

**PROCEEDINGS OF THE CITY COUNCIL OF SALT LAKE CITY, UTAH
WORK SESSION
TUESDAY, APRIL 3, 2012**

The City Council of Salt Lake City, Utah, met in a Work Session on Tuesday, April 3, 2012, at 2:00 p.m. in Room 326, City Council Office, City County Building, 451 South State Street.

In Attendance: Council Members Carlton Christensen, Kyle LaMalfa, Jill Remington Love, Stan Penfold, Luke Garrott, Charlie Luke and Søren Simonsen.

Councilmember Also in Attendance: Cindy Gust-Jenson, Executive Council Director; Jennifer Bruno, Council Deputy Director; Karen Halladay, Council Policy Analyst; Brady Wheeler, Council Redistricting Coordinator; David Everitt, Chief of Staff; Ed Rutan, City Attorney; Gordon Hoskins, Finance Director; Dan Mulé, City Treasurer; Russell Weeks, Council Senior Policy Analyst; David Hart, MOCA Systems; Helen Langan, Senior Advisor to the Mayor; Amber McClellan, Council Constituent Liaison; Jan Aramaki, Council Policy Analyst; Everett Joyce, Senior Planner; Frank Gray, Community and Economic Development Director; Nick Tarbet, Council Policy Analyst; Cheri Coffey, Assistant Planning Director; Neil Lindberg, Council Attorney; LuAnn Clark, Housing and Neighborhood Development Director; Michael Maloy, Principal Planner; Katia Pace, Principal Planner; Robert McNulty, President and CEO of Partner for Livable Communities; Dr. Scott Wright, Associate Professor Gerontology, Center on Aging at the University of Utah and Chris Meeker, City Recorder.

Councilmember Simonsen presided at and conducted the meeting.

[2:08:33 PM](#) The meeting was called to order at 2:08 p.m.

AGENDA ITEMS

#1. [2:10:22 PM](#) Receive an update from David Hart, FAIA, Vice President/Regional Manager MOCA Systems, **regarding plans for the City's new Public Safety Facilities.**

David Hart and **Helen Langan** updated the Council with a slide show.

#2. [2:10:22 PM](#) Hold a discussion to review a **draft philosophy statement on "**Neighborhood Quality of Life.**" *The Council met in January to discuss priority focus areas and requested that staff provide draft Philosophy Statements for review and refinement. The six priority areas are: Economic Health of the City, Arts and Culture, Neighborhood Quality of Life, Transportation and Mobility, Parks and Open Space, and Sustainability. (Item H10) [View Attachment](#)***

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Amber McClellan and Jan Aramaki briefed the Council with the attached handouts.

#3. [2:59:42 PM](#) **Report of the Executive Director**, including a review of Council information items and announcements. [View Attachment](#)

See File M 12-5 for announcements.

#4. [3:07:15 PM](#) **Report of the Chair and Vice Chair**, including an update on council interest items and a report on meeting with the Chair and Vice Chair of various city boards & commissions.

Councilmember Luke reported on bullying in his neighborhood and the local high school. He said the film Bully was going to come to Salt Lake City. Councilmember Love asked that Council staff write a blurb regarding bullying to be sent to school newspapers.

#5. [3:14:43 PM](#) **Housing related items (Items A thru D)** hold a discussion regarding proposed changes to the City's regulations that affect City housing policies pertaining to **residential dwelling units**. The proposed changes are intended to provide a broad mix of housing opportunities in existing neighborhoods. They include:

A. [3:15:23 PM](#) **Unit Legalization**

Receive a briefing regarding an ordinance amending **Section 21A.52.030 - Special Exceptions to the City's zoning regulations**. *The ordinance will modify procedures and standards to legalize existing residential dwelling units unrecognized by City records, a process referred to as "unit legalization". The proposed changes will address existing unit legalization issues, support the existing Salt Lake City Housing Plan, set life safety requirements and help implement the Landlord Tenant Initiative. Related provisions of Title 21A - Zoning may also be amended as part of this petition. Petitioner - Mayor Ralph Becker, PLNPCM2011-00499. (Item C1)*[View Attachment](#)

Everett Joyce, Frank Gray, Nick Tarbet, Cheri Coffey, Neil Lindberg and LuAnn Clark briefed the Council with the attached handouts.

