Development Goal #3: Continue to support existing and future businesses through the city’s partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis: Mark Miller Subaru has been in operating at this location in South Salt Lake since 1961. They have been a good partner with the City over the years. The dealership has outgrown there space and are need more room on their lot to store cars, which is why they are petitioning for this zone change. If they do not have room to grow, they may need to leave the City for a bigger space.

Economic Development Vision Statement: South Salt Lake is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in South Salt Lake is enhanced through sustainable businesses in a sustainable community. South Salt Lake encourages and supports businesses by helping them form, expand, and thrive in our community. We build on past success for our future.

Analysis: Mark Miller Subaru is petitioning the City Council for a rezone on the four properties in order to expand their business. The Economic Development Vision Statement calls out encouraging and supporting businesses to expand and thrive in the community. If the rezone is not approved, the dealership will not be able to expand and there is a chance they would need to move out of the community. If the rezone is not approved, they also will not be able to thrive to their full potential.

STAFF RECOMMENDATION:

Staff recommends the City Council approve an amendment to the zoning map for four existing parcels from Residential Multiple to Commercial Corridor, with the following findings of fact and conditions:

Findings of Fact:

1. The subject properties, located at 130 E, 140 E, 148 E Winslow Avenue, and 3549-3555 South 200 East, consist of four separate lots.
2. All four lots are located in the Residential Multiple (RM) land use district.
3. The proposed zone change will change the land use designation of all four lots to the Commercial Corridor land use district.
4. The neighboring automotive dealership is proposing to expand their operations onto these four lots.
5. The Auto, Light Truck, RV, Boat, Trailer Dealership use is a conditional use in the Commercial Corridor.
6. The subject property located at 3549-3555 S 200 E has been vacant since 2019.
7. Two properties along Winslow Avenue, 140 E and 148 E, are vacant single family homes.
8. The property located at 130 E Winslow Avenue is currently being used the applicant as an office.
9. The office use in the Residential land use district is not permitted.

Conditioned upon the following:

1. If approved, the petition for the zoning map amendment will not take effect until such time that the South Salt Lake Planning Commission grants the final plat approval of the subdivision plat, and said plat is recorded with the office of the Salt Lake County Recorder.
2. If approved and the applicant fails to record a final subdivision plat within 180 days of final subdivision plat approval, the zoning map amendment petition approval is void.

CITY COUNCIL OPTIONS:

Option 1: Approval

Move to approve of the application by Katmark Partners, LLC to amend the zoning map for four existing parcels from Residential Multiple to Commercial Corridor located at 130 E, 140 E, 148 E Winslow Avenue, and 3549-3555 South 200 East, based on the analysis and findings set forth in the staff report, with the following conditions:

1. If approved, the petition for the zoning map amendment will not take effect until such time that the South Salt Lake Planning Commission grants the final plat approval of the subdivision plat, and said plat is recorded with the office of the Salt Lake County Recorder.
2. If approved and the applicant fails to record a final subdivision plat within 180 days of final subdivision plat approval, the zoning map amendment petition approval is void.

Option 2: Denial

Move to deny the application by Katmark Partners, LLC to amend the zoning map for four existing parcels from Residential Multiple to Commercial Corridor located at 130 E, 140 E, 148 E Winslow Avenue and 3549-3555 South 200 East, based on the findings discussed on the record.

Option 3: Continuance

Move to table the decision on the application by Katmark Partners, LLC to amend the zoning map for four existing parcels from Residential Multiple to Commercial Corridor located at 130 E, 140 E, 148 E Winslow Avenue and 3549-3555 South 200 East, to a date certain to allow the Applicant and Staff time to respond to specific inquires or concerns raised by the City Council, or to allow the City Council more time to consider the proposal.