

PROCEEDINGS OF THE CITY COUNCIL OF SALT LAKE CITY, UTAH
WORK SESSION
TUESDAY, JULY 6, 2010

The City Council of Salt Lake City, Utah, met in a Work Session on Tuesday, July 6, 2010, at 3:00 p.m. in Room 326, City Council Office, City County Building, 451 South State Street.

In Attendance: Council Members Carlton Christensen, Van Turner, Stan Penfold, Luke Garrott, Jill Remington Love, JT Martin and Søren Simonsen.

Also in Attendance: Cindy Gust-Jenson, Executive Council Director; Jennifer Bruno, Council Deputy Director/Senior Legislative Auditor; Karen Halladay, Council Policy Analyst; Cindy Harris, Council Staff Assistant; Lehua Weaver, Council Policy Analyst/Constituent Liaison; Janice Jardine, Council Land Use Policy Analyst; Edwin Rutan, City Attorney; Lynn Pace, Deputy City Attorney; Frank Gray, Community and Economic Development Director; Mary De La Mare-Schaefer, Deputy Director of Community and Economic Development; LuAnn Clark; Housing and Neighborhood Development Director; Bob Farrington, Economic Development Director; Michael Akerlow, Small Business Economic Development Programs Manager; David Everitt, Mayor's Chief of Staff; Rick Graham, Public Services Director; John Naser, Acting City Engineer; Jeff Niermeyer, Public Utilities Director; Rusty Vetter, Senior City Attorney; Gordon Hoskins, Chief Financial Officer; Wilf Sommerkorn, Planning Director; Cheri Coffey, Planning Programs Manager; Janice Lew, Principal Planner; Nick Norris, Principal Planner; Dell Cook, Landscape Architect Project Manager; David Hart, FAIA, Vice President/Regional Manager of MOCA Systems; Kris Garriss, PSI (Geological Study for the Public Safety Building; Gabe Epperson, Planning Director of Envision Utah and Chris Meeker, City Recorder.

Councilmember Martin presided at and conducted the meeting.

The meeting was called to order at 3:05 p.m.

AGENDA ITEMS

#1 3:05:07 PM. RECEIVE AN UPDATE FROM DAVID HART, FAIA, VICE PRESIDENT/REGIONAL MANAGER OF MOCA SYSTEMS, REGARDING PLANS FOR THE CITY'S NEW PUBLIC SAFETY FACILITIES.

David Hart and **Kris Garriss** briefed the Council. Mr. Hart said the building could be five or six stories and would be designed for Salt Lake City only. He said the building would be fully functional following a major earth quake. Mr. Garriss said the site was in an area that was seismically active and had some geologic hazards which could affect projects. He said a near surface fault trenching across the site was performed and no near surface fault ruptures were found.

#2. 3:36:12 PM RECEIVE A BRIEFING REGARDING AN ORDINANCE AMENDING THE ZONING MAP TO ESTABLISH THE WESTMORELAND PLACE HISTORIC

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DISTRICT AND APPLY THE HISTORIC DISTRICT OVERLAY ZONING DISTRICT TO PROPERTIES IN THE WESTMORELAND PLACE SUBDIVISION PURSUANT TO PETITION NO. PLNHL2010-00181. [View Attachments](#)

Janice Lew, Wilf Sommerkorn, Cheri Coffey and Janice Jardine briefed the Council with the attached handout. Ms. Jardine said the petition related to temporary land use regulations that were passed in March by the City Council. She said the temporary regulations applied to the Yalecrest area and the Westmorland Place Subdivision.

Ms. Lew said the Historic Landmark Commission determined criteria for the historic district. She said there were three areas, Westmoreland, Yalecrest and the University Expansion. She said the staff report questioned doing surveys and funding. She said the City had received a grant through the Certified Local Government for the survey work. Councilmember Penfold requested the process allow the neighborhood to participate with the survey consultant. Councilmember Christensen asked that interaction and tracking on line be made possible.

#3. [4:15:50 PM](#) RECEIVE A FOLLOW-UP BRIEFING REGARDING AN ORDINANCE TO ADOPT THE SALT LAKE CITY HISTORIC PRESERVATION PLAN. (ITEM C2)[View Attachments](#)

Janice Jardine, Frank Gray, Wilf Sommerkorn, Cheri Coffey and Lynn Pace briefed the Council with the attached handouts. Ms. Jardine said this was a City wide preservation plan dealing with a series of preservation issues. She said the Council's Historic Preservation work group further refined the issues and had recommendations. She said Planning staff had provided a list of potential legislative intent statements. Councilmember Christensen said he wanted to close the public hearing, have the work group continue and adopt in August.

