



South Salt Lake City Council REGULAR MEETING AGENDA

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

To watch the meeting live click the link below to join:

<https://zoom.us/j/99535083539?pwd=VHJKVIVBRjNRVEpXZG9kUWdtbnhHdz09>

Passcode: 803352

Watch recorded City Council meetings at sslc.gov

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
F 801.464.6770

Conducting
Council Chair
Sergeant at Arms

Natalie Pinkney, At-Large
Sharla Bynum, District 3
South Salt Lake PD

Opening Ceremonies

1. Welcome/Introductions
2. Serious Moment of Reflection/ Pledge of Allegiance

Natalie Pinkney
Sharla Bynum

No Action Comments

1. Scheduling
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
6. Information – Municipal Wastewater Planning Program
(MWPP)Annual Report for the year ending 2022

City Recorder

Tory Laws

Action Items

Unfinished Business

1. A Resolution of the South Salt Lake City Council
Authorizing the City to Enter into and Execute
a Development Agreement with CW the Monroe, LLC
for the Development of a Townhome Project located
at 547-617 East 3900 South
2. An Ordinance of the South Salt Lake City Council
to Amend the South Salt Lake Zoning Map for
Property located at 547-617 East 3900 South,
Currently a Mixed Use Zone, to Include a Townhome
Overlay (TO)

Eliza Ungricht

Eliza Ungricht

See page two for continuation of Agenda

3. An Ordinance of the South Salt Lake City Council Amending Section 3.11.110 of the South Salt Lake City Municipal Code to Modify Fees Relating to Parks and Community Centers in South Salt Lake City and to Update Names of Certain City Owned Facilities.

Sharen Hauri

Motion for Closed Meeting

Adjourn

Posted June 2, 2023

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.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

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.

Have a question or concern? Call the connect line 801-464-6757 or email connect@sslc.gov

CITY OF SOUTH SALT LAKE
CITY COUNCIL MEETING

COUNCIL MEETING	Wednesday June 7, 2023 7:12 p.m.
CITY OFFICES	220 East Morris Avenue South Salt Lake, Utah 84115
PRESIDING:	Council Chair Sharla Bynum
CONDUCTING:	Natalie Pinkney
SERIOUS MOMENT OF REFLECTION/ PLEDGE OF ALLEGIANCE:	Sharla Bynum
SERGEANT AT ARMS:	Carson Aprato

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

COUNCIL MEMBERS EXCUSED:
None

STAFF PRESENT:
Mayor Wood
Josh Collins, City Attorney
Terry Addison, Fire Chief
Darren Carr, Deputy Police Chief
Crystal Makin, Finance Director
Sharen Hauri, Neighborhoods Director
Tory Laws, Wastewater Division Manager
Jenica Laws, Animal Services Supervisor
Jim Anderson, Police Lieutenant
Eliza Ungricht, Deputy Community Development Director
BJ Allen, IT GIS Specialist
Danielle Croyle, Public Information Officer
Jessica Potter, Executive Assistant
Ariel Andrus, City Recorder

OTHERS PRESENT:
See list

NO ACTION COMMENTS

1. **SCHEDULING.** The City Recorder informed those at the meeting of upcoming events, meetings, activities, etc. **Next Mtg in one week on June 14th @ 7pm.**
2. **CITIZEN COMMENTS/QUESTIONS.**
None

3. MAYOR COMMENTS.

Mayor Wood spoke about the City's upcoming celebration of Juneteenth. There will be a flag raising ceremony and proclamation from the Mayor at City Hall on Friday, June 9th at 1:30 pm and will be followed by a festival at Central Park from 5-8 pm.

She also said that they are working with the County on sandbag disposal and will have an update coming in the next couple of weeks.

4. CITY ATTORNEY COMMENTS.

None

5. CITY COUNCIL COMMENTS.

Council Member Huff thanked the South Salt Lake Fire Department for their entry in this year's annual Downtown Pride Parade and hopes that it will continue in the coming years.

Council Member Siwik spoke about the Fire Department's brand-new fire truck and said he was excited to see its new features that will be of service to the City.

Council Member Pinkney acknowledged Pride Month and said that she also attended the annual Pride Parade and plans to be a part of the City's parade entry next year.

6. INFORMATION.

Wastewater Division Manager, Tory Laws, presented the annual report for the Municipal Wastewater Planning Program, a copy of which is attached and incorporated by this reference.

ACTION ITEMS

Unfinished Business

- 1. A Resolution of the South Salt Lake City Council Authorizing the City to Enter Into and Execute a Development Agreement with CW the Monroe, LLC for the Development of a Townhome Project Located at 547-617 East 3900 South.**

Deputy Community Development Director, Eliza Ungricht, asked the Council if they had any additional questions and informed the Council that the applicant was also present.

A copy of the Resolution is attached and incorporated by this reference.

She informed the Council that an impending update to the International Building Code could affect this application that has been in the work for close to two years and that it's the reason why they are requesting for it to be voted on before the update would require them to have to start from scratch again.

Council Member Pinkney shared that although she liked the project and its mixed-use component, that she would like additional time to vote on it as she does not want to set

a precedent for developers.

Council Chair Bynum stated that the Council would be following technical procedures of hearing it once at a Work Meeting and voting on it at a following Regular Meeting. She also said that it didn't have any negative feedback from the Planning Commission hearing and acknowledged the unique timing issue with the International Building Code update.

Council Member Siwik said that while he supports this, he wanted to emphasize the practice of bringing an item back for another Council Meeting is what is standard.

Council Member Thomas agreed that she's in support of this project but would also feel better about voting on it at a later time.

Ms. Ungricht added that this has had a Public Hearing through the Planning Commission twice.

Council Member Mila said that having served on the Planning Commission, she knows that residents in the surrounding area for this project would have been noticed for the Planning Commission meetings.

Council Member Williams said that she's driven by this empty lot every day for the last several years and is in support of this project to develop unused land.

Some Council Members wanted to know why this item wasn't on the last meeting's agenda.

Ms. Ungricht said that they were waiting for the plat to be updated, which took time, and then had to procedurally bring it before Planning Commission before they could bring it to City Council.

Council Member Huff said that although it's only had one Council Meeting, it has still gone through the proper channels and that any residents who would've had a problem with this have already been noticed prior to the Planning Commission's public hearings.

Council Member Thomas said that her only concern is for other developers to come in the future and demand for projects to be reviewed and voted on with only one Council Meeting.

Council Chair Bynum said that while she understood the concern, she also noted that the Council always reviews projects on a case-by-case basis and feels that the Council can consider this special situation without having to set a precedent.

Council Member Pinkney said that she didn't understand the need to rush this decision and is concerned about the project becoming a rent only development.

Council Member Mila made a motion to approve this Resolution.

MOTION: Portia Mila

SECOND: Sharla Bynum

Roll Call Vote:

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

2. An Ordinance of the South Salt Lake City Council to Amend the South Salt Lake Zoning Map for Property Located at 547-617 East 3900 South, Currently a Mixed-Use Zone, to Include a Townhome Overlay (TO).

