

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING Wednesday, March 8, 2017
6:00 p.m.

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

PRESIDING Council Chair Ben Pender
CONDUCTING Council Chair Ben Pender

COUNCIL MEMBERS PRESENT:
Sharla Beverly, Mark Kindred (participated via telephone), Johnny McConnell,
Ben Pender, Kevin Rapp and Shane Siwik

COUNCIL MEMBERS ABSENT:
Portia Mila

STAFF PRESENT:
Mayor Cherie Wood
Charee Peck, Chief of Staff
Lyn Creswell, City Attorney
Hannah Vickery, Assistant City Attorney
Dennis Pay, City Engineer
Kristin Reardon, Court Administrator
Aaron Wiet, Recreation Director
Myrna Clark, Deputy Recreation Director
Mike Florence, Community and Economic Development Director
Sharen Hauri, Urban Design Director
Mont Roosendaal, Public Works Director
Craig Burton, City Recorder
Ariel Andrus, Deputy City Recorder

Matters for Discussion

- 1. Future of Granite School District.** Ben Horsley and Don Adams of the Granite School District reviewed a video presentation on the future of school buildings in the District with the Council. They also distributed two handouts of the presentation to the Council. Copies are attached to these minutes and incorporated by this reference.

Mr. Horsley explained that the Granite School Board anticipates making some conclusions in April to potentially pursue a bond in 2017 or 2018 depending on the outcome of this input process.

Council Member Rapp asked if they foresee an increase or decrease in students over the next ten years.

Mr. Adams said they are seeing an increase in students. There is enough infill development in the District that they anticipate seeing those students in the next five years. Fifteen and Twenty years out they expect to see quite a bit of student growth.

Council Member Beverly asked if the east side was declining.

Mr. Adams said he wouldn't say that. They see good stability in the communities as a whole. They feel capable they have "right sized" the amount of schools throughout the District right now.

Mr. Horsley said they have a robust Planning and Boundaries Division which constantly revises boundaries to insure maximizing facilities and ensuring they are getting the most bang for the buck.

Council Member Beverly asked if that could possibly mean consolidating schools and shutting down some.

Mr. Adams said right now they believe they have "right-sized" the amount of schools. Right now they don't believe they need to consolidate any schools.

Mr. Horsley added he can think of several examples in the District where the consolidation of two older buildings being "right sized" into one new building is entirely within the realm of possibility.

Council Member Beverly asked how the District will prioritize which buildings get fixed first.

Mr. Adams said the worst buildings will be fixed first.

Mr. Horsley said that remodels can make a significant difference in the life cycle of the school. It is just as exciting to have the revenue to do remodels and extend the life of the building.

Council Chair Pender asked if the east side schools start declining and the west side is growing, rather than busing students to the east side, will there ever be consideration for schools to be built in South Salt Lake which is a centralized location.

Mr. Adams said that the stability in the neighborhoods leads them to believe that they have the right quantity of schools in the right locations as of now. As the east side is aging, they are experiencing in-fill development. As they watch the in-fill happen, and the type of families that are rotating through and re-gentrifying the neighborhoods, they think they are fairly stable on the east side. When there is a decline it is very short term. It is a five or ten year decline before other parts of the neighborhood start to bring kids in. So, at this stage, it is imprudent to close a school for a five year lag. They will have that conversation if they are experiencing decades worth of decline. At this point he is not seeing the need to really change the face of school distribution throughout the District.

Mr. Horsley said several years ago there were some routes running students from the west side to the east side schools. Now, most of those routes have been eliminated.

Mr. Adams advised that they have bought a new elementary school site in South Salt Lake. They are paying close attention to the growth in South Salt Lake and how to best serve those students.

Council Member Kindred asked if the elementary school was going to be built out of the proceeds of the bond or have the construction costs already been allocated.

Mr. Adams said they have some existing funding resources they will likely tap for it, although in the big scheme, it is wrapped into the entire future program they are talking about today. He will have to get some funding from both areas.

Mr. Horsley explained there has been no final decision on what they will do regarding talking care of all the buildings. While there are some preferred options, they don't want the public to think it is a done deal. They have done a lot of work to reach out to the public to make sure they are aware of the circumstances and are sincerely looking to get input back from them prior to a final decision being made. While the presentation mentions three options there is a fourth the Board could choose, which is to do nothing, but that is not advised by the administration.

Council Chair Pender said that Mr. Horsley has mentioned that they don't want to bus students twenty minutes across the valley to another school but currently the students in South Salt Lake are being bussed twenty minutes to another school. He asked if that is something down the road that can be reviewed and addressed. They don't want to do it for others, why is it okay for South Salt Lake?