#4. [4:49:37 PM](#) RECEIVE A BRIEFING REGARDING AMENDING THE TEMPORARY LAND USE REGULATIONS FOR THE YALECREST NATIONAL HISTORIC DISTRICT (ITEM D1) [View Attachments](#)

Frank Gray, Wilf Sommerkorn, Cheri Coffey, Lynn Pace and Janice Jardine briefed the Council with the attached handout. Councilmember Love said the recommendation was to lift the temporary zoning of five subdivisions; Yalecrest Heights, Upper Yale 3rd Addition, Colonial Heights, Hillside Park, Mayfair Park and Upper Laird Park due to low support from the area and the fact that the homes were post 1940's in age. She said the area also included the Uintah Elementary School location. She said it was her and Councilmember Martin's hope that the remaining sections of Yalecrest would form work groups and take ownership of the historic district process. She said the groups would

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have until January 15, 2011 to petition Landmarks for a conservation district or a local historic district.

#5. [5:35:13 PM](#) RECEIVE A BRIEFING REGARDING AN INTERLOCAL COOPERATION AGREEMENT ESTABLISHING A JORDAN RIVER COMMISSION. [View Attachments](#)

Gabe Epperson, Wilf Sommerkorn, Lynn Pace and Jeff Niermeyer briefed the Council with the attached handouts. Mr. Sommerkorn said the proposal had come through the Jordan River Blue Print. He said the next step was implementation and establishing a Jordan River interlocal agreement establishing a Jordan River Commission. He said this would be an advisory group. He said all of the communities abutting the river would be asked to adopt the agreement and be involved in the commission. Councilmember Christensen said the formula for dues should be in the interlocal agreement.

#6. [8:21:42 PM](#) RECEIVE A BRIEFING REGARDING AN ORDINANCE ADOPTING THE NORTH TEMPLE STATION AREA PLAN PURSUANT TO PETITION NO PLNPCM2009-00510. [View Attachments](#)

Nick Norris, Wilf Sommerkorn, Frank Gray and Janice Jardine briefed the Council with the attached handouts. Mr. Norris said the plan was based on community participation and input.

#7. [8:50:16 PM](#) RECEIVE A BRIEFING REGARDING AN ORDINANCE CHANGING THE CITY ZONING REGULATION TO ESTABLISH THE TRANSIT STATION AREA ZONING DISTRICT (TSA), AMENDING EXISTING ZONING REGULATIONS AFFECTED BY THE ESTABLISHMENT OF THE TSA ZONING DISTRICT, AND REZONING PROPERTIES WITHIN THE NORTH TEMPLE BOULEVARD STATION AREA PLAN STUDY AREA PURSUANT TO PETITION NO. PLNPCM2010-00096. THE STUDY AREA INCLUDES PROPERTIES ALONG NORTH TEMPLE STREET FROM 600 WEST TO 2200 WEST, THE NORTH TEMPLE VIADUCT AREA (300 WEST TO 600 WEST AND 200 SOUTH TO 600 NORTH) AND THE EUCLID NEIGHBORHOOD GENERALLY LOCATED BETWEEN NORTH TEMPLE AND I-80 AND I-15 AND THE JORDAN RIVER. [View Attachment](#)

Nick Norris, Wilf Sommerkorn Frank Gray and Janice Jardine briefed the Council with the attached handouts. Mr. Norris said the Planning Commission had recommended approval of the TSA zoning district with modifications. He said the All Seasons manufactured home park had been removed from the proposal and the district boundaries had been changed. He said the zoning ordinance did four key things: regulate growth along major routes, use transit as an amenity and catalyst, create unique stations to promote new development and incorporate sustainability policies.

#8. [6:16:28 PM](#) RECEIVE A BRIEFING REGARDING A RESOLUTION AUTHORIZING A CHANGE TO THE REVOLVING LOAN FUND. [View Attachments](#)

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Bob Farrington, Michael Akerlow and Karen Halladay briefed the Council with the attached handout. Mr. Farrington said the proposal was to differentiate real estate loans from operating loans, clear up ambiguities regarding the types of company's eligible for construction mitigation loans, create three new loan categories, create a storefront micro fund and allow the loan committee more flexibility when setting loan rates.

#9. [5:15:48 PM](#) INTERVIEW JEFFREY JUHLIN PRIOR TO CONSIDERATION OF HIS APPOINTMENT TO THE ARTS DESIGN BOARD. (ITEM H3)

Councilmember Martin said Mr. Juhlin's name would be moved to the consent agenda.

#10. [5:25:07 PM](#) INTERVIEW SARINDA JONES PRIOR TO CONSIDERATION OF HER APPOINTMENT OT THE ARTS DESIGN BOARD. (ITEM H4)

Councilmember Martin said Ms. Jones's name would be moved to the consent agenda.