Deputy Community Development Director, Eliza Ungricht, asked the Council if they had any additional questions and informed the Council that the applicant was also present. This item goes hand in hand with the Resolution from Item 1.

A copy of the Ordinance of which is attached and incorporated by this reference.

Neighborhoods Director said that she hopes and feels that the Council will be reviewing the fee schedule more frequently than in years past. She added that these fees aren't really a revenue source, but rather, more about having a policy in place to keep City buildings and facilities in good condition.

Council Member Mila made a motion to approve this Ordinance.

MOTION: Portia Mila

SECOND: Clarissa Williams

Roll Call Vote:

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

Council Member Siwik took a point of personal privilege and noted that while he supports this development, he is aware that this could become an issue with future applications for developments but said that ultimately, he wouldn't vote no on a project that he otherwise supports seeing as how it has met every standard that the Council has set in place for projects like these.

Council Chair Bynum said that moving forward, she will also do better as a Chair and

make sure that projects like this come sooner or with the appropriate time for review and final voting.

3. **An Ordinance of the South Salt Lake City Council Amending Section 3.11.110 of the South Salt Lake City Municipal Code to Modify Fees Relating to Parks and Community Centers in South Salt Lake City and to Update Names of Certain City Owned Facilities.** Neighborhoods Director, Sharen Hauri, presented the finalized and most updated version of the Ordinance after taking comments from the Council at the last few Council meetings.

A copy of the Ordinance is attached and incorporated by this reference.

Council Member Mila made a motion to approve this Ordinance.

MOTION: Portia Mila
SECOND: LeAnne Huff

Roll Call Vote:

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

Council Member Mila made a motion to Adjourn.

MOTION: Portia Mila
SECOND: LeAnne Huff

Voice Vote:

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

The meeting adjourned at 7:30 p.m.



Sharla Bynum, Council Chair



Ariel Andrus, City Recorder

7-Jun-23

REGULAR MEETING LIST OF ATTENDEES

NAME

CITY/TOWN

REPRESENTING

Tan Cahoon

Centerville

C.W. Urban

WALKER WOOD

CENTERVILLE

CW URBAN

Tyran Campbell

South Salt Lake

Self

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2022
SOUTH SALT LAKE CITY

Thank you for filling out the requested information. Please let DWQ know when it is approved by the Council.

Please download a copy of your form by clicking "Download PDF" below.

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY APRIL 15, 2023

Are you the person responsible for completing this report for your organization?

☒ **Yes**

☐ **No**

This is the current information recorded for your facility:

Facility Name:	SOUTH SALT LAKE CITY
Contact - First Name:	Tory
Contact - Last Name:	Laws
Contact - Title	WW Division Mgr.
Contact - Email:	

Contact - Phone:	801-412-3235
Contact - Email:	tlaws@sslc.gov

Is this information above complete and correct?

☒ **Yes**

☐ No

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION

Grade: II

(if applicable)

Classification: -

Grade: -

Is this correct?

WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

☒ **Yes**

☐ No

Click on a link below to view a previous year's examples of sections in the survey:

(Your wastewater system is described as Collection & Financial)

[MWPP Collection System.pdf](#)

[MWPP Discharging Lagoon.pdf](#)

[MWPP Financial Evaluation.pdf](#)

[MWPP Mechanical Plant.pdf](#)

[MWPP Non-Discharging Lagoon.pdf](#)

Will multiple people be required to fill out this form?

☐ Yes

☒ No

Financial Evaluation Section

Form completed by:

Tory Laws

Part I: GENERAL QUESTIONS

Yes

No

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

☒

☐

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

☒

☐

Are Debt Service Reserve Fund⁶ requirements being met?

☒

☐

What was the annual average User Charge¹⁶ for 2022?

37

Do you have a water and/or sewer customer assistance program* (CAP)?

☐ Yes

☒ No

Part II: OPERATING REVENUES AND RESERVES

	Yes	No
Are property taxes or other assessments applied to the sewer systems ¹⁵ ?	☐	☒
Are sewer revenues ¹⁴ sufficient to cover operations & maintenance costs ⁹ , and repair & replacement costs ¹² (OM&R) at this time?	☒	☐
Are projected sewer revenues sufficient to cover OM&R costs for the <i>next five years</i> ?	☒	☐
Does the sewer system have sufficient staff to provide proper OM&R?	☒	☐
Has a repair and replacement sinking fund ¹³ been established for the sewer system?	☐	☒
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	☐	☒

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

	Yes	No
Are sewer revenues sufficient to cover all costs of current capital improvements ³ projects?	☐	☒
Has a Capital Improvements Reserve Fund ⁴ been established to provide for anticipated	☐	☒

capital improvement projects?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the *next five years*?

☐☒

Are projected Capital Improvements Reserve Funds sufficient for the *next ten years*?

☒☐

Are projected Capital Improvements Reserve Funds sufficient for the *next twenty years*?

☒☐

Part IV: FISCAL SUSTAINABILITY REVIEW

Yes

No

Have you completed a Rate Study¹¹ within the last five years?

☒☐

Do you charge Impact fees⁸?

☒☐

2022 Impact Fee (if not a flat fee, use average of all collected fees) =

\$2,259

Yes

No

Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?

☒☐

Do you maintain a Plan of Operations¹⁰?

☒☐

Have you updated your Capital Facility Plan² within the last five years?

☒☐

Yes

No

Do you use an Asset Management¹ system for your sewer systems?



Describe the Asset Management System (check all that apply)

☐ Spreadsheet

☒ **GIS**

☐ Accounting Software

☒ **Specialized Software**

☐ Other

Yes

No

Do you know the total replacement cost of your sewer system capital assets?



2022 Replacement Cost =

\$85,000,000

Yes

No

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?



What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?



What is the sewer/treatment system annual asset renewal * cost as a percentage of its total replacement cost?

250,000

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost Please enter a valid numerical value	Purpose of Improvements		
		Replace/Restore	New Technology	Increase Capacity
2023	250,000	☐	☒	☐
2023 thru 2027	18,000,000	☐	☐	☒
2028 thru 2032	1,000,000	☒	☐	☐
2033 thru 2037	1,500,000	☒	☐	☐
2038 thru 2042	2,000,000	☒	☐	☐

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

☒ Yes

Collections System Section

Form completed by:
May Receive Continuing Education /units (CEUs)

Tory Laws

Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

30

What is the average depth of the collection system (in feet)?

5

What is the total length of sewer pipe in the system (length in miles)?

33

How many lift/pump stations are in the collection system?

3

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

4800

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

☐ Yes

☒ No

What year was your collection system first constructed (approximately)?

1939

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? (If more than one, cite the oldest)

2006

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

1

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1– a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;*
- (b) affects one or more public, commercial or industrial structure(s);*
- (c) may result in a public health risk to the general public;*
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or*
- (e) discharges to Waters of the state.*

Class 2 – a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

SSO criteria.