B. [5:05:16 PM](#) **Accessory Dwelling Units (ADUs)**

Hold a follow-up discussion regarding proposed changes to the **City's zoning regulations relating to allowing accessory dwelling units in single-family and multi-family zoning districts**. *This is proposed to provide a broad mix of housing opportunities in existing neighborhoods that address changing family needs, economic conditions, smaller household sizes, and increase use of existing housing, public infrastructure and transit. This proposal could increase the number of*

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dwelling units in an existing neighborhood. Related provisions of Title 21A - Zoning - may also be amended as part of this petition. Petitioner - Mayor Ralph Becker, (Sustainable City Code Initiative), Petition No. PLNPCM2010-00612. (Item C2) [View Attachment](#)

Michael Maloy, Frank Gray and Nick Tarbet briefed the Council with the attached handouts.

C. [5:41:35 PM](#) Community Housing Plan

Receive a follow-up briefing **regarding updated policy statements for the City's Community Housing Plan.** *The intent is to address development of new housing opportunities, preserve the City's existing housing stock and reflect current housing and economic conditions. (Item D3)[View Attachments](#)*

LuAnn Clark and Nick Tarbet briefed the Council with the attached handouts.

D. Demolition Ordinance

Receive a briefing **regarding an ordinance amending Chapter 18.64 (Demolition) and Chapter 18.97 (Mitigation of Residential Housing Loss), Salt Lake City Code, to modify the process and requirements for demolition of buildings and structures.** *The purpose of this ordinance is to provide for timely completion of demolition and improvement of property thereafter to ensure demolition is not detrimental to the use and enjoyment of surrounding property, to avoid demolition by neglect, and to encourage preservation of the City's housing stock. Petitioner: Salt Lake City Council. (Item H8)*

This issue was not discussed.

#6. [4:37:31 PM](#) Aging in Place discussion

Receive a briefing from **Robert McNulty**, President and CEO of Partners for Livable Communities, and **Dr. Scott Wright**, Associate Professor of Gerontology, Center on Aging/University of Utah, regarding "Aging in Place", the idea that the elderly should be able to continue to live in their communities as well as their homes for as long as they can. [View Attachments](#)

#7. Historic Preservation Overlay

Receive a briefing regarding an ordinance to **provide clarity and efficiency relating to the Historic Preservation Overlay zoning regulations.** *The process and criteria for establishing an historic district is currently being addressed by the Administration through a separate petition. Proposed changes for designation of historic districts will be considered in the future. This proposal includes the*

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following

items:

- *Improve clarity without changing the intent of specific zoning regulations.*
- *Streamline the approval process for applicants.*
- *Allow the Historic Landmark Commission to modify bulk and lot regulations in historic districts.*
- *Address ongoing problems with administration of existing regulations.*
- *Clarify the length of time a Certificate of Appropriateness is valid.*
- *Clarify wording that may be open to interpretation.*

Related provisions of Title 21A - Zoning, may also be amended as part of this petition. Petitioner - Mayor Ralph Becker, Petition No. PLNPCM2011-00470. (Item H6)

This issue was postponed.

#8. Historic Preservation Overlay Sign Design Guidelines

Receive a briefing regarding an ordinance proposing design guidelines for exterior signs within the Historic Preservation Overlay District. The goal of the guidelines is to provide property owners, citizens, City Staff and the Historic Landmark Commission guidance toward making consistent and fair decisions.

Related provisions of Title 21A - Zoning, may also be amended as part of this petition. Petitioner - Mayor Ralph Becker, Petition No. PLNPCM2011-00472. (Item H7)

This issue was postponed.