Mr. Horsley said they are interested in looking at boundaries long-term. They just finished a year-long study on junior high boundaries to "right-size" them on the west side. At some point they will need to study boundaries on the eastside as well.

Mr. Adams said the boundaries that stand the best chance of benefiting South Salt Lake would be on the elementary side and, to some degree, on the junior high side. The amount of high schools they have in the District more than accommodates the amount of high school students they have. They are certainly not looking for the ninth high school in their system. They don't have the ability to support it.

Mr. Horsley said that looking at the Cottonwood feeder network it is a little distorted and they need to come back and look at it down the road and make sure they are doing what is best for kids. That is within their interest as well.

- 2. Business Friendly City Survey.** Community and Economic Development Director, Mike Florence, reviewed a handout explaining what the Business Friendly program is with the Council. A copy is attached and incorporated by this reference. Staff reached out to the local business leaders to identify business regulation and processes that can be improved. Mr. Florence reviewed a summary of the survey with the Council. A copy of

the survey summary is attached to these minutes and incorporated by this reference.

Council Member Siwik asked what the current status of A-frame signs is.

Mr. Florence advised that the City does not currently allow A-frame signs. They do allow the banner type signs and the temporary ones you can post in the ground so it doesn't blow away.

Council Member Siwik asked about real estate signs.

Mr. Florence said there is room for those in the ordinance.

- 3. Parks Master Plan with Design and Costs.** Urban Design Director, Sharen Hauri, reviewed a 2016 Parks Planning handout with the Council. A copy is attached and incorporated by this reference. The Parks Master Plan identified what the needs were to add park space and staff spent 2016 getting more details on what needs to be in each park and how much that would cost. She briefly reviewed the 2016 Planning handout on each parks needs with the Council.

Council Member Siwik noted that the estimated cost for the downtown park is eight million dollars. He ask how far out the projected costs go.

Ms. Hauri said the critical thing is buying property. Property in the downtown area is probably a three to five million dollar proposition for a three acre park. She suggested the City buy the property now because the land is going up. If they wait they won't have a park. She suggested they buy and hold the property and decide to improve it later.

Council Member Siwik asked what the timeline would be on fruition of the park upgrades.

Ms. Hauri said she doesn't want to be the one to set the timeline. She could come back with recommendations if the Council wants her to and be specific on what there is some urgency on. You buy land when it is available so there is some urgency there. She mentioned several properties that are for sale and suggested they buy land first and worry about improvements later.

Council Chair Pender asked if there was a priority for which parks needed improvements first.

Ms. Hauri said it is a political thing.

Council Member Beverly said a priority for her is to have a destination park where they can hold City events or food trucks gather. She asked that people think about having a destination where they can have community activities.

Ms. Hauri advised that the downtown park would have a longer buildout situation and things will be added over time but it depends on what the Council feels is important.

Council Member Rapp stated that the retention pond above 500 East got blocked off but it is listed in the handout as greenspace.

Ms. Hauri explained that it is mostly County owned.

City Attorney, Lyn Creswell, explained that the entire creek is controlled by the County flood maintenance and the City owns, or participates in that. There is a HOA that the City has an agreement with that looks out after the security of the area. The City agreed to fence the area so there wouldn't be outside activity coming into the area.

Ms. Hauri said she had looked at it as a potential location for a trail and neighbors were not in favor of it and there wasn't room to do it. So you ask, "What are people really going to access it for and are they legitimate activities?" That is one of the problems at the west side of Fitts Park right now. It is not open to the public. There is nothing you can do. Before they open the gate they have to have something for people to do. With the pond there wasn't a good way for people to have access.

City Engineer, Dennis Pay, advised that the pond area is a County operated detention basin so it is for flood control. The County owns and operates the detention basin. The RDA does have a small strip on the west side.

Mr. Creswell explained that is where the access was. The HOA asked the City and the RDA to block off the access because there were kids and others getting into the area so the City allowed them to fence it but they still have to let the County have access in there for maintenance and other activities. When they made the agreement with the HOA they assumed that this would not be a public access and public park.

Mr. Pay advised that it created an opportunity for a lot of unsavory activity to go on in the area. The agreement with the home owners does say they have an obligation to provide some annual education opportunities for school kids. They take them back there to see some of the wildlife and plant life.

Mayor Wood reported that there were vandals and homeless people back there the people were dealing with.

Ms. Hauri pointed out that Fitts Park has two great creeks in it and so does the Millcreek Trailhead where people can touch the water, trees, etc. They can do more of that at Fitts Park and the Millcreek Trailhead if they want to spend some money on it.

The meeting adjourned at 7:09 p.m.

Ben Pender, Council Chair

Craig D. Burton, City Recorder