#11. [9:30:10 PM](#) RECEIVE A BRIEFING REGARDING AN ORDINANCE AMENDING THE ZONING MAP TO RE-ZONE A PORTION OF PROPERTY LOCATED AT 900 SOUTH BETWEEN 700 AND 800 WEST FROM OS (OPEN SPACE)) TO M-1 (LIGHT MANUFACTURING) PURSUANT TO PETITION NO. PLNPCM2010-00071. (ITEM H1)
[View Attachments](#)

Wilf Sommerkorn, Cheri Coffey, D J Baxter and Russell Weeks briefed the Council with the attached handout. Mr. Weeks said the re-zone would make it possible to accomplish the municipal use of the 900 South rail corridor, the relocation of Utah's largest tire recycling plant away from residential areas, the preservation of at least 175 jobs in Salt Lake City, the consolidation of Utah Paper Box operations in Salt Lake City and the future development of the property south of the Energy Solution arena.

#12. [9:46:30 PM](#) RECEIVE A FOLLOW-UP BRIEFING REGARDING THE MAYOR'S RECOMMENDED BUDGET RELATING TO CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2010-2011. [View Attachments](#)

LuAnn Clark, Rick Graham, John Naser, Alden Breinholt and Jennifer Bruno briefed the Council with the attached handout. A straw poll was taken regarding the Sugar House Park signage project. Council Members Christensen and Turner were in favor of the project but at a lesser amount. Council Members Garrott, Simonsen, Love, Martin and Penfold wanted to wait until a Parks Board was formed.

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A straw poll was taken regarding Item 10, \$100,000 for replacement of trees in various parks all Council Members were in favor.

A straw poll was taken regarding Item 16, Traffic Safety Street Lighting Additions-Mid block light requests. All Council Members were in opposition of funding at the current time.

A straw poll was taken regarding Item 17, Fire Training Center roof replacement. All Council Members were in support of funding.

A straw poll was taken regarding Item 18, the Rose Park salt storage design all Council Members were in favor of funding.

A straw poll was taken regarding Item 19, Memorial House renovations. All Council Members were in favor of funding.

Mr. Graham said he would bring the Council a priority list regarding Item 20, Liberty Park Rotary Playground Improvements.

A straw poll was taken regarding Item 21, Plaza 349 Employee showers. All Council Members were in favor of funding.

A straw poll was taken regarding Item 22, Sugar House Park. All Council Members were in favor of funding.

A straw poll was taken regarding Item 23, Herman Franks Park Baseball improvements. All Council Members were in favor of funding.

A straw poll was taken regarding Item 24, Percent for Art. Most Council Members were in favor of funding \$100,000 for the issue.

#13. THE COUNCIL WILL RECEIVE A WRITTEN BRIEFING REGARDING A RESOLUTION AUTHORIZING THE ISSUANCE AND CONFIRMING THE SALE OF \$20,000,000 TAX AND REVENUE ANTICIPATION NOTES, SERIES 2010.

This issue was not discussed.

#14. CONSIDER A MOTION TO ENTER INTO CLOSED SESSION TO DISCUSS COLLECTIVE BARGAINING PURSUANT TO UTAH CODE § 52-4-205 (1)(b); FOR THE PURPOSE OF STRATEGY SESSION TO DISCUSS COLLECTIVE BARGAINING PURSUANT TO UTAH CODE §54-2-205 (1)(B); FOR THE PURPOSE OF STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY (INCLUDING ANY FORM OF WATER SHARES) WHEN PUBLIC DISCUSSION OF THE TRANSACTION WOULD DISCLOSE THE APPRAISAL OR ESTIMATED VALUE OF THE PROPERTY UNDER CONSIDERATION OR PREVENT THE CITY FROM COMPLETING THE TRANSACTION ON THE BEST POSSIBLE TERMS PURSUANT TO UTAH CODE §52-4-205(1)(C); FOR THE PURPOSE OF STRATEGY SESSIONS TO DISCUSS THE SALE OF REAL PROPERTY (INCLUDING ANY FORM OF WATER RIGHT OR WATER SHARES IF (1) PUBLIC

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DISCUSSION OF THE TRANSACTION WOULD DISCLOSE THE APPRAISAL OR ESTIMATED VALUE OF THE PROPERTY UNDER CONSIDERATION OR PREVENT THE CITY FROM COMPLETING THE TRANSACTION OF 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; AND FOR ATTORNEY-CLIENT MATTERS THAT ARE PRIVILEGED PURSUANT TO UTAH CODE §78B-1-137.

This issue was not discussed

#15. [11:36:52 PM](#) REPORT OF THE EXECUTIVE DIRECTOR, INCLUDING A REVIEW OF COUNCIL INFORMATION ITEMS AND ANNOUNCEMENTS.

See File M 10-5 for announcements.

The meeting adjourned at 11:44 p.m.

Council Chair

City Recorder

This document along with the digital recording constitute the official minutes of the City Council Work Session meeting held July 6, 2010.

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