

CITY OF SOUTH SALT LAKE REDEVOLEPMENT AGENCY
MINUTES OF MEETING HELD
October 12, 2016

Date/Time/Place Wednesday, October 12, 2016
6:30 p.m.
220 East Morris Avenue #200
South Salt Lake, Utah 84115

Conducting Ben Pender, Chair

DIRECTORS PRESENT:
Sharla Beverly, Portia Mila, Ben Pender
Kevin Rapp, Shane Siwik, and Debbie Snow

DIRECTORS EXCUSED:
Mark Kindred

STAFF PRESENT:
Mayor Cherie Wood
Charee Peck, Chief of Staff
Lyn Creswell, City Attorney
Hannah Vickery, Assistant City Attorney
Randy Sant, Economic Development Consultant
Mike Florence, Community and Economic Development Director
Frank Lilly, Deputy Community and Economic Development Director
Mont Roosendaal, Public Assets Director
Kari Cutler, Promise SSL Director
Craig Burton, City Recorder
Ariel Andrus, Deputy City Recorder

Others Attending: See Attached

Opening Ceremonies

- 1. Roll Call.**

No Action Comments

- 1. Bills, Claims, and Communications.** None.
- 2. Report of the Executive Director.** None.

Approval of Minutes

June 22, 2016. Director Siwik moved to approve these minutes.

MOTION: Shane Siwik

SECOND: Portia Mila

Voice Vote:

Beverly Yes

Kindred Absent

Mila Yes

Pender Yes

Rapp Yes

Siwik Yes

Snow Yes

July 27, 2016. Director Rapp moved to approve these minutes.

MOTION: Kevin Rapp

SECOND: Portia Mila

Voice Vote:

Beverly Yes

Kindred Yes

Mila Yes

Pender Yes

Rapp Yes

Siwik Yes

Snow Yes

Unfinished Business

1. Central Pointe Project Update

- a. **Environmental Clean Up.** Economic Development Consultant, Randy Sant, gave the Board an update on the cleanup project at Central Pointe. The hole has been filled. It was a little more expensive than anticipated because there had to be more dirt taken out than originally thought. The project is now officially done. Staff is now going through the process of getting the State to issue the “no further action” letter. They hoping it will come anytime. That will complete most of the requirements that the City had with the property purchase agreement with Boyer.

The D’Ambrosio property has been demolished. That was done because of problems with the homeless and vagrancy. They have left the asphalt parking in place so they don’t have the same weed problem they had on the other site. They will move it out when it is ready to be developed. The contractor will be through with the project within a week and then both sides of the property will be clean and ready to go. Mr. Sant is hoping within the next thirty days they

can come forward with a potential project that they have for the D'Ambrosio property. Staff is working with a major tenant that will build a major five or six story building and take the entire facility.

Winco is coming into town next week to meet with Boyer. The hope is that Winco will release Boyer from all conditions and sign a lease. Construction will most likely begin in February of 2017. Winco still wants to open Thanksgiving 2017.

Director Rapp asked how deep the cleanup crew had to go.

Mr. Sant said about twenty-five feet in some places. Other places it stayed about fourteen to fifteen feet. There was one section that they had to go down quite a ways and it was near State Street.

New Business

1. Central Pointe Project Update

a. Reagan Billboard relocation for the sign at 2100 S. Main Street.

Community and Economic Development Director, Mike Florence, explained that yesterday he sent out a memo regarding Reagan Billboard Relocation as well as a memo from Kyle Fielding, an outside attorney that the City had looked into this issue. The reason this is being discussed in the RDA is because it is an RDA project area. The Agency has been working with Reagan to try to relocate the billboard off of the corner of 2100 South and Main Street. Mr. Florence presents a map showing the moving of the billboards and different structures that Reagan is asking for.

Mr. Florence states the plan is to bring an ordinance. Kyle Fielding, outside attorney, City Attorney, Lyn Creswell, and Council Attorney, Doug Ahlstrom, looked at this and the best way to move forward is to amend the City's billboard ordinance. They would like to do that at the next Planning Commission meeting. Notices have been sent out for that. What they would like to do is tailor an ordinance very specifically that the land use authority, which would be the Planning Commission, could allow for adjustments, or relocations, or square footages being combined, or billboards that are relocated in a redevelopment area to promote development. That way it is very narrowly tailored and only applies when there is development. This would only happen in a redevelopment area. There are other billboards in the area that they may to work with. Reagan has different phases happening over the next 25 years and this will give some flexibility moving forward in helping the City with redevelopment, but also would allow Reagan some opportunities.