Below include the number of SSOs that occurred in year: 2022

Number

Number of Class 1 SSOs in Calendar
year

0

Number of Class 2 SSOs in Calendar
year

1

Please indicate what caused the SSO(s) in the previous question.

A buildup of flushable wipes caused a complete blockage.

Please specify whether the SSOs were caused by contract or tributary
community, etc.

None

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand
production in the past two years, such that flow or wastewater loadings to
the sewerage system increased by 10% or more?

☐ Yes

☒ No

Are new developments (industrial, commercial, or residential) anticipated
in the next 2 - 3 years that will increase flow or BOD5 loadings to the
sewerage system by 25% or more?

☐ Yes

Number of new commercial/industrial connections in the last year

2

Number of new residential sewer connections added in the last year

2

Equivalent residential connections⁷ served

2,608

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

5

Approximate population served

9,000

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

Name	Grade	Email
------	-------	-------

	First and Last Name	Grade	Please enter full email address
Chief Operator/DRC	First and Last Name	IV	Please enter full email address

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name
	separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	Mike Myers, Mike Packer, Corby Talbot
Collection Grade III:	
Collection Grade IV:	Tory Laws, Corby Talbot

List all other Collection System operators by certification grade, separate names by commas:

	Name
	separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	
No Current Collection Certification:	Micah Semon, Jacob Hegvik

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

☒ Yes

☐ No

Part V: FACILITY MAINTENANCE

	Yes	No
Have you implemented a preventative maintenance program for your collection system?	☒	☐
Have you updated the collection system operations and maintenance manual within the past 5 years?	☐	☒
Do you have a written emergency response plan for sewer systems?	☒	☐
Do you have a written safety plan for sewer systems?	☒	☐
Is the entire collections system TV inspected at least every 5 years?	☒	☐
Is at least 85% of the collections system mapped in GIS?	☒	☐

Part VI: SSMP EVALUATION

	Yes	No
Has your system completed a Sewer System Management Plan (SSMP)?	☒	☐
Has the SSMP been adopted by the permittee's governing body at a public meeting?	☒	☐
Has the completed SSMP been public noticed?	☒	☐
During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?	☐	☒

Date of Public Notice

04/01/2016

During 2022, was any part of the SSMP audited as part of the five year audit?

☒ Yes

☐ No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

Capacity Plan

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

☒ Yes

☐ No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

60% clay pipe in fair condition. 40% Plastic or lined pipe in good condition , 3 wastewater pump stations fair/good condition

What sewerage system capital improvements³ does the utility need to

implement in the next 10 years?

several line capacity up sizing and a new pump station to handle increased flows from new development.

What sewerage system problems, other than plugging, have you had over the last year?

Grease build up around industrial areas

Is your utility currently preparing or updating its capital facilities plan²?

☒ **Yes**

☐ No

Does the municipality/district pay for the continuing education expenses of operators?

☒ **100% Covered**

☐ Partially cover

☐ Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

☒ **Yes**

☐ No

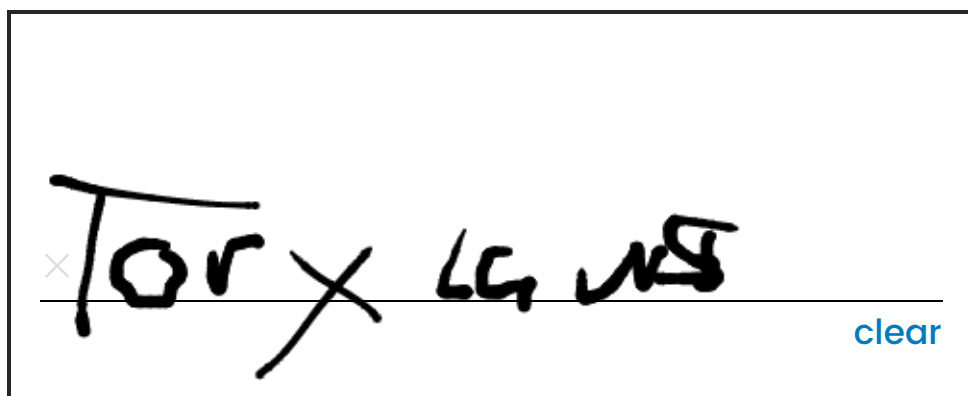
Any additional comments?

In the process of upsizing multiple lines and pump station to accommodate future growth.

To the best of my knowledge, the Collections System section is completed and accurate.

☒ Yes

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.

A rectangular box containing a handwritten signature in black ink that reads "Torx LG MS". To the left of the signature is a small "x" icon, and to the right is a blue "clear" button.

Has this been adopted by the council? If no, what date will it be presented to the council?

☐ Yes

☒ No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

06/07/2023

Please log in.

Email

PIN

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. Completion of the collection section meets the annual reporting requirement for the USMP. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page.

Powered by Qualtrics 

RESOLUTION NO. R2023- 09

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL AUTHORIZING THE CITY TO ENTER INTO AND EXECUTE A DEVELOPMENT AGREEMENT WITH CW THE MONROE, LLC FOR THE DEVELOPMENT OF A TOWNHOME PROJECT LOCATED AT 547-617 EAST 3900 SOUTH.

WHEREAS, the City Council is authorized by Utah Code Ann. §§ 10-9a-102 and 10-9a-532 to enact ordinances, resolutions, and rules and enter into other forms of land use controls and development agreements as necessary and appropriate for the use and development of land within the City; and

WHEREAS, an application for a zoning map amendment has been submitted to the City for review and consideration to amend the South Salt Lake City Zoning Map to include the Townhome Overlay (TO) District to the properties located at 547-617 East 3900 South; and

WHEREAS, South Salt Lake City Municipal Code 17.03.270 requires, as a condition precedent to a rezone to the Townhome Overlay District, that a development agreement be executed by the applicant, property owner, developer and the City; and

WHEREAS, the City Council finds that the Development Agreement, attached herein as Exhibit A, adequately addresses CW THE MONROE, LLC's commitments to the City including project design, community management and development;

NOW THEREFORE, Be It Resolved, by the City Council of the City of South Salt Lake, pursuant to Utah Code Ann. §§ 10-9-a-102 and 10-9a-532, it approves the Development Agreement in the attached Exhibit A and authorizes the Mayor to sign on behalf of the City.

The effective date of the Agreement shall be the date as indicated in the Agreement.

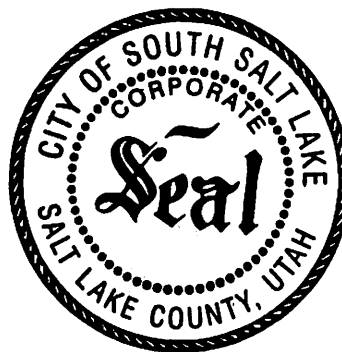
(signatures appear on separate page)

DATED this 7 day of June 2023.

