

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING

Wednesday, September 7, 2016
6:00 p.m.

CITY OFFICES

220 East Morris Avenue #200
South Salt Lake, Utah 84115

PRESIDING
CONDUCTING

Council Chair Deborah A. Snow
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COUNCIL MEMBERS PRESENT:

Sharla Beverly, Mark Kindred, Portia Mila, Ben Pender,
Kevin Rapp, Shane Siwik, and Debbie Snow

STAFF PRESENT:

Mayor Cherie Wood
Charee Peck, Chief of Staff
Lyn Creswell, City Attorney
Mike Florence, Community and Economic Development Director
Randy Sant, Economic Development Consultant
Mont Roosendaal, Public Works Director
Sharen Hauri, Urban Design Director
Craig Burton, City Recorder
B.J. Allen, Information Technology

OTHERS PRESENT:

See attached list.

Matters for Discussion

- 1. Council discussion and feedback on Strategic Economic Development Plan.**
Jason Burningham and Rob Sant from Lewis, Young, Robertson, & Burningham reviewed a presentation with the Council. A copy is attached and incorporated by this reference.

Council Chair Snow said she is concerned with the stated goal for the Granite High area as cultural arts, and community development. The highlighted area goes well beyond the Granite High property. It goes all the way up 3300 South to 700 East on both sides of the road. She believes they can anticipate a lot of commercial development there. There has been no mention of commercial development or homes which is how the Granite High property is currently zoned. Cultural arts and community development on that broad of a space, on a major commercial corridor, and one of the major commercial intersections, doesn't resonate. She would like to see it changed to be in line with the area.

Council Member Beverly advised this is a very politically sensitive area. Even the residents realized in discussion that there is likely going to be some commercial along there. The big issue was what it would look like. She agreed that there needs to be some kind of commercial goal in that area.

Council Member Mila agreed. The residents do understand that that area is going to be commercial, especially up closer to 700 East.

Council Member Rapp also agreed. As far as Granite being an arts hub, he would picture that being in the downtown area. That is where he would prefer to see an arts hub.

Mr. Burningham read the vision statement in the Draft Economic Development Strategic Plan regarding the Granite High area which read as follows:

“Vision

The former Granite High School site is one of South Salt Lake’s last remaining areas for large parcel redevelopment. This opportunity allows the City to create an iconic district that should encompass a mix of neighborhood oriented uses, including: commercial, residential, cultural, and open space. New development should complement the past history of the site while looking to the future redevelopment potential. The site should include a walkable neighborhood design with amenities that will benefit all residents of South Salt Lake.”

He asked if that seemed to fit or if they were still missing some components.

Council Chair Snow asked what kinds of uses are encompassed under the term “cultural uses.”

Mr. Burningham answered that it could be entertainment, museums, open space, green space, and passive uses like an amphitheater gathering place, a central place of a community where they might hold a movie in the park or theater. A gathering spot, as opposed to cultural art, might be a broader way to describe what potential uses might be there. It wouldn’t be limited to a cultural venue, as opposed to maybe gathering place/open space.

Council Member Siwik asked what this report is they have paid for. Is it just a recommendation? It is not some zoning change that is going to overlay anything. He asked for a better concept of what it is and what it does as far as obligating them.

Community and Economic Development Director, Mike Florence, explained that there is not an obligation. This is not a document that will be adopted. It is more a marching order from the Council to the staff saying, “These are the areas we need to focus on. A third party has recognized that these are areas that are important to the City and the Council agrees. This is the sales tax that we are leaking to other communities. We should be pursuing those types of uses to come to our community.”

Hopefully it is a document the Council has looked at and agreed that the City should pursue these types of things that are in the plan.

Council Member Siwik said the Council had this discussion a few months ago and identified many of the same areas. One they identified that isn't in the plan was 1000 West and 3300 South. He asked the Council if there were any other areas they wanted included in the plan. He doesn't want the Council's priorities to be second to the report's priorities. Since it is marching orders for staff he wants to make sure they include what it was the Council talked about a few months ago.

Mr. Florence advised that the only reason they did not include 1000 West was because it wasn't a very big district. It is only five acres of commercial at the very most and wasn't significant. They only looked at the six larger areas. They will be making a presentation in two weeks on the 1000 West property.

Council Member Kindred asked if the Council wanted to focus on the entirety of 3900 South which is the Southern border of the City. They have had some controversial proposals come to them in the past that involved 3900 South and it is another gateway into the City as well.

Council Chair Snow agreed they had identified a couple of other small parcels but she thinks the biggest one not included in the plan is 1000 West. She would be inclined to add it in even though it is smaller.

Mr. Burningham clarified that these types of strategic plans have been done by numerous municipalities throughout the State. They are used as a guiding document to help in formulating policy and where to expend resources and focus. One of the reasons they have been done is because in the past there has been an attempt to approach economic development, but it has been a shotgun approach and whatever comes to the forefront seems to push other priorities, that may be higher priorities, out of the way. He has seen other cities use these as a focus to look at five, six, or maybe seven critical geographical areas that tend to be the most likely to develop, and the most likely to want to propose, or promote, certain types of land uses. It is really getting towards the effort of financial sustainability.