Director Pender asked if this is a sign that needs to be moved from the existing location to the new location on State Street, or is it an additional sign that Reagan wants.

Mr. Florence explained that Reagan wants to move the sign from 28 East and 2100 South over to the tile business at 151 West 2100 South. Because of the new the new motorcycle business, the sign would need to be taller to be visible from 2100 South. Reagan also want to take one panel off of Mad Greek, the west facing panel, because Cowboy Partners is going to build a multi-family development on the corner so that panel would not be seen. They want to take that panel from Mad Greek and the panel at Starbucks, and move them both over to the property on 2121 South State Street. That would need some increased height also because of the building at 2121 South State Street.

Director Rapp advised that it would be a significant penalty if they just removed the sign, so it needs to be relocated.

Director Snow asked for clarification on where the signs will be going.

Mr. Florence clarifies where the signs will be moving to. They will be consolidating three signs into two.

Director Snow asked if there are other signs in the area that are as tall as these signs need to be.

Mr. Florence answered there is not. He also advised that there would be some standards in the ordinance that would not allow signs to be too tall.

Director Rapp asked how high the signs will be going and if these will be electronic signs.

Mr. Florence advises that the sign at the tile company on 2100 South will be sixty-eight feet to the top of the billboard. The sign along State Street will be fifty feet. The west side of the 2100 South sign will be electronic. Electronic signs under South Salt Lake's current ordinance are considered a conditional use permit. One thing with the digital signs is that if they are within a certain distance of a residential property they have to go static at 10 p.m. There are things done with the signs to prevent any nighttime conflict.

Director Snow wondered if there is any negotiability in the height and setback of these new signs because it is such a difference from South Salt Lake's current ordinance.

Mr. Florence explained they have tried to negotiate for quite a few months and Reagan says this is what they need for these locations.

Director Pender asked when this property was originally purchased why this issue was not looked at back then.

Mr. Sant advised explained that Reagan had an existing lease on this property when it was purchased. It had a 10 year lease with a 10 year option to extend. The lease cannot be terminated. They have been working on this issue for over a year and trying to figure out the best way to do this. Reagan has been very good to work with and they have looked at all the options.

Director Siwik asked if Reagan will enter into a new lease with the property owners once the new sign is built.

Mr. Sant advised that Reagan will enter into a new lease but he does not know what that lease will be. At one point the City thought it would be best just to buy the sign out but that is not an option because of cost.

Director Snow asked if there is a possibility of leaving the sign where it is and then in 10 years not renewing the lease.

Mr. Sant answered no, Cowboy Partners needs the sign down. It was discussed whether or not it could be moved on the existing property and Cowboy does not believe there is anywhere on the property that it could be moved because of Winco. They have looked at all options and this seems to be the solution to the problem.

Director Mila says she does not have an issue with this. She thinks the City is going to see a lot of different things with signs come up as more areas get developed.

Director Pender would like to take another couple of weeks to look at this issue and also go around the City to look at signs around.

Director Mila asked if someone could email the Directors some examples of signs at the same height so they could go and look at those so they have an idea of how tall those signs are.

Nate Sechrest, Reagan Outdoor Advertising, said he would be happy to take the Directors around and show them different signs. Reagan is just trying to get out in front of the problem.

Mr. Florence explained that staff will be bringing an ordinance to the Council in about 4 weeks.

Mr. Sant asked that items b and c on the agenda be continued to a future meeting.

b. Property Purchase Agreement Amendment for 2150 South State Street.

Moved to future unspecified date.

c. Budget Discussion. Moved to future unspecified date.

Director Snow moved to adjourn.

MOTION: Director Snow

SECOND: Director Rapp

Voice Vote:

Beverly Yes

Kindred Yes

Mila Yes

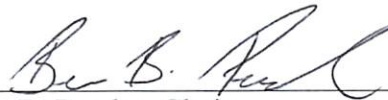
Pender Yes

Rapp Yes

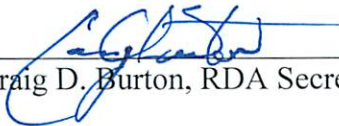
Siwik Yes

Snow Yes

Redevelopment Agency adjourned at 7:03 p.m.



Ben B. Pender, Chair



Craig D. Burton, RDA Secretary

