



SALT LAKE CITY COUNCIL AGENDA

and the Board of Directors of the Local Building Authority

FORMAL MEETING

December 6, 2016

Tuesday 7:00 PM

Council Chambers
451 South State Street Room 315
Salt Lake City, UT 84111
SLCCouncil.com

CITY COUNCIL MEMBERS:

James Rodgers, Chair

District 1

Andrew Johnston

District 2

Charlie Luke

District 6

Derek Kitchen

District 4

Stan Penfold, Vice Chair

District 3

Erin Mendenhall

District 5

Lisa Adams

District 7

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or not yet determined.

WELCOME AND REVIEW OF STANDARDS OF CONDUCT

A. OPENING CEREMONY:

1. Council Member James Rogers will conduct the formal council meetings in December.
2. Pledge of Allegiance.
3. Welcome and Review of Standards of Conduct.
4. The Council will approve the meeting minutes of: Tuesday, October 25, 2016 Work Session; Tuesday, November 1, 2016 Work Session; and Tuesday November 15, 2016 Work Session and Formal Meeting.

B. PUBLIC HEARINGS:

Continued public hearing note: Council policy allows individuals to speak once per public hearing topic, however written comments are always accepted. Individuals who did not speak to the issue at previous hearings may address the Council at the podium.

1. Draft Impact Fee Facilities Plan (IFFP)

The Council will continue to accept public comment and consider a draft Impact Fees Facilities Plan (IFFP) recommended by the Mayor. The draft plan identifies new impact fee pricing, identifies the level of services (fire, parks, police, and transportation) that residents can expect, and more. Interested groups, including people in the development community, will have a chance to review the plan and provide input before a final plan is adopted by the Council.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, October 25, 2016

Set Public Hearing Date - Tuesday, November 1, 2016

Hold hearing to accept public comment - Tuesday, November 15, 2016 and Tuesday, December 6, 2016, at 7:00 p.m.

TENTATIVE Council Action - Tuesday, December 13, 2016

Staff Recommendation - Refer to motion sheet(s).

2. Airport Terminal Redevelopment Program Budget Amendment

The Council will accept public comment and consider an ordinance amending the final budget of Salt Lake City, including the employment staffing document for Fiscal Year 2016-2017. Under the proposal, the budget for the Salt Lake City International Airport Terminal Redevelopment Program (TRP) would increase to accommodate higher-than-expected construction bids. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, December 6, 2016

Set Public Hearing Date - Tuesday, December 6, 2016

Hold hearing to accept public comment - Tuesday, December 6 at 7:00 p.m.; Tuesday, December 13 at 7:00 p.m.

TENTATIVE Council Action - Tuesday, December 13, 2016

Staff Recommendation - Continue the Public Hearing to December 13th, 2016.

3. The Council will consider a motion to recess as the City Council and to convene as the Board of Directors of the Local Building Authority.

Local Building Authority Budget Amendment No. 1, FY 16-17

The Board will accept public comment and consider a resolution amending the final budget for the Capital Projects Fund of the Local Building Authority for FY 2016-17. The budget amendments include funding to cover increased expenses for the Marmalade Library and appropriating accrued interest on Local Building Authority Bonds, Series 2014A.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 1, 2016

Set Public Hearing Date - Tuesday, November 15, 2016

Hold hearing to accept public comment - Tuesday, December 6, 2016 at 7:00 p.m.

TENTATIVE Council Action - Tuesday, December 13, 2016

Staff Recommendation - Refer to motion sheet(s).

The Board of Directors will consider a motion to adjourn as the Board of Directors of the Local Building Authority and reconvene as the City Council.

C. POTENTIAL ACTION ITEMS:

None

D. COMMENTS:

1. Questions to the Mayor from the City Council.

2. Comments to the City Council. (Comments are taken on any item not scheduled for a public Hearing, as well as on any other City Business. Comments are limited to Two minutes.)

E. NEW BUSINESS:

1. **The Council will consider a motion to recess as the City Council and to convene as the Board of Directors of the Local Building Authority.**

2. **Local Building Authority Budget Director Appointment Mary-Beth Thompson**

The Board of Directors will consider the proposed appointment of Mary-Beth Thompson as the Budget Director of the Local Building Authority.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, December 6, 2016

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action - Tuesday, December 6, 2016

Staff Recommendation - Suspend the rules and adopt.

The Board of Directors will consider a motion to adjourn as the Board of Directors of the Local Building Authority and reconvene as the City Council.

F. UNFINISHED BUSINESS:

1. **Resolution: Directing the Local Building Authority of Salt Lake City, Utah, to issue its Lease Revenue Bonds to Finance a New Fire Station No. 3**

The City Council will consider adopting a resolution directing the Board of Directors of the Local Building Authority to issue its Lease Revenue Bonds to finance the cost of Fire Station No. 3 and providing for related matters.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 15, 2016

Set Public Hearing Date - Tuesday, December 6, 2016

Hold hearing to accept public comment - Tuesday, January 17, 2017

TENTATIVE Council Action - Tuesday, December 6, 2016 and Tuesday, March 21, 2017

Staff Recommendation - Refer to motion sheet(s).

2. **The Council will consider a motion to adjourn as the City Council and reconvene as the Board of Directors of the Local Building Authority.**

The Board of Directors will approve the Local Building Authority meeting minutes of Tuesday, July 12, 2016 and Tuesday, November 15, 2016.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action - Tuesday, December 6, 2016

Staff Recommendation - Refer to motion sheet(s).