BY THE CITY: Sharla Bynum
Sharla Bynum, Council Chair

City Council Vote as Recorded:

Bynum	<u>Yes</u>
Huff	<u>Yes</u>
Mila	<u>Yes</u>
Pinkney	<u>Abstain</u>
Siwik	<u>Yes</u>
Thomas	<u>Abstain</u>
Williams	<u>Yes</u>



ATTEST:

Ariel Andrus
Ariel Andrus, City Recorder

Exhibit A

Development Agreement

(appears on separate page)

WHEN RECORDED RETURN TO:

South Salt Lake City
Attn: Ariel Andrus, City Recorder
220 East Morris Avenue
South Salt Lake, UT 84115

DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT (the "Agreement") is entered into this ____ day of _____, 2023, by and among the undersigned entities involved in the development and construction of the subject project (collectively, the "Developer") and SOUTH SALT LAKE CITY, a municipality and political subdivision of the State of Utah (the "City"). Developer and the City are hereinafter sometimes referred to individually as a "Party" or collectively as the "Parties".

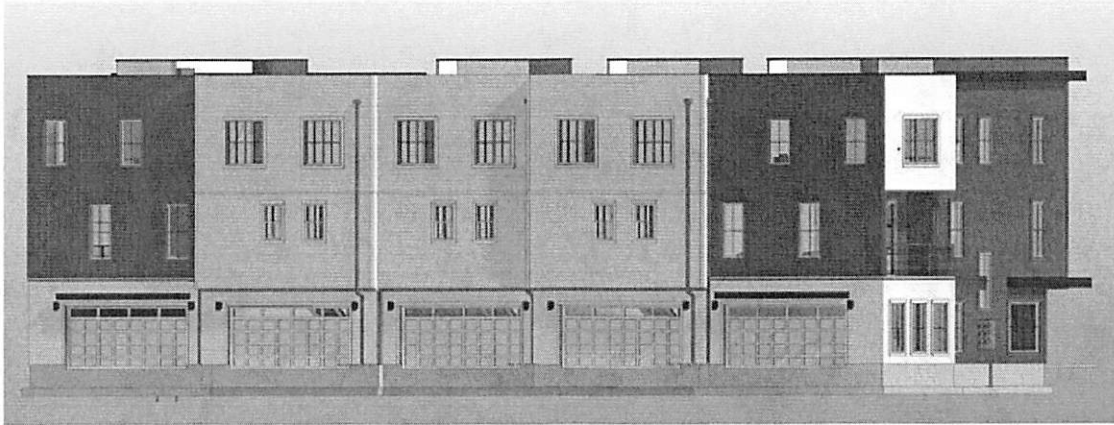
RECITALS

- A. Developer is the owner, developer, and/or builder of real property located at approximately 547-617 East 3900 South, located within the boundaries of the City as more particularly described in "Exhibit A" (the "Property").
- B. A subdivision plat has been approved by the City to divide the Property into 61 lots with cross-access easements as more fully described in the subdivision plat attached hereto as "Exhibit B."
- C. Developer desires to proceed with a project that will consist of 3 live/work buildings, 6 residential-only townhome buildings (containing a total of 56 townhome units), and related improvements as depicted on the site plan attached hereto as "Exhibit C" (the "Project").
- D. The City desires to ensure realization of a product substantially the same in architectural style and configuration as was proposed in application materials (shown in the images below):



1 Building B Front/Left

Proposed 5-plex with Live/Work Units



3 Building B Rear/Left

Proposed 5-plex with Live/Work Units



Building G Front/Right

Proposed 7-plex



Building G Rear/Right

Proposed 7-plex

E. The City Council desires to ensure that the Project does not generate offsite parking impacts—as other developments have caused—by requiring two-car garages for every Townhome Unit and additional Commercial and guest parking within the project.

F. In order to accomplish their respective goals and objectives, the Parties hereby agree as follows:

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Incorporation of Recitals.** The Recitals and Exhibits are hereby incorporated by reference as part of this Agreement.
2. **Project Aesthetics.** Developer agrees to construct a Project substantially the same in architectural style, color palette, and configuration as depicted in Recital D, above. The City acknowledges that: the proposed live/work buildings to be constructed on Lots 1-8, 16-21, 28-32, and will be 3 stories (on and above grade), comprising 19 residential dwelling units and 19 ground floor live/work units; and 6, 3-story residential-only townhome buildings, comprising 37 townhome units on individual lots. The Parties acknowledge that all applicable requirements of the South Salt Lake City Municipal Code apply to the Project.
3. **Residential Parking.** Developer agrees to require—in a form reasonably satisfactory to the City Attorney—that each of the residential tenants of the Project as use of the attached two-car garage as part of their residential lease, in order to discourage tenants from parking offsite in the areas surrounding the Project.
4. **Recordation of Plat.** In exchange for Developer's promised adherence to the proposed Project aesthetics as set forth in Section 2 above and the residential parking restrictions set forth in Section 3 above, the City shall record the final approved subdivision plat for the Project.
5. **Successors and Assigns.**
 - 5.1. **Binding Effect.** This Agreement shall be binding upon all successors and assigns of Developer in the ownership or development of any Lot or other portion of the Project or Property, as applicable.
 - 5.2. **Assignment.** Except as provided herein, none of the provisions, terms, conditions, benefits, or burdens contained in this Agreement may be severed from this Agreement and any assignment to any other party, individual, or entity may not be made without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

Notwithstanding the foregoing, nothing herein shall preclude: (a) a collateral assignment of this Agreement to first priority mortgage lenders providing construction and development financing for the Project, or portion thereof, or (b) the sale or transfer of one or more Lots to affiliates of the Developer or others; provided, that the obligations contained in this Agreement and applicable to such Lot or Lots sold or transferred shall be binding upon the successor owners thereof. Any such request for assignment may be made by letter addressed to the City as provided herein and the prior written consent of the City may also be evidenced by letter from the City to Developer or its successors or assigns. The assignment of the Project shall require the assignee to sign a form of acknowledgement and consent agreeing to be bound by the terms of this Agreement.

6. Default.

6.1. Notice. If Developer or the City fail to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a default has occurred shall provide notice to the other party as provided herein. If the City believes that the default has been committed by Developer, then the City shall also provide a courtesy copy of the notice to Developer.

6.2. Contents of the Notice of Default. The Notice of Default shall:

6.2.1. Claim of Default. Specify the claimed event of default;

6.2.2. Identification of Provisions. Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this Agreement that is claimed to be in default;

6.2.3. Specify Materiality. Identify why the default is claimed to be material; and

6.2.4. Optional Proposed Cure. If the City chooses, in its discretion, it may propose a method and time for curing the default, which shall be of no less than sixty (60) days duration.

6.3. Meet and Confer. Upon the issuance of a Notice of Default, the Parties shall meet within ten (10) business days and confer in an attempt to resolve the issues that are the subject matter of the Notice of Default.

