

PROCEEDINGS OF THE CITY COUNCIL OF SALT LAKE CITY, UTAH

THURSDAY, JUNE 9, 2005

The City Council of Salt Lake City, Utah, met in Regular Session on Thursday, June 9, 2005, at 7:00 p.m. in Room 326, Committee Room, City County Building, 451 South State.

The following Council Members were present:

Carlton Christensen	Van Turner	Nancy Saxton
Jill Remington Love	Eric Jergensen	Dave Buhler
Dale Lambert		

Rocky Fluhart, Deputy Mayor; Cindy Gust-Jenson, Executive Council Director; Edwin Rutan, City Attorney; and Scott Crandall, Deputy City Recorder; were present.

Councilmember Lambert presided at and conducted the meeting.

UNFINISHED BUSINESS

#1. Adopting a motion to initiate a **legislative action** requesting the Planning Division to review residential zoning regulations Citywide as they relate to the **issuance of building permits** for any new single family or two-family residential structures and **any remodeling, demolition, rebuilding, or expansion** of existing single family and two-family residential structures. **Adopting an ordinance** establishing temporary zoning regulations associated with residential construction.

The following people spoke or submitted written comments: **Ben Rogers, Lisette Gibson, Edward Rogers, Earl Miller, Rob White, Kirk Huffaker, Alex Schiel, Bryan Hermansen, Dave Richards, Sandra Hatch, Helen Peters, Mark Wisniewski,** and **Jeff Walker.** Comments included potential impacts, increased Board of Adjustment cases, neighborhood compatibility, livelihood, prime construction

season, delaying people already in the process, 50% requirements, affluent areas, competitive housing, development intensity, setbacks, privacy issues, grade modifications, views, compile study group, complex issues, real estate market, encouraging people to stay in the City, historic values, inherent zoning flaws, establish controls, collaborative community process, penalties, adequate zoning code, excessive restrictions, low interest rates, increased costs, neighborhood preservation, property values, increased teardowns, trick photograph, monster houses, unforeseen conditions, and financial impact.

The Council discussed concerns relating to the issue including the length of time the temporary ordinance should be in effect and provisions which needed to be included, changed or clarified. See file M 05-3 for Council discussion.

Councilmember Lambert said potential issues needed to be clarified so staff could prepare amendments which could be

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considered at the June 14, 2005 meeting.

Councilmember Jergensen moved and Councilmember Buhler seconded to **adopt Ordinance 22 of 2005 with the exception that the timeframe for the ordinance be reduced from six months to 30 days**, which motion carried, all members voted aye, except Council Members Turner, Saxton and Christensen who voted nay.

Councilmember Jergensen asked if the motion needed to include the amendments. Councilmember Lambert said no. He said amendments would be considered at the June 14th meeting.

Brent Wilde, Deputy Planning Director, said there was ambiguity on how to apply the 50% demolition requirement identified on Page 4 of the proposed ordinance. He said current language stated "demolition shall mean removal of more than 50% of the above-grade square footage". He said the language could be modified to say "demolition shall mean removal of more than 50% of the lineal length of the exterior walls". He said the corrected language would more clearly reflect the Planning staff's intention.

Councilmember Buhler asked if the Council could make a motion to reconsider the previous action to include the corrected language. Councilmember Lambert said yes.

Councilmember Buhler moved and Councilmember Jergensen

seconded to **reconsider the previous action**, which motion carried, all members voted aye.

Councilmember Jergensen moved and Councilmember Buhler seconded to **readopt Ordinance 22 of 2005 with the amended language that "demolition shall mean removal of more than 50% of the lineal length of the exterior walls"**, which motion carried, all members voted aye, except Council Members Turner, Saxton and Christensen who voted nay.
(O 05-16)

The meeting adjourned at 9:43 p.m.

Council Chair

Chief Deputy City Recorder

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