3. **Resolution: Authorizing the Issuance and Sale of Lease Revenue Bonds to Finance a New Fire Station No. 3**

The Board of Directors of the Local Building Authority will:

consider adopting a parameters resolution authorizing the issuance and sale of up to \$10,000,000 of the Authority's Lease Revenue Bonds to finance the cost of a new Fire Station No. 3, setting certain parameters for the bonds and providing for related matters. setting the date of Tuesday, January 17, 2017, at 7:00 p.m. to receive input from the public with respect to the issuance of the Authority's Lease Revenue Bonds to finance the cost of a new Fire Station No. 3 and the potential economic impact that such fire station will have on the private sector and providing for related matters.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 15, 2016

Set Public Hearing Date - Tuesday, December 6, 2016

Hold hearing to accept public comment - Tuesday, January 17, 2017

TENTATIVE Council Action - Tuesday, December 6, 2016 and Tuesday, March 21, 2017

Staff Recommendation - Refer to motion sheet(s).

The Board of Directors will consider a motion to adjourn as the Board of Directors of the Local Building Authority and reconvene as the City Council.

4. **Housing Trust Fund Loan Request for \$1,525,000 from GIV Development for North 4th**

The Council will consider a resolution authorizing a \$1,525,000 loan from Salt Lake City's Housing Trust Fund to GIV Development. The loan would be used for refinancing and land acquisition for North 4th a 124 unit housing development at 529 West 400 North, Eighty of the units will be affordable.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 15, 2016

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action - Tuesday, December 6, 2016

Staff Recommendation - Refer to motion sheet(s).

5. **Housing Trust Fund Request for an additional \$500,000 for JF Capital for Granary Place Amended Deal**

The Council will consider a resolution authorizing a loan from Salt Lake City's Housing Trust Fund to JF Capital for an additional \$500,000, bringing the total loan to \$1 million. The loan would be used for the construction of the Granary Place apartment project, an affordable housing development to be located at 256 West 700 South.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 15, 2016

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action - Tuesday, December 6, 2016

Staff Recommendation - Refer to motion sheet(s).

6. **Disposition of Lost, Misplaced and Unclaimed Property**

The Council will consider an ordinance amending *Salt Lake City Code* relating to unclaimed property (amending Chapter 2.10, Article IV). The proposed changes are designed to align *Salt Lake City Code* with State code.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, November 15, 2016 - Written Briefing

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action - Tuesday, December 6, 2016

Staff Recommendation - Refer to motion sheet(s).

G. CONSENT:

1. Trolley Square Ventures Rezone

The Council will confirm the public hearing date of Tuesday, December 13, 2016 at 7:00 p.m. to accept public comment and consider an ordinance amending the zoning map pertaining to properties located at 644, 652, 658, and 664 East 600 South Street; 628 South 700 East Street; and 665 East Ely Place to rezone those parcels from RMF-30, RMF-45 and SR-3 respectively to FB-UN2 Form Based Urban Neighborhood District. The applicant intends to develop the site as a mixed-use (residential and commercial) development. Although the applicant has requested that the property be rezoned to Form Based Urban Neighborhood District, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Petitioner - Trolley Square Ventures LLC
Petition No. PLNPCM2016-00031.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, December 6, 2016

Set Public Hearing Date - Tuesday, December 6, 2016

Hold hearing to accept public comment - Tuesday, December 13 at 7:00 p.m.

TENTATIVE Council Action - Tuesday, January 3, 2017

Staff Recommendation - Set date.

2. Airport Terminal Redevelopment Program Budget Amendment

The Council will confirm the date of Tuesday, December 13, 2016, at 7:00 p.m. to continue to accept public comment and consider adopting an ordinance amending the final budget of Salt Lake City, including the employment staffing document for Fiscal Year 2016-2017. Under the proposal, the budget for the Salt Lake City International Airport Terminal Redevelopment Program (TRP) would increase to accommodate higher-than-expected construction bids. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, December 6, 2016

Set Public Hearing Date -

Hold hearing to accept public comment - Tuesday, December 6 at 7:00 p.m.; Tuesday, December 13 at 7:00 p.m.

TENTATIVE Council Action -

Staff Recommendation - Confirm Public Hearing date.

3. Police Civilian Review Board Reappointment Tyson Carbaugh-Mason

The Council will consider the proposed reappointment of Tyson Carbaugh-Mason to the Police Civilian Review Board for a term extending through November 7, 2019.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date -

Hold hearing to accept public comment - TENTATIVE

Council Action -

Staff Recommendation - Approve.

4. Establish Grant Projects from Grant Holding Account

The Council will consider the grant holding account which was established to fund grants between budget amendments with the understanding that the grants would be submitted as part of the next budget opening. Items transmitted are placed on a Council Consent agenda and then formally approved during the following budget amendment. Grants and associated projects include: Funding for targeted police enforcement operations, follow up investigations involving individuals assigned to community correctional centers, police patrol overtime shifts, salary and benefits for part-time van drivers in the Social Work Program, transitional housing, transportation, emergency supplies and housing/employment assistance to clients (CCJJ); funding for bicycle and pedestrian safety programs; and accumulated interest from grant funding (JAG).

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action - Tuesday, December 6, 2016

Staff Recommendation - Adopt.

H. ADJOURNMENT:

CERTIFICATE OF POSTING

On or before 9:00 a.m. on Friday, December 02, 2016, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

CINDI L. MANSELL, MMC/CRM
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.