6.4. Remedies. If, after meeting and conferring, the Parties are not able to resolve the default, then the Parties may have the following remedies:

6.4.1. Legal Remedies. The rights and remedies available at law and in equity, including, but not limited to injunctive relief, specific performance and termination, but not including damages or attorney's fees.

6.4.2. Enforcement of Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular default.

6.4.3. Withholding Further Development Approvals and Suspending Business License. The right to withhold all further reviews, approvals, licenses, building permits, and/or other permits for future development on the Property.

6.5. Extended Cure Period. If any default cannot be reasonably cured within sixty (60) days then such cure period may be extended as needed, by agreement of the Parties for good cause shown, so long as the defaulting party is pursuing a cure with reasonable diligence.

6.6. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

6.7. Force Majeure. All time period imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) period of any and all moratoria imposed by the City or other governmental authorities in any respect that materially affects the development of the Project; or (b) by events reasonably beyond the control of Developer including, without limitation, inclement weather, war, strikes, unavailability of materials at commercially reasonable prices, and acts of God, but which does not include financial condition of the Developer or its successors.

7. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended or if mailed be by certified mail, return receipt requested, postage prepaid to such Party at its address shown below:

To:

With a copy to:
C.W. Urban
Attn: Walker Wood
610 N 800 W
Centerville, UT 84014

To City:

South Salt Lake City
Attn:
City Attorney
220 East Morris Avenue, Suite 200
South Salt Lake, Utah 84115

Any Party may change its address or notice by giving written notice to the other Parties in accordance with the provisions of this Section.

8. General Terms and Conditions.

8.1. Agreement to Run with the Land. This Agreement shall be recorded in the Office of the Salt Lake County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on all successors in the ownership and development of any portion of the Property.

8.2. Entire Agreement. This Agreement, together with the Exhibits hereto, integrates and constitutes all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties hereto.

8.3. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

8.4. Non-Liability of City Officials or Employees. No officer, representative, agent, or employee of the City shall be personally liable to Developer, or any successor-in-interest or assignee of Developer, in the event of any default or breach by the City or for any amount, which may become due to Developer, or its successors or assignees, for any obligation arising out of the terms of this Agreement.

8.5. No Third-Party Rights. The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the City, Developer, and the Developer's authorized successors, together with one or more first priority mortgage lenders of the Project, or portions thereof who shall be deemed third-party beneficiaries of this Agreement. The City, Developer, successors to the Developer, and the third-party mortgage lender identified above, alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit.

8.6. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

8.7. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.

8.8. Survival. All agreements, covenants, representations, and warranties contained herein shall survive the execution of this Agreement and shall continue in full force and effect throughout the term of this Agreement.

8.9. Public Information. The Parties understand and agree that all documents related to this agreement will be public documents, as provided in UTAH CODE ANN. § 63G-2-101, *et seq.*

8.10. Satisfaction of Obligations. At such time as the obligations of the Developer contained in the Agreement have been satisfied, including the implementation of provisions required by this Agreement into other agreements, declarations and/or covenants approved by the City Attorney, upon the request of the Declarant and/or its authorized successors, the City shall acknowledge in a form approved by the City Attorney suitable for recordation, that Declarant has satisfied its obligations as set forth in this Agreement.

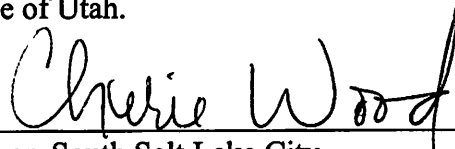
8.11. Governing Law. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

8.12. Counterparts. This Agreement may be executed in multiple counter-parts, which shall constitute one and the same document.

IN WITNESS WHEREOF, this Agreement has been executed by South Salt Lake City, acting by and through the South Salt Lake City Council, Salt Lake County, State of Utah, pursuant to Resolution No. 09, authorizing such execution, and by a duly authorized representative of Developer as of the above-stated date.

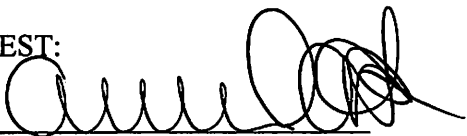
SOUTH SALT LAKE CITY, a Utah municipality and political subdivision of the State of Utah.

By:

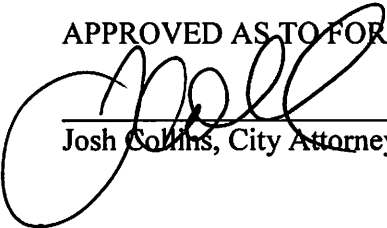


Mayor, South Salt Lake City

ATTEST:


Ariel Andrus, South Salt Lake City Recorder

APPROVED AS TO FORM


Josh Collins, City Attorney

DEVELOPER:

CW THE MONROE, LLC, a Utah limited liability
company

By: _____
Name: _____
Title: _____

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

On the _____ day of _____, 2023, personally appeared before me
_____, who being duly sworn, did say that he is the _____
of **CW The Monroe, LLC**, a Utah limited liability company, and that the foregoing instrument
was signed in behalf of said entity and said person duly acknowledged to me that he executed the
same for the purposes therein stated.

NOTARY PUBLIC

ORDINANCE NO. 2023- 13

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL TO AMEND THE SOUTH SALT LAKE ZONING MAP FOR PROPERTY LOCATED AT 547-617 EAST 3900 SOUTH, CURRENTLY A MIXED USE ZONE, TO INCLUDE A TOWNHOME OVERLAY (TO).

WHEREAS, the City Council of the City of South Salt Lake (the "City Council") is authorized by law to enact ordinances establishing zoning districts and other regulations for land use; and

WHEREAS, on May 26, 2021, the City Council adopted a new zoning district, the Townhome Overlay (TO) Zone, to encourage townhome development with narrowly tailored requirements to enhance the housing diversity within the City.

WHEREAS, on May 18, 2023, the South Salt Lake Planning Commission (the "Planning Commission") held a legally noticed public hearing to consider amending the South Salt Lake City Zoning Map for the subject property, to add the Townhome Overlay (TO) Zoning District to the property as shown in Exhibit A; and

WHEREAS, the Planning Commission found that the proposed zoning amendment is consistent with the goals and objectives of the South Salt Lake General Plan, and forwarded a recommendation to the City Council to approve the amendment; and

WHEREAS, as required by South Salt Lake Municipal Code 17.03.270 and in accordance Utah Code §§ 10-9a-102 and 10-9a-532, the City Council approved and authorized the execution of a Development Agreement with CW THE MONROE, LLC for the townhome development located at 547-617 EAST 3900 SOUTH; and

WHEREAS, the City Council finds the zoning amendment for the attached property is consistent with the City's General Plan and will facilitate a new townhome development in this area.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake that:

SECTION I. The South Salt Lake City Zoning Map for the properties located at 547-617 EAST 3900 SOUTH is amended to include a Townhome Overlay (TO) District applied over the existing zone, as specifically shown in Exhibit A.