#9. [6:20:40 PM](#) Rezoning of 545 and 555 West 500 North

Receive a follow-up briefing regarding an ordinance rezoning the frontage of properties located at 545 and 555 West 500 North from SR-1A and SR-3 (Special Development Pattern Residential) to TSA (Transit Station Area) and rezoning the rear of the property located at 555 West 500 North from SR-1A to SR-3. Petitioner Marie Ginman - PLNPCM2011-00203. (Item D1) [View Attachments](#)

Katia Pace, Cheri Coffey, Frank Gray and Nick Tarbet briefed the Council with the attached handouts.

#10. Board Appointment

Interview Craig Call prior to consideration of his appointment as the Appeals Hearing Officer. (Item H11).

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Mr. Call was not available.

#11. 8:48:19 PM Receive a follow-up briefing and consider three options regarding the City's **10-Year Capital Facilities Plan (CFP) and Impact Fees**. The Council suggested changes to the original proposed 10-Year CFP resulting in a recalculation of impact fees. Once the Council formally adopts the plan, the amount of impact fees charged by the City will be amended. Note: Capital improvements involve the construction, purchase or renovation of buildings, parks, streets or other physical structures. Generally, projects have a useful life of five or more years and cost \$50,000 or more. (Item H9) [View Attachments](#)

LuAnn Clark, Frank Gray and Karen Halladay briefed the Council with the attachments.

A straw poll was held regarding which option Council Member's wanted A, B or C of the attachment. Council Members Garrott, Luke, Penfold, Simonsen and LaMalfa were in favor of option B. Councilmember Christensen was in favor of option C and Councilmember Love passed on voting.

#12. (Tentative) Arts & Culture Philosophy Statement

Hold a discussion to **review a draft philosophy statement on "Arts and Culture"**. *The Council met in January to discuss priority focus areas and requested that staff provide draft Philosophy Statements for review and refinement. The six priority areas are: Economic Health of the City, Arts and Culture, Neighborhood Quality of Life, Transportation and Mobility, Parks and Open Space, and Sustainability.* (Item D2) [View Attachments](#)

This issue was not held.

#13. (TENTATIVE) Closed Session

Consider a motion to enter into Closed Session, in keeping with Utah Code § 52-4-204, for any of the following purposes:

a) Discussion of the character, professional competence, or physical or mental health of an individual, pursuant to Utah Code §52-4-205(1)(d);

b) A strategy session to discuss collective bargaining, pursuant to Utah Code § 52-4-205 (1)(b);

c) A strategy session to discuss the purchase, exchange, or lease of real property (including any form of water right or water shares) when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the

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City from completing the transaction on the best possible terms, pursuant to Utah Code § 52-4-205(1)(c);

d) A strategy session to discuss pending or reasonably imminent litigation, pursuant to Utah Code § 52-4-205(1)(c);

e) A strategy session to discuss the sale of real property (including any form of water right or water shares) if (1) public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the City from completing the transaction on the best possible terms, (2) the City previously gave notice that the property would be offered for sale, and (3) the terms of the sale are publicly disclosed before the City approves the sale;

f) For attorney-client matters that are privileged, pursuant to Utah Code § 78B-1-137; and

g) A strategy session to discuss deployment of security personnel, devices or systems pursuant to Utah Code Section 52-4-205(1)(f).

h) A session to investigate proceeding regarding allegations of criminal misconduct, pursuant to Utah Code §52-4-205(1)(g).

(M 12-2)

This issue was not held.

#14. CDBG, HOME, ESG, AND HOPWA

Receive a follow-up briefing and consider three options regarding the City's **10-Year Capital Facilities Plan (CFP) and Impact Fees**. *The Council suggested changes to the original proposed 10-Year CFP resulting in a recalculation of impact fees. Once the Council formally adopts the plan, the amount of impact fees charged by the City will be amended. Note: Capital improvements involve the construction, purchase or renovation of buildings, parks, streets or other physical structures. Generally, projects have a useful life of five or more years and cost \$50,000 or more. (Item H9)* [View Attachments](#)

This issue was not held.

The meeting adjourned at 9:08 p.m.

Council Chair

City Recorder

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This document along with the digital recording constitute the official minutes of the City Council Work Session meeting held April 3, 2012.

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