The Plan was looked at through the lens of, "What is the current situation of the City of South Salt Lake?" There are some difficult trends the City is facing. One of them is loss of population. At the least, population isn't growing comparatively to many peer cities. One of the City's main funding sources is sales tax and that is predicated a lot on population, as well as point of sale. The lens that this was looked at is, "Is there sales tax that is being lost because of proximity to another area that the City would have enough demand to capture, but is not capturing? What specific strategic areas could those types of recapture of sales tax be accommodated in?" These were the areas identified. Similarly, what areas for mixed use types of development could promote the population increasing? Population in the right setting is good for long-term financial sustainability for the community.

The Plan, though not adopted, is a snapshot that looks at the City's risks of continuing to develop the way they have developed in the past. One of the threats out there is the disproportional decrease that the City's financial sustainability, based on sales tax, is connected directly to population. If the population continues to remain level as other populations around continue to grow then the City's share of sales tax is smaller and makes the City less able to rely on it. You still have to produce services so where do you come up with that revenue? It might be in property tax increases, franchise tax increases or other areas.

This was intended to look at how to make the community have a longer term picture from an economic sustainability approach. Looking at these areas seemed to be the lowest hanging fruit. The most easily developable for the types of uses they believe will generate a better economic picture for the City, which includes mixed use, not just commercial or office. There are a lot of things that mixed use can really help accomplish. Mixed use likes the work, live, play feel. That is where the gathering components came into this, to keep people in the City during the evenings spending dollars on entertainment, shopping, retail, etc. It's a policy governing document. It doesn't state it has to be done. It is to help target specifically where those areas are that they would like to encourage this type of development and growth in and then what tools they will try to use in order to accomplish that. These are the areas that have been strategically identified and, realistically, there is market demand for the type of things they have identified.

Mr. Burningham doesn't have any concerns about adding other areas. The more areas you add the less concentration you have on the ones listed. You start diluting your efforts and resources. He feels five or six is the right number but it could be seven or eight.

Mr. Creswell reminded the Council that Scott's School is adjacent to Granite and there are some legal requirements that that property must be used for cultural activities. The question is do they want to isolate that piece of property and not involve any other cultural activities surrounding it or do they want to allow opportunities for partners to expand the cultural framework.

Council Member Pender thinks it is a document they should come to an agreement on. It is not something they are stuck with, it is just a guide primarily for staff to know what direction the Council is thinking as they deal with folks who are interested in some of those properties.

Council Chair Snow said she would like to see some wording changes in the document. She doesn't want to get Pidgeon holed into seeing the Granite High area as only cultural arts or community development because there is a lot of interest in other things.

Council Member Siwik said the property is under contract already. He doesn't want to be seen as changing any sort of rules mid-stream. He agrees with Council Chair Snow on the wording change.

Council Member Pender said he is okay with changing the wording but he doesn't want to hold it up. At some point they ought to approve this as far as direction, knowing they aren't bound by it, so as staff looks at things they are all on the same page.

Council Member Kindred said as long as commercial is in the Granite High area he is fine with it.

Mr. Burningham advised that for the Plan to be helpful for the City, for developers, and for dialogue to happen, it has got to be bought into by the Council. If it has no bearing or meaning to them it will shape what developers think as well. They will come in and say the Plan is meaningless and propose whatever they want to. The hope is the Plan is consistent with what has been found in the study to be important and also that the Council has the components in there that they feel are important as well. If those two can be brought together they will be successful. Then when staff talks to developers they will be shaping their vision to be consistent with the Plan's vision.

Council Member Kindred felt that 3900 South should be included as one of the Districts because there are a lot of things going on there.

Council Chair Snow suggested Council Members email any other suggestions they have to Mr. Burningham.

2. **Parks Master Plans for Gateway, Millcreek Trailhead, and McCall Parks. Update on plans for Lincoln, Lions and Fitts Parks.** Urban Design Director, Sharen Hauri, reviewed a presentation regarding City parks with the Council. A copy is attached and incorporated by this reference. They are still open to making changes to the plans. They just want to make sure they end up with drawings that staff can use as a roadmap moving forward and tie to cost estimates for improvements long-term and short-term.

There was discussion among the Council regarding installing a basketball court at Lincoln Park.

Council Chair Snow recalled at the open house there was positive general consensus about the pavilion and additional benches. There was a question raised about garbage if a basketball court is installed. Will the City install garbage cans?

Ms. Hauri said they have the regular garbage cans at Fitts Park which is common and easy to do. That is what they would do here.

Council Chair Snow suggested some kind of signage at the Park.

Ms. Hauri advised that there will be signage and rules at all the parks. They want them up everywhere to keep things consistent.

Council Member Beverly said these tie in with the food truck league. She went around with the food truck looking at all the City parks and possible spots for community events and Fitts Park was the one they got excited about, especially when they saw the expansion plan. If it is important to the Council to have a community event, a weekly thing in the summer where they can bring people in around good food and build that kind of community, this would be a priority.

Zana Jollic, 343 E. Park Creeke Lane. Ms. Jollic said Fitts Park is a small park for big needs and is overcrowded all the time. She feels the City needs to invest more into it.

Council Member Rapp likes the expansion plan for Fitts Park.

The meeting adjourned at 7:00 p.m.



Deborah A. Snow, Council Chair



Craig D. Burton, City Recorder