SECTION II. Effective Date. This ordinance shall become effective upon the Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(signatures appear on next page)

DATED this 7 day of June 2023.

BY THE CITY COUNCIL:

Sharla Bynum
Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus
Ariel Andrus, City Recorder

City Council Vote as Recorded:

Bynum	<u>Yes</u>
Huff	<u>Yes</u>
Mila	<u>Yes</u>
Pinkney	<u>Abstain</u>
Siwik	<u>Yes</u>
Thomas	<u>Yes</u>
Williams	<u>Yes</u>



Transmitted to the Mayor's office on this 8 day of June 2023.

Ariel Andrus
Ariel Andrus, City Recorder

MAYOR'S ACTION:

Approve

Dated this 9th day of June, 2023.

Cherie Wood
Cherie Wood, Mayor

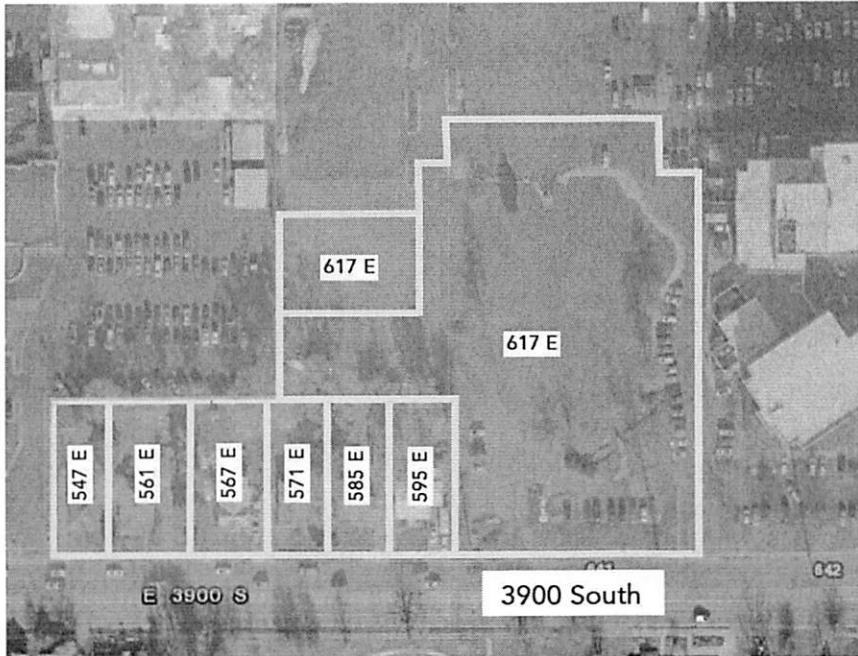
ATTEST:

Ariel Andrus
Ariel Andrus, City Recorder

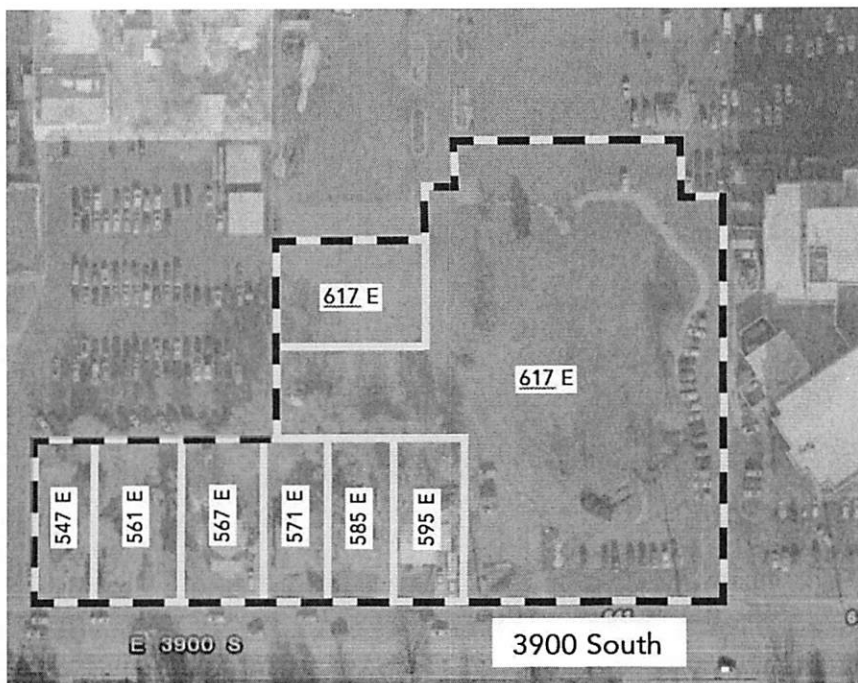
EXHIBIT A

The area outlined in a dotted black line, located at 547-617 EAST 3900 SOUTH, and currently zoned as Mixed Use will be amended to include the Townhome Overlay (TO) on the South Salt Lake Zoning Map as shown below:

Existing Zoning Map:



Amended Zoning Map:



ORDINANCE NO. 2023- 14

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.110 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY FEES RELATING TO PARKS AND COMMUNITY CENTERS IN SOUTH SALT LAKE CITY AND TO UPDATE NAMES OF CERTAIN CITY OWNED FACILITIES.

WHEREAS, The South Salt Lake City Council (the "City Council") is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the "City"); and

WHEREAS, the City Council finds that, after a review of the consolidated fee schedule while updating other sections subsequent to a study conducted by Zion's Public Finance, and following a market comparable study conducted by City staff, the City's consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.110, should be updated to reflect the current economic status of the City's services and costs in maintenance and administration of its parks and community centers; and

WHEREAS, due to recent action by the City Council in renaming the Columbus Community Center to the South Salt Lake Community Center, the addition and removal of certain rentable spaces, and due to the expiration and obsolescence of names associated with certain facilities such as pavilions in the City's parks, the consolidated fee schedule needs to be updated to accurately reflect the current names of those facilities; and

WHEREAS, the City Council hereby determines that amending section 3.11.110 of the South Salt Lake Municipal Code to modify parks and community center fees and the names of certain city owned facilities as shown in "Exhibit A," which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION 1. Enactment. Section 3.11.110 is hereby amended, as attached hereto and incorporated by reference in "Exhibit A."

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. Effective Date. This ordinance shall become effective upon Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(signatures appear on separate page)

DATED this 7 day of June, 2023.

BY THE CITY COUNCIL:

Sharla Bynum
Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus
Ariel Andrus, City Recorder

City Council Vote as Recorded:

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

Transmitted to the Mayor's office on this 8 day of June, 2023.

Ariel Andrus
Ariel Andrus, City Recorder

MAYOR'S ACTION: Approve

Dated this 8th day of June, 2023.

