

---

## **SALT LAKE CITY COUNCIL MEMORANDUM**

---

DATE: December 3, 2004

SUBJECT: 2004 Sidewalk Replacement and Quayle Avenue Reconstruction SID  
Notice of Intention for 2004 Sidewalk Replacement Area No. 102112, and Quayle Avenue Reconstruction Area No. 102113

AFFECTED COUNCIL DISTRICTS: 2, 4, 5, 6, and 7

STAFF REPORT BY: Jan Aramaki, Constituent Liaison/Policy Analyst

ADMINISTRATIVE DEPT. Department of Public Services  
AND CONTACT PERSON: John Naser

FILE LOCATIONS: Public Services/2004 Sidewalk Replacement SID 102112; and Quayle Avenue Reconstruction SID 102113

---

For the Council's consideration are two resolutions: 1) a resolution to create the 2004 Sidewalk Replacement and Quayle Avenue Reconstruction SID authorizing City officials to proceed with construction improvements as set forth in the Notice of Intention; and 2) a resolution to accept bids for purchasing of materials and construction work and to authorize execution of a contract between Salt Lake City and the successful bidder.

Construction involves the replacement of deteriorated concrete sidewalks, sidewalk access ramps, driveways, curb, gutter, and drainage facilities. The 2004 Sidewalk Replacement area covers: 1100 to 1500 East; Sunnyside Drive to 1300 South, and along both sides of 1300 East from 1300 to 2100 South streets. Boundaries for the Quayle Avenue Reconstruction SID are: from 900 West to Pearl Street (1000 West). (Maps of the SID boundaries are included as part of the Administration's paperwork for Council's review.)

Construction schedule: begin construction in the spring of 2005 with completion by fall.

The Council held a protest hearing on Tuesday, November 2<sup>nd</sup>. Two residents attended the protest hearing. John Naser provided an update regarding his follow-up with the protesters.

Resident at: 1490 E. Princeton Avenue  
Resident approves having the City replace a 5' x 10' section of sidewalk that is badly cracked as part of the SID.

Resident at: 1505 E. Yale Avenue, eastern edge of the district.  
Resident agrees that a 5' x 26' section of deteriorated sidewalk should be replaced as part of the SID.  
Sections of sidewalk that has previously been replaced will not be redone.

The following comments/questions were made by Council Members to John Naser at the protest hearing.

Q. *Is it possible that someone could receive a notice regarding an SID and not live in the district?*

A. *No.*

Q. *On sidewalk replacements, is it true that the assessment would apply only if portions of a sidewalk are replaced?*

A. *If a resident has a perfectly good sidewalk, assessment cost would be zero. When an SID is created, even if a resident has a sidewalk in good condition, the district allows a property owner the option of driveway approach, curb and/or gutter replacement -- the City pays for 50% of the cost. Otherwise, if a resident's portion of the sidewalk is in good condition, resident will not be assessed.*

Q. *What if a resident says I've been assessed and in his/her opinion there is no need for improvements?*

A. *If the City looks at a sidewalk and it is in good condition, the City makes no improvements. If the concrete is raised no more than an inch, the City will saw it off at no cost to property owner. If concrete is raised more than an inch, it will be included as part of the district.*

Q. *Assuming the City goes in and says a sidewalk needs to be replaced and a property owner disagrees, how is that handled?*

A. *The City's administration refers to the deteriorated concrete ordinance to help them determine if a sidewalk needs to be replaced. Basically, the ordinance states that any joint that is raised more than 3/8 inch or any piece of concrete that is scaling bad or has more than three cracks in it and starting to break up, it should be replaced. If a portion of the raised sidewalk is marginal, the sidewalk will be sawed.*

A summary breakdown of protests received by the City in creating the 2004 Sidewalk Replacement SID and the Quayle Avenue Reconstruction SID is provided in the Administration's paperwork. The City Engineer reports that a total of 2.5 percent of submitted written protests were received. More than 50 percent of the assessed dollars protesting against the district is required in order for the district not to be created.

### Chronology:

- August 10, 2004      The City Council adopted a resolution declaring the Notice of Intention for the 2004 Sidewalk Replacement Area No. 102112 and Quayle Avenue Reconstruction Area No. 102113. However, publication requirements for setting a protest hearing date as part of the Notice of Intention was not met; therefore, it was necessary that the City Council reset the protest hearing date on September 21, 2004.
- November 2, 2004      Protest Hearing
- December 1, 2004      Bid opening

### Upcoming Action Required by the Council

- Resolution appointing a Board of Equalization and setting the date for the Board of Equalization hearing
- Adopt an ordinance confirming the assessment rolls and levying assessments.
- Adopt a resolution authorizing the issuance and providing the sale of bonds.

cc:      Cindy Gust-Jenson, Sam Guevara, Rocky Fluhart, Rick Graham, Gary Mumford, Dan Mulé, John Naser, Tim Harpst, Max Peterson, Gordon Haight, Kurt Larson, Diana Karrenberg, Marge Harvey, Barry Esham, Sylvia Jones, Gwen Springmeyer, Lehua Weaver, Annette Daley, Chris Bramhall, Karen Carruthers, and Garth Limburg.