Cherie Wood
Cherie Wood, Mayor

ATTEST:

Ariel Andrus
Ariel Andrus, City Recorder



Exhibit A:

3.11.110 Parks and Community Centers.

Individuals and Entities renting a City facility, or a portion of a City facility, are subject to the terms, conditions, and fees detailed below and any other terms and conditions stated in City facility rental applications/contracts and all other laws and City policies related to City Parks and Community Centers.

- A. **Resident Rate.** The "resident" rate applies only in cases in which: (1) a person residing in the City of South Salt Lake schedules a facility for a private, personal, or family event; or (2) a business located in South Salt Lake schedules a facility for an employee social event. A person residing in the City or a business licensed in the City ~~may not schedule~~ **scheduling** a facility for an entity/organization/institute event or function or for a business enterprise at the "resident" **shall pay the "standard" rate.**
- B. **Non-profit Rate.** The "non-profit" rate applies only in cases where a non-profit entity schedules a facility for purposes that do not include fundraising or revenue generation for the entity. Any non-profit entity that schedules a facility for purposes that include fundraising shall pay the "**commercial standard" rate fee.** ~~A non-profit entity that collects~~ **Collecting** a participation fee from those attending an event for the purpose of covering the cost of the event shall not be considered fundraising. Proof of non-profit 501(c)(3) status must be provided, such as a certificate issued by the state or the United States. Government agencies may receive the "non-profit" rate, upon request.
- C. **Deposits.** **Deposits must be paid at the time of booking and may be refunded subject to a post-event inspection.** The City may retain all or part of a deposit when the event causes damage to property, additional costs for clean up or ~~room~~ **property** restoration, ~~or if the event is cancelled less than fourteen (14) calendar days prior to the scheduled date. The City reserves the right to recover its costs if~~ **In cases in which** the deposit does not cover damage, **additional labor,** or other costs resulting from the event **the entity renting the facility shall reimburse the City for all of the City's costs related to the repair and restoration of the damaged facility.** If the event occupies the facility beyond the scheduled time, the deposit will be used to pay for additional time, in one-hour increments.
- D. **Insurance.** All parties are required to demonstrate to the City adequate insurance coverage.
- E. **Security Service Fee.** For large or high-risk events, **or for large group rentals during evening hours after 5pm and weekends,** ~~the City may require the requesting entity to provide appropriate security~~ **security shall be required. The City shall evaluate event-related risks and require City provided security services at the costs detailed in this Title.** A security plan may be required by the police department and is subject to approval by the police department.
- F. **After Hours Fee.** Any person or organization that receives approval to use facilities under this Section after normal hours of operation shall pay an additional, non-refundable fee ~~of two hundred dollars (\$200.00) per hour for use of the facility~~ **as outlined in this Title.** An offer by an organization or person to pay this additional fee does not obligate the City to schedule after hours events.
- G. **Limited Waiver.** ~~With the approval of the City Attorney, rental fees under this Section may be waived where the requested and scheduled use of facilities supports a free expression event, and where: (1) the meeting is open to all members of the community; (2) no fee or admission charge is required to attend; and (3) no donation are accepted or expected.~~ **Cancellation Fee: Events that are cancelled less than 14 days prior to rental date are subject to cancellation charge equal to booking deposit paid. Bookings not paid in full 14 days prior to rental date are subject to cancellation and cancellation charge.**
- H. **City Departments.** ~~City departments shall not be charged a rental fee for use of any parks or facilities. However, City departments must comply with facility scheduling and use requirements. City departments shall also be responsible for costs associated with damage or excessive maintenance relating to the department's use.~~ **Late Booking Fee Addition (1): Rentals must be confirmed and paid for a minimum of 14 days in advance. For rentals booked 7 to 13 days in advance, an additional 25%**

of room rental fee will be charged. For rentals booked 3 to 6 days in advance, an additional 50% of room rental fee will be charged. No bookings allowed less than 36 hours in advance.

- I. **Limited Multi Booking Fee Reductions.** A forty-percent reduction in rental fees for a community center facility is authorized where the scheduling party pays in advance a non-refundable payment for scheduled time of ten or more hours in any one calendar month. A twenty-percent reduction in rental fees for a community center facility is authorized where the scheduling party pays in advance a non-refundable payment for scheduled time of five to nine schedules ten hours or more in any one calendar month. **In such cases, the required fee must be paid in advance and will be non-refundable.**
- J. **Conferences or Large Events Multi Room/Facility Fee Reduction.** For a conference or large event, where an organization A twenty percent reduction in cumulative rental fees may be granted for a renter that intends to use a group of rooms and/or facilities simultaneously for a large event at any of the City's community centers and parks, the overall rate for such multi-room/facility use shall be reduced by forty (40) percent of the cumulative rental rate of the several rooms and facilities. In such cases, the required fee must be paid in advance and will be non-refundable.
- K. **Community Parks.**

<u>Fitts Park Facilities (per day)</u>	<u>Resident</u>	<u>All others</u>
<u>Lions Pride Pavilion</u>	<u>\$30.00</u>	<u>\$60.00</u>
<u>Wandamere Pavilion</u>	<u>\$25.00</u>	<u>\$50.00</u>
<u>Xango Pavilion</u>	<u>\$20.00</u>	<u>\$40.00</u>
<u>Swire Pavilion</u>	<u>\$25.00</u>	<u>\$50.00</u>

<u>Fitts Park Pavilions (per day)</u>	<u>Standard</u>	<u>Non-Profit</u>	<u>Resident</u>	<u>Deposit</u>
<u>Lions Pride Pavilion</u>	<u>\$125.00</u>	<u>\$100.00</u>	<u>\$75.00</u>	<u>\$200.00</u>
<u>Spring Creek Pavilion *</u>	<u>\$75.00</u>	<u>\$60.00</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>Wandamere Pavilion</u>	<u>\$75.00</u>	<u>\$50.00</u>	<u>\$40.00</u>	<u>\$100.00</u>
<u>Mill Creek Pavilion **</u>	<u>\$75.00</u>	<u>\$50.00</u>	<u>\$40.00</u>	<u>\$100.00</u>

*** formerly known as Swire Pavilion**

**** formerly known as Xango Pavilion**

- L. **Community Centers.**

<u>Columbus Community Center</u>	<u>Hourly Rate</u>	<u>Deposit</u>
<u>Auditorium</u>		
<u>–Commercial</u>	<u>\$140.00</u>	<u>\$200.00</u>
<u>–Non-profit</u>	<u>\$100.00</u>	<u>\$200.00</u>
<u>–Resident</u>	<u>\$80.00</u>	<u>\$200.00</u>
<u>–Kitchen (available for rent with auditorium only)</u>	<u>\$80.00/reservation</u>	
<u>Patio</u>		
<u>–Commercial</u>	<u>\$90.00</u>	<u>\$200.00</u>
<u>–Non-profit</u>	<u>\$65.00</u>	<u>\$200.00</u>
<u>–Resident</u>	<u>\$25.00</u>	<u>\$200.00</u>
<u>Gymnasium for sports</u>		
<u>–Commercial</u>	<u>\$100.00</u>	<u>\$200.00</u>
<u>–Non-profit</u>	<u>\$25.00</u>	<u>\$200.00</u>
<u>–Resident</u>	<u>\$25.00</u>	<u>\$200.00</u>

–Tables and chairs for events in gym	\$40.00/reservation	
Gymnasium for events		
–Commercial rate	\$160.00	\$200.00
–Non-profit rate	\$140.00	\$200.00
–Resident	\$100.00	\$200.00
Meeting rooms 101,104,105		
–Commercial rate	\$50.00	\$200.00
–Non-profit rate	\$35.00	\$200.00
–Resident rate	\$25.00	\$200.00
Meeting rooms 106, 102/103		
–Commercial rate	\$75.00	\$200.00
–Non-profit rate	\$50.00	\$200.00
–Resident rate	\$40.00	\$200.00
Meeting accessories and equipment (per day)		
–TV/VCR/DVD equipment	\$25.00	
–Microphone and speaker	\$35.00	
–Dry erase board	\$15.00	
–Projector	\$25.00	
–Piano	\$20.00	
–All linen for tables	\$10.00/linen	
–Napkins	\$0.50 each	
Central Park Community Center (PAL)	Hourly Rate	Deposit
Gymnasium for Sports		
Commercial	\$100.00	\$200.00
Non-profit	\$25.00	\$200.00
Resident	\$25.00	\$200.00
Gymnasium for events		
Commercial	\$160.00	\$200.00
Non-profit	\$140.00	\$200.00
Resident	\$100.00	\$200.00
Athletic field		
Commercial	\$60.00	\$200.00
Non-profit	\$40.00	\$200.00
Resident	\$30.00	\$200.00
Historic Scott School	Hourly rate	Deposit
Great Hall		
–Commercial	\$50.00	\$200.00
–Non-profit	\$35.00	\$100.00
–Resident	\$25.00	\$100.00
Cottage		
–Commercial	\$50.00	\$200.00
–Non-profit	\$35.00	\$100.00
–Resident	\$25.00	\$100.00
Board room		
–Commercial	\$25.00	\$200.00
–Non-profit	\$15.00	\$100.00

–Resident	\$15.00	\$100.00
Studio		
–Commercial	\$25.00	\$200.00
–Non-profit	\$15.00	\$100.00
–Resident	\$15.00	\$100.00
Patio and lawn		
–Commercial	\$75.00	\$200.00
–Non-profit	\$50.00	\$100.00
–Resident	\$35.00	\$100.00

<u>South Salt Lake Community Center</u>	<u>Hourly Rate</u>			<u>Deposit</u>	<u>Setup Fee</u>
	<u>Standard</u>	<u>Non-Profit</u>	<u>Resident</u>		
<u>Patio</u>	<u>\$100.00</u>	<u>\$75.00</u>	<u>\$50.00</u>	<u>\$100.00</u>	<u>\$50.00</u>
<u>Green Space</u>	<u>\$75.00</u>	<u>\$50.00</u>	<u>\$25.00</u>	<u>\$100.00</u>	<u>N/A</u>
<u>Auditorium</u>	<u>\$150.00</u>	<u>\$100.00</u>	<u>\$75.00</u>	<u>\$500.00</u>	<u>\$50.00</u>
<u>Gymnasium</u>	<u>\$100.00</u>	<u>\$50.00</u>	<u>\$35.00</u>	<u>\$500.00</u>	<u>\$25.00</u>
<u>Meeting Rooms 101,110</u>	<u>\$50.00</u>	<u>\$35.00</u>	<u>\$25.00</u>	<u>\$200.00</u>	<u>\$10.00</u>
<u>Class Rooms 111, 112</u>	<u>\$75.00</u>	<u>\$35.00</u>	<u>\$25.00</u>	<u>\$100.00</u>	<u>\$10.00</u>
<u>Conference Rooms 113, 114</u>	<u>\$20.00</u>	<u>\$15.00</u>	<u>\$5.00</u>	<u>\$100.00</u>	<u>N/A</u>
<u>Conference Rooms 115, 116</u>	<u>\$30.00</u>	<u>\$20.00</u>	<u>\$10.00</u>	<u>\$100.00</u>	<u>N/A</u>
<u>Co-Op Community Lounge (non-exclusive use)</u>	<u>\$75.00</u>	<u>\$50.00</u>	<u>\$25.00</u>	<u>\$200.00</u>	<u>\$25.00</u>
<u>Co-Op Center (all rooms, exclusive use)</u>	<u>\$500.00</u>	<u>\$400.00</u>	<u>\$400.00</u>	<u>\$500.00</u>	<u>\$50.00</u>
<u>Audiovisual equipment</u>	<u>Daily Rate</u>			<u>Deposit</u>	
<u>Flat Screen TV Monitor (mobile)</u>	<u>\$25.00</u>			<u>\$200.00</u>	
<u>Projector</u>	<u>\$25.00</u>			<u>\$200.00</u>	
<u>Laptop</u>	<u>\$25.00</u>			<u>\$200.00</u>	
<u>Microphone & Speaker</u>	<u>\$25.00</u>			<u>\$200.00</u>	
<u>Podcast Equipment</u>	<u>\$50.00</u>			<u>\$200.00</u>	
<u>Central Park Community Center</u>	<u>Hourly Rate</u>			<u>Deposit</u>	<u>Setup Fee</u>
	<u>Standard</u>	<u>Non-Profit</u>	<u>Resident</u>		

<u>Gymnasium</u>	<u>\$100.00</u>	<u>\$50.00</u>	<u>\$25.00</u>	<u>\$200.00</u>	<u>\$25.00</u>
<u>Athletic field or court</u>	<u>\$100.00</u>	<u>\$75.00</u>	<u>\$50.00</u>	<u>\$200.00</u>	<u>N/A</u>
<u>Historic Scott School</u>	<u>Hourly rate</u>			<u>Deposit</u>	
	<u>Standard</u>	<u>Non-Profit</u>	<u>Resident</u>		
<u>Patio and Lawn</u>	<u>\$50.00</u>	<u>\$35.00</u>	<u>\$25.00</u>	<u>\$200.00</u>	<u>N/A</u>
<u>Glenn Beeley Room</u>	<u>\$50.00</u>	<u>\$35.00</u>	<u>\$25.00</u>	<u>\$200.00</u>	<u>\$10.00</u>
<u>Art Studio</u>	<u>\$50.00</u>	<u>\$35.00</u>	<u>\$25.00</u>	<u>\$200.00</u>	<u>N/A</u>
<u>All Buildings:</u> 1. <u>Security Service Fee - \$50.00 / hr per staff</u> 2. <u>After Hours Fee - \$200.00 per hour for use of the facility, in addition to rental fee.</u> 3. <u>Set Up Fee: Includes setup and take down of tables and chairs. Renters may set up own furnishings at no cost.</u>					